

RE

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Layout Application - Final Approval Letter



Roc No: 2/2023-2024

Date: 3/15/24 12:23 PM

From:

Village Panchayat

Elluvilai

To :

The President,
Elluvilai Village Panchayat,
Elluvilai,
Kanyakumari District.

Online Application Number;

R67DODEJ

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town And Country Planning, Kanyakumari District- The proposal for Residential Layout with an extent of 6100.00 Sq.m(1.506 Acre) in S.Nos: 947/2A1A1A2 -Rajakkamangalam village, Elluvilai Village Panchayat, Rajakkamangalam Panchayat Union, Agastheeswaram Taluk, Kanyakumari District- Planning Permission issued - forwarded for further action

Ref :

1. Applicant Mr.Paulraj, Letter,(Online Application No: R67DODEJ, dated: 29.12.2023
2. District Town and country planning Office, Kanyakumari District Letter No. R67DODEJ, (Road pattern issued on dated: 06.02.2024).
3. Circular from the Director of Town and Country Planning, ROC.No: 19799 / 2020, Dated: 24.12.2020.
4. Applicant Mr.Paulraj, Letter, Dated: 15.02.2024.(Gift deed document no: 669/2024, 670/2024, dated: 12.02.2024).
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6. G.O.18, Department of Municipal Administration and WaterSupply, Dated: 04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, 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: 06.02.2024 & 19.02.2024 (requiring payment of OSR charge & Centage fee, Development fee).
13. Applicant Mr.Paulraj, Dated: 15.02.2024 & 20.02.2024 (Payment of OSR charge & Centage Fee, Development Fee).
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. Executive Engineer, Water Resource Department Letter No: Va4/Paa-1-6/109M/2023, Dated:27.02.2023.
17. Block Development Officer, Rajakkamangalam, Letter No:AA5/0502/2024, Dated:31.01.2024

Ref :

With reference to the 1st Cited letter, applicant has requested for approval the proposal for Residential Layout with an extent 6100.00 Sq.m(1.506 Acre) in S.Nos: 947/2A1A1A2 of Rajakkamangalam village, Elluvilai Village Panchayat, Rajakkamangalam Panchayat Union,

Body:

Layout Approval Fees 28000.00
Layout Inspection Fees 954000.00
SubDivision Charges 0.00

Total Amount 982000

Village

Signature valid

Signed by: Village Panchayat President
Location: Kanniyakumari
Date: 2024.03.15.12.23.20





Layout Application – Final Approval Letter

Roc No: 2/2023-2024

Date: 3/15/2024

From:

The President,
Elluvilai Village Panchayat,
Elluvilai,
Kanyakumari District.

To

1) Mr. Paulraj,

2/156, Pullydi, Vadasery, Putheri, Kanyakumari – 629001.

Sub:

Residential Layout - Office of the District Town And Country Planning, Kanyakumari District- The proposal for Residential Layout with an extent of 6100.00 Sq.m(1.506 Acre) in S.Nos: 947/2A1A1A2 - Rajakkamangalam village, Elluvilai Village Panchayat, Rajakkamangalam Panchayat Union, Agastheeswaram Taluk, Kanyakumari District- Planning Permission issued – by Kanyakumari District Town and Country Planning Office – Final Approval Issuing - Reg

Ref:

1. Applicant Mr. Paulraj, Letter, (Online Application No: R67DODEJ, dated: 29.12.2023
2. District Town and country planning Office, Kanyakumari District Letter No. R67DODEJ, (Road pattern issued on dated: 06.02.2024).
3. Circular from the Director of Town and Country Planning, ROC.No: 19799 / 2020, Dated: 24.12.2020.
4. Applicant Mr. Paulraj, Letter, Dated: 15.02.2024. (Gift deed document no: 669/2024, 670/2024, dated: 12.02.2024).
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16. Executive Engineer,Water Resource Department Letter No: Va4/Paa-1-6/109M/2023, Dated:27.02.2023.
17. Block Development Officer, Rajakkamangalam, Letter No:AA5/0502/2024, Dated:31.01.2024

Body

With reference to the 1st Cited letter, The Kanyakumari District Town and Country Planning Office issued Technical sanction PlanSWP/LP/NLPA No 11/2024 and Planing permission No 11/2024,23.02.2024 through online for the Residential Layout with an extent 6100.00 Sq.m(1.506 Acre) in S.Nos: 947/2A1A1A2 of Rajakkamangalam village, Elluvilai Village Panchayat, Rajakkamangalam Panchayat Union, Agastheeswaram Taluk, Kanyakumari District.

PROJECT DETAILS:

- | | | |
|---------------------------------------|---|---|
| 1. Total Extent of the Layout | - | 6100.00 Sq.mts (1.506 Acres) |
| 2. Project Survey numbers | - | 947/2A1A1A2 |
| 3. Local Body | - | Elluvilai Village Panchayat |
| 4. Village | - | Rajakkamangalam Village |
| 5. Total number of Plots | - | 28 |
| 6. Total area of the Roads and Splays | - | 1912.45 Sq.mts(Surrendered to Elluvilai Village Panchayat through Rajakkamangalam Sub-Registrar Office Gift Deed no: 669/2024, Dated: 12.02.2024) |
| 7. Local Body Reservation (A) | - | 21.46 Sq.mts(Surrendered to Elluvilai Village Panchayat through Rajakkamangalam Sub-Registrar Office Gift Deed no: 669/2024, Dated: 12.02.2024) |
| 8. TANGEDCO Reservation (B) | - | 23.27Sq.mts(Surrendered to TANGEDCO through Rajakkamangalam Sub-Registrar Office Gift Deed no: 670/2024, Dated: 12.02.2024) |

In the continuation, regarding the 3rd cited letter, Applicants Mr. Paulraj, surrendered the Roads& Splays area, Public Purpose site "A" (Local Body Reservation), and Public Purpose site "B" (TANGEDCO Reservation) to the "Elluvilai Village Panchayat" and "TANGEDCO" respectively through Gift deeds no: 669/2024,670/2024 Dated: 12.02.2024. 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. 28000.00/-
2. Layout Inspection Fees	-	Rs. 954000.00/-

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 **2/2023-2024**, Dated: **.15.3.2024**

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.

3) 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.

4) 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.

5) 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.

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

7) 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.

8) On all layout roads exceeding 7.2 meters in width, shade-providing trees shall be planted within 1.00 meters of the road boundary not exceeding 9.00 meters in succession.

9) 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 Elluvilai Village Panchayat council resolution approving the layout should be indicated.

10) 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.

11) 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, Rajakkamangalm.

4) Block Development Office (Village Panchayat),

Rajakkamangalm Panchayat Union.

5) Office record.

R. Chenthil Kumar
தலைவர்
எல்லுவிளை கிராம சபை
15/3/24

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](#)



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

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

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

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

