PP APPROVAL RECORD

Planning Permission

Survey 12/1 and 34 more

Illupaikudi, Sivagangai taluk

Sivagangai 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.

Town and Country Planning Department(Planning Permission)

Collectorate Campus, Sivagangai - 630 562.

ROC No. MDESB27J/2026/TCP

Date : 10/08/2026

From:

Joint Director / Deputy Director / Assistant Director

Collectorate Campus, Sivagangai - 630 562.

To :

The Block Development Officer/ The Special Officer,
Illupaikudi Panchayat / Kilathiri Panchayat
Sivagangai Panchayat Union,
Sivagangai District.

Sir/ Madam,

Sub : Indutrial Layout – District Town and Country Planning Office – Sivagangai District – Sivagangai Taluk – Non-Planning Area – Sivagangai Panchayat Union Illupaikudi Panchayat /Village, S.No. 12/1, 12/2, 13/1, 13/2, 13/3,16/1, 16/4, 16/5, 17/1, 22,25, 27/1, 27/2, 28/1, 28/2, 30, 203/2, 204/1, 204/3, 205/1, 206/1, 207, 208, 209, 210, 211, 212/2, 213, 214/1, 214/3, 215, 216/1, 216/3, 217, 218/2, 219/2, 220, 221, 222, 223, 224, 225/1,226/2, 226/3, 227, 228/2, 228/3, 229/1, 229/3, 230/2, 234/4, 235/2, 236/2, 237/2, 238/1, 238/3, 238/4, 239/1, 239/3, 240/1, 240/3, 241/1, 241/3, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251,252, 253/1, 254/1, 254/3, 255, 256, 257, 258, 259, 260, 262/1, 262/3, 263,264, 265, 266/1, 266/3, 267 (599.10 Acre). Kilathiri Panchayat/Village, S.No. 665/2, 668/2, 668/3, 678, 679/1,680/1, 681/1, 681/3,682/1, 682/2, 693/2, 694/1,694/3 (61.99 Acre) having the site extent of 661.09 Acre – Technical clearance issued - forwarded for further action –Reg.

Ref : 1. Applicant Project Officer, Sipcot, Sivagangai, online Layout application No. MDESB27J, Dated.16.06.2026.

2. District Town and country planning Office,Sivagangai District Letter No. MDESB27J(Road pattern issued on dated. 30.07.2026).

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

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

6.G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.

7.G.O.No.18, Municipal Administration and Water Supply Department Dated:04.02.2019 and G.O.No.16 Municipal Administration and Water Supply Department dated: 31.01.2020.

8.G.O.No.141, Housing and Urban Development Department, Dated: 23.09.2020

9.G.O.No.181, Housing and Urban Development Department, Dated: 09.12.2020

10.Government Letter No.19113 / Nov 4 (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.320/ 2022/TCP3, Dated:07.01.2022

13.Demand payment Request online Application No. MDESB27JDated:31.07.2026(requiring payment of Centage Feeand Flag Day Fund).

14.Applicant Project Officer Sivagangai, online Layout application No. MDESB27J, Dated:03.08.2026.(Payment of Centage Fee and Flag Day Fund).

16.Circular from the Director of Town and Country Planning, Roc No. 94367/2019/TCP2, Dated: 14.10.2019.

17.G.O.No.53,Housing and Urban Development Department Dated.28.03.2025.

