Layout Application - Final Approval Letter

Roc No: ROC No : 255/2025/A1

Date: 11/26/25 6:06 PM

From:

Executive officer

14/159, Kasthooribai Gramam. Theroor &Post

To :

Mr. HENDRY LOUIS . L,
11/31D, PANDARAVILAI, KANDANVILAI,
KALKULAM TALUK, KANYAKUMARI DISTRICT.
Pin – - 629 810

Online Application Number: HYYGMW1U

Sir/ Madam,

Sub :

Residential Layout Final Approval – Kanyakumari District-Theroor Town Panchayat- The proposal for a Residential Layout with an extent of 9000.00 Sq.mts (2.22 Acre) comprising Re.sur.no. 840/1, 840/2 of Devakulam , Theroor Village, Theroor Town Panchayat, Agasteeswaram Taluk, Kanniyakumari District - Final Approval issued – Reg

Ref :

1. ROC No: HYYGMW1U/2025/TCP Technical Planning Permission Letter, Kanyakumari District Town and Country Planning Office, Dated: 28/07/2025.
2. G.O. (M.s). No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 andG.O. (M.s). No.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
3. Idalakudi Sub-Registrar Office Gift deed documents no: 3043/2025 & 3044/2025, Dated: 17/07/2025.
4. Applicant Thiru. L Hendry Louis application, Dated: 29.07.2025.
5. Executive officer, Theroor Town Panchayat letter to Junior Engineer, Town Panchayat, Dated: 31.07.2025.
6. Executive officer, Theroor Town Panchayat letter to Junior Engineer, TNEB, Suchindram, Dated: 04.09.2025.
7. Executive officer, Theroor Town Panchayat letter to Assistant Engineer, TNEB, Suchindram, Dated: 04.09.2025.
8. Executive officer, Theroor Town Panchayat letter to Head of the Department, Civil Engineer Department, Anna Univercity, Main Road, Tirunelveli, Dated: 09.09.2025.
9. Site Development work photos.

10. Applicant Thiru. L Hendry Louis letter dated: 20.11.2025 (Payment of Layout approval scrutiny fee)
11. Theroor Town Panchayat Council date 25.11.2025.

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 9000.00 Sq.mts (2.22 Acre) comprising Re.sur.no. 840/1, 840/2 of Devakulam , Theroor Village, Theroor Town Panchayat, Agasteeswaram Taluk, Kanniyakumari District. The details of the project is given below,

1. Total Extent of the Layout - 9000.00 Sq.mts (2.22 Acre)
2. Project Survey numbers - 840/1, 840/2
3. Local Body - Theroor Town Panchayat , Theroor Village Devakulam
4. Total number of plots - 44
5. Total area of the Roads & Splays - 3102.65 Sq.mts (Surrendered to Theroor Town Panchayat through Idalakudi Sub-Registrar office Gift deed no: 3044/2025, 17.07.2025)
6. Local Body Reservation (A) - 41.00 Sq.mts (0.69%) (Surrendered to Theroor Town Panchayat through Idalakudi Sub-Registrar office Gift deed no: 3044/2025, 17.07.2025)
7. TANGEDCO Reservation (B) - 40.06 Sq.mts (0.67%) (Surrendered to TANGDECO through Idalakudi Sub-Registrar office Gift deed no: 3043/2025, 17.07.2025)
8. Open Space Reservation (OSR) - NIL (As per G.O.Ms.No.18, Municipal Administration & Water Supply Department, Dated: 04.02.2019 and DTCP Director's Circular Roc.No.4367/2019-BA2, Dated: 05.02.2020, no need for providing Open Space Reservation)

In the continuation, regarding the 4th cited letter, Applicant Thiru. L Hendry Louis surrendered the Road & Splay area, Public Purpose site "A" (Local Body Reservation) to Theroor Town Panchayat and Public Purpose site "B" (TANGEDCO Reservation) to Tamil Nadu Generation and Distribution Corporation wide Gift deeds no: 3043/2025 &3044/2025,Dated: 17.07.2025. With reference to the 10th cited letter, the site development works including Storm water drainage works, Water pipeline facilities (Bore well, Water Tank and Pipeline extension for each plots), EB lamp post facilities and Bitumen Road facilities as per Town Panchayat standards were carried out and completed by the applicant. After inspection, Layout approval scrutiny fees were collected as per reference '10'from the applicants shown below,

Fees Details:

1) Other Charge s= Rs. 3,45,480/- (Receipt no: 2025111949140, Date: 20.11.2025)

The Concerned subject will be place in the upcoming Town Panchayat council and shall be passed

Hence, this Residential Layout has been approved with the below conditions,

2) As per the condition, the layout has been approved and the approval number was issued as,

Layout Approval Number - 01/2025, dated: 26.011.2025.-

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

Executive officer

Signature Not Verified

Signed by: Executive Officer
Location:Kanniyakumari
Date:2025.11.26 18:06:20