PP APPROVAL RECORD

# Planning Permission

## Survey 1641

Gangaikondan, Tirunelveli taluk

Tirunelveli district, Tamil Nadu

APPROVAL TYPE
**Layout Approval**

ISSUING AUTHORITY
**DTCP**

EXTENT APPROVED
**20.00 acres**

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.

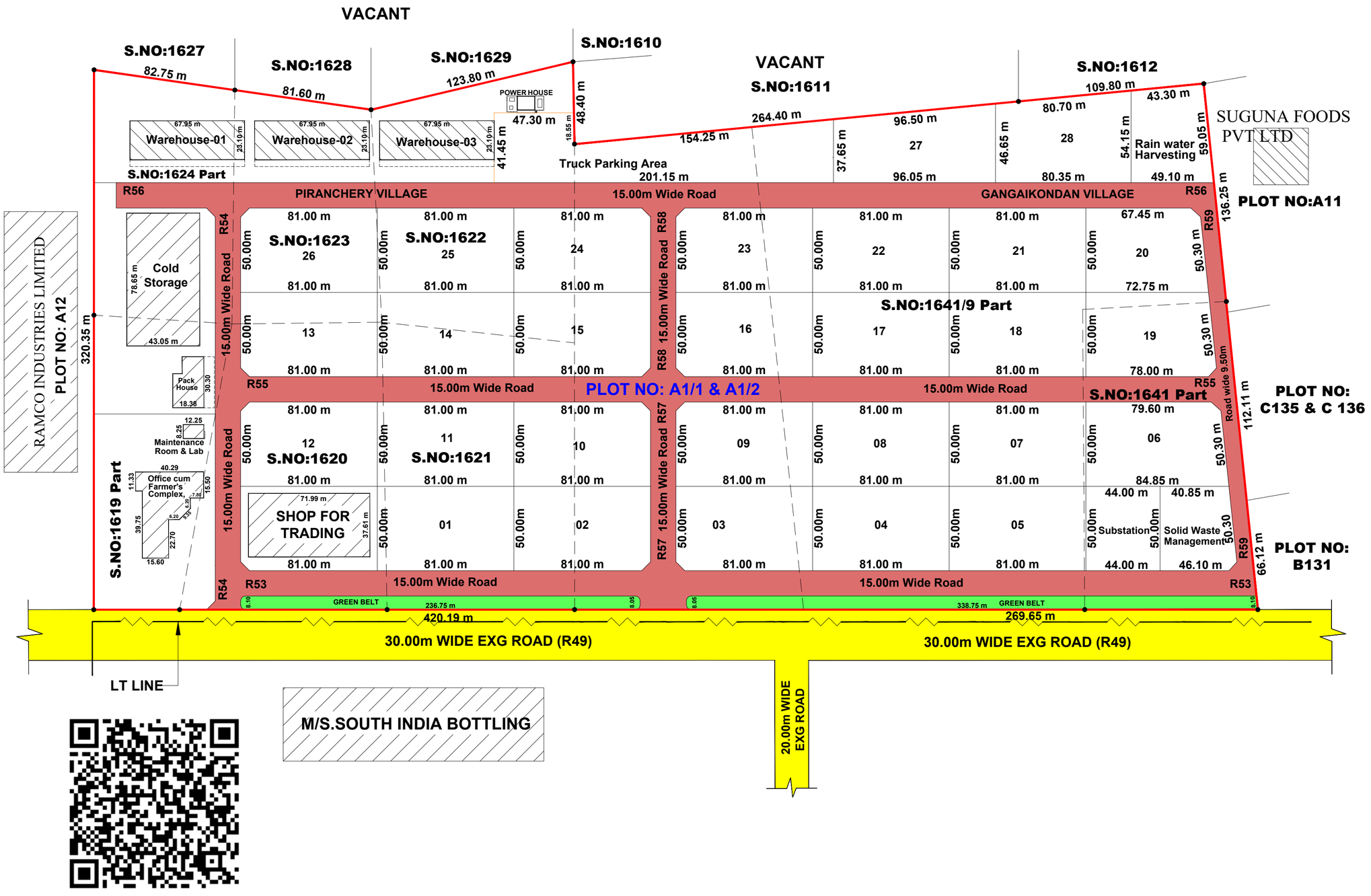
Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

verified.realestate




# LAYOUT PLAN

**PLAN SHOWING THE PROPOSED LAYOUT PLOTS (TNSAMB MEGA FOOD PARK) IN PLOT NO: A1/1, A1/2 APPROVED SIPCOT LAYOUT L.P/TVL/D.T.C.P.NO-S.W.P/45/2023 S.NO: 1641 part, OF GANGAIKONDAN-I VILLAGE AND S.NO:1619 part, 1620, 1621, 1622, 1623, 1624 part, OF PIRANCHERY VILLAGE, AT GANGAIKONDAN SIPCOT INDUSTRIAL PARK, GANGAIKONDAN VILLAGE PANCHAYAT, MANUR PANCHAYAT UNION, TIRUNELVELI TALUK, TIRUNELVELI DISTRICT.**

