Layout Application - Final Approval Letter

Roc No: 36

Date: 4/16/26 11:42 AM

From:

Executive officer

6/6, Kolvel, Thiruvarambu post 629161

To :

Mr. M. Swamidas and Three Others,
1-41, Alumootuvilai, Veeyanoor,
Kalkulam, Thiruvattar, Kanykaumari 629177.

Online Application Number: RRCM3FG6

Sir/ Madam,

Sub :

Layout – KKDTCP – Kanniyakumari District – Thiruvattar Taluk - Thiruvattar Town Panchayat – Kulasekharam 'A' Village – R.S.Nos: 61/2B3A, 69/2B2, – Application received for the approval of Layout – Extent – 12686.00sq.m.
(3.13 acre) – Planning permission - regarding

Ref :

1.Applicant Mr.M.Swamidas and Three Others and Online Application Roc.No.RRRCM3FG6/2026, dated 13.12.2025
2.District Town and country planning Office, Kanyakumar District Letter No.RRCM3FG6/2026/TCP (Road pattern issued on dated 28.01.2026)
3.Joint Director of Agriculture department, Letter No.MaThi.1/12447/2025, dated 07.01.2026
4.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated 24.12.2020
5.Applicant Mr.M.Swamidas and Three Others Leter, dated03.02.2026 (Gift deed document no.475/2026 and 476/2026 dated 2/02/2026 and 02/02/2026)
6.G.O.138, Housing and urban Development Department, dated 04.06.2004
7.G.O. 79, Housing and Urban Development Department, dated 04.05.2017
8.G.O.18, Department of Municipal Administration and Water supply dated 04.02.2019 and G.O.16 Department of Municipal Administration and Water supply dated 31.01.2020
9.G.O.141, Housing and Urban Development Department dated 23.09.2020
10.G.O.181, Housing and Urban Development Department dated 09.12.2020
11.Government Letter No.19113/Nov 4(3)/2017-1 Housing and Urban Development Department, dated 30.08.2017

12.Circular from the commissioner of Town and Country Planning, letter No.13686/2017/LA1, dated 08.09.2017
13.Circular from the Director of Town and Country Planning,Roc. No.320/2022/TCP3, dated 07/01/2022
14.Demand payment Request Letter, dated 04.02.2026 (requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund)
15.Applicants Mr.M. Swamidas and Three Others Letters, dated 04.02.2026 (Payment of Centage Fee, Display Board Fee, OSR Guideline value Fee and Flag Day Fund)
16.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, dated 14.10.2019
17.Town and Country Planning Department (Planning Permission) ROC
18.Junior Engineer, Thiruvattar Head Quarters work completion report dated.
19.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 R.S.Nos: 61/2B3A and 69/2B2 Kulasekharam 'A' Village,Thiruvattar Town Panchayat Area, Thiruvattar Taluk, Kanyakumari District with an area of 12686.00sq.m. (3.13 acre). The final approval for the Layout 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). the Junior Engineer's Town Panchayat work Completion report is obtained as seen in Reference ( ). In reference ( ) the resolution of the Thiruvattar 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% of 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 individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Town Panchayat Department is not the right organization to decide this.

4)The plot should be sold according to the dimensions specified in the plot plan.

5)No change shall be made in the plot plan without proper permission.

6)This permission is a map permission only. While building on the acquired plots in the said plot, the building owners have to apply separately for building license and get it as per the then prevailing regulations.
7)There should be no encroachment on the land allotted to the Town Panchayat.

8)If the proofs of land ownership and the documents submitted for consideration are found to be incorrect or in there is a risk of damage to the approval of the plot, the approval of the plot will be canceled without any prior notice. Any person of property to the applicant the right over should be confirmed separately. Further, any other individual claim thereto may be settled before a court of appropriate jurisdiction. The Town Panchayat is not the appropriate body to decide this.

9)Hollow areas in the plot should be raised to street level.

10)Streets should be used as per map scale. No encroachment should be made.

11)Violation of norms will result in cancellation of permission.

12)The above map sanction and amount collected are subject to audit. It is the sole responsibility of the plot owner to address any deficiencies during the during the audit and any objections raised regarding the amount collected. Failure to do so will result in cancellation of permission.

13)If the audit ban is raised for the above plot, the building license can be issued only after the audit ban is cleared.

14)This order is issued based on the documents only submitted by you, If any errors/irregularities will be find later, this order will be cancelled without intimation.

15)In case of building Construction in this plot, proper building license/permission should be obtained separately from theTown Panchayat on payment of appropriate fees. Vacant Land tax should also be paid on due date properly.

16)All guarantees and receipts issued by this office will be cancelled if a Thaws is received by the court regarding regularization of plot/tenement.

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.

21)Joint Director of Thirunelveli Town and Country Planning Department Office’s letter NO. T9187BXF /2025/TCP Subject to the conditions must be followed.

22)This Order does not apply to plots located under streams/water bodies, encroachment and high voltage power lines.

23)This order does not apply to public places and roads where there is an encroachment.

24)The applicant was full responsibility maintain the BT Road, Drain and Pipe Line for 5 years from the date of handing over at their own cost.

25)Other basic amenities works will be carried out by the Town Panchayat only after sufficient residences are constructed as per government norms in that area.

Street Light and Electric Poles installed in the above plot section should be maintained at their own cost of applicant.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Kanniyakumari
Date:2026.04.16 11:42:34