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REFERENCE
CFSTNMDL

ISSUED
12 February 2026

PP APPROVAL RECORD

Planning Permission

Tirunelveli district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
Rural Panchayat

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.

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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. CFSTNMDL/2025/2025/TCP Date : 17/09/2025

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1. The President ,
Gangaikondan Village Panchayat,
Manur Panchayat Union,
Tirunelveli District.

2, The Assistant Secretary,
TamilNadu state Agricultural Marketing Board,
Guindy Park, Cipet Road,
Guindy.

Sir/ Madam,

Sub : Sub: Industrial Layout - District Town and Country Planning - Tirunelveli District - Tirunelveli Taluk - Manur Panchayat Union - Gangaikondan Village Panchayat - Gangaikondan part -I village S.F.No:1641part extent 20.00 acres and Pirancheri Village - S.F.No:1619part,1620,1621,1622,1623 and 1624part – Extent 30.00 acres - Plot No:A1/1 and A1/2 – Total Site extent of 202343.00 sq.m. (50.00Acre) - Separate Industrial Layout for Tamilnadu state Agricultural Marketing Board MEGA FOOD PARK within the SIPCOT Industrial park approved layout No:SWP/45/2023 - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicant Assistant Secretary, Tamilnadu state Agricultural Marketing Board application through online No.CFSTNMDL /2025, dated:30.07.2025.
2. District Town and country planning Office, Tirunelveli District online Letter No. CFSTNMDL/2025 (Road pattern issued on dated: 30.07.2025) .
3. Circular from the Director of Town and Country Planning, Roc. No 19799/2020, Dated: 24.12.2020
4. The Assistant Secretary, Tamilnadu state Agricultural Marketing Board letter, Dated: 05.08.2025.
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7. G.O.18, Municipal Administration and Water Supply Department, Dated: 04.02.2019 and G.O.16 Municipal Administration and Water Supply Department, dated: 31.01.2020.
8. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
9. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
10. Government Letter No.19113/Nov4(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 letter, dated.13.08.2025 (Requiring payment of Centage charges, subdivision charges, Development Charges and flag day fund).
14. Applicant Assistant Secretary, Tamilnadu state Agricultural Marketing Board letter, dated:08.09.2025 (Payment paid of Centage charges, subdivision charges, Development Charges
and flag day fund).
15. Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.
16. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
17. G.O.157, Housing and Urban Development UD4(3) Department, Dated: 28.08.2017

With reference to the 1st Cited letter, applicant the Assistant Secretary, Tamilnadu State Agriculture Marketing Board has requested for the approval of Industrial layout in Tirunelveli

District, Tirunelveli Taluk, Manur Panchayat Union, Gangaikondan Village Panchayat, Gangaikondan-I village, S.F.No:1641part Extent:20.00Acres and Pirancheri Village -
S.F.No:1619part, 1620, 1621, 1622, 1623 and 1624part Extent:30.00Acres- SIPCOT Industrial park approved layout No:SWP/45/2023 in Plot No:A1/1 and A1/2 – Total Site extent of
202343.00 sq.m. (50.00Acre) for TNSAMB MEGA FOOD PARK within the SIPCOT Industrial park approved layout No: SWP/45/2023
In the continuation, with reference to the 2nd cited letter, road pattern for Industrial layout has been issued by the Tirunelveli District office on 30.07.2025.
(A) Road area details

Sl no.	Road no	Length(M)	Width(M)	Area (sqm)
1	R53	601.38	15.0	9020.70
2	R54	238.10	15.0	3571.50
3	R55	579.80	15.0	8697.00
4	R56	651.48	15.0	9772.20
5	R57	100.00	15.0	1500.00
6	R58	100.00	15.0	1500.00
7	R59	651.48	9.50	2053.71
			Total Area:	36115.11

