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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: N0H3WV46/2025/TCP

Date: 5/22/25 10:31 AM

From:

Village Panchayat

Beemanagari

To :

: N0H3WV46/2025/TCP
Mr. P. Paulraj
50/3-1, Thazhuviya Mahadevar 6th street, Sakthi Garden, Vadasery, Kanyakumari.
Pin - 629001.

Online Application Number: N0H3WV46

Sir/ Madam,

Sub :

The proposal for a Residential Layout with an extent of 3,672.00 Sq.mts (0.91 Acre) comprising Re.sur.nos 196/12A, 196/17A, 196/18, 196/19 & 196/20 of Thirupathisaram Village, Beemanagari Village Panchayat, Thovalai Panchayat Union, Thovalai Taluk, Kanniyakumari District - Final Approval issued – Reg

Ref :

1. ROC No: N0H3WV46/2025/TCP Technical Planning Permission Letter, Kanyakumari District Town and Country Planning Office, Dated: 28/04/2025.
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. Vadasery Sub-Registrar Office Gift deed documents no: 1064/2025 & 1065/2025, Dated: 21/04/2025.
4. Tamilnadu Panchayat Building Rules, 1997.
5. Applicants Mr. Paulraj’s application, Dated: 12.03.2025.
6. Applicants Mr. Paulraj’s letter dated: 20.05.2025 (Payment of Layout Approval Fees and Estimation Fees)

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 3,672.00 Sq.mts (0.91 Acre) comprising Re.sur.nos 196/12A, 196/17A, 196/18, 196/19 & 196/20 of Thirupathisaram Village, Beemanagari Village Panchayat, Thovalai Panchayat Union, Thovalai Taluk, Kanniyakumari District. The details of the project is given below,

1. Total Extent of the Layout - 3,672.00 (0.91 Acre)
2. Project Survey numbers - 196/12A, 196/17A, 196/18, 196/19 & 196/20
3. Local Body - Beemanagari Village Panchayat
4. Village - Thirupathisaram
5. Total number of plots - 15
6. Total area of the Roads & Splays - 1230.45 Sq.mts (Surrendered to Beemanagari Village Panchayat through Vadasery Sub-Registrar office Gift deed no: 1065/2025, 21.04.2025)
7. Local Body Reservation (A) - 15.94 Sq.mts (0.65%) (Surrendered to Beemanagari Village Panchayat through Vadasery Sub-Registrar office Gift deed no: 1065/2025, 21.04.2025)
8. TANGEDCO Reservation (B) - 18.40 Sq.mts (0.75%) (Surrendered to Beemanagari Village Panchayat through Vadasery Sub-Registrar office Gift deed no: 1064/2025, 21.04.2025)
9. Open Space Reservation (OSR) - 311.73 Sq.mts (12.76%) (Surrendered to Beemanagari Village Panchayat through Vadasery Sub-Registrar office Gift deed no: 1065/2025, 21.04.2025)

In the continuation, regarding the 3rd cited letter, Applicant Mr. Paulraj surrendered the Road & Splay area, OSR area, Public Purpose site "A" (Local Body Reservation), and Public Purpose site "B" (TANGEDCO Reservation) wide Gift deeds no: 1065/2025 & 1064/2025, Dated: 21.04.2025. With reference to the 6th cited letter, the necessary fees for Layout approval were collected from the applicant as per Tamilnadu Panchayat Rules as shown below,

S.no	Particulars	Amount
1.	Layout Estimation Fees	Rs. 15,000/-
2.	Layout Approval Fees	Rs. 6,45,000/-

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 02/2025-2026, Dated: 22.05.2025.

2) 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

16. Local Body Reservation (A) - 15.94 Sq.mts (0.65%) (Surrendered to Beemanagari Village Panchayat through Vadasery Sub-Registrar office Gift deed no: 1065/2025, 21.04.2025)

17. TANGEDCO Reservation (B) - 18.40 Sq.mts (0.75%) (Surrendered to Beemanagari Village Panchayat through Vadasery Sub-Registrar office Gift deed no: 1064/2025, 21.04.2025)

18. Open Space Reservation (OSR) - 311.73 Sq.mts (12.76%) (Surrendered to Beemanagari Village Panchayat through Vadasery Sub-Registrar office Gift deed no: 1065/2025, 21.04.2025)

In the continuation, regarding the 3rd cited letter, Applicant Mr. Paulraj surrendered the Road & Splay area, OSR area, Public Purpose site "A" (Local Body Reservation), and Public Purpose site "B" (TANGEDCO Reservation) wide Gift deeds no: 1065/2025 & 1064/2025, Dated: 21.04.2025. With reference to the 6th cited letter, the necessary fees for Layout approval were collected from the applicant as per Tamilnadu Panchayat Rules as shown below,

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3) 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.

4) “SPLAY” should be provided mandatorily at the junction of two roads in the layout.

5) 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) Member Secretary/ Joint Director, Nagercoil Local Collector Office Campus, Nagercoil.
3) Sub-Registrar, Vadasery.
4) Block Development Office (Village Panchayat), Thovalai Panchayat Union.
5) Office record.

Village

Signature valid

Signed by: Village Panchayat President
Location:Kanniyakumari
Date:2025.05.22 10:31:01

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.