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Layout Application - Final Approval Letter

Roc No: 01/2024-2025

Date: 11/20/24 5:12 PM

From:

Village Panchayat

Kaniyakulam

To :

Mr.V. Saravanan & Mrs. A.S. Ambika
5/18, Gandhipuram Main Road, Parakkai,
Agastheeswaram Taluk, Kanniyakumari District.
Pin code – 629 601.

Online Application Number: ZW9S615O

Sir/ Madam,

Sub :

Residential Layout – Office of the District Town and Country Planning, Kanniyakumari District - The proposal for a Residential Layout with an extent of 33386.00 Sq.mts (8.247 Acres) in Survey.Nos: 16/2A, 17/1 & 17/2 of Kaniyakulam Village, Kaniyakulam Village Panchayat, Rajakkamangalam Panchayat Union, Agastheeswaram Taluk, Kanniyakumari District - Final Approval issued – Reg.

Ref :

1. ROC No: ZW9S6150/2024/2024/TCP Technical Planning Permission Letter, Kanyakumari District Town and Country Planning Office, Dated: 18/06/2024.
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: 1396/2024 & 1397/2024, Dated: 31/05/2024.
4. Tamilnadu Panchayat Building Rules, 1997.
5. Applicants Mr. V. Saravanan & Mrs.A.S. Ambika's application No. ZW9S6150, Dated: 17.04.2024.
6. Applicants Mr. Saravanan & Mrs. Ambika's letter dated: 18.06.2024 (Payment of Estimation Fees, Layout Approval Fees and Layout Inspection Fees)
7. Kaniyakulam Village Panchayat Council Resolution No. 184 Dated 10.10.2024.

Body:

With reference to the 1st cited letter, Office of Kanniyakumari District Town and Country Planning Department issued Technical Clearance for the Residential Layout with an extent of 33386.00 Sq.mts (8.247 Acres) comprising Resurvey. Nos: 16/2A, 17/1 & 17/2 of Kaniyakulam Village, Kaniyakulam Village Panchayat, Rajakkamangalam Panchayat Union, Agastheeswaram Taluk, Kanniyakumari District

Details of the Project

1. Total Extent of the Layout	33386.00 Sq.mts (8.247 Acres)
2. Project Survey numbers	16/2A, 17/1 & 17/2
3. Local Body	Kanyakulam Village Panchayat
4. Village	Kanyakulam
5. Total number of Plots	139
6. Total area of the Road and Splay	9113.295 Sq.mts
7. Local Body Reservation (A)	122.67 Sq.mts (Gift deed document no: 1396/2024)
8. TANGEDCO Reservation (B)	125.46 Sq.mts (Gift deed document no: 1397/2024)
9. OSR (Park area)	2439.691 Sq.mts
10. EWS reservation	2566.150 Sq.mts (Total number of plots allotted: 47 plots number: 85-123, 127-134)

In the continuation, regarding the 3rd cited letter, Applicants Mr.V. Saravanan & Mrs. A.S. Ambika's surrendered the Road & Splay area, Public Purpose site "A" (Local Body Reservation), and Public Purpose site "B" (TANGEDCO Reservation) wide Gift deeds no: 1396/2024 & 1397/2024, Dated: 31.05.2024. With reference to the 6th cited letter, the necessary fees for Layout approval were collected from the applicants through online as per Tamilnadu Panchayat Rules as shown below,

1. Estimation Fee - Rs. 10780/- (NEFT/ICIC/CMS4634955935/07.11.2024)
2. Layout Inspection Fee - Rs.3,000/- (NEFT/ICIC/CMS4655735737/16.11.2024)
3. Layout Approval Fee - Rs. 14,71,087/- (NEFT/ICIC/CMS4655735737/16.11.2024)

S.No	Particulars	Amount
1	Plot approval fee	8247
2	Water facility charges	301840
3	Electricity facility charges	360000
4	OHT facility charges	800000
5	Applicant Own Property Charge	1000
6	Estimation Fee	10780
7	Layout Inspection Fee	3000
	Total	14,84,867/-

patterns shall not be done without the prior approval of the Kanyakumari District Town and Country Planning office, showing any reason.
6) "SPLAY" should be provided mandatorily at the junction of two roads in the layout.
7) No plot shall be sold, leased, or transferred by any other means or to build any construction on any plot before conforming to the above two conditions.
8) On all layout roads exceeding 7.2 meters in width, shade-providing trees shall be planted within 1.00 meters of the road boundary not exceeding 9.00 meters in succession.
9) A display board viewing the DTCP-approved Layout plan of 6' x 4' size shall be permanently provided at the entrance of the layout for public view. The date and number of the Kanyakulam Village Panchayat council resolution approving the layout should be indicated.
10) Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also informed that no right can be asserted on the ground that the layout has been approved where there is no actual title to the land.
11) The Promoter should provide the photocopy of this order, along with the Order and Plan copy issued by the Kanyakumari District Town and Country Planning office mandatorily to the plot purchasers.

Copy to:
1) The Joint Director/ Deputy Director /Assistant Director,
   Directorate of Town and Country Planning, Kanyakumari District Collector Office Campus, Nagercoil.
2) The Assistant Director (Village Panchayat),
   Kanyakumari District ,
   Collector Office Campus, Nagercoil.
3) The Sub-Registrar, Vadasery Sub Register office, Nagercoil.
4) Block Development Office (Village Panchayat),
   Rajakkamangalam Panchayat Union, Pazhavilai.
5) Office Record.

Village

Signature valid

Signed by: Village Panchayat President
Location:Kanniyakumari
Date:2024.11.20 17:12:44



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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