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Layout Application - Final Approval Letter

Roc No: 1/2024-2025

Date: 1/3/25 11:27 AM

From:

Village Panchayat

Vellichandai

To :

Mr.J.Bensamraj
231, Carmel Nagar
Nagercoil

Online Application Number: ARP83B2P

Sir/ Madam,

Sub :

Residential Layout – Vellichanthai B Village Panchayat Office - Kanniyakumari District - The proposal for Residential Layout with an extent of 3571.00 Sq.mts (0.88 Acres) comprising Re.survey.no: 829/8B1 of Vellichanthai B Village, Vellichanthai Village Panchayat, Kurunthancode Panchayat Union, Kalkulam Taluk, Kanniyakumari District- Planning Permission issued by Kanyakumari District Town and Country Planning Office - Final Approval issuing – Reg

Ref :

1. ROC No: ARP83B2P/2024/TCP Technical Planning Permission Order, Kanyakumari District Town and Country Planning Office, Dated: 20.09.2024
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. Manavalakurichi Sub-Registrar Office Gift deed documents no: 2117/2024 & 2119/2024, Dated: 16.09.2024 .
4. Tamilnadu Panchayat Building Rules, 1997.
5. Applicants Mr.J.Bensamraj application ARP83B2P/2024, Dated: 20.09.2024.
6 .Applicants Mr.J.Bensamraj dated: 21.12.2024 Rs.176446/-
(Payment of Layout Approval Fees and Layout Inspection Fees)

Body:

Body

With reference to the 1st cited letter, the Kanniyakumari District Town and Country Planning Office issued Technical sanction Plan SWP/k.t.f.F.kh.e.C.m.vz; 40/2024 Dated: 20.09.2024 through online for the Residential Layout with an extent of 3571.00 Sq.mts (0.88 Acres) comprising Re.survey.no: 829/8B1 of Vellichanthai B Village, Vellichanthai Village Panchayat, Kurunthancode Panchayat Union, Kalkulam Taluk, Kanniyakumari District. The details of the project is given below,

PROJECT DETAILS:

1. Total Extent of the Layout - 3571.00 Sq.mts (0.88 Acres)
2. Project Survey numbers - 829/8B1
3. Local Body - Vellichanthai Village Panchayat
4. Village - Vellichanthai B Village
5. Total number of Plots - 19
6. Total area of the Roads and Splays - 1117.00 Sq.mts (Surrendered to Vellichanthai Village Panchayat through Manavalakurichi Sub-Registrar Office Gift Deed no: 2119/2024, Dated: 16.09.2024)
7. Local Body Reservation (A) - 15.17 Sq.mts (Surrendered to Vellichanthai Village Panchayat through Manavalakurichi Sub-Registrar Office Gift Deed No: 2119/2024 Dated: 16.09.2024)
8. TANGEDCO Reservation (B) - 15.40 Sq.mts (Surrendered to TANGEDCO through Manavalakurichi Sub-Registrar Office Gift Deed no: 2117/2024, Dated: 16.09.2024)

In the continuation, regarding the 3rd cited letter, Applicants Mr.J.Bensamraj surrendered the Roads & Splays area, Public Purpose site "A" (Local Body Reservation), and Public Purpose site "B" (TANGEDCO Reservation) to the "Vellichanthai Village Panchayat" and "TANGEDCO" respectively through Gift deeds no: 2117/2024 & 2119/2024, Dated: 16.09.2024 Regarding the 6th cited letter, the necessary fees for Layout approval was collected from the applicants as per Tamilnadu Panchayat Rules as shown below,

FEES DETAILS:

Layout Approval Fees - Rs.176446/-

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, Dated: 02.01.2024

2) This office has not legally certified the title to the ownership by granting Final Approval to the Layout. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any dispute arises regarding the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this

3) The Tamilnadu Government in G.O.Ms.no.112, Housing and Urban Development Department, Dated: 22.06.2017 has 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 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 instructions given by TNRERA.

3) As per Tamilnadu Panchayat Act 1994, section 242(3) & Tamilnadu Panchayat Building Rules 1997, the plot purchasers should get Building Plan approval from the Village Panchayat separately.

4) EWS plots should not be altered or amalgamated, whereas in Village Panchayat areas the EWS-allotted plots should be altered if the plots were not sold for 3 years from the date of approval after getting prior approval from the department as per G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.

5) Alteration of Plot dimensions, Road dimensions, Public purpose site dimensions, and Road patterns shall not be done without the prior approval of the Kanyakumari District Town and Country Planning office, showing any reason.

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 Vellichanthai 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) Assistant Directorate of Town and Country Planning,
Kanyakumari District Collector Office Campus, Nagercoil.
2) Assistant Director (Village Panchayat),
Kanyakumari District Collector Office Campus, Nagercoil.
3) Sub-Registrar Manavalakurichi
4) Block Development Office (Village Panchayat),
Kurunthancode Panchayat Union.
5) Office record.

Village

Signature valid

Signed by: Village Panchayat President
Location:Kanniyakumari
Date:2025.01.03 11:27:06



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