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Layout Application - Final Approval Letter

Roc No: 01/2024-25/Layout/Mathicode

Date: 2/12/25 12:35 PM

From:

Village Panchayat

Mathicode

To :

Online Application Number: SZC6WTFC

Sir/ Madam,

Sub :

Ref :

1.Applicants Mrs.V.MARY JOICE & Mr.V.JOHN RAMESH, Online Reference No : SZC6WTFC, Dated: 16.06.2024
2.District Town and country planning Office, Kanyakumari District Letter No. SZC6WTFC,
(Road pattern issued on dated: 06.07.2024).
3.Joint Director Agriculture department, Letter No. Ma.Thi1.4406/2024,Dated: 05.06.2024

Body:

Residential Layout - Kanyakumari District - The Proposal for Residential Layout with an extent of 9977.00 Sq.m (2.464 Acre) in R.S.Nos.832/3, 5B, 6B of Mathicode Village/Panchayat - Killiyoor Panchayat Union - Killiyoor Taluk - Kanyakumari District - Technical Clearance Issued - forwarded for further action - Reg.

Signature Not Verified
Signed by: Village Panchayat President
Location:Kanniyakumari
Date:2025.02.12 12:35:03

Village

Layout Application - Final Approval Letter

Roc No. 01/2024-25/Layout/Mathicode Date: 19.02.2025

From:

Tmt.K Ajitha,
Special Officer,
Mathicode Village Panchayat,

To:

Tmt. Mary Joice and V.John Ramesh,
3-46B1, Weavers Street, Erumpuli, Vaniyakudy,
Kalkulam,Kanniyakumari 629251

Online Application Number: SZC6WTFC

Sir,/Madam,

Sub:

Residential Layout-NON Planning Area-Mathicode Village Panchayat Office-Kanniyakumari District-The proposal for Residential Layout with an extent of 9977.00 Sq.mts (2.464 Acres) comprising Re.survey.no:832/3, 5B, 6B of Mathicode Village, Mathicode Village Panchayat, Killiyoor Panchayat union,Killiyoor Taluk, Kanniyakumari District-Planning Permission issued by Kanyakumari District Town and Country Planning Office-Final Approval issuing –Reg

Ref:

1. ROC No. SZC6WTFC/2024/TCP Technical Clearance of Town and Country Planning Permission Order, Kanyakumari District Town and Country Planning Office, Dated: 02/08/2024
2. ApplicantsTmt. Mary Joice andV.John Ramesh letter dated: 10.01.2025 & 01.02.2025 (Payment of Layout Approval Fees and Layout inspection Fees)

With reference tot the 1st cited letter, the Kanniyakumari District Town and Country Planning Office issued Technical Clearance through online for the Residential Layout with an extent of 9977.00Sq.mts (2.464 Acres) comprising Re.survey.nos.832/3, 5B, 6B of Mathicode Village, Mathicode Village Panchayat, Killiyoor Panchayat Union, KilliyoorTaluk,kanniyakumari District. The details of the project is given below,

PROJECT DETAILS:

1. Total Extent of the Layout -9977.00 Sq.mts (2.464 Acres)
2. Project Survey numbers 832/3, 5B, 6B
3. Local Body Mathicode Village Panchayat
4. Village - Mathicode Village
5. Total number of Plots -42
6. Total area of the Roads and Splays -2821.345 Sq.mts (Surrendered toMathicode Village Panchayat through KarungalSub-Registar Office Gift Deed no: 2139/2024 dated: 25.07.2024
7. Local Body Reservation (A) -44.375 Sq.mts(Surrendered toMathicode Village Panchayat throughEraniel Sub-Registrar Office Gift Deed no:2139/2024 dated: 25.07.2024.

8. TANGEDCO Reservation (B) -44.500 Sq.mts(Surrendered to ThickanamcodeTANGEDCO through Karungal, Sub-RegistrarOffice Gift Deed no:2138/2024 dated: 25.07.2024. In the continuation, regarding the 3rd cited letter, Applicants Tmt. Mary Joice andV.John Ramesh surrendered the Roads& Splays area, Public Purpose site "B" (TANGEDCO Reservation) to the "Mathicode village Panchayat" and "TANGEDCO" respectively.
9. Regarding the 2nd cited letter, the necessary feees for Layout approval wascollected from the applicants as per Tamilnadu Panchayat Rules as shown below,

FEES DETAILS:

1. Layout Approval Fees -Rs/- 548412.00
2. Layout Inspection Fees -Rs/-1000.00

Hence,this Residential Layout has been approved with the below conditions,

1. As per the condition, the layout has been approved number was issued as-01/2024-25/Layout/MathicodeDated:12.02.2025.
2. This office has not legally certified 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.
4. 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.
5. EWS plots should not be altered or amalgamated,whereas in Village Panchayat areas the WES-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.
6. 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.
7. 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.
8. A display board viewing the DTCP-approved Layout plan 6'×4' size shall be permanently provided at the entrance of the layout for public view. The date and number of the Mathicode Village Panchayat council resolution approving the layout should be indicated.
9. 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.

10. 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 Kannyakumari District Collector Office Campus, Nagercoil.
2. Assistant Director (Village Panchayat),
   Kannyakumari District Collector Office Campus, Nagercoil.
3. Sub-Register, Karungal.
4. Block Development Office (Village Panchyat)
   MathicodePanchayat Union.
5. Office record.

19.2.2025

Special Officer,
Mathicode Village Panchayat,
Killiyoor Panchayat Union.

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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