Splay Area: 237.50
Extra Area: 147.74
Grand total area : 36500.35
(B)OSR details
Since OSR and Green cover is already allotted/provided in SIPCOT Industrial park approved layout No:SWP/45/2023 the provision of 10 % OSR is not provided/applicable for this
industrial layout.
Further the applicant Assistant Secretary, Tamilnadu state Agricultural Marketing Board has assured through undertaking in Rupees 100 non judicial stamp paper dated 01.08.2025
assured that ,openspace reservation and public purpose lands approved as per letter no CFSTNMDL/2025 (Road pattern issued) dated: 30.07.2025 are to be maintained by our
departmentally with the satisfaction of the Local body according to the Tamil Nadu Combined Development and Building Rules 2019 Sec 41(5) and requested to approved the
industrial layout.
Hence, the Industrial layout for Tamilnadu state Agricultural Marketing Board (TNSAMB) within the SIPCOT Industrial park approved layout No: SWP/45/2023 has been approved
and approval number is issued as L.P/Tvl.DTCP No:SWP/93/2025 and with below special and General conditions.
The details of approval is as follows

SITE AREA 202343.00 sq.m (50 Acres)

Shop for traders 4044.00 sq.m

Warehouse area 14000.86 sq.m

Cold storage area 8981.23 sq.m

Office cum farmer complex area 8355.94 sq.m

Green belt area 4306.22 sq.m

Truck parking area 6617.10 sq.m

Substation 2200.00 sq.m

Solid waste management 2166.30 sq.m

Rain water harvesting 2618.00 sq.m

And plots details

s.no	Plot.no	Area in acre
1	1	1.00
2	2	1.00
3	3	1.00
4	4	1.00

5 5 1.00
6 6 1.00
7 7 1.00
8 8 1.00
9 9 1.00
10 10 1.00
11 11 1.00
12 12 1.00
13 13 1.00
14 14 1.00
15 15 1.00
16 16 1.00
17 17 1.00
18 18 1.00
19 19 0.93
20 20 0.86
21 21 1.00
22 22 1.00
23 23 1.00
24 24 1.00
25 25 1.00
26 26 1.00
27 27 1.00
28 28 1.00
Total 27.81 Acres

Conditions:-

As per the condition

1. After obtaining the Layout map and original gift deed documents from the applicant and then completing the rules mentioned in the Government order reference 9th and
16th cited, the local body should give final approval to the layout.
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.
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 12th, it is requested to send the proceeding orders and maps to the concerned Tahs Industrial park approved layout No:SWP/45/2023ildhar to update in
Tamilnilam website

Special Conditions :-

1.The conditions specified in G.O.157, Housing and Urban Development UD4(3) Department, Dated: 28.08.2017 And rule 47(7)(b) and all other rules of TNCDBR 2019 shall be
complied with.

a) rule 9(2) (d)(5) in case of industrial estates developed by the Government agencies authority reserves the right to allow concerned government agencies to retain the
spaces set apart for roads , recreation purpose such as parks /play Grounds etc and maintain the same for the purpose for which these space have been reserved in the approved
layout to the satisfaction of the authority and not to sell such spaces for industrial development or for any other purposes The roads in the layout must be open to the public for
access and should open in the adjoining lands to ensure the access to the lands surrounding the industrial layouts

b) As per 47(7)(b) of the TNCDBR 2019 in case of industrial layouts developed by Government department or agencies ,the competent authority reserves the right to allow them
to retains the spaces set apart for roads and the recreational spaces as parks /play Grounds and maintain them for the purposes to the satisfaction of the competent authority

2. Accordingly the technical clearance for the industrial layout for Tamilnadu state Agricultural Marketing Board (TNSAMB) within the SIPCOT Industrial park approved layout No:
SWP/45/2023 is hereby issued and local body is requested to issue final order to the Tamilnadu state Agricultural Marketing Board (TNSAMB) industrial layout as per the aforesaid
Government order
3. Since the SIPCOT allotted land to Tamilnadu state Agricultural Marketing Board (TNSAMB) the linear measurements and areas as provided by the SIPCOT is specified as SIPCOT
Layout boundary and layout area
4. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of Non-Plan area rule-

3 it has been requested to collect Rs.1000/- as scrutiny fee for each
plots. And under rule -9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval
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)

5.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 arises dispute 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.
6. As per TNCDBR-2019 the following fee and charges are collected as follows:

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	303515	04/07/2025
2	OSR Fee		
3	Centage Charges	9000.00	28/08/2025
4	Development Charges	404686.00	28/08/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	12000.00	28/08/2025

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

Tirunelveli 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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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.