PP APPROVAL RECORD

Planning Permission

Pidaneri, Sathankulam 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.

Town and Country Planning Department(Planning Permission)

51,West car street, Thoothukudi- 628 002.

ROC No. 7VUUYPIL/THOOTHUKUDI/2024/TCP Date : 02/04/2024

From:

Joint Director / Deputy Director / Assistant Director

51,West car street, Thoothukudi- 628 002.

To :

The President,
Pidaneri Panchayat,
Sathankulam Taluk,
Thoothukudi District.

Sir/ Madam,

Sub : Revised TANSIDCO Industrial Layout - Office of the Thoothukudi District Town and Country Planning – Thoothukudi District – Sathankulam Taluk – Sathankulam Panchayat Union – Pidaneri Panchayat – Pidaneri Village – S.F.No. .1/1,2,3,4,5, 129/1,2, 134/1,2,3,4,5,6,7, 135/1,2,3, 137/1,2,3,4, 138/1,2,3,4, 139/1,2,3,4,5, 140/1,2,3,4, 141/1,2,3,4,5, 142/1,2,3,4, 147/1,2,3,4, 148/1,2,3,4,5 & 149/1,2,3,4,5,6,7, Site Extent of 108.23Acres or 438000.00Sq.m- Technical Clearance issued - forwarded for further action - Regarding.

Ref : 1.Applicant The Branch Manager, TANSIDCO, Tirunelveli, Online Application No. 7VUUYPIL, Dated: 13.12.2023
2.Deputy Director of Town and Country Planning, Tirunelveli Region, Letter Roc No. 1853/2012 TVLR3, Dated: 07.10.2013
3.District Town and Country Planning Office, Thoothukudi District, Road Pattern Issued on dated: 07.03.2024.
4.G.O.(MS) No.157, Housing and Urban Development Department [UD-4(3)], dated 28.08.2017
5.Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
6.G.O.138, Housing and Urban Development Department, dated 04.06.2004.
7.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.
8.G.O.181, Housing and Urban Development Department, dated 09.12.2020.
9.G.O.141, Housing and Urban Development Department, dated 16.07.2022.
10.Government Letter No.19113/UD4(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.Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
14.Demand payment Request letter dated 15.03.2024 (Requiring payment of Centage Charge).
15.Applicant The Branch Manager, TANSIDCO, Tirunelveli, letter dated 27.03.2024 (Payment of Centage Charge).

Vide Proceeding order shown in reference no.2, the applicant The Branch Manager, SIDCO, Tirunelveli, obtained TANSIDCO Industrial Layout approval for Thoothukudi District, Sathankulam Taluk, Sathankulam Panchayat Union, Pidaneri Panchayat, Pidaneri Village, S.F.No.1, 129/1,2, 134, 135, 137, 138, 139, 140, 141, 142, 147, 148 & 149, Site Extent of

108.23Acres or 438000.00Sq.m.
Now the applicant has applied for Revised TANSIDCO Industrial Layout vide the online application 1st cited in the reference requesting for the approval of for Thoothukudi District, Sathankulam Taluk, Sathankulam Panchayat Union, Pidaneri Panchayat, Pidaneri Village, S.F.No.1/1,2,3,4,5, 129/1,2, 134/1,2,3,4,5,6,7, 135/1,2,3, 137/1,2,3,4, 138/1,2,3,4, 139/1,2,3,4,5, 140/1,2,3,4, 141/1,2,3,4,5, 142/1,2,3,4, 147/1,2,3,4, 148/1,2,3,4,5 & 149/1,2,3,4,5,6,7, Site Extent of 108.23Acres or 438000.00Sq.m.
In the continuation, with reference to the letter in the 3rd cited, Road & park gift deed exemption G.O Copy was requested by the Assistant Director, Thoothukudi District Town and Country Planning on 07.03.2024. Further the applicant has submitted exemption G.O Copy. Hence, this revised TANSIDCO Industrial layout is given approval with following conditions.
1. As per the condition, the layout has been approved and approval number is issued as SWP/DTCP/THOOTHUKUDI/LAYOUT NO.48/2024 (This revises LP/R(TVL) 11/2023) 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 TANSIDCO 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 10th cited, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website special conditions.

Special Conditions
1.a) As per GO(MS) No.157, the spaces set a part for road, recreation purpose such as parks / playground etc. the concerned Government agency shall retain and maintain the same for the purpose for which these space have been reserved in the approved layout.The road in the layout must be open to the public for access.
2.As per TNCDBR 2019 the following fee and charges are collected as follows:
Scrutiny Charges - Rs.657000.00, Dated: 13.12.2023
Centage Charges - Rs.76500.00, Dated: 27.03.2024

Enclosure
Layout Original Map and Condition - 2 sets and

Copy to
1. The Branch Manager,
TANSIDCO,
Tirunelveli – 627010.
2.Sub-Register,
Nazareth Register Office,
Thoothukudi District – 1Set

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	657000	13/12/2023
2	OSR Fee		
3	Centage Charges	76500.00	27/03/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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

Thoothukkudi 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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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.