PP APPROVAL RECORD

Planning Permission

Tenkasi district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

Town and Country Planning Department(Planning Permission)

Tirunelveli Road, (Near Sub Registrar office) Pavoorchatram Tenkasi district - 627808

ROC No. CQE50Z3P / 2025/2026/TCP Date : 06/10/2026

From:

Joint Director / Deputy Director / Assistant Director

Tirunelveli Road, (Near Sub Registrar office) Pavoorchatram Tenkasi district - 627808

To :

The President,
Alankulam Village Panchayat,
Tenkasi District.

Sir/ Madam,

Sub : Residential Layout – District of Town and Country Planning - Tenkasi District – Alangulam Taluk, Alangulam Village Panchayat – Pudhupatti part-1 Village – S.F.No. 609/3A, 609/4A, 609/5, 610/1B, 610/2, 610/3, 610/4, 610/5, 610/6, 610/7, 610/8, 610/9, 610/10, 611/2A, 611/2B, 611/2C, 611/2D, 611/2E, 612/1A, 612/1B, 612/2A, 612/2B, 612/2C, 612/2D, 612/2E, 612/2F - Site Extent – 88000.00 sq.m (21.72 Acres) - Layout Plot Pattern Technical Concurrence Issued by Directorate of Town and Country Planning - Forwarded for further action - Reg

Ref : 1. Applicant M/s.Highmark Properties Private Limited, Mr.Suresh, Online Application No.CQE50Z3P / 2026, Dated:27.02.2026, 20.05.2026, 29.07.2026 & 21.09.2026.
2. Technical Concurrence issued by the Director, Directorate of Town and Country Planning Office, Chennai proceedings Online Application No.CQE50Z3P/2026, Dated:28.09.2026.
3. Road Pattern issued online application No.CQE50Z3P/2026/TCP6, Dated: 18.08.2026.
4. OSR, Road, Local Body and TANGEDCO reservation Gift Deed No.6480/2026, Dated:03.09.2026.
5. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04-06-2004.
6. G.O.(Ms.)No.18, Municipal Administration & Water Supply department, dated: 04.02.2019.
7. G.O.(Ms.)No.16, Municipal Administration & Water Supply department, dated:31.01.2020.
8. G.O.(Ms.)No.141, Housing and Urban Development [UD 4 (3)], dated:23.09.2020.
9. G.O.(Ms.)No.181, Housing and Urban Development [UD 4 (1)], dated: 09.12.2020.
10. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(1)], dated 16.07.2022.
11. Housing and Urban Development department Letter No: 19113/UD4(3)/2017-1, dated: 30.08.2017.
12. Director of Town and Country Planning, Circular ROC No: 13686/2017/LA-1, dated 08.09.2017.
13. Joint Director, Agriculture Department, Tenkasi, NOC Letter No.N4/3174/2026, Dated:21.04.2026.
14. Demand payment request letter, dated:29.09.2026 (Requiring payment of Centage Fee, Development Charges, Subdivision Charges and Flag day fund).
15. Applicant M/s.Highmark Properties Private Limited, Mr.Suresh, payment paid on 30.09.2026. (Payment of Centage Fee, Development Charges, Subdivision Charge and Flag day fund).

1. With reference to the 1st Cited letter, applicant has requested for the approval of Residential Layout in Tenkasi District, Alangulam Taluk, Alangulam Village Panchayat, Pudhupatti part-1 Village – S.F.No..609/3A, 609/4A, 609/5, 610/1B, 610/2, 610/3, 610/4, 610/5, 610/6, 610/7, 610/8, 610/9, 610/10 , 611/2A, 611/2B, 611/2C, 611/2D, 611/2E, 612/1A, 612/1B, 612/2A, 612/2B, 612/2C, 612/2D, 612/2E, 612/2F - Site Extent – 88000.00 sq.m (21.72 Acres).
2. The Technical Concurrence for the above said Residential Layout proposal has been issued by the Director of Town and Country Planning, Chennai under section 47A of Town and Country Planning Act 1971 vide 2nd cited reference and numbered as LP/DTCP No.137/2026 with the applicant should submit the original Gift deed of 4th cited above to the concerned local body and TANGEDCO. On the receipt of the requisite charges vide Reference No:15th cited above, the Layout approval is issued for the above proposed residential layout which has been approved with below conditions.
3. As per the condition, the residential layout has been approved and approval number issued as L.P/TDTCP NO: SWP/68/2026 and enclosed with 1 set of original maps and gift deed documents has been forwarded

with it for further action.
4. Further, After issuing the final approval duly following the procedure, the local body is requested to send a copy of final approval to this office.
5. 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.
6. The Local Body, directed to send the letter of acknowledgement towards the receipt of layout drawings along with conditions.
Special Conditions:-
1. With reference to the 6th, 7th and 10th 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 after 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 11th cited and 12th 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 favour of local body concerned. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.
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. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plot. And under rule 9 concerned local body should collect the 3% Guideline Value as Land conversation charges, before issuing the final approval
6. Conditions mentioned in the No Objection Certificates obtained from the Central and State Govt. Departments must be followed scrupulously.
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)
7. 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.
Copt To
1. M/s.Highmark Properties Private Limited,
Mr.Suresh,
Plot No.69, Pavithra Tower,
Pirathachanam Road, Karur Taluk,
Karur – 639 001.
2. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.133, G-Block, I Avenue,
Anna Nagar (east), Chennai -600102 – 1 Set.
3. Sub-Registrar,
Alankulam Sub Registrar Office,
Tenkasi District.
4. Assistant Director,
Survey Land Records,
Tenkasi – 1 Set.
5. Tahsildar,
Alankulam Taluk,

Tenkasi District – 1 Set

8.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	132000	27/02/2026
2	OSR Fee		
3	Centage Charges	128100.00	30/09/2026
4	Development Charges	176000.00	30/09/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	170800.00	30/09/2026

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.