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REFERENCE
ROC NO: SWP/ 4KGVCDQD /NPA/ 127 -2026/TCP

ISSUED
25 July 2026

PP APPROVAL RECORD

Planning Permission

Survey 388 and 39 more

Adhagapadi, Nallampalli taluk

Dharmapuri 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.

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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

District Town and Country Planning, No.83, Pidamaneri road, Appavo nagar, Dharmapuri.

ROC No. ROC NO: SWP/ 4KGVCDQD /NPA/ 127 -2026/TCP Date : 25/07/2026

From:

Joint Director / Deputy Director / Assistant Director

District Town and Country Planning, No.83, Pidamaneri road, Appavo nagar, Dharmapuri.

To :

1. The Special Officer / Block Development Officer,
   Dharmapuri Panchayat Union, Adhagapadi Village/ Panchayat,
   Dharmapuri District.
2. The Special Officer / Block Development Officer,
   Nallampalli Taluk/Panchayat Union,
   Thadangam Village & Panchayat, Balajangamanahalli Village & Panchayat
   Adhiyamankottai Village & Panchayat
   Dharmapuri District.

Sir/ Madam,

Sub : SIPCOT Industrial Layout Approval - District Town and Country Planning Office - Dharmapuri District – Non Planning Area - The proposal for Industrial Layout Approval with an extent of of 6116985.36 sqm (1511.54 Acre) - Adhagapadi Village & Panchayat, Dharmapuri Taluk/Panchayat union , S.F.Nos : 388, 389/1, 389/2, 390, 673, 674/1, 674/2, 675/1, 675/2, 676/1, 676/2,680, 681,683/1,683/2etc., Thadangam Village & Panchayat, Nallampalli Taluk/Panchayat union, S.F.Nos: 186/1, 186/2, 188, 189, 239/1, 239/2, 239/3, 254, 255/1,255/2,256/1,256/2,257,258,260/1etc., Adhiyamankottai Village & Panchayat, Nallampalli Taluk/Panchayat union, S.F.Nos:508/1, 509/1, 509/2, 509/3, 510/1, 510/2, 510/3, 510/4, 510/5,510/6,510/7,510/8,ect.,- Balajangamanahalli Village & Panchayat, Nallampalli Taluk/Panchayat union, S.F.Nos:299/1, 299/2, 300/2A, 311, 312, 313/1, 313/2, 313/3, 314/1, 314/2, 315,316/1,ect.,– Technical Clearance issued - forwarded for further action - Regarding.

Ref : 1. Applicant M/S. Project Officer, SIPCOT Industrial Park, Dharmapuri, Dharmapuri District, Application Ref No: SWP/ 4KGVCDQD /2026/TCP, Dated. 10.3.2025.

2. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017

3. Additional Chief secretary Government Lr No. efile670/UD4(1)/2025-1 Dt:11.09.2025 (Exemption JD NOC)

4. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.

5. District Town and Country Planning Office, Dharmapuri District Letter No: SWP/ 4KGVCDQD /2026/TCP, (Road pattern issued on dated: 17.07.2026)

6. G.O.157, Housing and Urban Development Department, dated 28.08.2017. (Public purpose and road should be maintained SIPCOT) and G.O.129, Housing and Urban Development
Department,(UD4(1) dated 29.06.2026. (Public purpose 0.5% should be maintained by SIPCOT)

7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.

8. G.O.18, Department of Municipal Administration and Water Supply, Dated.04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.

9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.

10. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.

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

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

13. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated 07.01.2022.

14. Demand payment Request Letter, Dated: 21.07.2026 (requiring payment of Development Charges, Sub Division Charges and Centage Fee).

15. M/S. Project Officer, SIPCOT Industrial Park, Dharmapuri District, Application Ref No:SWP/4KGVCDQD/2026/TCP, Dated. 23.07.2026 (Payment of Development Charges, Sub Division
Charges and Centage Fee).

16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.

