

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter



Roc No: ROC NO :
X68KE2C9/2025/TCP

Date: 12/15/25 7:24 PM

From:

Village Panchayat

Vellichandai

To :

Thiru CHRISTO SHAGHI
253/E3, KP ROAD
PARAVATHIPURAM
AGASTEESWARAM(TK)
NAGERCOIL-629003

Online Application Number:

X68KE2C9

Sir/ Madam,

Sub :

Residential Layout - Vellichandai Village Panchayat Office - Kanniyakumari District - The proposal for Residential Layout with an extent of 8178.00 Sq.mts (2.020 Acres) comprising Re.survey.no : 1090/9A2 , 1097/2A2 of Vellichandai " B " Village, Vellichandai Village Panchayat, Kurunthencode Panchayat Union, Kalkulam Taluk - Kanniyakumari District- Planning Permission issued by Kanyakumari District Town and Country Planning Office - Final Approval issuing – Reg

Ref :

Residential Layout - Vellichandai Village Panchayat Office - Kanniyakumari District - The proposal for Residential Layout with an extent of 8178.00 Sq.mts (2.020 Acres) comprising Re.survey.no : 1090/9A2 , 1097/2A2 of Vellichandai " B " Village, Vellichandai Village Panchayat, Kurunthencode Panchayat Union, Kalkulam Taluk - Kanniyakumari District- Planning Permission issued by Kanyakumari District Town and Country Planning Office - Final Approval issuing – Reg

Body:

Body

With reference to the 1st cited letter, the Kanniyakumari District Town and Country Planning Office issued approved SWP/ADKKD No: 59/2025, Dated: 26/11/2025 through online for the Residential Layout with an extent of 8178.00 Sq.mts (2.020 Acres) comprising Re.survey.nos

1090/9A2,1097/2A2 of Vellichandai "B" Village, Vellichanthai Village Panchayat, Kurunthencode Panchayat Union, Kalkulam Taluk, Kanniyakumari District. The details of the project is given below,
PROJECT DETAILS:

- 1.Total Extent of the Layout - 8178.00 Sq.mts (2.020 Acres)
- 2.Project Survey numbers - 1090/9A2,1097/2A2
- 3.Local Body - Vellichandai " B" Village Panchayat
- 4.Village - Vellichandai Village
- 5.Total number of Plots - 36
- 6.Total number of shops - 1
- 7.Total area of the Roads and Splays - 8178.00 Sq.mts (Surrendered to Vellichandai Village Panchayat through Manavalakurichi Sub Registrar Office Gift Deed no: 2735/2025 and 2736/2025 dated: 18.11.2025)
- 8.Local Body Reservation (A) - 38.081 Sq.mts (Surrendered to Vellichandai Village Panchayat through Manavalakurichi Sub-Registrar Office Gift Deed no: 2735/2025 dated 18.11.2025)
- 9.TANGEDCO Reservation (B) - 44.257 Sq.mts (Surrendered to TANGEDCO through Manavalakurichi SubRegistrar office Gift Deed no:2736/2025 dated: 18.11.2025)

In the continuation, regarding the 3rd cited letter, Applicants Applicants Thiru. C. Christo shaghi 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: : 2735/2025 and 2736/2025, dated: 18.11.2025, 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.308070.00/-
- 2.Layout Inspection Fees - Rs.1058000.00 /-

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 2 /2025 - 2026 Dated: 15-12-2025
- 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.
- 4) 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.
- 5) 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.
- 6) 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) "SPLAY" should be provided mandatorily at the junction of two roads in the layout.
- 8) 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.
- 9) On all layout roads exceeding 7.2 meters in width, shade-providing trees shall be planted within 1.00

10) 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.

11) 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.

12) 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, Manavalakurichi
- 4) Block Development Office (Village Panchayat), Kurunthancode Panchayat Union.
- 5) Office record.



Village

Signature valid

Signed by: Village Panchayat President
Location: Kannyakumari
Date: 2025.12.15 19:24:47



Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

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+91 9996 12 9996

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