PP APPROVAL RECORD

Planning Permission

Thoothukkudi, Ottapidaram taluk
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

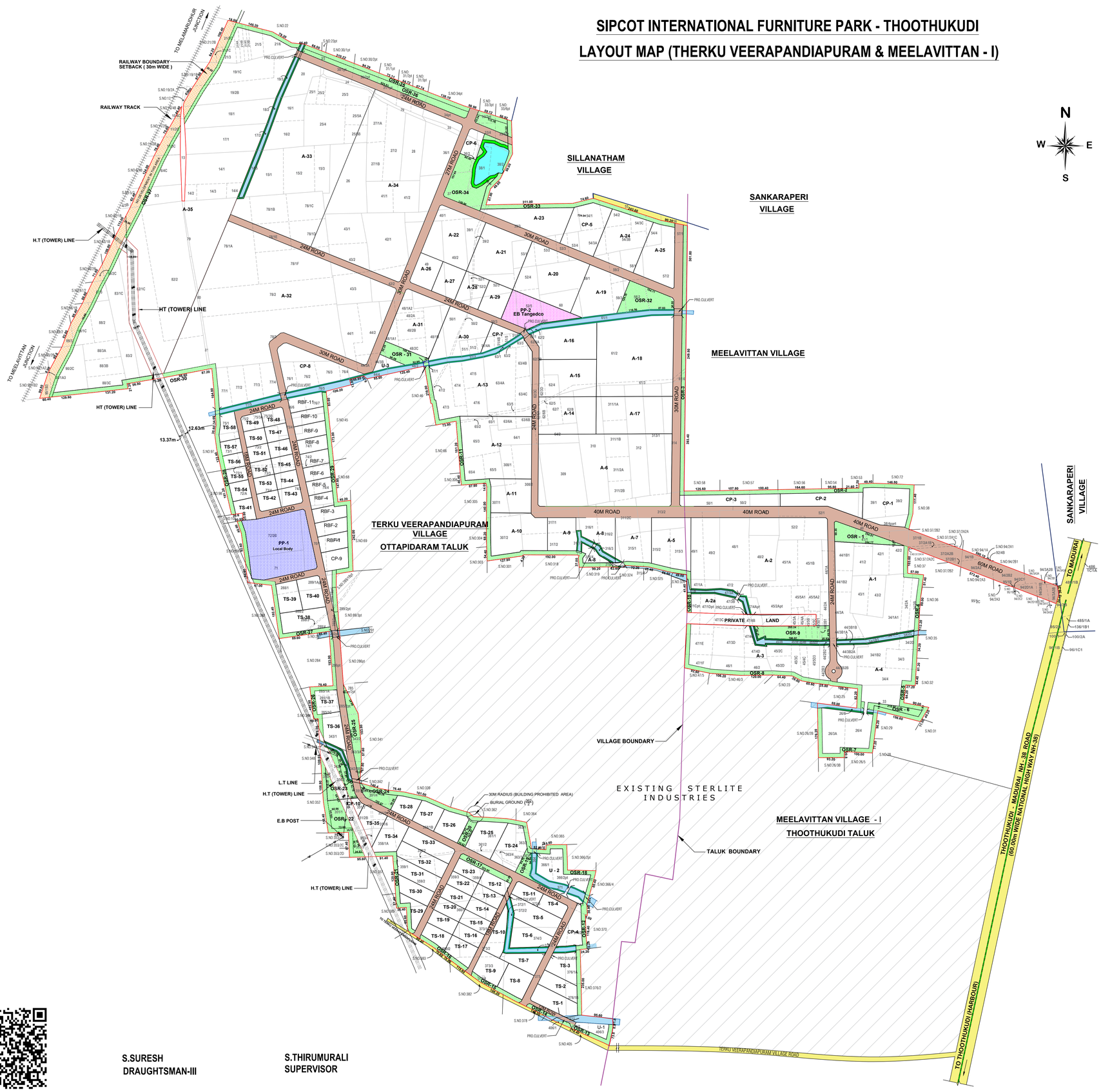
PURPOSE
Industrial

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.

