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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 196/2025/A1

Date: 9/23/25 4:58 PM

From:

Executive officer

Marungoor Marin Road, Marungoor, 629402, KK District

To :

Mr.Narayanaperumal. K,
5/2A, KanakamulamPudukudieruppu,
Thazakudy,Thovalai Taluk,
Kanniyakumari District,
Pin – 629 901.

Online Application Number: QYUX7YKB

Sir/ Madam,

Sub :

The proposal for a Residential Layout with an extent of 3,150.00Sq.mts (0.78Acre) comprising Re.sur.no241/3 of Nalloor Village, Marungoor Town Panchayat, AgasteeswaramTaluk, Kanniyakumari District - Final Approval issued – Reg

Ref :

1. ROC No: QYUX7YKB/2025/TCP Technical Planning Permission Letter, Kanyakumari District Town and Country Planning Office, Dated: 26/03/2025.
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. G.O. (M.s). No.79, Housing and Urban Development [UD4(3)] Department, Dated: 04.05.2017.
4. Idalakudi Sub-Registrar Office Gift deed documents no: 839/2025 & 840/2025, Dated: 21/02/2025.
5. Applicant Mr. Narayanaperumal's application, Dated: 27.03.2025.
6. Executive officer, Marungoor Town Panchayat letter to Junior Engineer, Town Panchayat, Dated: 07.04.2025.
7. Executive officer, Marungoor Town Panchayat letter to Junior Engineer, TNEB, Mylaudy, Dated: 07.04.2025.
8. Executive officer, Marungoor Town Panchayat letter to Assistant Engineer, TNEB, Mylaudy, Dated: 09.04.2025.
9. Executive officer, Marungoor Town Panchayat letter to Assistant Engineer, TNEB, Mylaudy, Dated: 09.07.2025.

10. Site Development work photos.
11. ApplicantMr. Narayanaperumal'sletter dated: 22.09.2025 (Payment of Land use conversion charge and Layout approval scrutiny fee)

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 of3,150.00 Sq.mts (0.78 Acre) comprising Re.sur.no 241/3 of Nalloor Village, Marungoor Town Panchayat, Agasteeswaram Taluk, Kanniyakumari District. The details of the project is given below,

1. Total Extent of the Layout - 3,150.00 (0.78 Acre)

2. Project Survey numbers - 241/3

3. Local Body - Marungoor Town Panchayat

4. Village - Nalloor

5. Total number of plots - 16 (+) 1 Owner's use plot

6. Total area of the Roads & Splays - 1116.36Sq.mts (Surrendered to Marungoor Town Panchayat through Idalakudi Sub-Registrar office Gift deed no: 840/2025, 21.02.2025)

7. Local Body Reservation (A) - 20.83 Sq.mts (1.02%) (Surrendered toMarungoor TownPanchayat through Idalakudi Sub-Registrar office Gift deed no: 840/2025, 21.02.2025)

8. TANGEDCO Reservation (B) - 16.69Sq.mts(0.82%) (Surrendered to TANGDECO through Idalakudi Sub-Registrar office Gift deed no: 839/2025, 21.02.2025)

9. 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, ApplicantMr. Narayanaperumalsurrendered the Road & Splay area, Public Purpose site "A" (Local Body Reservation) to Marungoor Town Panchayat and Public Purpose site "B" (TANGEDCO Reservation) to Tamilnadu Generation and Distribution Corporation wide Gift deeds no: 840/2025 &839/2025,Dated: 21.02.2025. 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, as per 3rd cited G.O, the necessary charges for land conversionand Layout approvalscrutiny fees were collected as per reference '11'from the applicantas shown below,

Fees Details:

1. Other Charges = Rs. 50,965/- (Receipt no: 2025092241804, Date: 22.09.2025)

Hence, the Marungoor Town Panchayat Council has authorised the Residential Layout Project vide resolution no: 205/2025, Dated: 30.09.2025 and the layout has been approved and the approval number is issued as 01/2025, dated: 30.09.2025.

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) "SPLAY" should be provided mandatorily at the junction of two roads in the layout.

3) The Seller should provide the photocopy of this order along with the Order and Plan copies issued by the Directorate of Town and Country Planning.

Copy to:

1) Assistant Director, District Town and Country Planning, Kanyakumari, District Collector Office Campus, Nagercoil.

2) Assistant Director (Town Panchayat),

Kanyakumari District Collector Office Campus, Nagercoil.

3) Sub-Registrar, Idalakudi.

4) Office record.

30/9/25

Executive Officer
Marungoor Town Panchayat
K. K. Dist.-629 402

30/9/25

Signature valid

Signed by: Executive Officer
Location:Kanniyakumari
Date:2025.09.23 16:58:15

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.