Layout Application - Final Approval Letter

Roc No: 02/2025-2026 **Date:** 1/22/26 3:29 PM

From:

Village Panchayat

Melasankarankuzhi

To :

Mr. Paulraj. P & Anthony Michael Raj,
50/3-1, Thazhuviya Mahadevar 6th Street,
Sakthi Garden, Vadasery.
Pin – 629 001.

Online Application Number: VMQVT2MC

Sir/ Madam,

Sub :

The proposal for a Residential Layout with an extent of 13,648.00 Sq.mts (3.37 Acres) comprising Re.sur.nos 10/2A2 & 10/5B1 of Neendakarai “A” West Village, Melasankarankuzhi Village Panchayat, Rajakkamangalam Panchayat Union, Agasteeswaram Taluk, Kanniyakumari District - Final Approval issued – Reg.

Ref :

1. ROC No: VMQVT2MC/2025/TCP Technical Planning Permission Letter, Kanyakumari District Town and Country Planning Office, Dated: 22/12/2025.
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. Rajakkamangalam Sub-Registrar Office Gift deed documents no: 5100/2025 & 5101/2025, Dated: 05/12/2025.
4. G.O. (Ms.) No.180, Rural Development and Panchayat Raj (PR-II (2)) Department, Dated: 05.12.2024.
5. Commissioner, Rural Development and Panchayat Raj Department letter Rc.No. 4870/2024/PRI.MIS-1, Dated: 16.05.2025.
6. Layout Approval Fees receipt, Dated: 20.01.2026.

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 13,648.00 Sq.mts (3.37 Acres) comprising Re.sur.nos 10/2A2 & 10/5B1 of Neendakarai “A” West Village, Melasankarankuzhi Village Panchayat, Rajakkamangalam Panchayat Union, Agasteeswaram Taluk, Kanniyakumari District.

In the continuation, regarding the 3rd cited reference, Applicants Mr. Paulraj. P & Anthony Michael Raj had surrendered the Road & Splay area, OSR area, Public Purpose site "A" (Local Body Reservation), Open area for Rainwater harvesting to Melasankarankuzhi Village Panchayat wide Gift deed no: 5101/2025, Dated: 05.12.2025 and Public Purpose site "B" (TANGEDCO Reservation) to Tamilnadu Generation and Distribution Corporation wide Gift deed no: 5100/2025, Dated: 05.12.2025. The Site development works such as Storm water drains on both sides of roads, Drainage culverts, OSR area boundary wall works, Water pipeline works, Soak pit for rain water harvesting, Layout display board and Bitumen road works were completed by the applicants as per Village panchayat standards. With reference to the 6th cited reference, the necessary fees for Layout approval as per references ‘4’ and ‘5’ were collected through online as Layout Approval Fees from the applicant as per Tamilnadu Panchayat Rules in the panchayat account head as shown below,

1. Layout Approval Fees = Rs. 23,09,171/-
2. Layout Inspection Fees = Rs. 76,000/-

(Receipt no: 2026012056002, Transaction no: 11000346395017, Date: 20.01.2026)

Hence, this Residential Layout has been approved and the approval number was issued as,

Layout Approval number: 02/2025-2026, Dated: 22.01.2026. The details of the project is given below,

1. Total number of plots approved - 66 plots

Areas reserved for Melasankarankuzhi Village Panchayat wide Gift deed no: 5101/2025, Dated: 05.12.2025

2. Roads & Splays area - 3610.31 Sq.mts
3. Local Body Reservation (A) - 77.74 Sq.mts (0.77%)
4. Open Space Reservation (OSR) - 1007.25 Sq.mts (10.03%)
5. Open Area for Rainwater Harvesting - 50.67 Sq.mts

Area reserved for TANGEDCO wide Gift deed no: 5100/2025, Dated: 05.12.2025

6. TANGEDCO Reservation (B) - 67.00 Sq.mts (0.67%)

Conditions:

1) 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 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.

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

3) In this residential layout, all individual plot owners shall provide a separate soak pit within their respective plots for the collection and disposal of sewage at the time of house construction. Discharge of sewage into the storm water drainage system is strictly prohibited. Compliance with the above condition is mandatory for all.

Copy to:

1) Assistant Director, Nagercoil Local Planning Authority, DTCP, Nagercoil.

Village

Signature valid

Signed by: Village Panchayat President
Location:Kanniyakumari
Date:2026.01.22 15:29:12