PP APPROVAL RECORD

Planning Permission

Survey 80 and 16 more

Kumaralingapuram, Sathur taluk

Madurai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

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)

B70, Tamil Nadu Housing Board, Madurai road, Chaththirareddiapatti, Virudhunagar -626001.

ROC No. 9NA5HKA6/2024/TCP Date : 17/02/2024

From:

Joint Director / Deputy Director / Assistant Director

B70, Tamil Nadu Housing Board, Madurai road, Chaththirareddiapatti, Virudhunagar -626001.

To :

1.Thalaivar,
E.Kumaralingapuram panchayat,
Virudhunagar panchayat union
Sathur Taluk,
Virudhunagar.

Sir/ Madam,

2.Thalaivar,
E.Muthuramalingapuram Panchayat,
Virudhunagar panchayat union
Sathur Taluk,
Virudhunagar.

3.Thalivar,
Thulukkapatti Panchayat,
Virudhunagar panchayat union
Virudhunagar Taluk,
Virudhunagar.

Sub : Industrial Layout – Viruthunagar DTCP – Viruthunagar District – Sathur Taluk-Virudhunagar Panchayat Union-E.Kumaralingapuram Village – SF.No.80, 81, 82, 83, 84, 85, 86/2, 3, 4, 5, 6, 99, 100, 101, 134, 154, 155, 156, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205/1, 2, 3, 4, 5, 206, 207, 208, 209, 210, 211, 212, 213, 214/5, 215, 216, 217, 219, 220, 221, 222, 223, 224, 225, 226/6A, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238/1, 2, 3, 4, 239, 240, 263, 264, 265/2, 3, 4, 5, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283/1, 2A1, 2C1, 3A, 4A, E.Muthuramalingapuram- SF.No.14, 15, 62, 63, 64, 67, 68, 69, 71,Virudhunagar Taluk-Thukkapatti Village-SF.No.239, 240, 241, 242, 243, 244, 245, 247, 248, 250/1A, 1B, 2, 4, 5B, 6, 7A, 7B, 8A, 8B, 9, 10, 11, 12, 13, 14, 15, 16, 17 – Extent of 1052 Acre- SIPCOT Mega Textile Park-Technical Clearance issued - forwarded for further action – Regarding.

Ref :

1. Applicant The Project Officer,SIPCOT Virudhunagar - Online Application. 9NA5HKA6, Dated: 15.09.2023
2. District Town and Country Planning Office, Virudhunagar District, Road Pattern Issued on dated: 16.02.2024.
3. G.O.(Ms).No.157, Housing and Urban Development department, dated.28.08.2017.
4. G.O.(Ms).No.23 Industries (SIPCOT-LA) Department Dated.03.02.2020.
5. Special District Revenue Officer, Land Acquisition SIPCOT, Sathur, Virudhunagar Letter No.Na.Ka.L.A.1/81/2017/SIPCOT Dated.11.01.2021.
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.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.181, Housing and Urban Development Department, dated 09.12.2020.
10. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
11. Government Letter No.19113/UD4(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 16.02.2024 (Requiring payment of CentageCharge.
15. Applicant The Project Officer,SIPCOT letter dated.16.02.2024 (Payment of Centage Charge).

With reference to the letter in the 1st cited, applicant has requested for the approval of Industrial layout in Virudhunagar District Sathur Taluk-Virudhunagar Panchayat Union-E.Kumaralingapuram Village – SF.No.80, 81, 82, 83, 84, 85, 86/2, 3, 4, 5, 6, 99,
100, 101, 134, 154, 155, 156, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191,
192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205/1, 2, 3, 4, 5, 206, 207, 208, 209, 210, 211, 212, 213, 214/5, 215,
216, 217, 219, 220, 221, 222, 223, 224, 225, 226/6A, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238/1, 2, 3, 4, 239, 240,
263, 264, 265/2, 3, 4, 5, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283/1, 2A1, 2C1, 3A, 4A,
E.Muthuramalingapuram- SF.No.14, 15, 62, 63, 64, 67, 68, 69, 71,Virudhunagar Taluk-Thukkapatti Village-SF.No.239, 240, 241, 242,
243, 244, 245, 247, 248, 250/1A, 1B, 2, 4, 5B, 6, 7A, 7B, 8A, 8B, 9, 10, 11, 12, 13, 14, 15, 16, 17 – Extent of 1052 Acre.

In the continuation, with reference to the letter in the 2nd cited, road pattern for Industrial layout has been issued by the Deputy Director, Virudhunagar District Town and Country Planning on 16.02.2024.further with reference to the 3th citied, its ordered that SIPCOT to retain the spaces set apart for roads, recreation purpose such as Park & etc. and maintain the same for the purpose for
which these space have been reserved in the approved layout to the satisfaction of the Authority and not to sell such Spaces for industrial development or any other purpose.The road in the layout must be open to the public access and should open in the adjoining lands to ensure access to the lands surrounding the industrial layout.
Hence, this Industrial layout is given approval with following conditions.

1. As per the condition, the layout has been approved and approved number is issued as LP/DDTCP/VRN No.09/2024 and enclosed with 2 set of original maps 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 proceedings to this office immediately.

3. 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.
4. It is requested to send acknowledgment of receipt of having receipt of maps and proceeding orders.

5. As per circular in 13thcited, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website special conditions.

Special Conditions

1. With reference to the 11thcited and 12thcited letter, the concern local body must issue the final approval .

2. 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) Anyperson wishing to purchase the property must individually assert ownership of the property to the applicant. Also, is 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.

3. As per TNCDBR 2019 the following fee and charges are collected as follows:
Scrutiny Charges - Rs.6187386, Dated: 15.09.2023
Centage Charges - Rs.60000, Dated: 16.02.2024

Sl.No. Description of charges Amount Receipt no. and date
1 Scrutiny Fee
2 Centage Charges
3 Flag Day Fund
4 Development Charges
5 Display Board Charges
6 Satellite Town Charges

Enclosure
Layout Original Map and Condition - 2 sets and

Copy to
1 The Project Officer,
SIPCOT Industrial park,
Kumaralingapuram,
Sathur,
Virudhunagar. 1 Set
2 Block Development Officer,
Virudhunagar Panchayat Union,
Virudhunagar. 1 Set
4 Assistant Director,
Survey Land Records, Virudhunagar. 1 Set
5 Thasildar,
Sathur Taluk,
Virudhunagar District. 1 Set
6 Thasildar,
Virudhunagar Taluk,
Virudhunagar District. 1 Set

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	6187386	15/09/2023
2	OSR Fee		
3	Centage Charges	60000.00	16/02/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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