

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter



Roc No: 2/2024-2025

Date: 7/10/24 6:49 AM

From:

Village Panchayat

Dharmapuram

To :

Mr. T. GANGARAM AND G. DINESH, no. 37, Church Street, Kalliyankadu, Vettoornimadam P.O, Nagercoil, Kanyakumari -629001

Online Application Number:

XL6VACSI

Sir/ Madam,

Sub :

Residential Layout – Nagercoil Local Planning area - Dharmapuram Village Panchayat Office – Kanyakumari District - The proposal for Residential Layout with an extent of 9578.00 Sq.mts (2.366 Acres) comprising Re.survey.no 139/1B, 152/1A2, 1B2, 1B3, 152/2B, 2C,3B, 3C, 8B2 of Dharmapuram North Village, Dharmapuram Village Panchayat, Rajakkamangalam Panchayat Union, Agasteeswaram Taluk, Kanyakumari District - Planning Permission issued by Kanyakumari District Town and Country Planning Office - Final Approval issuing – Reg.

Ref :

1. ROC No: XL6VACSI/2024/TCP Technical Planning Permission Letter, Kanyakumari District Town and Country Planning Office, Dated: 07/03/2024.
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. Kanyakumari Joint – I Sub-Registrar Office Gift deed documents no: 868/2024 & 869/2024, Dated: 26.02.2024.
4. Tamilnadu Panchayat Building Rules, 1997.
5. Applicants Mr. T. GANGARAM AND G. DINESH application , Dated : 22.01.2024
6. Applicants Mr. T. GANGARAM AND G. DINESH letter dated : 05.02.2024 (Payment of Layout Approval Fees)

Body:

With reference to the 1st cited letter, the Kanyakumari District Town and Country Planning Office issued Technical sanction Plan SWP/NLPA no: 18/2024 and Planning Permission no: 20/2024, Dated: 07.03.2024 through online for the Residential Layout with an extent of 9578.00 Sq.mts (2.366 Acres) comprising Re.survey.no: 139/1B, 152/1A2, 1B2, 1B3, 152/2B, 2C,3B, 3C, 8B2 of Dharmapuram North Village, Dharmapuram Village Panchayat, Rajakkamangalam Panchayat Union, Agasteeswaram Taluk, Kanyakumari District. The details of the project is given below,

PROJECT DETAILS:

1. Total Extent of the Layout - 9578.00 Sq.mts (2.366 Acres)
2. Project Survey number - 139/1B, 152/1A2, 1B2, 1B3, 152/2B, 2C,3B, 3C, 8B2
3. Local Body - Dharmapuram North Village Panchayat
4. Village - Dharmapuram Village
5. Total number of Plots - 41
6. Total area of the Roads and Splays - 3522.84 Sq.mts (Surrendered to Dharmapuram Village Panchayat Through Kanyakumari Joint – I Office Gift Deed No : 868/2024 & 869/2024, Dated : 26.02.2024)
7. Local Body Reservation (A) - 34.96 Sq.mts (Surrendered to Dharmapuram Village Panchayat Through Kanyakumari Joint – I Office Gift Deed No : 869/2024, Dated : 26.02.2024)
8. TANGEDCO Reservation (B) - 30.88 Sq.mts (Surrendered to Dharmapuram Village Panchayat Through Kanyakumari Joint – I Office Gift Deed No : 868/2024, Dated : 26.02.2024)
9. OSR (Park Area) - As Per rule 47(6) of G.O.(M.s)no. 18, Department of Municipal Administration & Water Supply, Dated : 04.02.2019 and Circular Roc.No. 4367/2019-BA2, Office of the Director of Town and Country Planning, Chennai Dated: 05.02.2020. Guideline value amount for the OSR area of Rs. 5,99,464/- was Paid on the Government Head.(Receipt No : 2024030421553, Dated: 04.03.2024)

In the continuation, regarding the 3rd cited letter, Applicants Mr. T. GANGARAM AND G. DINESH Surrendered the Roads & Splays area, Public Purpose site "A" (Local Body Reservation), and Public Purpose Site "B" (TANGEDCO Reservation) to the "Dharmapuram North Village Panchayat" and "TANGEDCO" respectively through Gift deeds no : 868/2024 & 869/2024, Dated: 26.02.2024. Regarding the 6th cited letter, the necessary fees for Layout approval was collected from the applicants as per Tamilnadu Panchayat Rules as shown below,

FEES DETAILS:

S.no Particulars Amount and Date

1. Estimation Fees Rs. 521520/-, Dated: 20.06.2024
2. Layout Approval Fees Rs. 2050/-, Dated: 09.07.2024
3. Layout Inspection Fees Rs. 500/-, Dated: 09.07.2024

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 02/2024, Dated: 10.07.2024.
- 2) This office has not legally certified the title to the ownership by granting Final Approval to the Layout. Instructions given by TNRERA
- 3) 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.
- 4) EWS plots should not be altered or amalgamated, whereas in Village 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

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.

Copy to:

- 1) Member Secretary, Nagercoil Local Planning Authority,
District Town and Country Planning Office,
District Collector Office Campus, Nagercoil.
- 2) Assistant Director (Village Panchayat),
District Collector Office Campus, Nagercoil.
- 3) Sub-Registrar, Kanyakumari Joint - I
- 4) Block Development Officer (Village Panchayat),
Rajakkamangalam Panchayat Union.
- 5) Office record.



Village

Signature valid

Signed by: Village Panchayat President
Location: Kanyakumari
Date: 2024.07.10 06:49:13



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

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
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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
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