Layout Application - Final Approval Letter

Roc No: N89AB6NH/2025/TCP

Date: 11/19/25 1:21 PM

From:

Village Panchayat

Elluvilai

To :

Mr.Baskaran,
S/o.Muthanaitha Perumal Nadar,
178/4-42C7, Thammathukonam, Nagercoil-4, Agastheeswaram Taluk, Kanyakumari District. Pin-629004

Online Application Number: N89AB6NH

Sir/ Madam,

Sub :

The Proposal for a Residential Layout with an extent of 6432.00 sq.mts (1.588 Acres) comprising Re.Sy.No:1052/2A, 1052/2B, 1052/3B, 1052/4, 1052/8C, 1053/1, 1053/3, 1053/4, 1053/5A, 1053/5B, 1053/6, 1053/10, 1053/19, 1053/20, 1054/3A3A2A of Rajakkamangalam Village (Previously Neendakarai B Village) Elluvilai Village Panchayat, Rajakkamangalam Panchayat Union, Agastheeswaram Taluk, Kanniyakumari District- Final Approval issued – Reg.

Ref :

1. Roc No:N89AB6NH/2025/TCP Technical Planning Permission Letter, Kanyakumari District Town and Country Planning office, Dated 02/05/2025.
2.G.O.(M.s).No.18,MA&WS department, dated:04.02.2019 and G.O.(Ms.) No.16, MA&WS department, dated:31.01.2020.
G.o.(Ms.) No.181, Housing and urban development department, dated, 09.12.2020. 3. Rajakkamangalam Sub-Registrar Office Gift deed documents Nos:1064/2025, 1065/2025
4.Tamilnadu Panchayat Building Rules, 1997.

5.G.O.138 Housing and Urban Development Department dated 04.06.2004

6.G.O.18, Municipal Administration and Water Supply Departmnet dated 04.02.2019 and G.O. 16, Municipal Administration and Water Supply department dated 31.01.2020.
7.G.O.141, Housing and Urban Development Department, dated 23.09.2020

8.G.O.181 Housing and Urban Development Department, dated 09.12.2020

9.Applicant Mr.Baskaran and Four others Letter dated:12.11.2025 (Payment of Layout Approval Fees and

Body:

With reference to the 1st cited letter, the Kanniyakumari District Town and Country Planning office issued Technical Clearance for the Residential Layout with an extent of 6432.00 sq.mts (1.588 Acres) comprising Re.Sur.Nos:1052/2A, 1052/2B,
1052/3B, 1052/4, 1052/8C, 1053/1, 1053/3, 1053/4, 1053/5A, 1053/5B, 1053/6, 1053/10,
1053/19, 1053/20, 1054/3A3A2A of Rajakkamangalam Village (Previously Neendakarai B Village) Elluvilai Village Panchayat, Rajakkamangalam Panchayat Union, Agastheeswaram Taluk, Kanniyakumari District. The details of the Project is give below.

1. Total Extent of the Layout - 6432.00 sq.mts (1.588 Acres)
2. Project Survey Numbers - 1052/2A, 1052/2B, 1052/3B, 1052/4, 1052/8C, 1053/1, 1053/3, 1053/4, 1053/5A,
1053/5B, 1053/6, 1053/10, 1053/19, 1053/20,
1054/3A3A2A
3. Local Body - Elluvilai Village Panchayat
4. Village - Rajakkamangalam Village (Previously Neendakarai B Village)
5. Total Nubersof plots - 23
6. Total area of the Roads & Splays - 2328.105 Sq.mts (Surrendered to Elluvilai Village Panchayat through Rajakkamangalam Sub-Registrar office Gift Deed No:1064/2025, 12.03.2025)
7. Local Body Reservation (A) - 25.04 Sq.mts (0.61%) (Surrendered to
Elluvilai Village Panchayat through Rajakkamangalam Sub-Registrar office Gift Deed No: 1064/2025, 12.03.2025)

8. TANGEDCO Reservation (B) - 24.60 Sq.mts (0.59%) (Surrendered to Elluvilai Village Panchayat through Rajakkamangalam Sub-Registrar office Gift Deed No:1065/2025, 12.03.2025)
9. Open Space Reservation (OSR) - 415.00 Sq.mts (10.11%) (Surrendered to Elluvilai Village Panchayat through Rajakkamangalam Sub-Registrar office Gift Deed No: 1064/2025, 12.03.2025)

In the continuation, regaring the 3rd cited letter, applicant Mr.Baskaran and four others the Road, & Splay area, OSR area, Public Purpose site "A" (Local Body Reservation) to Rajakkamangalam Village (Previosuly Neendakarai B Village) Elluvilai Village Panchayat and Public Purpose Site "B" (TANGEDCO Reservation) to Tamilnadu Generation and Distribution Corporation wide Gift Deeds No: 1064/2025& 1065/2025 Dated 12.03.2025 With reference to the 8th cited letter, the necessary fees for Layout approval as per references

„5" and „6" were collected as Layout estimation fees (Steet Light Poles and Water Distribution Pipeline) and Layout Approval Fees (Category "B" layout approval fees&per plot approval fees) from the applicant as per Tamilnadu Panchayat as shown below,

Fees Detail:

6.Layout Approval Fees -Rs.1,32,600.00 /- (Receipt No:2025111239322 dated 12.11.2025)

7.Layout Inspection Fees -Rs.10,45,640.00 /- (Receipt No:2025111239322 dated 12.11.2025).

Hence, this Residential Layout has been approved with the below conditions,

1)As per the condition, the layout has been approved and the approval number was issued as 1/2025-26 dated 13.11.2025

2)The Tamilnadu Government in G.O.Ms.No:138 Housing and Urban Development Department dated: 04.06.2004 have approved the Tamilnadu 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 maybe , 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 instructions given by TNRERA.

3)As per Tamilnadu Panchayat Act 1994, section 242(3) & Tamilnadu Panchayat building Rules 1997, the purchasers should get Building Plan Approval from the Village

Panchayat Separately.

4. "Splay" Should be provided mandatorily at the junction of seven Roads in the layout..

5. The Seller should provide the photocopy of this order along with the Order and plan copies issued by the Directorate of Town and Country Planning.

Copy to

1. Member Secretary/Joint Director, NagercoilLocal Planning Authority, Directorate of Town and Country Planning, Kanyakumari District Collector Office Campus, Nagercoil.

Village

2. Assistant Director (Village Panchayat) Kanyakumari Disrict Collector office Campus, Nagercoil.
3. Sub-Registrar, Rajakkamangalam.
4. Block Development office (Viilage Panchayat). Rajakkamangalam Panchayat union.
5. Office Record.

Signature valid

Signed by: Village Panchayat President
Location:Kanniyakumari
Date:2025.11.19 13:21:54