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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: N89AB6NH/2025/TCP

Date: 11/19/25 1:21 PM

From:

Village Panchayat

Elluvilai

To :

Mr.Baskaran,
S/o.Muthanaitha Perumal Nadar,
178/4-42C7, Thammathukonam, Nagercoil-4, Agastheeswaram Taluk, Kanyakumari District. Pin-629004

Online Application Number: N89AB6NH

Sir/ Madam,

Sub :

The Proposal for a Residential Layout with an extent of 6432.00 sq.mts (1.588 Acres) comprising Re.Sy.No:1052/2A, 1052/2B, 1052/3B, 1052/4, 1052/8C, 1053/1, 1053/3, 1053/4, 1053/5A, 1053/5B, 1053/6, 1053/10, 1053/19, 1053/20, 1054/3A3A2A of Rajakkamangalam Village (Previously Neendakarai B Village) Elluvilai Village Panchayat, Rajakkamangalam Panchayat Union, Agastheeswaram Taluk, Kanniyakumari District- Final Approval issued – Reg.

Ref :

1. Roc No:N89AB6NH/2025/TCP Technical Planning Permission Letter, Kanyakumari District Town and Country Planning office, Dated 02/05/2025.
2.G.O.(M.s).No.18,MA&WS department, dated:04.02.2019 and G.O.(Ms.) No.16, MA&WS department, dated:31.01.2020.
G.o.(Ms.) No.181, Housing and urban development department, dated, 09.12.2020. 3. Rajakkamangalam Sub-Registrar Office Gift deed documents Nos:1064/2025, 1065/2025
4.Tamilnadu Panchayat Building Rules, 1997.

5.G.O.138 Housing and Urban Development Department dated 04.06.2004

6.G.O.18, Municipal Administration and Water Supply Departmnet dated 04.02.2019 and G.O. 16, Municipal Administration and Water Supply department 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.Applicant Mr.Baskaran and Four others Letter dated:12.11.2025 (Payment of Layout Approval Fees and

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 6432.00 sq.mts (1.588 Acres) comprising Re.Sur.Nos:1052/2A, 1052/2B,
1052/3B, 1052/4, 1052/8C, 1053/1, 1053/3, 1053/4, 1053/5A, 1053/5B, 1053/6, 1053/10,
1053/19, 1053/20, 1054/3A3A2A of Rajakkamangalam Village (Previously Neendakarai B Village) Elluvilai Village Panchayat, Rajakkamangalam Panchayat Union, Agastheeswaram Taluk, Kanniyakumari District. The details of the Project is give below.

1. Total Extent of the Layout - 6432.00 sq.mts (1.588 Acres)
2. Project Survey Numbers - 1052/2A, 1052/2B, 1052/3B, 1052/4, 1052/8C, 1053/1, 1053/3, 1053/4, 1053/5A,
1053/5B, 1053/6, 1053/10, 1053/19, 1053/20,
1054/3A3A2A
3. Local Body - Elluvilai Village Panchayat
4. Village - Rajakkamangalam Village (Previously Neendakarai B Village)
5. Total Nubersof plots - 23
6. Total area of the Roads & Splays - 2328.105 Sq.mts (Surrendered to Elluvilai Village Panchayat through Rajakkamangalam Sub-Registrar office Gift Deed No:1064/2025, 12.03.2025)
7. Local Body Reservation (A) - 25.04 Sq.mts (0.61%) (Surrendered to
Elluvilai Village Panchayat through Rajakkamangalam Sub-Registrar office Gift Deed No: 1064/2025, 12.03.2025)

8. TANGEDCO Reservation (B) - 24.60 Sq.mts (0.59%) (Surrendered to Elluvilai Village Panchayat through Rajakkamangalam Sub-Registrar office Gift Deed No:1065/2025, 12.03.2025)
9. Open Space Reservation (OSR) - 415.00 Sq.mts (10.11%) (Surrendered to Elluvilai Village Panchayat through Rajakkamangalam Sub-Registrar office Gift Deed No: 1064/2025, 12.03.2025)

In the continuation, regaring the 3rd cited letter, applicant Mr.Baskaran and four others the Road, & Splay area, OSR area, Public Purpose site "A" (Local Body Reservation) to Rajakkamangalam Village (Previosuly Neendakarai B Village) Elluvilai Village Panchayat and Public Purpose Site "B" (TANGEDCO Reservation) to Tamilnadu Generation and Distribution Corporation wide Gift Deeds No: 1064/2025& 1065/2025 Dated 12.03.2025 With reference to the 8th cited letter, the necessary fees for Layout approval as per references

„5" and „6" were collected as Layout estimation fees (Steet Light Poles and Water Distribution Pipeline) and Layout Approval Fees (Category "B" layout approval fees&per plot approval fees) from the applicant as per Tamilnadu Panchayat as shown below,

Fees Detail:

6.Layout Approval Fees -Rs.1,32,600.00 /- (Receipt No:2025111239322 dated 12.11.2025)

7.Layout Inspection Fees -Rs.10,45,640.00 /- (Receipt No:2025111239322 dated 12.11.2025).

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 1/2025-26 dated 13.11.2025

2)The Tamilnadu Government in G.O.Ms.No:138 Housing and Urban Development Department dated: 04.06.2004 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 maybe , 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 purchasers should get Building Plan Approval from the Village

Panchayat Separately.

4. "Splay" Should be provided mandatorily at the junction of seven 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, NagercoilLocal Planning Authority, Directorate of Town and Country Planning, Kanyakumari District Collector Office Campus, Nagercoil.

Village

2. Assistant Director (Village Panchayat) Kanyakumari Disrict Collector office Campus, Nagercoil.
3. Sub-Registrar, Rajakkamangalam.
4. Block Development office (Viilage Panchayat). Rajakkamangalam Panchayat union.
5. Office Record.

Signature valid

Signed by: Village Panchayat President
Location:Kanniyakumari
Date:2025.11.19 13:21:54

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

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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.