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Layout Application - Final Approval Letter

07/2024-2025

Roc No: X38JEC54/2024/TCP

Date: 8/30/24 7:19 PM

From:

Village Panchayat

Therekalputhoor

To :

1) Mr. Nagarajan and Mrs.Eswari
22,Vagaiyadi north street
Kottar ,Nagercoil

Online Application Number: X38JEC54

Sir/ Madam,

Sub :

Residential Layout – Nagercoil Local Planning Area – Therekalputhoor Village Panchayat Office - Kanniyakumari District - The proposal for Residential Layout with an extent of 6545.00 Sq.mts (1.617 Acres) comprising Re.survey.nos 46/6B,6c,53/2A,2B,4A1,4A2,4B of Therekalputhoor Village, Therekalputhoor Village Panchayat, Agastheeswaram Panchayat Union, Agastheeswaram Taluk, Kanniyakumari District- Final Approval issued by Therekalputhoor Village, Therekalputhoor Village Panchayat, Agastheeswaram Panchayat Union- Final Approval issuing – Reg

Ref :

1. ROC No: X38JEC54/2024/TCP Technical Planning Permission Order, 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. Nagercoil Sub-Registrar Office Gift deed documents no: 2166/2024 & 2172/2024, Dated: 12.06.2024 .
4. Tamilnadu Panchayat Building Rules, 1997.
5. Applicants Mr. Nagarajan and Mrs. Eswari applicationX38JEC54/2024, Dated: 21.05.2024.
6 .Applicants Mr. Nagarajan and Mrs. Eswari dated: 07.08.2024 Rs.656500/-
(Payment of Layout Approval Fees and Layout Inspection Fees)

Body:

With reference to the 1st cited letter, the Kanniyakumari District Town and Country Planning Office issued Technical sanction Plan SWP/KKDIS/NLPA no: 29/2024 and Planning Permission no: 31/2024, Dated: 18.06.2024 through online for the Residential Layout with an extent of 6545.00 Sq.mts (1.617 Acres) comprising Re.survey.nos 46/6B,6c,53/2A,2B,4A1,4A2,4B of Therekalputhoor Village, Therekalputhoor Village Panchayat, Agastheeswaram Panchayat Union, Agastheeswaram Taluk,Kanniyakumari District. The details of the project is given below,

PROJECT DETAILS:

1. Total Extent of the Layout - 6545.00 Sq.mts (1.617 Acres)
2. Project Survey numbers - 46/6B,6c,53/2A,2B,4A1,4A2,4B
3. Local Body - Therekalputhoor Village Panchayat
4. Village -.Therekalputhoor Village
5. Total number of Plots - 24
6. Total area of the Roads and Splays - 2139.00 Sq.mts (Surrendered to Therekalputhoor Village Panchayat through Nagercoil Sub-Registrar Office Gift Deed no: 2166/2024, Dated: 12.06.2024)
7. Local Body Reservation (A) - 30.00 Sq.mts (Surrendered to Therekalputhoor Village Panchayat through Nagercoil Sub-Registrar Office Gift Deed no: 2166/2024, Dated: 12.06.2024)
8. TANGEDCO Reservation (B) - 30.00 Sq.mts (Surrendered to TANGEDCO through Nagercoil Sub-Registrar Office Gift Deed no: 2172/2024, Dated: 12.06.2024)
9. In the continuation, regarding the 3rd cited letter, Applicants Mr. Nagarajan and Eswari surrendered the Roads & Splays area, Public Purpose site "A" (Local Body Reservation), and Public Purpose site "B" (TANGEDCO Reservation) to the "Therekalputhoor Village Panchayat" and "TANGEDCO" respectively through Gift deeds no: 2166/2024 & 2172/2024, Dated: 12.06.2024 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:

1. Layout Approval Fees - Rs.656500/-

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 1/2024, Dated: 30.08.2024.

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

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 Therekalputhoor 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) Member Secretary, Nagercoil Local Planning Authority, 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, Vadasery.
4) Block Development Office (Village Panchayat), Agastheeswaram Panchayat Union.
5) Office record.

Village

Signature valid

Signed by: Village Panchayat President
Location:Kanniyakumari
Date:2024.08.30 19:19:03



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Zoning & Land Use Analysis

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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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