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Layout Application - Final Approval Letter

Roc No: 673/2024 Date: 4/9/25 2:20 PM

From:

Executive officer

Vendelicode , Vendelicode Post, 629161

To :

Thiru. Ajaykumar.B.S. SreeJaya V

Online Application Number: HXO44IR2

Sir/ Madam,

Sub :

Layout - Ponmanai Town Panchayat- Residential Layout with an extent of 3229.00sq.m (0.80 Acre) in S.Nos. 631/1F of Ponmanai "A" Village, Thiruvattar Taluk - Planning permission – Regarding

Ref :

1. Thiru. Ajaykumar.B.S. SreeJaya V online Layout Application No. HXO44IR2/2024/TCP Dated 07.11.2024.
2. District Town and Country Planning Office. Kaniyakumari District Letter No. HXO44IR2/2024/TCP (Road Pattern issued on dated 22.10.2024)
3. Town and Country Planning Department (Planning Permission) ROC HXO44IR2/2024/TCP Dated 07.11.2024
4.Ponmanai Town Panchayat Resolution No. 412, Dated. 28.03.2025
5. Connected documents

Body:

The Technical approval has been given by the Assistant Director of Kanyakumari Town and Country Planning as seen in reference (3) with conditions for a Layout situated in Survey No. 631/1F Ponmanai ‘A’ Village, Ponmanai Town Panchayat Area, Kanyakumari District with an area of 3229 Sq.m (0.80 acres). The final approval for the Layout was requested by the applicant through the online application vide Reference (1).

Request for final approval of plot has been issued and fees have been paid.

Basic facilities such as Bitumen Road, Rainwater drainage and drinking water project pipeline have been provided by the applicant in the plot. The quality certificate for tar road has been obtained as per the details seen in Reference (2). In reference (4) the resolution of the Ponmanai Town Panchayat council, approval of the Layout has been approved subject to the following conditions and it is hereby decreed that the Layout is approved.

Conditions :

1) Reasonable period to be prescribed for up keep/ maintenance of the roads and drains by the owners/ developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% od the plots developed in the layout or 5 years whichever is later.

2) The Tamil Nadu Government in G.O. Ms. No. 112, Housing and Urban Development Department, Dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, Book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.

3) The Town Panchayat Department (Municipal Administration and Water Supply Department) has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the Applicant’s entitlement to development is verified in the documents submitted with the applicant’s application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must

17) If any loss of amount will be mentioned in audit para. The applicant must be paid the amount as per instruction.

18) This order is not applicable if the applicant has attached false documents.

19) If any complaint is received against this guarantee and proved with sufficient evidence, this order will be cancelled.

20) Government Ordinance No. 78, Department of Housing and Urban Development, dated. 04.05.2017 is subject to the protocol. Any inaccuracies / Irregularities in the submitted documents will void the pre-dated warranty.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Kanniyakumari
Date:2025.04.09 14:20:33



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