

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter



Roc No: HFA7V1U7/2026/TCP

Date: 6/4/26 4:29 PM

From:

Village Panchayat

Pallanthurai

To :

Mr.Thiraviya Raj Yesothar,
Thiravi Parvathi illam,
Puthoor,
Madhusoothanapuram,
Pin – 629 501.

Online Application Number:

HFA7V1U7

Sir/ Madam,

Sub :

The proposal for a Residential Layout with an extent of 9677.00 Sq.mts (2.390Acres) comprising Re.sur.no: 1103/1B of Madhusoothanapuram South Village, Pallamthurai Panchayat, Rajakkamangalam Panchayat Union, AgasteeswaramTaluk, Kanniyakumari District - Final Approval issued – Reg.

Ref :

1. ROC No: HFA7V1U7/2026/TCP Technical Planning Permission Letter, Kanyakumari District Town and Country Planning Office, Dated:24/03/2026.
2. G.O. (M.s). No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 and G.O. (M.s). No.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
3. Rajakkamangalam Sub-Registrar Office Gift deed documents no:502/2026, Dated: 05/02/2026.
4. G.O. (Ms.) No.180, Rural Development and Panchayat Raj (PR-II (2)) Department, Dated: 05.12.2024.
5. Commissioner, Rural Development and Panchayat Raj Department letter Rc.No. 4870/2024/PRI.MIS-1, Dated: 16.05.2025.
6. Layout Approval Fees receipt NO: 2026060462558, Dated:04/06/2026.

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 9677.00 Sq.mts (2.390Acres) comprising Re.sur.no:1103/1B of Madhusoothanapuram South Village, Pallamthurai Village Panchayat, Rajakkamangalam Panchayat Union, Agasteeswaram Taluk, Kanniyakumari District.

In the continuation, regarding the 3rd cited reference, Applicants Mr. Thiraviya Raj Yesothar, had surrendered the Road & Splay area, Public Purpose site "A" (Local Body Reservation), to Pallamthurai Village Panchayat wide Gift deed no:1264/2026, Dated: 20.03.2026 and Public Purpose site "B" (TANGEDCO Reservation) to Tamilnadu Generation and Distribution Corporation wide Gift deed no: 1264/2026, Dated: 20.03.2026. The Site development works such as Storm water drains on both sides of roads, Layout display board and Bitumen road works were completed by the applicants as per Village panchayat standards. With reference to the 6th cited reference, the necessary fees for Layout approval as per references '4' and '5' were collected through online as Layout Approval Fees from the applicant as per Tamilnadu Panchayat Rules in the panchayat account head as shown below,

1. Layout Approval Fees = Rs. 6,96,525/-

2. Layout Inspection Fees = Rs.10,000 /-

(Receipt no:2026060462558, Transaction no:11000366487049, Date:04/06/2026)

Hence, this Residential Layout has been approved and the approval number was issued as,

Layout Approval number: 01/2026-2027, Dated: 04-06-2026. The details of the project is given below,

1. Total number of plots approved - 49 plots

Areas reserved for Pallamthurai Village Panchayat wide Gift deed no:1264/2026, Dated: 20.03.2026

2. Roads & Splays area - 2893.73 Sq.mts

3. Local Body Reservation (A) - 37.50 Sq.mts (0.55%)

Area reserved for TANGEDCO wide Gift deed no: 502/2026, Dated: 05/02/2026

4. TANGEDCO Reservation (B) - 36.375 Sq.mts (0.54%)

Conditions:

1) The Tamilnadu Government in G.O.Ms.no.112, Housing and Urban Development Department dated: 22.06.2017 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 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.

2) 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.

3) In this residential layout, all individual plot owners shall provide a separate soak pit within their respective plots for the collection and disposal of sewage at the time of house construction. Discharge of sewage into the storm water drainage system is strictly prohibited. Compliance with the above condition is mandatory for all.

Copy to:

1) Assistant Director, Nagercoil Local Planning Authority, DTCP, Nagercoil.

2) Assistant Director (Village Panchayat), Nagercoil.

3) Sub-Registrar, Edalakudy SRO, Edalakudy, Kanniyakumari District.

Village

Signature valid

Signed by: Village Panchayat President
Location: Kanniyakumari
Date: 2026.06.04 16:29:13



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.

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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.

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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,
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