18. G.O.No.85 Revenue and Disaster management Department Dated.24.02.2023.

19. G.O.No.434 Revenue and Disaster management Department Dated.14.03.2026.

20. G.O.No.129, Housing and Urban Development Department Dated.29.06.2026.

With reference to the 1st Cited letter, applicantProject Officer, Sipcot, Sivagangai, has requested for the approval of industrial sipcot layout in Sivagangai District, Sivagangai Taluk, Non-
Planning Area, Sivagangai Panchayat Union IllupaikudiPanchayat /Village, S.No. 12/1, 12/2, 13/1, 13/2, 13/3,16/1, 16/4, 16/5, 17/1, 22,25, 27/1, 27/2, 28/1, 28/2, 30, 203/2, 204/1, 204/3, 205/1,
206/1, 207, 208, 209, 210, 211, 212/2, 213, 214/1, 214/3, 215, 216/1, 216/3, 217, 218/2, 219/2, 220, 221, 222, 223, 224, 225/1,226/2, 226/3, 227, 228/2, 228/3, 229/1, 229/3, 230/2, 234/4, 235/2,
236/2, 237/2, 238/1, 238/3, 238/4, 239/1, 239/3, 240/1, 240/3, 241/1, 241/3, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251,252, 253/1, 254/1, 254/3, 255, 256, 257, 258, 259, 260, 262/1, 262/3,
263,264, 265, 266/1, 266/3, 267 (599.10 Acre) and Kilathiri Panchayat/Village S.No. 665/2, 668/2, 668/3, 678, 679/1,680/1, 681/1, 681/3, 682/1, 682/2, 693/2, 694/1,694/3 (61.99 Acre) having
the site extent of 661.09 Acre.

In the continuation, with reference to the 2nd cited letter, road pattern for Industrial layout has been issued by this office on 30.07.2026. Further as per the reference cited No.20, the applicant
is not required to transfer to the 0.5% to the local body. However, such area shall be reserved and maintained by the applicant. Hence, after collection of the required fees vide reference 14,
industrial layout has been approved with below conditions.

1.As per the condition, the layout has been approved and approved number issued as L.P(SWP)/DTCP/SIVAGANGAI No.95/2026 and enclosed with 2 set of original maps and gift deeded
documents 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 11th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website

Special Conditions :
1.a) With reference to the 9th cited and 11th 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 12th cited and 13th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas 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.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% Guideline Value as Land conversation charges, before issuing the final approval.

5. Conditions mentioned in the No Objection Certificates obtained from the Central and State Govt. Departments must be followed scrupulously.

6. Applicant should follow the conditions mentioned in the reference cited 18 and 19.

7. The proposed site has been adjusted to the ITBP camp area.Hence, the permission from ITBP should be received before final approval.

8.The Applicant should follow the all condition mention in the G.O.No.85, Revenue and Disaster Management department dated.24.02.2023 & G.O.No.434, Revenue and Disaster Management
department dated.14.03.2026.

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.

Allotment Details of Approved Layout Plan:

Site Extent : 2675336.31Sq.m (661.09Acres)

No.Of.Plots : Industrial Plots: A1 to A44 -466.07 acre.
Commercial Plots – CP1 to CP15 – 19.46 Acre.
Amenity Plots –AM1 to AM4 -8.47 acre.

OSR Details : OSR1 to OSR4 –65.40 Acre.

Gifted over to Local Body&Tangedco
Gift Deed Document :
Maintained by applicant
Layout Road & Splay Extent : 31.88 acre
A) Public Purpose : 3.37 acre (0.53%)
B) TANGEDCO Purpose : 6.17acre (0.98%)
No development area : 53.70 acre

Copy To:

1. The Project officer,
Sipcot, Sivagangai District.

2.Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008 – 1 Set

3. Sub-Registrar,
Sivagangai Sub Registrar Office,
Sivagangai District.

4. Assistant Director,
Survey Land Records,
Sivagangai District – 1 Set

5. Tahsildar,
SivagangaiTaluk,
Sivagangai District – 1 Set.

6. The Superintendent Engineer,
TANGEDCO Sivagangai Electricity Distribution Circle,
Sivagangai District -1 Set (Gift Deed Document No.3865/2026 Original)

7. As per TNCDBR-2019 the following fee and

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	4306240	17/06/2026
2	OSR Fee		
3	Centage Charges	54000.00	03/08/2026
4	Development Charges	2679020.00	03/08/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	72000.00	03/08/2026

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

Sivagangai 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.