SIPCOT INTERNATIONAL FURNITURE PARK - THOOTHUKUDI

LAYOUT MAP (THERKU VEERAPANDIAPURAM & MEELAVITTAN - I)



S.SURESH
DRAUGHTSMAN-III

S.THIRUMURALI
SUPERVISOR

SIPCOT INTERNATIONAL FURNITURE PARK
THOOTHUKUDI LOCAL PLANNING AREA
THOOTHUKUDI

PLAN SHOWING THE PROPOSED LAYOUT OF SIPCOT FURNITURE PARK IN SIPCOT INDUSTRIAL COMPLEX IN OTTAPIDARAM TALUK / PANCHAYAT UNION, THERKU VEERAPANDIAPURAM PANCHAYAT / VILLAGE SURVEY NOS : 5/3, 6/4C, 10/4C, 11/2C,11/3C, 14/1, 14/2, 14/3, 14/4, 15, 16, 17/1, 18/1, 19/1C, 19/2B, 20, 21/1C, 21/2C, 21/3, 21/4A, 21/4B, 21/4C, 21/4D, 21/5, 21/6, 25, 26, 27, 28, 30/1Pt, 30/2Pt, 31/1Pt, 31/2Pt, 31/3Pt, 33/3Pt, 33/4, 33/6Pt, 34Pt, 36, 37, 39/1, 39/3, 40, 41, 42, 43, 44/1, 44/2, 44/3A, 44/3B, 47/1, 47/3, 47/4, 47/5, 47/6, 48/1A1, 48/1A2, 48/1B, 48/2A, 48/2B, 48/2C, 49, 50/1, 50/3, 51/1, 51/2, 51/4A, 51/4B, 51/5, 51/6, 52/1, 52/3, 52/4, 52/5, 53, 54, 57, 58, 59, 60, 61/2, 61/4, 62/1, 62/3A, 62/3B, 62/3C, 62/3D, 62/4, 62/6A, 62/6B, 62/7, 62/8, 63/2, 63/3, 63/4A, 63/4B, 63/4C, 63/6A, 63/6B, 64, 65/1, 65/3, 65/4, 65/5, 70, 71, 72/2A, 72/2B, 73/1, 73/2, 73/4, 74/1, 74/3, 74/4, 75, 76/1, 76/2, 76/3, 76/4, 76/6,76/7,77/1, 77/2, 77/3, 77/4, 78, 82/1C, 82/2, 83/1C, 83/2, 86/2C, 87/3, 88/1C, 88/2, 88/3A, 88/3B, 88/3C, 89/3, 90/1A3, 90/1B3, 90/2C, 285/1A, 285/1B, 285/1C, 285/2Pt, 286Pt, 288/1, 288/2, 288/4, 289/1A, 289/1B Pt, 289/3Pt, 307, 308, 309, 310, 311,312, 313, 314, 315/1, 315/2, 315/3, 316/1, 316/2, 316/4, 316/5, 317/1, 317/2, 343, 350, 351/1, 351/2A, 351/2B, 351/4, 351/5, 351/6, 353/3, 358/1A, 358/1B, 359, 360,361/1, 363/1, 363/2, 363/3, 363/4, 366/1, 366/2Pt, 372/1, 372/3,373, 374/2, 374/3, 375, 376/1A, 376/1B, 406 THOOTHUKUDI TALUK, THOOTHUKUDI CORPORATION, MEELAVITTAN -I VILLAGE SURVEY NOS: 26/3A, 26/4, 33, 34/1A1, 34/1B2, 34/2A, 34/2B, 34/2D, 34/3, 34/4, 37/1B, 37/2A1B, 37/2A2B, 37/2B1, 38/4 Pt, 39, 40, 41, 42, 43, 44/1A, 44/1B1, 44/1B2, 44/2A, 44/3A, 44/2B1, 44/2B3, 44/3B2B, 44/3B1A, 44/3B2A, 45/1A, 45/1B, 45/2APt, 45/2C, 45/2D, 45/3A Pt, 45/3C, 45/4APt, 45/4C, 45/5A1, 45/5A2, 45/5B Pt, 45/5C Pt, 45/5D1, 45/5D3, 46/1, 46/2, 47/1A, 47/1C Pt, 47/1D Pt, 47/1E, 47/1F, 47/2, 47/3B, 47/3C Pt, 47/3D, 47/4A Pt, 47/4C Pt, 47/4D, 48, 49, 50, 51, 52, 92/4B, 94/1B, 94/2A2, 94/2B2, 94/2C1, 94/2D1A, 94/3A1B, 94/3A2B, 94/3A3B, 95/1B - LOCAL PLANNING AREA, THOOTHUKUDI DISTRICT.

