

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi, Ottapidaram taluk
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

Layout Approval

ISSUING AUTHORITY

DTCP

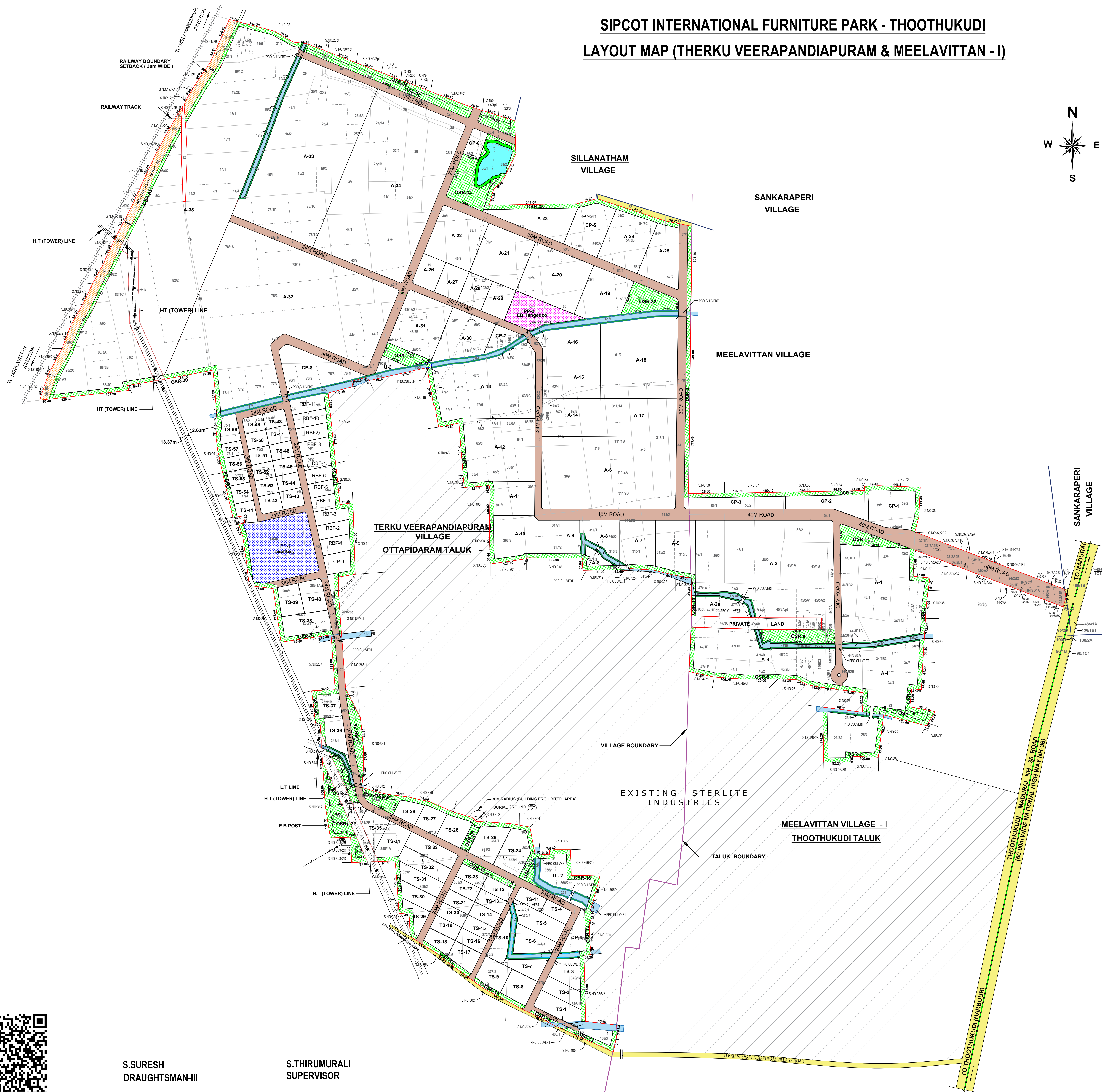
PURPOSE

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 Village S.No: 362/2 which is burial ground and burning ground.
2. Therku Veerapandiapuram Village 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 Village 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, 316/5, 317/3, 342, 349, 364, 371, 372/2, 37/4A, 377 and Meelavittan Village S.No: 28/6, 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 odoi.
4. Therku Veerapandiapuram Village S.No: 38/1 which is Oranai & 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

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
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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.

