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REFERENCE
SWP/BPA/738192/2026

ISSUED
03 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 1724 and 1 more

Gangaikondan, Manur taluk

Tirunelveli district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

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

DISTRICT TOWN AND COUNTRY PLANNING

OFFICE TIRUNELVELI DISTRICT

ONLINE BUILDING PLAN APPLICATION

PLANNING PERMISSION FOR

APPLICATION NUMBER : SWP/BPA/0738192/2026

Subject: Industrial Building – NHRB - Proposed and Additional Industrial Building – Manufacturing of Tires – (Red Category) – Tirunelveli District – Manur Taluk / Panchayat Union - Gangaikondan Panchayat/Village, SIPCOT Industrial Growth Centre in Plot No.A2, S.F.Nos.1724pt, 1851pt – Approved SIPCOT Layout LP/DTCP No.45/2023 (which Revised in LP/DTCP NO.54/2013) - with a Site Area of 465388.00sqm - FSI Area of 152715.28sqm has been already approved. Now Proposed and additional FSI Area is 23300.87sqm – Total FSI Area Put together is 176016.15sqm – Technical Concurrence Issued Proposed and Additional Industrial Building Planning Permission Under section 49 of T&CP Act 1971 issued - forwarded for further action – Reg.

Reference:

1. Applicant.M/s.ATC Tires Private Limited (Rajendran) Application Reference No.853/2021/TVL-3, Dated: 03.03.2021, 12.10.2021 and 04.01.2022.
2. Director of Town & Country Planning, Chennai Proceeding Roc No.7992/2021/Spl Cell Dated.10.11.2021 (Technical Concurrence No.B.P/DTCP No.363/2021.
3. Joint Director, Tirunelveli District Town and Country Planning Office Proceedings Roc No. 853/2021/TVL-3, ated.19.01.2022. (Technical Approval No.3/2022)
4. Applicant.M/s.ATC Tires Private Limited(Rajendran), Online Application Reference No: SWP/BPA/0738192/2026,Dated:12.01.2026.
5. Technical Concurrence issued by the Director of Town and Country Planning, Chennai vide Online Reference No. SWP/BPA/0738192/2026, dated.24.07.2026.
6. G.O.No.86, Housing and Urban Development Department, Dated:

28.03.2012.

7. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
8. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
9. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
10. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
11. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/SplCell, Dated: 14.12.2017.
15. G.O.Ms.No.225,Housing and Urban Development Department, Dated: 26.11.2024.
16. G.O.Ms.No.154, Housing and Urban Development Department (UD4(1), Dated: 07.10.2025.
17. G.O.(Ms)No.155,Housing and Urban Development Department, (UD4(1)), Dated 08.10.2025.
18. G.O.Ms.No.171, Housing and Urban Development Department, Dated: 30.10.2025.
19. Demand Payment Request Letter through online, dated.29.07.2026. (Requiring payment of Centage Fee Charge, Development Charges, Display Board Charges, I & A Charges, Shelter Charges, CC Charges, Premium FSI Charges)
20. Applicant. M/s.ATC Tires Private Limited (Rajendran), payment paid through online on.24.08.2026. (Payment of Centage Fee Charge, Development Charges,Display Board Charges, I & A Charges, Shelter Charges, CC Charges, Premium FSI Charges).
21. DGP/Director, Tamil Nadu Fire & Rescue Service Department, Chennai Licence No.373/2025, Dated 26.05.2025. (Token No.278966)
22. District Officer, Fire & Rescue Service Department Tirunelveli District, PP NOC No.8092/NOC/NMSB/2026, dated 18.02.2026.

(Token No.369054)

23. District Environmental Engineer, Tamil Nadu Pollution Control Board, Tirunelveli Proceedings No.F.0015TNV/RL/ DEE/TNPCB/TNV/A/2024,Consent to operate order No:2405254971689,Dated:03.06.2024.(Category: Red)
24. Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA) EC identification No.TO25B3813TN5252770N,File No.12651, TOR, Category:B1, Dated: 17.10.2025.
25. State Environment Impact Assessment Authority (SEIAA), Tamil nadu (EIA Clearance) Dated: 23.07.2026.

An application seeking Planning Permission For the construction of a Industrial building in the land bearing T S.F.Nos.1724pt, 1851pt of SIPCOT Industrial Growth Centre in Plot No.A2 of Approved SIPCOT Layout LP/DTCP No.45/2023 (which Revised in LP/DTCP NO.54/2013) of Gangaikondan Panchayat/Village of Manur Taluk/Panchayat Union of Tirunelveli District was received vide application under reference 1st cited above and the same was processed and Technical Approval was issued through Technical Concurrence No.BP/DTCP No.363/2021 vide under reference no 2nd cited above and PP/BP/TLPA No.03/2022 vide under reference 3rd cited above .

In the meantime, the applicant submitted an application seeking approval for the proposed and Additional Industrial building vide reference under 4th cited above and the same was duly processed under Tamil Nadu Combined Development and Building Rules-2019 and after getting the Technical concurrence number BP/DTCP No.462/2026 from the Commissioner of town and country planning Chennai vide letter under reference 5th cited above, the planning permissions for the Proposed and Additional Industrial Building is issued by assigning the number PP/BP/DTCP TLPA No.SWP/132/2026 the following parameter and condition & special conditions. The Technical Concurrence is valid for eight

years from 03.11.2026 to 02.11.2034.