17. Tamil Nadu Gazette No.28, dated.10.07.2024.

18. Director of Town and Country Planning, Chennai Letter No.29503/2023/NPD, Dated. 30.07.2024.

19. G.O.(M.s).No.155, Housing and Urban Development Department, Dated: 08.10.2025.

20. GO.MS.NO.193 Revenue and Disaster Management 5(1) DEPT Dt.21.04.2023

21. GO.MS.NO.308 Revenue and Disaster Management Department land disposal wing (LD 5(1) Section Dt.26.02.2021

22. GO.MS.NO.559 Revenue and Disaster Management Department land disposal wing (LD 5(1) Section Dt.13.09.2021

23. GO.MS.NO.39 Revenue and Disaster Management Department land disposal wing (LD 5(1) Section Dt.19.01.2021

24. GO.MS.NO.195 Revenue and Disaster Management Department land disposal wing (LD 5(1) Section Dt.21.04.2023

25. Collector,Dharmapuri District , Alienated No.12871/2018/T1, Date:25.10.2018

26. Collector,Dharmapuri District , Alienated No.12872/2018/T1 Dt.13.11.2018

27. Collector,Dharmapuri District , Na.Ka.12830/2019/T1 dated 27.06.2020

28. Collector,Dharmapuri District , Alienated No.1/13036/2017(P), Dt:27.02.2023

29. The Executive Engineer, melpennaiyaru,Dharmapuri, WR& D Lr.no.DB/CO.180/2025/VA-1 Dt:12.09.2025

30. Tamilnadu Transmission Corporation Limited Lr.No.SE/GCC/SLM/AEE(GL)/AEC/F.SIPCOT dharmapuri/D335/26 Dt:10.03.2026 (Tower line shifting)

31. G.O.(M.S)No.284 Industries (SIPCOT-LA)Department dt:30.12.2015.(Land Acquisition)

32. G.O.(M.S)No.63 Industries investment promotion and commerce (SIPCOT-LA)Department dt:30.12.2015.(Land Acquisition)

33. Additional Commissioner ,Chennai, Land Reforms Department Na.ka.No.L1/13036/2017(POO.VA) dt:27.02.2023 (Bhoodan land)

34. Ministry-of Environment, Forest and Climate Change LA Division File No.l0/34/2023-IA.III Dt:04.11.2024 (Environmental Clearance)

