PP APPROVAL RECORD

Planning Permission

Cuddalore, Cuddalore taluk
Cuddalore district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

PURPOSE
Industrial

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)

District Town and Country Planning, No.34, Tamizh muthu nagar, Kondur, Cuddalore 607 006

ROC No. ROC No. WEYEY5SC/2024/CUD/2025/TCP Date : 05/05/2025

From:

Joint Director / Deputy Director / Assistant Director

District Town and Country Planning, No.34, Tamizh muthu nagar, Kondur, Cuddalore 607 006

To :

The Block Development Officer,
Cuddalore Panchayat Union,
Cuddalore Taluk,
Cuddalore District.

Sir/ Madam,

Sub : Sipcot Phase I -Industrial Layout - District Town and Country Planning Office - Cuddalore District – Cuddalore Taluk – Cuddaalore Panchayat Union – Pachayankuppam and Kudikadu Panchayat - R.S.Nos 50/2,54,56,59,60/1,62,63,68, 99/1A, 99/2,100/2,101/1,101/2,101/3,101/4 and 119 in Pachayankuppam Village - R.s R.S Nos 84/1,84/4, 85/1, 85/9, 85/10, 85/14, 85/15,85/17,85/18,86/3,89/2B1,94/1, 94/2A,95,96/1,96/2,96/4,97/1,97/2,97/3,97/4,97/5, 97/6,98,99,100/1,112/1, 112/2, 112/3, 112/5, 112/6,112/7,112/8,113,114,115,116, 117/1,117/2,117/3,117/4,117/5, 117/6, 120/1,120/2,120/3,120/4,120/5,121,122, 123,125,126,127,128,129,130,133/2, 134/4, 134/5A,134/6,134/7,134/8,134/9, 134/10, 134/11, 136/1,136/2, 136/4,136/5, 136/6,136/7, 136/8, 136/9, 136/10, 136/11, 137/1,137/4,138/1,157/2,157/3,157/4, 158/1A,158/1B, 158/1D,159/1, 159/2,160,161/1,161/2,161/4,161/5A, 162/4, /5,162/6 162/7, 162/9, 165/2,165/3A,165/3B,165/3C,165/3D,166,167/2,168,171/3,172/1A, 172/1B,172/2,172/3,173,174,175 and 176 in Kudikadu Village- - Extent of 518.79 Acres or 2099543.13 Sq.m – Sipcot Phase I Industrial Layout- Revised Technical Approval and Planning permission issued - Forwarded for further action - Reg.

Ref : 1. Applicant The Project Officer, SIPCOT, Cuddalore Online Application Reference No. WEYEY5SC /2025/TCP, Dated:25.10.2024

2. The Member Secretary, Cuddalore Local Planning Authority, Cuddalore Proc. No.322/2012/CLPA Dated 18.11.2018

3. Circular from the Director of Town and Country Planning, Roc.No.5845/2012, Dated:05.01.2018

4. G.O Ms .No.664,Industries (MIG.,II) Department, Date 26.11.1992-Sipcot acquisition of Dry Land under ordinary provision of Land Acquisition Act,1894

5. G.O Ms .No.664,Industries (MIG.,II) Department, Date 26.11.1992-Sipcot acquisition of Dry Land under ordinary provision of Land Acquisition Act,1894

6. G.O. Ms. No.713 Industries Department Dated 26.05.1982 and G.O Ms.no.1422/ Industries Department Dated 04.10.1980

7. G.O. Ms. No.157 Housing and Urban Development Department, Dated: 28.08.2017

8. G.O. Ms. No.138, Housing and Urban Development Department, Dated: 04.06.2004

9. G.O. Ms. No.18, Municipal Administration and Water Supply Department, Dated:04.02.2019 and G.O.Ms. No.16,

Municipal Administration and Water Supply Department,
dated:31.01.2020.

10. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

11. Circular from the Commissioner of Town and Country Planning, letter No.13686/2017/LA1, Dated: 08.09.2017.

12. Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.08.2021

13. Cuddalore Local Planning Authority, Meeting 52-Resolution No.5 Dated 24.10.2018

14. Applicant The Project Officer, Sipcot, Cuddalore , Demand payment Submitted Letter, Dated:10.08.2018 (Payment of Centage Charges and Development Charges).

