

PP

APPROVAL RECORD

Planning Permission

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

Layout Approval

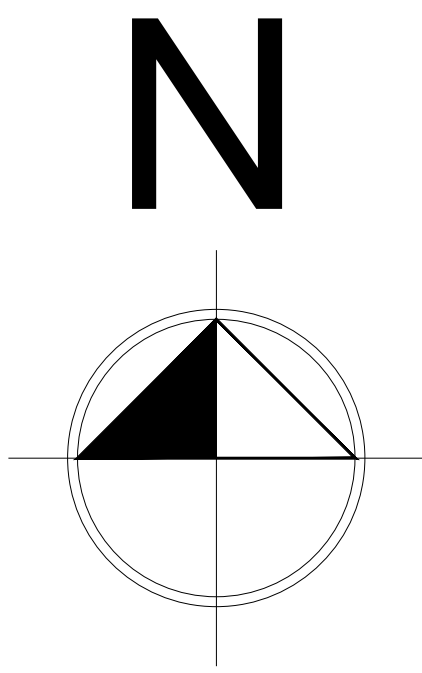
ISSUING AUTHORITY

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.

SIPCOT INDUSTRIAL PARK- SRIPERUMBUDUR (PHASE-II)

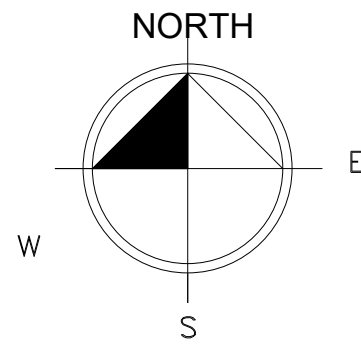


DIRECTORATE OF TOWN AND COUNTRY PLANNING,
CHENGALPATTU REGION, PONDUR A' VILLAGE/ARANERI VILLAGE/MAMBAKKAM VILLAGE IN
KANCHEEPURAM DISTRICT & SRIPERUMBUDUR TALUK IN SURVEY NOS:-
PONDUR A' VILLAGE:
20PT,21,22,23,24,25,469PT.
(PONDUR A' VILLAGE EXTENT: 11.91.5 HECTARE)
ARANERI VILLAGE:
1,11,12,13,14,15,16,17,18,19,20,21,22,23,27PT,28,61PT,64,65,66,67,68,69,70,71,72,73,
74,76PT,77PT,79,80PT,81,82,83PT,84,
(ARANERI VILLAGE EXTENT: 43.39.5 HECTARE)
MAMBAKKAM VILLAGE:
177PT,178PT,179PT,183PT,184,185,186,187PT,188PT,193,194,195,196,197,217PT,218,
219,270,271,272,273,274,275,276,278,279,280,281,282,283.
(MAMBAKKAM VILLAGE EXTENT: 93.87.0 HECTARE)

PROPOSED INDUSTRIAL PLOT PATTERN LAYOUT.
(SIPCOT INDUSTRIAL PARK, SRIPERUMBUDUR-PHASE II)
MAP TECHNICAL SANCTION REGARDING:

SCALE : 1:5000

ROC NO : 6JGWU726



REFERENCE:-

PROPOSED LAYOUT AREA - 149.18.0 HECTARE OR 368.62 ACRE.
PONDUR A' VILLAGE - 11.91.5 HECTARE.
ARANERI VILLAGE - 43.39.5 HECTARE.
MAMBAKKAM VILLAGE - 93.87.0 HECTARE.
NUMBER OF PLOTS REQUIRED - 59 PLOTS.
NUMBER OF PLOTS ALLOTTED - 59 PLOTS.

PLOTS	AREA IN ACRES
K1	39.44
K2	40.00
K3	4.92
K3/pt	1.24
K3/1	4.00
K3/2	6.65
K3/2Pt	2.00
K4	6.00
K4-a	3.91
K5	5.17
K6	4.32
K7/1	5.65
K7/2	0.60
K8/1	11.37
K8/2	2.08
K9	4.00
K10/1	2.20
K10/2	2.03
K11	8.00
K11/1	0.84
K12/1	1.00
K12/2	1.40

K13	1.00
K14	1.00
K15	1.00
K16	1.00
K17	2.53
K18/1	2.00
K18/2	1.77
K19	1.68
K20	6.12
K21	0.98
K22/1A	1.53
K22/1B	1.54
K22/2	3.00
K23	4.72
K24	3.40
K25	15.02
&K26	0.92
K27	0.89
K28	0.49
K29	0.49
TOTAL	207.41