35. The Executive engineer, WRD, Uppar Pennaiyar basin division, Dharmapuri letter no. DB/K.180/2025/V.1/Date.

12.09.2025

36. GO(Ms) No. 153 Industries (SIPCOT-LA) Department dated.17.07.2020

37. Circular from the Commissioner of Town and Country Planning, letter no.4367/2019/BA2, Dated: 13.03.2019

The Industrial Layout Proposal received vide the reference 1st cited, applicant has requested for the approval of Industrial Layout in Dharmapuri District, Adhagapadi Village & Panchayat,
Dharmapuri Taluk/Panchayat union , S.F.Nos :
388,389/1,389/2,390,673,674/1,674/2,675/1,675/2,676/1,676/2,680,681,683/1,683/2,685/1A,685/1B, 685/2, 685/3 ,686, 687, 688, 689,
690/1,690/2,691/1,691/2,692,693,694/1,694/2,695,696/1A,696/1B,696/2,696/3,696/4,697/1,697/2,697/3,697/4,697/5,697/6,697/7, 698,699,700,701/1,701/2,701/3,704/1,704/2,705/1,705/2,706,707,
708/1,708/2,709/1,709/2,709/3,711/1,711/2,712/1,712/2,713/1,713/2,714/1,714/2,714/3,714/4,716/1,716/2,716/3,717,718,719,720,721/1,721/2A,721/2B,721/2C,722,1036,1037,1038,
1039,1040,1093,1095,1096/1,1096/2,1096/3,1097,1098/1,1099/1,1099/3,1099/4,1100/1,1100/3,
1101/1,1102/1,1103/1,1103/3,1104,1105/1,1105/2,1105/3,1105/4,1106/1,1106/2,1106/3,1107/1,
1107/2,1107/3,1108,1109,1110/2,1111/1,1111/2,1111/3,1113/1,1113/2,1128/1,1128/2,1128/3,1129/1,1129/2,1132/1,1135,1136,1137,1139,1142,1143,1144,1145,1146,1147,1148,1149,1150/1,1150
/2, 1150/3,1151/1,1151/2,1152,1153/1,1153/2,1153/3,1153/4,1154/1,1154/2,1154/3,1155/2,1156/1, 1156/2,1158,1159,1160, 161/1, 1162, 1163/1, 1163/2,
1164,1165,1166,1167/1,1167/2,1168,1169,1170/1,1170/2,1171/1,1171/2,
1171/3,1171/4,1172/1,1172/2,1173/1,1173/2,1173/3,1174,1175/1,1175/2,1175/3,1179/1,1179/2,
1179/3,1179/5,1181/1,1181/2,1181/3,1185,1186,1187/1,1187/2,1187/3,1187/4,1190/1,1190/2,1190/3,1191/1,1191/3,1192/1,1192/2,1193,1197,1198,1201/1,1201/2,1201/3,1202,1204,1205/1,1205
/2,1206,1208/1,1208/2,1209,1210,1211,1213/1,1213/2,1213/3,1213/4,1214,1215/1,1215/2,1216,1217,1218,
1220,1221,1222,1223,1227.–
Thadangam Village & Panchayat, Nallampalli Taluk/Panchayat union, S.F.Nos:
186/1,186/2,188,189,239/1,239/2,239/3,254,255/1,255/2,256/1,256/2,257,258,260/1,260/2,267,296,
297,298,299,300,303,304,305,306,307,308, 310, 311, 312, 313, 314, 315, 316/A, 316/B1, 316/B2, 318, 319, 320, 331/1, 331/2, 331/3, 331/4, 332/1, 332/2, 333/1, 333/2A, 333/2B, 333/3, 333/4, 340/1
,340/2, 344,345/1,345/2,346,347/1,347/2,348/1,348/2,349,350,351/1,351/2,352,353,354,355,356,357,358,359,
360/1,360/2,361,362,363,366,368,369,370,371,372/1, 372/2, 373, 374, 375/1, 375/2,
376,377,379.
Adhiyamankottai Village & Panchayat, Nallampalli Taluk/Panchayat union, S.F.Nos :
508/1,509/1,509/2,509/3,510/1,510/2,510/3,510/4,510/5,510/6,510/7,510/8,510/9,510/10,511/1,511/2,511/4,511/5,511/6,511/7,867/13A1,867/13C,867/19A,867/19B-
Balajangamanahalli Village & Panchayat, Nallampalli Taluk/Panchayat union, S.F.Nos:
299/1,299/2,300/2A,311,312,313/1,313/2,313/3,314/1,314/2,315,316/1,316/2,317,318/1,318/2,319,
331/1,331/2,332/1,332/2A,367,750/1,750/2,750/3,751/1,751/2,752/1,752/2 - total Site extent of 6116985.36 sqm (1511.54 Acre) - and The Online application was processed as per the rules
prevailing and after perusing the records and after conducting inspection the road pattern was issued, land earmarked for roads, public purposes meant for local body and TANGEDCO vide
under reference 5th cited above.

On receiving the payment of charges such as Centage charge, Sub Division Charges and Development Charges vide under reference 15th cited above, the Technical Clearance is issued to the
said layout subject to the following conditions.

1. As per the condition, the Industrial layout has been approved and the approved assigned to the layout is SWP/DTCP/DHARMAPURI/LAYOUT APPROVAL NO:127/2026. The approved layout
Plan is enclosed herewith for taking further action in this regard.

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.As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamil Nilam website Special Conditions.

5.The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under the

Special Conditions:

As per the directions reference under 10th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under 8th cited above.

1. a) The local body shall issue the final approval to the applicant(s) directly after collecting usual fees and necessary fees towards the cost of laying improvements to the system in respect
of road, water supply, sewage, drainage or electric power supply that may be required as assessed by the authority concerned namely, the local body and TANGEDCO, in the case of corporation
and municipalities.

b) The local body shall issue the final approval to the applicant(s) directly after usual; fees and after ensuring the applicant has laid tar road, provided other amenities such as storm water
drains, water supply facilities by constructing OHT, etc., provided street lights as per the standards prescribed by the local body in the case of other than corporation/municipalities.

2.With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval after transfer of earmarked road 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.Condition mentioned in the No objection certificates obtained from the Central / State Government Departments must be followed scrupulously.

