PP APPROVAL RECORD

Planning Permission

Survey 111/1A and 1 more

Poigai, Sankarankovil taluk

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.

Town and Country Planning Department(Planning Permission)

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

ROC No. H9E4OVED/2026/TCP Date : 15/10/2026

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Poigai Panchayat,
Tenkasi District.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning Office –Tenkasi District - Sankarankovil Taluk – Non Planning Area - Sankarankovil Panchayat Union - Poigai Panchayat – Poigai Village – S.F.No.111/1A, 111/1B - Site Extent – 13600.00 sq.m (3.36 Acres) – Technical clearance issued - forwarded for further action – Reg.

Ref : 1. Applicants Thiru.K.Mariappan and two others, Online Application No.H9E4OVED, Dated:04.07.2026.
2. The Assistant Director, Tenkasi District Town and Country Planning Office Inspection Report Dated:07.07.2026.
3. Commissioner of Town and country planning Office, Chennai Letter No. H9E4OVED, Road pattern issued on dated. 24.09.2026.
4. OSR, Road, Local Body and TANGEDCO reservation Gift Deed No.3484/2026, Dated:05.10.2026.
5.Commissioner of Town and country planning Office, Chennai Letter No . H9E4OVED / 2024/TCP6 (Technical Concurrence issued Date.13.10.2026.
6.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
7.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
8.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
9.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.
10.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
11.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
12.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
14.Circular from the Director of Town and Country Planning, Roc No.320/
15.Demand payment Request online Application No. H9E4OVED, Dated: 14.10.2026. (Requiring payment of Centage Fee, Development Charges,
Subdivision Charges).
16. Applicants Thiru.K.Mariappan and two others, Online Application No. H9E4OVED, Dated: 14.10.2026.(Payment of Centage Fee, Development
Charges, Subdivision Charges).
17.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
18. G.O.53, Housing and Urban Development Department Dated.28.03.2025
19. G.O.149, Housing and Urban Development Department Dated.31.07.2026

With reference to the 1st Cited letter, Applicants Thiru.K.Mariappan and two others, has requested for the approval of residential layout in Tenkasi
District, Sankarankovil Taluk, Sankarankovil Panchayat Union, Poigai Panchayat, Poigai Village, S.F.No.111/1A, 111/1B to the Site Extent of 13600.00
sq.m (3.36 Acres) .
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.
Concurrence is issued along as per layout conditions mentioned below. The concurrence number assigned to the layout is . / 145/2026
1.As per the condition, the layout has been approved and approved number issued as L.P/TDTCP No.SWP/71/2026 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.
3. The sub-ordinate office is directed to send the letter of acknowledgement towards the receipt of layout drawings along with conditions.
4.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
5.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders
6.As per circular cited in 11th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website
Special Conditions :
1.a) With reference to the 9th cited and 11th 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, 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 12th cited and 13th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park
areas 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.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.
5. 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)
6.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 : 13600.00 Sq.m (3.36 Acre)
No.Of.Plots : 60
EWS Plots : 45 – 51, 53 – 55, 56 -59 (974.00 Sq.m)(10.29%)
Gifted over to Local Body
Gift Deed Document : 3484/2026,Dated:05.10.2026
Layout Road & Splay Extent : 4135.00 Sq.m
A) Public Purpose : 49.00 Sq.m (0.52 %)
B) TANGEDCO Purpose : 49.00 Sq.m (0.52 %)
OSR Details : 960.00 Sq.m (10.14 %)

Copy To:

1.Thiru.K.Mariappan,
P.Sankaramahalingam,
Lingaraj (POA) 56,Pudumanai 4th street,
Sankarankovil,
Tenkasi - 627756
2.The Block Development Officer,
Sankarankoil Panchayat Union,
Tenkasi District.
3.Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.133, G-Block, I Avenue, Anna Nagar (East),
Chennai - 600 102 – 1 Set
4.Sub-Registrar,
Sankarankoil Sub Registrar Office,
Tenkasi District.
5.Assistant Director,
Survey Land Records,
Tenkasi – 1 Set
6.Tahsildar,
Sankarankoil 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	20400	04/07/2026
2	OSR Fee		
3	Centage Charges	22500.00	14/10/2026
4	Development Charges	27200.00	14/10/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	30000.00	14/10/2026

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
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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.