PP APPROVAL RECORD

Planning Permission

Survey 57/2 and 5 more

Tenkasi 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. L.P/TDTCP No.SWP/56/2026/2026/TCP Date : 13/08/2026

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The commissioner,
Tenkasi Muncipality,
Tenkasi ,
Tenkasi District.

Sir/ Madam,

Sub : Residential Layout –HACA-DTCP-Office of the Director of town and Country planning-Tenkasi District -Tenkasi Taluk –Tenkasi Municipality/Village –Ward B- Block no: 2- T.S.No 57/2, 59/2 (old S.F.Nos 251/1 part, 251/2 part, 252/1Apt, 252/2 pt)-extent of 2762.00sqm (68.25 Cents)-Technical clearance issued - forwarded for further action - Reg.

Ref : 1) ApplicantTmt.P.S.Nivethitha,Online application No:OLNZS9GRDated: 06.05.2026

2) District Town and Country Planning Office, Tenkasi District Letter No.OLNZS9GR/2026/TCP (Road pattern issued on dated: 19.05.2026)

3) G.O.(3D) no.80, Housing and Urban Development (UD-5(1)) Department, Date: 13.03.2026

4) District Forest officer & Wildlife Warden, Tenkasi , Noc No: C.No10596/2024/D1, Dated: 02.04.2025

5) RDO, Tenkasi Noc RDOTKS/731/2025-B1, Dated: 21.04.2025

6) Deputy Director, Geology and Mining Noc : Rc.No.M1/59/2025, Dated: 09.04.2025

7) Joint-2 Sub Registrar ,Tenkasi Letter ROC.No. 221/2025, Date: 23.07.2025

8) Commissioner, Tenkasi municipality Letter no.Roc No.3737/2024/A1, Date/; 18.07.2025
9) Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
10) Applicant'sGift deed document no.2598/2026,Date 30.06.2025, Rectification deed No 2943/2026 date 20.07.2026.
11) G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
12) G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
13) G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
14) G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
15) Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
16) Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
17) Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022
18) Demand payment Request Letter, Dated:19.05.2026 and 07.07.2026
19) Applicant's (Payment of Centage Fee, Dated:07.07.2026and 24.7.2026
20) Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

With reference to the 1st cited letter, the applicant requested approval for a residential layout in Tenkasi District, Tenkasi Taluk, Tenkasi Municipality/ Village, Ward B, Block No. 2, T.S.

Nos. 57/2 and 59/2 (old S.F.Nos 251/1 part, 251/2 part, 252/1Apt, 252/2 pt), having a total extent of 2762.00 sq.m. (68.25 cents).
As per the 3rd cited Government Order, relaxation in the required road width has been granted. In continuation, with reference to the 2nd cited letter, the road pattern for the
residential layout was issued by the Assistant Director on 19.05.2026. Further, the applicant, Tmt. P.S. Nivethitha, has executed a Gift Deed, and the roads (including splay areas) and
the land reserved for public purpose have been handed over to the local body through Gift Deed Document No. 2598/2026, dated 30.06.2025, and Rectification Deed No. 2943/2026,
dated 20.07.2026.Hence, this residential layout has been approved with below conditions.

1. As per the condition, the layout has been approved and approved number issued as L.P/TDTCP No.SWP/56/2026 and enclosed with 2 set of original maps and gift deeded
documents has been forwarded with it for further action
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 as per Condition no.9 (b).
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 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions
6. Green space earnmarked in layout plan should be retained as green space

Special Conditions
1. a) With reference to the 8th 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 15th cited and 16th 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 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 EstateAuthority. The applicant has requested to follow the protocols as perinstruction given
by TNRERA
5. 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.

6. As per TNCDBR-2019 the following fee and charges are collected as follows:
Centage Fee :Rs.7500.00
Development Charges : Rs.5524.00
SubDivision Charges : Rs.12500.00
OSR Charges : Rs.1339327.00
LAYOUT CONDITIONS
1. Alteration of plot sizes, road pattern, sizes, dimensions of public reservations and further subdivision of the plot contrary to the Layout Plan approved by the Town and Country

Planning department shall not be done without the prior approval of the District Town and Country Planning department.
2. The corners of the plots located at the junction of two roads should be laid with the splay as shown on the approved Layout Plan.
3. No plot shall be sold, leased or transferred in any other means or to build to build any construction on any plot before conforms to the above two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in those
places where the change is plot land use is requested those developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after
obtaining the prior concurrence of the town and country department.
5. If a low tension / high tension powerline / telegraph line is present through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout
Plan.
6. The low laying part of the layout area should be raised to street level
7. On all streets exceeding 7.2 meters in width, shading type trees shall be planted in symmetrical type within 1.00 meters from boundary and not more than 9.00 meters in length,
of the road.
8. The applicant must obtain final approval regarding the plots/ Layout from the concerned Local Body. Also, before constructing any buildings in the plots, the applicant should
be obtained necessary permission from the Town and Country Planning dept or the Local Body Office concerned.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem arises regarding the ownership of
land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Body, a copy of the approval should be sent to this office, along with a copy of certificate / Acknowledgement (gift deed document)
of handover of the public open spaces to the local body concerned
10. Once the applicant receives the approval of the layout plan from the district Town and country planning office, the approved layout plan shall be permanently displayed at the
entrance of the layout without any change / and compete details for public view through a 60 x 120cm permanent display board along with the details of resolution number and date
of the layout.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the ground
that layout has been approved where there is no actual title to the land.
12. If the Documents provided for the land ownership and others documents submitted for consideration are found to be incorrect or if there is a situation where the Planning
Permission / Concurrence approval for the plot might be affected, the planning permission/ concurrence granted to the layout will be cancelled by the District Town and Country
Planning department without any prior notice.
13. A copy of the plan approved by the District Town and Country Planning Department along with a copy of this order shall be compulsorily provided to the purchasers while the
plots are sold.
14. The Local Body may issue the final order only after conferring that the applicant applied for bulk sub - division.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 2762.00Sq.m(68.25 Cents)
No. of Plots: 12Nos
Owners use: 01 No
Gifted over to Local Body :
Layout Road :911.75sq.m
Public Purpose - 9.80 sqm(0.53%)
TANGEDCO Purpose - 9.90 sqm (0.53%)

Copy To:
1.Tmt.P S Nivethitha
396, Venkateshwara Nagar,
Venganallur,
Rajapalayam South,
Virudhunagar
Mobile Number:944372362

2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.133, G-Block, I Avenue ,
Anna Nagar (East),
Chennai -600102.

3. The No.2 Joint Registrar,
No.2 Joint-Registrar Office,
Tenkasi.

4.Assistant Director,
 Survey Land Records,
Tenkasi.

5.The Tahsildar,
TenkasiTaluk Office,
Tenkasi.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	4143	06/05/2026
2	OSR Fee		
3	Centage Charges	7500.00	24/07/2026
4	Development Charges	5524.00	24/07/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	12500.00	24/07/2026

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
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+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.