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% Market Land Value as Land conversion charges, before issuing the final approval.
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.

8. If a high voltage Power Line is laid through the plots. The line should be shifted to the edge of the road.

9. The local body shall issue the final approval to the applicant(s) directly after ensuring the applicant has laid Empty pipes (large size Hume pipes / HDPE pipes) of minimum width of 0.15m in
diameter along the outer edges of the layout roads in order to accommodate telecommunication cable as per G.O.155 Housing and Urban Development Department, dated: 08.10.2025.

10. As per 19 to 36th cited letter , The Rules and Conditions should be followed

11. The local body shall issue the final approval after ensuring that the 67013.16 sqm(1.20%) area of earmarked for TANGEDCO has been gifted to TANGEDCO/ Local body.

12. The Local Body shall issue the final approval only after ensuring that the No Objection Certificate (NOC) has been obtained from the Public Works Department (PWD) for connecting the

layout road network by constructing bridges across the water body at the earmarked locations, namely Bridge Nos. 1 to 11

13. As per the FMB, the earmarked watercourse shall be maintained in its existing position without obstructing the natural flow of water. Further, as per the 35th cited reference, the prescribed
rerouting procedure and conditions shall be strictly followed. In addition, as per the Circular cited in the 37th reference, the required setback shall be maintained along the watercourse.

14. As TNCDBR 2019 rule 47(7)(b) said "In cases of industrial estates developed by Government departments or agencies, the competent authority reserves the right to allow them to retain the
spaces set apart for roads and the recreational spaces as parks or playgrounds and maintain them for these purposes to the satisfaction of the competent authority." Further, as per G.O. Ms. No.
129, 0.5% of the public purpose area shall be reserved and maintained by the applicant. Hence, the area earmarked for OSR(733728.67sqm-13.21%) and Public purpose (39091.33 sqm- 0.70 %)
shall be retained and maintained by SIPCOT.

15. As the Additional Commissioner, Chennai, Land Reforms Department, in Na.ka.No.L1/13036/2017 (POO.VA) dated 27.02.2023, has said, the five Bhoodan land conditions must be followed.

16. As per Ministry-of Environment, Forest and Climate Change LA Division File No.l0/34/2023-IA.III Dt:04.11.2024 (Environmental Clearance) conditions stipulated for the shall be followed and
individual industries shall maintained 22.20% of green belt.

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

Scrutiny Fee : Rs . 9305448.00 /- dt.10.03.2025
Development Charges : Rs. 18350970.00 /- dt. 23.07.2026.
Subdivision Charges : Rs. 320000.00 /- dt.23.07.2026.
Centage Charges : Rs. 240000.00/- dt.23.07.2026.
Display Board : Rs.1500.00/- dt:23.07.2026

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 splays 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. 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.
5. The hollowed part of the layout should be raised to street level.
6. 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.
7. 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.
8. 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.
9. 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 60cm x120cm permanent Display board along with the details of resolution number and date of approval of the layout.
10. 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.

11. 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.

12. A copy of the plan approved by the 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.

13. Local Authority should be Ensure no compound wall shall be constructed closing the layout roads.

Copy to:

1. The Project Officer, SIPCOT Industrial Park,
15, A.R. Garden, Salem NH Road (Near Court Arch),
Thadangam Village,
Thokkampatti Post,
Nallampalli Taluk,
Dharmapuri District - 636 705.

2. The Assistant Director,
Department of Land Survey and Records,
Dharmapuri District.

3. Tashildar,
Dharmapuri and Nallampalli Taluk,
Dharmapuri District.

4. Sub-Registrar,
Dharmapuri west and Dharmapuri Joint 2 Sub-Registrar Office,
Dharmapuri District.

5. Superintending Engineer,
Tamil Nadu Generation and Distribution
Corporation Limited (TANGEDCO),
Dharmapuri District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	9305448	10/03/2025
2	OSR Fee		
3	Centage Charges	240000.00	23/07/2026
4	Development Charges	18350970.00	23/07/2026
5	Display Board Charges	1500.00	23/07/2026
6	Satellite town charge		
7	Sub Division Charge	320000.00	23/07/2026

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

Dharmapuri 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

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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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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.