PP APPROVAL RECORD

Planning Permission

Survey 1168/1 and 5 more

Sivagiri taluk

Tenkasi district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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Town and Country Planning Department(Planning Permission)

No.5,Bharathi Nagar Ist Street,Melagaram,Tenkasi - 627 818

ROC No. DTCP/TENKASI/1JI1OXBH/2026/2026/TCP Date : 29/06/2026

From:

Joint Director / Deputy Director / Assistant Director

No.5,Bharathi Nagar Ist Street,Melagaram,Tenkasi - 627 818

To :

The President,
Thenmalai Panchayat,
Sivagiri Taluk ,
Tenkasi District.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning Office – HACA - Tenkasi District - Non Planning area – Sivagiri Taluk - Vasudevanallur Panchayat Union – Thenmalai Panchayat - Thenmalai Part1 Village – S.F.No. 1168/1, 1168/2B, 1168/4B, 1168/5B, 1168/6 and 1169/1 - Site Extent 28550.00 sq.m- Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicant Thiru.G.Raveendran, Online Application No. 1JI1OXBH, Dated: 24.08.2024 & 25.05.2026.

2. The Assistant Director, Tenkasi District Town and Country Planning Office Inspection Report Dated:29.08.2024.

3. Directorate of Town and country planning Office Road Pattern approval No. 1JI1OXBH / 2025 / TCP6, Dated:15.05.2026.

4. OSR, Road, Local Body and TANGEDCO reservation Gift Deed No.1297/2026, Dated:21.05.2026.

5. Commissioner of Town and country planning Office, Chennai Letter No . 1JI1OXBH/ 2024/TCP6 (Technical Concurrence issued Date.24.06.2026.

6. Demand payment Request online Application No. 1JI1OXBH Dated: 25.06.2026. (requiring Payment of Centage Fee, Development Charges, Subdivision Charges).
7. Applicant Thiru.G.Raveendran, Online Application No. 1JI1OXBH, Dated: 25.06.2026.(Payment of Centage Fee, Development Charges, Subdivision Charges).
8. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04-06-2004.

9. G.O.(Ms.)No.18, Municipal Administration & Water Supply department, dated: 04/02/2019.

10. G.O.(Ms.)No.16, Municipal Administration & Water Supply department, dated:31/01/2020.

11.G.O.(Ms.)No.141, Housing and Urban Development [UD 4 (3)], dated:23-09-2020.

12. G.O.(Ms.)No.181, Housing and Urban Development [UD 4 (1)], dated: 09-12-2020.

13. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(1)], dated 16-07-2022.

14.Housing and Urban Development department Letter No: 19113/UD4(3)/2017-1, dated: 30-08-2017.

15. Director of Town and Country Planning, Circular ROC No: 13686/2017/LA-1, dated 08-09-2017.

16. Assistant Director, Geology and Mining Department, Tenkasi, Lr.Rc.No.M1/17/2024, dated.26.02.2024.

17. Revenue Divisional Officer, Sankarankoil, Lr.No.RDOSKL/198/2024/A3, dated.02.07.2024.

18. The Principal Chief Conservator of Forests, Chennai-32 letter Ref.No.TS4/1627/2024, dated.18.07.2024.

19. Subject No. 5, Extract of the HACA meeting minutes, dated.30.10.2025 & Director of Town and Country Planning, Chennai HACA Minutes ROC No.25725/2024/TCP-6, Dated: 19.11.2025.

With reference to the 1st Cited letter, The online application received for the issuance of concurrence for the residential layout vide under reference 1st cited above. Since the layout site is situated in declared HACA area, The HACA NOCs has been obtained/issued vide reference 16th cited. The Assistant Director of Tenkasi District Town and Country Planning office has recommended the proposal with site inspection remarks. Based on the Assistant Director of Tenkasi District Town and Country Planning office remarks, the application was processed and letter issued directing applicant to handover the land earmarked for road, park, local body and TANGEDCO use sites to the appropriate authority vide reference 3rd cited above. On receiving the gift deed scan copy from the applicant through online, the following order of concurrence for the proposed layout is issued. 2. Concurrence is issued along as per layout conditions mentioned below. The concurrence number assigned to the layout is . / ... .98/2026.

1.As per the condition, the layout has been approved and approved number issued as L.P/TDTCP No.SWP/47/2026 and enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action.

2. After issuing the final approval duly following the procedure, the local body is requested to send a copy of final approval to this office. 4. Also, the local body is requested to send a copy of layout approved, to the registration department and to the department of survey and land records for appropriate action/information.

4. The sub-ordinate office is directed to send the letter of acknowledgement towards the receipt of layout drawings along with conditions.

Special Conditions :

1. With reference to the 9th, 10th and 13th cited Government orders, “The Owners / developers shall be allowed either to carry out infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules.

Before taking over the infrastructure developed by the owners/developers, the local bodies shall ensure the quality of the works done by the owners / developers. Reasonable period to be prescribed for up keep/maintenance of the roads and drains by the owners / developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later”.

2. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold out more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020, should be applied in appropriate permission for amalgamation of EWS plots.

3. With reference to the 14 th cited and 15 th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park, public purpose areas with Survey Number sub-division in revenue records in favor of concern local body.

4. 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.

5. 20% centage charge for flag day fund in the name of “Armed Forced Flag Day Fund” should be payable by the applicant at nationalized bank draft as Payable.

6. With reference to the 8 th and 11th cited G.O. the Assistant Director of Tenkasi Town and Country Planning Office should issue the Planning Permission after collection of the centage charges and other charges.

7. 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 dispute arises individual rights over it, they can settle it before the appropriate competent court. The Commissionerate of Town and Country Planning Department is not the right organization to decide this.

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land

Use Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)
8.According to the 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 dispute arises 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.
Allotment Details of Approved Layout Plan:
Site Extent : 28550.00 Sq.m (7.05 Acres)
No.Of.Plots
OSR Area :
: 114
2117.20 Sq.m (10.31 %)
EWS Plots Area : 2266.46 Sq.m (11.0 %)
EWS Plots : 81 to 114
Gifted over to Local Body
Gift Deed Document
:
No.1297/2026, Dated:21.05.2026,
Layout Road & Splay Extent : 8015.27 Sq.m
A) Public Purpose : 108.87 Sq.m (0.53 %)
B) TANGEDCO Purpose : 110.00 Sq.m (0.54%)

Copy To:
1. Thiru. G. Raveendran,
A906, Central Park Sathy Road,
Saravanampatti,
Coimbatore North,
Coimbatore – 641 035.
2. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008. – 1 Set
3. Sub-Registrar,
Karivalamvanthanallur Sub Registrar Office,
Tenkasi District.
4. Assistant Director,
Survey Land Records,
Tenkasi – 1 Set
5. Tahsildar,
Sivagiri Taluk,
Tenkasi District – 1 Set
7.As per TNCDBR-2019 the following fee and charges are collected as follows:

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	42825	24/08/2024
2	OSR Fee		
3	Centage Charges	39000.00	25/06/2026
4	Development Charges	57140.00	25/06/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	52000.00	25/06/2026

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

Tenkasi District.

Enclosure

1.Layout original map and Condition – 2 set

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

Verified RealEstate™

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

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.