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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 289/2025 **Date:** 7/31/25 4:38 PM

From:

Executive officer

3/100,Thenthamaraikulam,Near Mutharamman Kovil,Agasteeswaram(Tk),Kanniyakumari(Dt),629701

To :

S M Ranjith Singh, S/o. Ponnu Thambi Samuvel, Elanthaiyadivillai, Agasteeswaram, Kanniyakumari District - 629 701

Online Application Number: Z1DNE4JR

Sir/ Madam,

Sub :

Residential Layout - Kanyakumari District – Agastheeswaram Taluk - Thenthamaraikulam Town Panchayat – Kovalam Village, S.F.No.419/3C- Site Extent 6200 sq.m (1.53 Acre) - Residential Layout of 25 plots - Technical Clearance Issued - Final Order Issued - Reg

Ref :

1) Applicant Mr.S.M. Ranjith Singh online application No. ZIDNF4JR/2025/TCP
2) Joint Director, Town and Country Planning Department, Kannyakumari District Technical Clearance issued Letter No: SWP/L.P/KKD 24/2025 Dated:29.04.2025
3) G.O. No. 18, Municipal Administration and Water Supply Department, Dated.04.02.2019 and G.O. No.16, Municipal Administration and Water Supply Department Dated. 31.01.2020
4) Thenthamaraikulam Town Panchayat Council Resolution No.575, Dated : 23.06.2025
5) St.Xavier`s Catholic College of Engineering, Nagercoil Third Party Inspection Report No. SXCCE/CE/CCL-1580, Dated.15.07.2025
6) Connected Documents.

Body:

The Technical approval has been given by the Joint Director of Nagercoil Town and Country Planning as seen in Reference (2) with conditions for a residential Layout situated in Survey No. 419/3C Thenthamaraikulam Town Panchayat Area, Kannyakumari District with an area of 6200 Sq.m.(1.53 acre). The final approval for the Layout was requested by the applicant through the online application vides Reference (1). Request for final approval of Layout has been issued and fees have been paid. Basic facilities such as Bitumen Road, rainwater

drainage project have been provided by the applicant in the plot. The quality certificate for tar road has been obtained as per the details seen in Reference (5). In reference (4) the resolution of the Thenthamaraikulam Town Panchayat council, approval of the Layout has been approved subject to the following conditions and it is hereby decreed that the Layout is approved.

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% of 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 the property 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 it as per the then prevailing regulations.

7) There should be no encroachment on the land allotted to the Town Panchayat.

8) If the proofs of land ownership and the documents submitted for consideration are found to be incorrect or if there is a risk of damage to the approval of the plot, the approval of the plot will be canceled without any prior notice. Any person of property to the applicant the right over should be confirmed separately. Further, any other individual claim thereto may be settled before a court of appropriate jurisdiction. The municipality is not the appropriate body to decide this.

9) Hollow areas in the plot should be raised to street level.

10) Streets should be used as per map scale. No encroachments should be made.

11) Violation of norms will result in cancellation of permission.

12) The above map sanction and amount collected are subject to audit. It is the sole responsibility of the plot owner to address any deficiencies during the audit and any objections raised regarding the amount collected. Failure to do so will result in cancellation of permission.

13) If the audit ban is raised for the above plot, the building license can be issued only after the audit ban is cleared.

14) This order is issued based on the documents only submitted by you. If any errors/irregularities will be find later, this order will be cancelled without intimation.

15) In case of building construction in this plot, proper building license/permission should be obtained separately from the town Panchayat on payment of appropriate fees. Vacant Land tax should be paid properly.

16) All guarantees and receipts issued by this office will be cancelled if a dawa is received by the court regarding regularization of plot/tenement.

17) If any loss of amount will be mentioned in audit Para. The applicant must be paid the amount as per instruction.

18) This order is not applicable if the applicant has attached false documents.

19) If any complaint is received against this guarantee and proved with sufficient evidence, this order will be cancelled.

20) Government Ordinance No.78, Department of Housing and Urban Development, dated 04.05.2017 is subject to the protocol. Any inaccuracies / irregularities in the submitted documents will void the pre-dated warranty.

21) Joint Director of NAGERCOIL Town and Country Planning Department Office's letter NO. ZIDNE4JR/2025/TCP Subject to the conditions must be followed.

22) This Order does not apply to plots located under streams/water bodies, encroachment and high voltage power lines.

23) This order does not apply to public places and roads where there is an encroachment.

24) 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.

25) Other basic amenities works will be carried out by the town Panchayat only after

sufficient residences are constructed as per government norms in that area.

26) Street Lights and Electric Poles installed in the above plot section should be maintained at their own cost of applicant.

Copy To

1) Joint Director, Town and Country Planning Office, Nagercoil
2) The Sub Register, Sub Register Office Kottaram, Kannyakumari District
3) Assistant Director of Local Fund Audit, Local Fund Audit Department, Kanyakumari District.
4) Assistant Director of Town Panchayat Nagercoil Zone

Executive officer

Signature valid

Signed by: Executive Officer
Location:Kanniyakumari
Date:2025.07.31 16:38:22

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.