

RE

REGULATORY RECORD

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Town and Country Planning Department(Planning Permission)

Nagercoil Collectorate Campus, Nagercoil, Kanniyakumari District, Pin 629 001



ROC No. 0GXX1AP1/2025/TCP

Date : 23/12/2025

From:

Joint Director / Deputy Director / Assistant Director

Nagercoil Collectorate Campus, Nagercoil, Kanniyakumari District, Pin 629 001

To :

The Executive Officer,
Theroor Town Panchayat,
Theroor,
Kanniyakumari District.

Sir/ Madam,

Sub : Residential Layout - Office of the District Town And Country Planning-Kanyakumari District- The proposal for Residential Layout (with an extent of – 19227.00 Sq.m (4.75 Acre) in S.No.945/14A,14B, 946/2, 947/1A1A1A1A 948/1A1A1A1, 2A1B of Theroor Village-Theroor Town Panchayat– Nagercoil Local Planning Area-Agastheeswaram Taluk-Kanyakumari District- Planning Permission issued - Forwarded for further action - Reg.

Ref : 1. Applicant, Thiru. R.Ramadhas, Online Application No: 0GXX1AP1/2025/TCP, dated: 18.10.2025.
2. District Town and country planning Office, Kanyakumari District Letter No. 0GXX1AP1/2025/TCP, (Road pattern issued on dated: 20.11.2025).
3. Circular from the Director of Town and Country Planning, ROC.No: 19799/2020, Dated: 24.12.2020.
4. Applicants, Thiru.R.Ramadhas, Letter, Dated: 16.12.2025. (Gift deed document No:5108/2025,5109/2025dated: 15.12.2025).
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6. G.O.18, Municipal Administration and Water Supply Department, 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. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated : 08.09.2017.
11. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.
12. Demand payment Request Letter, Dated:17.12.2025(requiring Payment of Development charges and Sub division charges).
13. Applicants ,Thiru.R.Ramadhas , Dated: 18.12.2025 (Payment of Development charges and Sub division charges).
14. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
15. Nagercoil Local Planning Authority Meeting Table Agenda Resolution No:1, Dated:01.10.2020.

With reference to the 1st Cited letter, Applicant has requested for approval of the proposed Residential Layout in S.No.945/14A,14B, 946/2, 947/1A1A1A1A, 948/1A1A1A1, 2A1B with an extent of 19227.00 Sq.m (4.75 Acre)ofTheroorVillage, Theroor Town Panchayat,Nagercoil Local Planning Area,Agastheeswaram Taluk,Kanyakumari District

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Member Secretary on 20.11.2025. Further the Applicant.Thiru.R.Ramadhas , has through gift deed the road, road splay and public purpose area has been handed over to the local body on 15.12.2025. Hence, this residential layout has been approved with below conditions.

1) As per the condition, the layout has been approved and Revised approval number is issued as SWP/ LP/NLPA No: 63/2025,and Revised Planning Permission No: 77/2025 and

enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action.(Previously approved as SWP/LP/NLPA No - 37/2025 and PP No – 50/2025)

2) Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately.

3) After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action.

4) It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.

5) As per circular cited in 11th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamil nilam website Special Conditions.

Special Conditions

1.a) With reference to the 6th cited and 8th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants. After collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.

b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, park provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body.

2. With reference to the 9th cited and 10th cited letter, the concern local body must issue the final approval After transfer of earmarked road, S.F.No sub-division in favour concern local body.

3.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.

4. According to the Directorate of Town and Country Planning Circular No. 12544/14 / CB, dated: 04.07.2014 stating that, The Directorate of Town and Country Planning 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 arises/dispute for individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

5. As per TNCDBR-2019 the following fee and charges are collected as follows:

Copy to:

1.Thiru.R.Ramadhas
S/O. Ramasamy
No:399, Cape Road
Edalakudy,Nagercoil,
Kanniyakumari -629 002

2.Office Record.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	28841	18/10/2025
2	OSR Fee		
3	Centage Charges	26400.00	18/12/2025
4	Development Charges	38454.00	18/12/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	35200.00	18/12/2025



Joint Director/Deputy Director/Assistant
Director(i/c)
District Town and Country Planning,

Kanniyakumari District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Kanniyakumari
Date:2025.12.23 17:15:36



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](#)



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



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
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