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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 250/2026/A1 **Date:** 7/7/26 3:46 PM

From:

Executive officer

17/77 Ganapathipuram, Ganapathipuram Post, Kanniyakumari District.

To :

V NAGARAJAN AND THREE OTHERS,
NO:47/34A, SLB SCHOOL SOUTH ROAD,
AGATHEESWARAM TALUK,
NAGERCOIL-629002

Online Application Number: 606I46MS

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town And Country Planning-Kanyakumari District - The proposal for Residential Layout (with an extent of – 9350.00 Sq.mts (2.31 Acre) in Re.sur.no. 79/6,7,8,9,11,12,13 of Neendakarai A Village- Ganapathipuram Town Panchayat -Kalkulam Taluk - Kanyakumari District- Final Approval issued - Reg

Ref :

1. Applicants, Mr.V.Nagarajan And Three Others, ,Online Application No: 606I46MS ,dated: 05.02.2026
2. District Town and country planning Office, Kanyakumari District Letter Roc No. : 606I46MS/2026/TCP,(Road pattern issued on dated: 16.03.2026).
3. Circular from the Director of Town and Country Planning, ROC.No: 19799/2020, Dated: 24.12.2020.
4. Applicants. Mr.V.Nagarajan And Three Others,Letter, Dated: 07.04.2026. (Gift deed document No: 1314/2026 ,dated:30.03.2026).
5. G.O.138, Housing and Urban Development Department,Dated: 04.06.2004
6. G.O.18, Municipal Administration and Water Supply Department, Dated: 04.02.2019 and G.O.16 ,Municipal Administration and Water Supply Department, dated: 31.01.2020.
7. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
8. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.

9. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated : 08.09.2017.
11. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.
12. Demand payment Request Letter, Dated:08.04.2026 (requiring Payment of Development charges and Sub division charges).
13. Applicants, Mr.V.Nagarajan And Three Others,Dated ; 08.04.2026 (Payment of Development charges and Sub division
charges).
14. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
15. Nagercoil Local Planning Authority Meeting Table Agenda Resolution No:1, Dated:01.10.2020.
16. Nagercoil Local Planning Authority Meeting Table Agenda Resolution No:1, Dated:01.10.2020.
17. Applicant Thiru.V NAGARAJAN AND THREE OTHERS. Letter dated .05.02.2026 (Payment of Layout approval scrutiny fee)
18. Local Body Reservation (A)-35.32 Sq.mts (0.52%) (Surrendered to Ganapathipuram Town Panchayat through Ganapathipuram Sub-Register office Gift deed no: 1314/2026, Dt.30.03.2026)
19. TANGEDCO Reservation (B)-35.23 Sq.mts (0.52%) (Surrendered to TANGDECO through Ganapathipuram Sub-Registrar office Gift deed no: 1314/2026, Dt.30.03.2026)

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 of 9350.00 Sq.mts (2.31 Acre) comprising Re.sur.no. 79/6,7,8,9,11,12,13 of Neendakarai A Village- Ganapathipuram Town Panchayat - Agasteeswaramam Taluk - Kanyakumari District The details of the project is given below,

1. Total Extent of the Layout -9350.00 Sq.mts (2.31 Acre)
2. Project Survey numbers - 79/6,7,8,9,11,12,13
3. Local Body - Ganapathipuram Town Panchayat , Neendakarai A Village,Ganapathipuram
4. Total number of plots-37,
5. Total area of the Roads & Splays-2598.085 Sq.mts (Surrendered to Ganapathipuram Town Panchayat through Ganapathipuram Sub-Register office Gift deed no: 1314/2026, Dt.30.03.2026)
6. Local Body Reservation (A)-35.32 Sq.mts (0.52%) (Surrendered to Ganapathipuram Town Panchayat through Ganapathipuram Sub-Register office Gift deed no: 1314/2026, Dt.30.03.2026)
7. TANGEDCO Reservation (B)35.23 Sq.mts (0.52%) (Surrendered to TANGDECO Ganapathipuram Town Panchayat through Ganapathipuram Sub-Registrar office Gift deed no: 1314/2026, Dt.30.03.2026) no need for providing Open Space Reservation)

In the continuation, regarding the 18th cited letter, Applicant Thiru. T. Suresh Babu surrendered the Road & Splay area, Public Purpose site "A" (Local Body Reservation) to Ganapathipuram Town Panchayat and Public Purpose site "B" (TANGEDCO Reservation) to Tamil Nadu Generation and Distribution Corporation wide Gift deeds no: 1314/2026,Dated.30.03.2026. With reference to the 19th 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 . After inspection, Layout approval scrutiny fees were collected as per reference ‘17’ 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

1.Reasonable period to be prescribed for up keep/ maintenance of the roads and drains by the owners/ developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% sold the plots developed in the layout or 5 years whichever is later.

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 registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.

3.The Town Panchayat Department (Municipal Administration and Water Supply Department) has not legally certified the title to the ownership by granting technical clearance and

planning permission. Only the Applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of theproperty to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Town Panchayat Department is not the right organization to decide this. 4.The plot should be sold according to the dimensions specified in the plot plan.
5.No change shall be made in the plot plan without proper permission.
6.This permission is a map permission only. While building on the acquired plots in the said plot, the building owners have to apply separately for building license and get and high voltage power lines.
7.This order does not apply to public places and roads where there is an encroachment.
8.The applicant was full responsibility maintain the BT Road, Drain and Pipe Line for 5 years from the date of handing over at their own cost.

Executive officer

Executive officer

Signature valid

Signed by: Executive Officer
Location:Kanniyakumari
Date:2026.07.07 15:46:05

THE LANDLENS SUITE

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.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.