PLOTS	AREA IN ACRES
L1	6.09
L2	5.00
L3	5.00
L4	1.99
L5	2.17
L6	3.69
L7	15.33
L8/1	1.40
L8/2	2.85
L8/3	1.30
L8/4	1.30
L9/1	10.11
L9/2	2.40
L9/3	0.66
L10	10.43
L11	9.23
L12/1	6.74
L12/2	2.76
L12/3	0.72
L12/4	1.76
TOTAL	90.93

OSR AREA	
OPEN AREA	AREA IN ACRES
OSR1	7.61
OSR2	2.92
OSR3	8.44
OSR4	5.02
OSR5	1.19
OSR6	1.03
OSR7	1.44
OSR8	0.63
OSR9	4.73
OSR10	0.33
OSR11	0.29
OSR12	0.81
OSR13	2.48
TOTAL	36.92

UTILITY AREA	
S.No.	AREA IN ACRES
Utility-1	2.92
TOTAL	2.92

TOTAL LAND AREA - 368.62 ACRE.

Indl.Plot Area (No.of Plots) - 298.34 Acre - 59

O.S.R Area - 37.61 Acre

Road Area - 29.75 Acre

Utility Area - 2.92 Acre

- PROPOSED REVISION
- NH-4 ROAD
- EXG.SIPCOT ROAD
- SIPCOT ROAD (PROPOSED)
- OSR AREA
- SCHEME BOUNDARY

PROPOSED REVISION OF PLOTS

SL.NO	PLOT NO.	AREA IN ACRES.
1	L-12/3	0.72
2	L-12/4	1.76
3	K-28	0.89
4	K-29	2.97

நிபந்தனைகள்:

- ALL DIMENSIONS ARE IN METRES.
- THE CHANNEL FLOW THROUGH THE SITE SHOULD BE REALIGNED AND THE CULVERT PROVIDED IN THE REQUIRED PLACE WITH APPROVAL OF CONCERNED DEPARTMENT.
- நில உரிமம் குறித்து வழங்கப்பட்ட சான்றுகள் மற்றும் பரிசீலனைக்கு சமர்ப்பிக்கப்பட்ட ஆவணங்கள் சரிபாணவையில் என அறிவிக்கப்பட்டால் அல்லது மனைபரிசீலிக்கு தொழில் ரூப ஒப்புதல் வழங்கப்படாத பாதியு ஏற்படக்கூடிய சூழ்நிலை ஏற்படும் மனைபரிசீலிக்கு வழங்கப்பட்ட தொழில் ரூப ஒப்புதல் எவ்வித முன்கூறிவிடக்கூறா நகர் ஊராட்சிப்பகுதி இயக்குநர் சென்னை அலுவலகம் இரத்து செய்யப்படும்.
(If the Land documents and ownership certificates furnished for scrutiny are found to be incorrect or if the Technical approval accorded to the Layout is found to affect the situation, the approval will be cancelled without prior notice by Commissioner of Town and Country Planning, Chennai.)
- அரசாணை எண்.157, விட்டுவசதி (ம) நகர்ப்புற வளர்ச்சி துறை நான்.28.02.2017 - க்குடி மனைபரிசீலிக்கு அனுப்பும் பூச்சு, சாலை ஒதுக்கீடு (ம) போது உபயோக பகுதியினை சிப்காட்டெ பராமரிக்கப்பட வேண்டும்.
- மனைபரிசீலிக்கு என இடம் செல்லும் வாய்க்காலங்கள் நிலையிலுள்ளவையு நிலைநிறுத்தப்பட வேண்டும். ஆக்கிரமிப்பு ஏதும் செய்யக் கூடாது. வாய்க்காலம் மற்றும் நிர்நிலைகளின் எல்லைப்பிடித்து போதைய இடைவெளி விட்டு கட்டப்பட உத்தேசிக்கப்பட வேண்டும்.

APPROVAL No:SWP/D.DTCP/KANCHIPURAM /LAYOUT NO:139/2026
(REVISION OF ம.வ/ந.ஊ.து.இ.(செ.மா)எண்.439/2018)



துணை இயக்குநர்
மாவட்ட நகர் ஊராட்சிப்பகுதி அலுவலகம்
காஞ்சிபுரம் மாவட்டம்.



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](#)



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



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.

