Layout Application - Final Approval Letter

Roc No: 3/2025

Date: 9/10/25 12:41 PM

From:

Village Panchayat

Beemanagari

To :

Mr.Paulraj, Mrs. Mahalakshmi and 4 others,
50/3-1, Thazhuviya Mahadevar 6th Street, Sakthi Garden,
Agastheeswaram Taluk, Kanyakumari District,
Pin - 629001.

Online Application Number: RDN88I81

Sir/ Madam,

Sub :

The proposal for a Residential Layout with an extent of 13,902.00 Sq.mts (3.44 Acres) comprising Re.sur.nos 263/3, 263/4, 263/5A, 263/5B, 263/7, 263/8A, 263/8B, 263/9, 263/10, 263/11A, 263/11B, 264/2 & 264/4A2 of Thirupathisaram Village, Beemanagari Village Panchayat, Thovalai Panchayat Union, Thovalai Taluk, Kanniyakumari District - Final Approval issued – Reg

Ref :

1. ROC No: RDN88I81/2025/TCP Technical Planning Permission Letter, Kanyakumari District Town and Country Planning Office, Dated: 10/07/2025.
2. G.O. (M.s). No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 and G.O. (M.s). No.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
3. Vadasery Sub-Registrar Office Gift deed documents no: 1735/2025 & 1737/2025, Dated: 01/07/2025.
4. Tamilnadu Panchayat Building Rules, 1997.
5. G.O. (Ms.) No.180, Rural Development and Panchayat Raj (PR-II (2)) Department, Dated: 05.12.2024.
6. Rc.No.4870/2024/PRI.MIS-1, Dated: 16.05.2025.
7. Applicants Mr. Paulraj, Mrs. Mahalakshmi and 4 other's application, Dated: 11.07.2025.
8. Applicants Mr. Paulraj, Mrs. Mahalakshmi and 4 other's letter dated: 05.09.2025 & 10.09.2025 (Payment of Estimation Fees and Layout Approval Fees)

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 13,902.00 Sq.mts (3.44 Acres) comprising Re.sur.nos 263/3, 263/4, 263/5A, 263/5B, 263/7, 263/8A, 263/8B, 263/9, 263/10, 263/11A, 263/11B, 264/2 & 264/4A2 of Thirupathisaram Village, Beemanagari Village Panchayat, Thovalai Panchayat Union, Thovalai Taluk, Kanniyakumari District. The details of the project is given below,

1. Total Extent of the Layout - 13,902.00 (3.44 Acres)

2. Project Survey numbers - 263/3, 263/4, 263/5A, 263/5B, 263/7, 263/8A, 263/8B, 263/9, 263/10, 263/11A, 263/11B, 264/2 & 264/4A2

3. Local Body - Beemanagari Village Panchayat

4. Village - Beemanagari

5. Total number of plots - 66 (+) 1 Owner's use plot

6. Total area of the Roads & Splays - 4388.52 Sq.mts (Surrendered to Beemanagari Village Panchayat through Vadasery Sub-Registrar office Gift deed no: 1737/2025, 01.07.2025)

7. Local Body Reservation (A) - 55.20 Sq.mts (0.58%) (Surrendered to Beemanagari Village Panchayat through Vadasery Sub-Registrar office Gift deed no: 1737/2025, 01.07.2025)

8. TANGEDCO Reservation (B) - 55.60 Sq.mts (0.58%) (Surrendered to TANGDECO through Vadasery Sub-Registrar office Gift deed no: 1735/2025, 01.07.2025)

9. Open Space Reservation (OSR) - 959.90 Sq.mts (10.10%) (Surrendered to Beemanagari Village Panchayat through Vadasery Sub-Registrar office Gift deed no: 1737/2025, 01.07.2025)

In the continuation, regarding the 3rd cited letter, Applicants Mr. Paulraj, Mrs. Mahalakshmi and 4 other's surrendered the Road & Splay area, OSR area, Public Purpose site "A" (Local Body Reservation) to Beemanagari Village Panchayat and Public Purpose site "B" (TANGEDCO Reservation) to Tamilnadu Generation and Distribution Corporation wide Gift deeds no: 1737/2025 & 1735/2025, Dated: 01.07.2025.

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 (Street Light poles and Water Distribution Pipeline) and Layout Approval Fees (Category "B" layout approval fees & per plot approval fees) from the applicant as per Tamil nadu Panchayat Rules as shown below,

Fees Details:

1. Layout Estimation Fees = Rs. 8,60, 000/- (Receipt no: 2025090548139, Date: 05.09.2025)

2. Layout Approval Fees = Rs. 8,84,844/- (Receipt no: 2025091048139, Date: 10.09.2025)

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 03/2025-2026, dated: 10.09.2025.

2) The Tamilnadu Government in G.O.Ms.no.112, Housing and Urban Development Department dated: 22.06.2017 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



Signature valid

Signed by: Village Panchayat President
Location:Kanniyakumari
Date:2025.09.10 12:41:19