With reference to the 1st Cited letter, applicant has requested Revised approval of Industrial Layout in Cuddalore District , Cuddalore Taluk , Cuddaalore Panchayat Union,
Pachayankuppam and Kudikadu Panchayat, R.S.Nos 50/2,54,56,59,60/1,62,63,68, 99/1A, 99/2,100/2,101/1,101/2,101/3,101/4 and 119 in Pachayankuppam Village , R.S Nos
84/1,84/4, 85/1, 85/9, 85/10, 85/14, 85/15,85/17,85/18,86/3,89/2B1,94/1, 94/2A,95,96/1,96/2,96/4,97/1,97/2,97/3,97/4,97/5, 97/6,98,99,100/1,112/1, 112/2,
112/3, 112/5, 112/6,112/7,112/8,113,114,115,116, 117/1,117/2,117/3,117/4,117/5,
117/6, 120/1,120/2,120/3,120/4,120/5,121,122, 123,125,126,127,128,129,130,133/2,
134/4, 134/5A,134/6,134/7,134/8,134/9, 134/10, 134/11, 136/1,136/2, 136/4,136/5, 136/6,136/7, 136/8, 136/9, 136/10, 136/11, 137/1,137/4,138/1,157/2,157/3,157/4, 158/1A,158/1B,
158/1D,159/1, 159/2,160,161/1,161/2,161/4,161/5A, 162/4, /5,162/6
162/7,162/9,165/2,165/3A,165/3B,165/3C,165/3D,166,167/2,168,171/3,172/1A, 172/1B,172/2,172/3,173,174,175 and 176 in Kudikadu Village with an Extent of 518.79 Acres or
2099543.13 Sq.m. Hence, this Sipcot Phase I Industrial Layout has been approved with below conditions.
As per the condition, the Sipcot Phase I layout approved in L.P /CLPA.06/2018 and P.P/CLPA/08/2018 has been revised, approved and Approval number issued as LP/ DTCP
(CUDD) No 62/2025 & Planning Permission No:CLPA 11/2025 and enclosed with 2 set of original maps and has been forwarded with it for further action.

1. 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.
2. After the approval of the local body. It is requested to send the approved Industrial layout map to the concerned Registration Department office and land survey department
for information and appropriate action
3. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.

Special Conditions
1. As per G.O 7th cited, “In cases of Industrial Estates developed by Government agencies the Authority reserves the right to allow the concerned Government agencies to retain
the spaces set apart for roads, recreation purpose such as parks/playgrounds etc., and maintain the same for the purposes for which these spaces have been reserved in the
approved layout to the satisfication of the authority and not to sell such spaces for Industrial development or any other purpose. The roads in the layout must be open to Public for
access and should open in the adjoining lands to ensure access to the lands surrounding the Industrial Layout.”

2. The Land ownership is the responsibility of the local authority, as per the G.O Ms No.71,RDLA Dated 16.06.2023 and G.O Ms No.134, ,MAWS Dated 20.09.2002 and this Technical
approval for the layout is accorded based on the land enter upon permission given by the District Collector.
3. 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.

4. As per TNCDBR-2019 the following fee and charges are collected as follows:

Additional Information

Total Extent of the Proposed Layout	518.79Acres or 2099543.13 Sq.m
No of Plots allotted	68 Nos
Plots allotted to Industrial Purpose	65 Nos (420.55 Acre)
Plots allotted to Government Purpose	04 Nos (5.24 Acre)
Area to be maintained by SIPCOT	
Park/Open space	52.73 Acre (10.16%)
SIPCOT Roads	35.73 Acre
SIPCOT –Public Purpose	3.30 Acre
Plots allotted to Government	5.24 Acre
Land Acquired of National Highways Expansion	1.24 Acre

Coastal Regulation Zone Area (CRZ)

The Survey numbers for which NOC should be get from concerned Department before getting Building approval :

1.Kudikadu Village survey nos. -175,176,159,158,157,120,117,112 and 99

2.Pachayankuppam Village survey nos. - 119

Layout Conditions:

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Layout Plan approved by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country Planning Office.
2. The corners of the plots located at the junction of two roads should be laid with the splay shown on the approved Layout Plan.
3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the above two conditions
4. The plots shown in approved Layout plan should be used only for the construction of Industries other than the plots selected for public purposes. Also, only in those places where the land use is requested to be changed, only those developments mentioned in Industrial use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior approval of the department.
5. If a low voltage / high voltage powerline / telegraph line is laid through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan
6. The hollowed part of the layout should be raised to street level.
7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in succession of the road boundary.
8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the applicant should be obtained permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.
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 right 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 Authority, a copy of the approval should be sent to this office, along with a copy of proof (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 published at the entrance of the layout without any change / release fir public view through a 6’ x 4’ permanent Display board along with the details of resolution number and date of approval 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 subdivision has been approved where there is no actual title to the land.
12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission / Concurrence approval for the plot may be affected, the planning permission/ concurrence approval granted to the layout will be cancelled by the District Town and Country Planning Office without any prior notice.

13. A copy of the Plan approved by the Cuddalore District Town and Country Planning office along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale.

Copy To:

1. The Project Officer,
SIPCOT INDUSTRIAL ESTATE,
Kudikadu,
Cuddalore District.

2. The Sub Registrar,
Cuddaloare Sub Registrar Office,
Cuddalore Taluk,
Cuddalore District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	3149315	25/10/2024
2	OSR Fee		
3	Centage Charges		
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge		

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

Cuddalore 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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+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.