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REFERENCE
SLM/E8UTVEE8
/12230/2024

ISSUED
14 October 2024

PP APPROVAL RECORD

Planning Permission

Salem, South taluk

Salem district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

EXTENT APPROVED
56.81Acre

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.

Verified RealEstate™
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Town and Country Planning Department(Planning Permission)

No.6, Sannathi Street, Subramaniya Nagar, Suramangalam, Salem 636 005.

ROC No. SLM/E8UTVEE8 /12230/2024/2024/TCP Date : 14/10/2024

From:

Joint Director / Deputy Director / Assistant Director

No.6, Sannathi Street, Subramaniya Nagar, Suramangalam, Salem 636 005.

To :

The President,
Periyaseeragapadi Panchayat,
Veerapandi Panchayat Union,
Salem South Taluk,
Salem District.

Sir/ Madam,

Sub : Industrial Layout - District Town and Country Planning Office, Salem – Salem Local Planning Area - The proposal for Industrial Layout with an extent of 56.81Acre or 229900.00 sq.m - S.F.Nos: 1/78 and 1/79 – Salem South Taluk – Veerapandi Panchayat Union– Periyaseeragapadi Village and Panchayat - Salem District Technical clearance issued – forwarded for further action - Reg

Ref : 1. Applicant The Branch Manager, SIDCO Salem District, Application Ref No: E8UTVEE8 (F.No. 12230), Dated. 28.06.2023.
2. District Town and Country Planning Office, Salem District, Letter No: E8UTVEE8/ 2024 /2024/TCP. (Road pattern issued on dated: 14.08.2024)
3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
4. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
5. G.O. (Ms). No.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O. Ms. No.16, Department of Municipal Administration and Water Supply, dated:31.01.2020.
6. G.O.141, Housing and Urban Development Department, Dated:23.09.2020.
7. G.O.181, Housing and Urban Development Department, Dated:09.12.2020.
8. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
9. Circular from the Commissioner of Town and Country Planning, letter No.13686/2017/LA1, Dated: 08.09.2017.
10. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022.
11. Demand payment Request Letter, Dated. 07.09.2024 (Requiring Centage Fee and Development Charges).
12. Applicant's Demand payment Submitted Letter, Dated: 07.10.2024 and 06.05.2024 (Centage Fee).
13.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.
14. Circular from the Director of Town and Country Planning, Roc No.11281/2023/TCP5, Dated:12.05.2023.
15.Letter from Director Town and country planning Chennai, Roc.No.1492/2023/K2 Dated: 06.09.2024.
16. Block development officer, Veerapandi Panchayat Union, Road certificate Letter No.2768/2020, date.31.12.2020

With reference to the 1st Cited letter, applicant has requested for the approval of Industrial layout in Salem District, Salem South Taluk, Veerapandi Panchayat Union, Periyaseeragapadi Village and Panchayat, S.No. 1/78 and 1/79 of extent 56.81Acre or 229900.00 sq.m forwarded to Salem District Town and Country Planning for concurrence. In the continuation, with reference to the 2nd cited letter, road pattern for Industrial layout has been issued by this office on 14.08.2024. According to GO (MS) No 157 dated 28.08.2017 roads and parks to be retained and maintained by SIDCO. Hence, this

industrial layout has been approved with below conditions
1. As per the condition, the layout has been approved and the approved assigned to the layout is PLANNING PERMISSION NO:91/2024 and SWP/DTCP/ SALEM/ LAYOUT NO: 247/2024. The approved layout Plan is enclosed herewith for taking further action in this regard. The applicant should submit the Original Gift Deed of 5th cited above to President, Periyaseeragapadi Village Panchayat and it 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 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 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.
1. a) With reference to the 9th cited and 10th 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 10th cited and 11th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas S.No sub-division in favor 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. . 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.
5. If a high voltage Power Line is laid through the plots. The line should be shifted to the edge of the road.
6.As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee : Rs. 344846 /- dt.28.06.2023.
Centage Charges : Rs.27900/- dt.07.10.2024.
Development Charges : Rs. 459800 /- dt.07.10.2024.

Copy to:

1.The Branch Manager,
Sidco Branch Office,
Industrial Estate five Road,
Periya Seeragapadi,
Salem South,Salem-636004

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

3. Tashildar,
Salem South Taluk,
Salem District.

4. Sub-Registrar,
Veerapandi Sub-Registrar Office,
Salem District.

5. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.

6. Superintending Engineer,
Tamil Nadu Generation and Distribution Corporation Limited (TANGEDCO),
Salem Electricity Distribution Circle,
Salem District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	344846	28/06/2023
2	OSR Fee		
3	Centage Charges	27900.00	07/10/2024
4	Development Charges	459800.00	07/10/2024
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,

Salem 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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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.