NAME OF THE APPLICANT : M/S TAMILNADU STATE AGRICULTURAL MARKETING BOARD (TNSAMB)

ALL DIMENSIONS ARE IN METER | SCALE 1:500

ONLINE APPLICATION NO: CFSTNMDL/2025

SIPCOT INDUSTRIAL LAYOUT APPROVAL DETAILS:

1) L.P/TVL/D.T.C.P.NO-S.W.P/45/2023 DATED:26.07.2023
((THIS MAP REVISES L.P/D.T.C.P.NO:54/2013
(WHICH REVISED L.P/D.T.C.P.NO:47/2010))

GANGAIKONDAN-I VILLAGE S.F. NO : 1641pt - ( Extent : 20.00 Acres)
PIRANCHERI VILLAGE S.F. NO : 1619pt, 1620, 1621, 1622, 1623, 1624pt (Extent : 30.00 Acres)
TOTAL LAYOUT AREA : 50.00 Acres. ( 202343.00 Sq.mt )

| S.NO | AREA DETAILS | SQ.MT | SQ.FT |
|---|---|---|---|
| 1. | AS PER LEASE DOCUMENT | 202343.00 | 2178020.05 |
| 2. | SITE AREA | 202343.00 | 2178020.05 |
| 3. | ROAD AREA | 36500.35 | 392889.77 |
| 4. | PLOTABLE AREA | 165842.65 | 1785130.28 |
| 5. | PLOT AREA | 112553.00 | 1211520.49 |
| 6. | SHOP FOR TRADERS | 4044.00 | 43529.62 |
| 7. | WAREHOUSE AREA | 14000.86 | 150705.25 |
| 8. | COLD STORAGE AREA | 8981.23 | 96673.96 |
| 9. | OFFICE CUM FARMER COMPLEX AREA | 8355.94 | 89943.34 |
| 10. | GREEN BELT AREA | 4306.22 | 46352.15 |
| 11. | TRUCK PARKING AREA | 6617.10 | 71226.46 |
| 12. | SUBSTATION | 2200.00 | 23680.80 |
| 13. | SOLID WASTE MANAGEMENT | 2166.30 | 23318.05 |
| 14. | RAIN WATER HARVESTING | 2618.00 | 28180.15 |

| S.NO | PLOT | ACRE | S.NO | PLOT | ACRE | S.NO | PLOT | ACRE |
|---|---|---|---|---|---|---|---|---|
| 1. | 1 | 1.00 | 11. | 11 | 1.00 | 21. | 21 | 1.00 |
| 2. | 2 | 1.00 | 12. | 12 | 1.00 | 22. | 22 | 1.00 |
| 3. | 3 | 1.00 | 13. | 13 | 1.00 | 23. | 23 | 1.00 |
| 4. | 4 | 1.00 | 14. | 14 | 1.00 | 24. | 24 | 1.00 |
| 5. | 5 | 1.00 | 15. | 15 | 1.00 | 25. | 25 | 1.00 |
| 6. | 6 | 1.01 | 16. | 16 | 1.00 | 26. | 26 | 1.00 |
| 7. | 7 | 1.00 | 17. | 17 | 1.00 | 27. | 27 | 1.00 |
| 8. | 8 | 1.00 | 18. | 18 | 1.00 | 28. | 28 | 1.00 |
| 9. | 9 | 1.00 | 19. | 19 | 0.93 | TOTAL | | 27.81 |
| 10. | 10 | 1.00 | 20. | 20 | 0.86 | | | |

| S.NO | ROAD No | LENGTH (m) | WIDTH (m) | AREA (sq.mt) |
|---|---|---|---|---|
| 1. | R53 | (600.60+602.15)/2 =601.38 | 15.00 | 9020.70 |
| 2. | R54 | 238.10 | 15.00 | 3571.50 |
| 3. | R55 | (579.00+580.60)/2 =579.80 | 15.00 | 8697.00 |
| 4. | R56 | (650.70+652.25)/2 =651.48 | 15.00 | 9772.20 |
| 5. | R57 | 100.00 | 15.00 | 1500.00 |
| 6. | R58 | 100.00 | 15.00 | 1500.00 |
| 7. | R59 | (216.15+216.20)/2 =651.48 | 9.50 | 2053.71 |
| | | | TOTAL AREA | 36115.11 |
| | | | SPLAY AREA (8X5X5X0.50) | 237.50 |
| | | | EXTRA AREA | 147.74 |
| | | | GRAND TOTAL AREA | 36500.35 |

COLOUR CODE REFERENCE:-

SITE | LAYOUT ROAD
EXG.ROAD | EXG BUILDING
GREEN BELT

**L.P./TVL/D.T.C.P.No. - S.W. P. / 93 / 2025**

JOINT DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING
TIRUNELVELI

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.