Verified RealEstate™

REFERENCE
CFSTNMDL

ISSUED
12 February 2026

PP APPROVAL RECORD

Planning Permission

Tirunelveli district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
Rural Panchayat

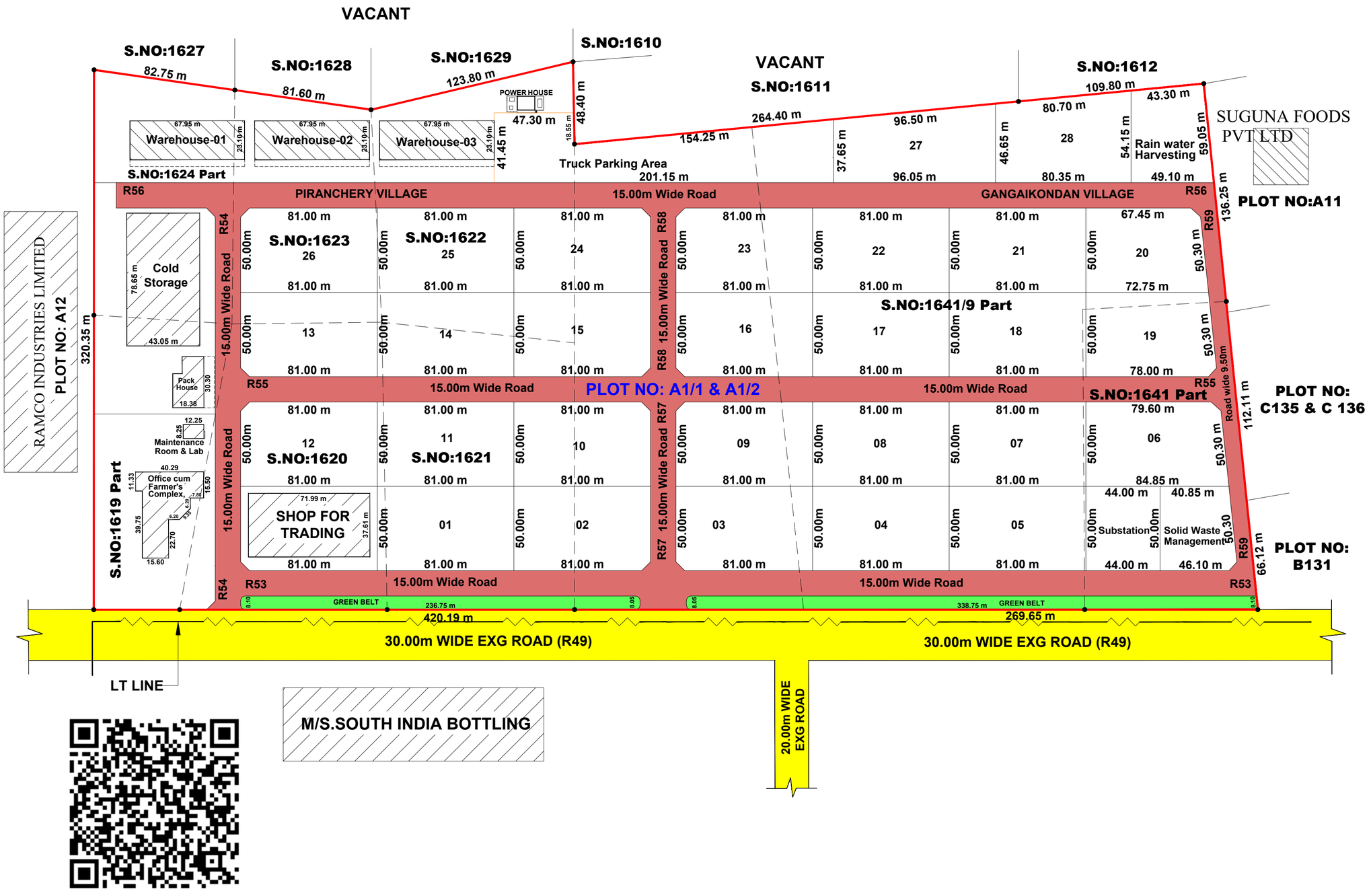
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD



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

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Chennai 600 097, India
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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.