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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 2/2025/A2 Date: 6/16/25 7:16 PM

From:

Executive officer

17/77 Ganapathipuram, Ganapathipuram Post, Kanniyakumari District.

To :

Mr. R. Sivagurukuttalam, S/o. Rethnaswamy, 66/1,Vathiyarviali, Vadasery, Kanyakumari District, Agasteeswaram Taluk and Two others

Online Application Number: CINHAA0H

Sir/ Madam,

Sub :

Layout Approval

Ref :

1. Kannyakumari District Town and Country planning Office Planning permission No. CINHAAOH/2025/TCP, Date: 08.04.2025.
2. G.O.(M.s). No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019
3. G.O.(M.s). No.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.5. Commissioner Directorate of Town and Country planning Chennai Circular NO.13686/2017.LA-1, dated 08.09.2017
4. Directorate of Town and Country planning CINHAAOH No.320/2022/TCP3, dated 07.01.2022
5. Rajakkamangalam Sub-Registrar Office Gift deed documents no: 1336/2025, 1337/2025, Date: 02.04.2025.
6. Applicant Mr. R. Sivagurukuttalam and two others payment challan 5/2025, Date: 11.06.2025. Payment Receipt dated. 25.04.2025
7. Ganapathipuram Town Panchayat Council Resolution No.66/2025, dated.16.05.2025.

Body:

With reference to the 1st and 2nd cited letter, the Kanniyakumari District Town and Country Planning Office issued Technical sanction Plan SWP/KKDTCP NO: 20/2025 and Planning Permission no: CINHAAOH/2025/TCP, Dated: 08.04.2025 through online for the Residential Layout with an extent of 6019 Sq.mts (1.486 Acres) comprising Resurvey Ns. 295/6B1, 6B2, 296/1A, 1B, 2, 3, 4A1, 4A3, 5B, 6B, 8B, 9B, 20A, 20B of Neendakarai B Village, Ganapathipuram Town Panchayat, Kanniyakumari District. The details of the project is given below,

PROJECT DETAILS:

1. Total Extent of the Layout - 6019 Sq.mts (1.486 Acres)
2. Project Survey numbers - 295/6B1, 6B2, 296/1A, 1B, 2, 3, 4A1, 4A3, 5B, 6B, 8B, 9B, 20A, 20B
3. Local Body - Ganapathipuram Town Panchayat
4. Village - Neendakari B Village
5. Total number of Plots - 25
6. Total area of the Roads and Splays - 1554.00 Sq.mts(Surrendered to Ganapathipuram Town Panchayat through Rajakkamangalam Sub-Registrar Office Gift Deed no: 1336/2025, 1337/2025, Dated: 02.04.2025
7. Local Body Reservation (A) 23.00 Sq.mts (Surrendered to Ganapathipuram Town Panchayat through Rajakkamangalam Sub-Registrar Office Gift Deed no: 1336/2025, 1337/2025, Dated: 02.04.2025.
8. TANGEDCO Reservation (B) - 23.00 Sq.mts (Surrendered to TANGEDCO through Rajakkamangalam Sub-Registrar Office Gift Deed no: 1336/2025, 1337/2025, Dated: 02.04.2025.

In the continuation, regarding the 6th cited letter, Applicant Mr. R. Sivagurukuttalam, S/o. Rethnaswamy, 66/1,Vathiyarviali, Vadasery, Kanyakumari District, Agasteeswaram Taluk and Two others surrendered the Roads& Splays area, Public Purpose site "A" (Local Body Reservation), and Public Purpose site "B" (TANGEDCO Reservation) to the “Ganapathipuram Town Panchayat” and “TANGEDCO” respectively through Gift deeds no: 1336/2025, 1337/2025, Dated: 02.04.2025. Regarding the 5th and 6th cited letters, the necessary fees for Layout approval was collected from the applicant as per Tamilnadu Panchayat Rules as shown below,

FEES DETAILS:

1. Layout Approval Fees - Rs.35000/-
2. Land Conversion Charges - Rs.108441/-
3. Water and Streetlight - Rs.1160000/-
4. Deposit for Road Maintenance - Rs.200000/-

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/A2, Dated: 16.06.2025

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

4) EWS plots should not be altered or amalgamated, whereas in Town 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 Ganapathipuram Town 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.

Executive officer

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

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

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