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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 428/2025

Date: 2/25/26 11:15 PM

From:

Executive officer

14/159, Kasthooribai Gramam. Theroor &Post

To :

Thiru. R. Ramadhas,
S/o. Ramaswamy,
No. 339 Cape Road,
Edalakkudy. Kanyakumari District

Online Application Number: 0GXX1AP1

Sir/ Madam,

Sub :

Residential Layout Final Approval - Kanyakumari District - Theroor Town Panchayat - The Proposal for a Residential Layout with an extent of 19227.00 Sq.M (4.75 acre) comprising Re. Survey no. 945/14A,14B,946/2, 947/1A1A1A1A, 948/1A1A1A1 and 948/2A1B of Theroor Village near Nation Highways - Theroor Town Panchayat, Agastheeswaram Taluk, Kanyakumari District - Final Approval issued - Reg.

Ref :

1. Roc. No. 0GXX1AP1/2025/TCP Technical Permission Letter, Kanyakumari District Town and Country Planning Office, Collectorate Campus, Nagarcoil Dated 23/12/2025.
2. District Town and Country Planning Office, Kanyakumari District Letter No. 0GXX1AP1/2025/TCP, (Road Pattern issued on dated 20.11.2025).
3. 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.
4. Applicant Thiru. R. Ramadhas, submitted the Letter Dated 28.10.2025.
5. Executive Officer, Theroor Town Panchayat letter to Junior Engineer, Town Panchayat, Dated 09.01.2026.
6. Executive Officer, Theroor Town Panchayat letter to Junior Engineer, TNEB, Suchindram Dated 23.01.2026.
7. Junior Engineer, Town Panchayat letter and Site Inspection, Site Development Photos to Executive Office,Theroor Town Panchayat Dated 10.02.2026.
8. Circular from the Director of Town and Country Planning, ROC.No: 19799/2020, Dated: 24.12.2020.

9. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
10. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
11. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
12. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated : 08.09.2017.
14. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.
15. Demand payment Request Letter, Dated: 17.12.2025(requiring Payment of Development charges and Sub division charges).
16. Applicant Thiru. R. Ramadhas Letter dated 14.02.2026 (Payment of Layout Approval Scrutiny Fee)

Body:

Theroor &Post

Total number of plots - 86
Total area of the Roads & Splays - 5631.415 Sq.mts (Surrendered to Theroor Town Panchayat through Idalakudi Sub-Registrar office Gift deed no: 5108/2025, 15.12.2025)
Local Body Reservation (A) - 92.10 Sq.mts (0.69%) (Surrendered to Theroor Town Panchayat through Idalakudi Sub-Registrar office Gift deed no: 5108/2025, 15.12.2025)
TANGEDCO Reservation (B) - 70.01 Sq.mts (0.67%) (Surrendered to TANGDECO through Idalakudi Sub-Registrar office Gift deed no: 5109/2025, 15.12.2025)
Open Space Reservation (OSR) - 1400.00 Sq.M Gift deed no. 5108/2025, 15.12.2025 (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, need for providing Open Space Reservation).

In the continuation, regarding the 4th cited letter, Applicant Thiru. R. Ramadhas 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: 5108/2025 & 5109/2025,Dated: 15.12.2025. 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 '16'from the applicants shown below,
Fees Details:
1) Other Charge s= Rs. 1107101/- (Receipt no: 2026021455704, Date: 14.02.2026)
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 - 01/2026, dated: 25.02.2026.-
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 valid

Signed by: Executive Officer
Location:Kanniyakumari
Date:2026.02.25 23:15:14

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.