APPLICATION NO : 0P4OUBTX

SCALE : 1 : 5000

NOTES:

1. ALL DIMENSIONS ARE IN METERS.

As per GO No: 144, H & UD dt 20.09.19
The following Survey nos are not included in the site
1.Therku Veerapandiapuram Viilage S.No: 362/2 which is burial ground and burning ground.
2.Therku Veerapandiapuram Viilage S.No: 23, 24, 29, 35, 38/2, 39/2, 47/2, 50/2, 52/2, 55, 56, 61/3, 62/5, 63/5, 65/2, 72/1, 73/3, 74/2, 79, 80, 81, 288/3, 289/2, 351/3, 353/4, 358/2, 361/2, 363/5, 374/1 which are Carttrack route.
3. Therku Veerapandiapuram Viilage S.No: 14/5, 17/2, 18/2, 19/3, 44/4, 48/3, 51/3, 61/1, 62/2, 63/1, 76/5, 77/5, 292, 315/4, 316/3, 317/3, 342, 349, 364, 371, 372/2, 374/4, 377 and Meelavittan Viilage S.No: 26/6, 34/1A2, 34/1B1, 34/2C, 44/2B2, 44/3B1B, 45/2B, 45/3B, 45/4B, 45/5D2, 47/1B, 47/3A, 47/4B, which are odai.
4.Therku Veerapandiapuram Viilage S.No: 38/1 which is Oorani & 38/2 which is Kulam

AREA DETAILS

1.	SIPCOT LAYOUT AREA	.....	955.66 ACRES
2.	LAYOUT ROAD AREA	.....	94.91 ACRES (9.93%)
3.	TOTAL PLOT AREA		
	INDUSTRIAL AREA	.....	677.41 ACRES (70.87%)
	COMMERCIAL AREA	.....	32.46 ACRES (3.38%)
	PUBLIC PURPOSE	.....	16.94 ACRES (1.76%)
	UTILITY AREA	.....	5.56 ACRES (0.58%)
	OSR	.....	82.85 ACRES (10.16%)
	TOTAL	.....	815.22 ACRES
4.	OTHER AREA		
	5M GREEN BUFFER (ODAI)	.....	10.22 ACRES (1.06%)
	RAILWAY & HT LINE SETBACK	.....	19.31 ACRES (2.02%)
	WATER BODIES	.....	16.00 ACRES (1.67%)
	TOTAL	.....	45.53 ACRES

NO OF PLOTS

A TYPE	..... 36 NOS
RBF TYPE	..... 11 NOS
CP TYPE	..... 10 NOS
TS TYPE	..... 58 NOS
TOTAL NO OF PLOT	..... 115 NOS

LEGEND:

DESCRIPTION	SYMBOL
SIPCOT LAYOUT BOUNDARY	
TALUK BOUNDARY	
VILLAGE BOUNDARY	
EXISTING ODAI	
ODAI BUFFER	
OPEN SPACE RESERVATION	
EXISTING ROAD	
SIPCOT PROPOSED ROAD	
NO DEVELOPMENT AREA	
PP-1 LOCAL BODY	
PP-2 B TANGEDCO	

SWP/DTCP/THOOTHUKUDI/LAYOUT NO : 103/2024

PLANNING PERMISSION NO : 51/2024

MEMBER SECRETARY
LOCAL PLANNING AUTHORITY
THOOTHUKUDI

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.