The area statement for the Proposed and additional Industrial building (Red Category) is as below.

Area of Site – 465388sqm.(As per Document)

Area of Site – 465265.57sqm.(As per Superimposed)

Block No.	Description	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Built-up Area in Sq.m
1	**Ware House-4**			
	Ground Floor	13935.80	-	13935.80
2	**Woven Fabrics Storage Shed 4 Roll Calender Extention 1&2 Toilet & MHE Shed**			
	Ground Floor	819.41	-	819.41
4	**Lubrication and Compressor Shed**			
	Ground Floor	600.43	-	600.43
5	**Crumb Rubber Shed**			
	Ground Floor	1715.68	-	1715.68
6	**Canteen Building**			
	Ground Floor	365.53	-	365.53
7	**Contractor Shed**			
	Ground Floor	184.10	-	184.10
8	**Two Wheeler Parking**			
	Ground Floor	1092.37	-	1092.37
9	**East Gate Security & Control Room**			
	Ground Floor	28.45	-	28.45
10	**Cements Bags Storage Room**			
	Ground Floor	106.09	-	106.09
11	**Security Room**			
	Ground Floor	54.51	-	54.51
12	**Guards Rest Room, Drivers Rest Room, First Aid Room, Toilet& Maintenance Room**			
	Ground Floor	26.76	-	26.76
13	**Monozukri Centre**			
	Ground Floor	349.36	-	349.36

14	**Sulphur Godown**			
	Ground Floor	90.18	-	90.18
15	**Fire Tender**			
	Ground Floor	54.62	-	54.62
16	**Ware House-2 (Finished Goods)**			
	Ground Floor	2422.24	-	2422.24
17	**Tripod Building**			
	Ground Floor	98.40	-	98.40
18	**Paint Storage shed**			
	Ground Floor	133.92	-	133.92
19	**R&D Block**			
	Ground Floor	267.39	-	267.39
	First Floor	267.39	-	267.39
20	**Admin Block**			
	Second Floor	477.57	-	477.57
25	**Toilet - 1**			
	Ground Floor	31.68	-	31.68
34	**Toilet -2**			
	Ground Floor	30.36	-	30.36
40	**Toilet – 3 & 4**			
	Ground Floor	42.16	-	42.16
45	**Fork Lift Parking Area**			
	Ground Floor	106.47	-	106.47
Total Proposed and additional Building Area		**23300.87**	-	**23300.87**

Already Approved Existing FSI Area : 152715.28Sqm

Proposed FSI Area : 23300.87Sqm

Total FSI Area : 76016.15sqm

Special Conditions:

1. The Above cited in the Reference No.23rd and 24th in the Environmental Clearance Condition shall be Followed and fulfilled the Condition.
2. Conditions stipulated in the Fire License cited in the reference 21st issued by DGP/Director, Tamil Nadu Fire & Rescue Service Department is to be followed scrupulously.

3. Conditions stipulated in the Fire NOC cited in the reference 22nd issued by District District Fire Officer, Tirunelveli District Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
4. Conditions stipulated in the consent to operate order cited in the reference 23rd issued by the District Environmental Engineer, Tamil Nadu Pollution Control Board, Tirunelveli District is to be followed scrupulously.
5. As per the G.O.Ms.No.171, Housing and Urban Development Department (UD4(1)), dated 30.10.2025 a minimum of ten percent (10%) of car or two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points.
6. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
7. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
8. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and do not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. Technical Concurrence is issued subject to the condition that the applicant/developer and also the architects/Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
9. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
10. Applicant should obtain consent from Tamil Nadu pollution control Board under section 21 of the Air (Prevention and Control of Pollution) Act 1981 for discharge of emission.
11. According to the Circular No. 12544/14 / CB dated: 04.07.2014, The Directorate of Town and Country Planning Department has not legally certified the title of the ownership by granting technical clearance or planning permission. Only the applicant's entitlement to develop is verified through the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc). Any person

wishing to purchase the property must individually ascertain ownership of the property to the applicant. Also, if anyone else arises/ dispute individual rights over it, they can settle it before the appropriate legal forum. The Directorate of Town and Country Planning Department is not the appropriate organization to decide on this.

12. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3)) Department dated 05.02.2016 relating to installation and use of solar energy system should be followed.
13. It is only the responsibility of the builders to ensure the stability of the Building.
14. If the proposed site is located in the land acquisition area related to Railway Department Project and Highway Department Project, the technical approval given by the Department shall be cancelled by the Department without any prior notice.

Conditions:

1. After the Joint Director, Tirunelveli District Town and Country Planning Office has issued the Planning permission, if it is found subsequently that wrong information has been submitted by the applicant to obtain the Planning permission or the conditions stipulated in the concurrence order have not been followed, the Joint Director has the right to change or cancel the planning permission based on the above reasons.
2. In case the documents submitted for approval found fake the planning permission would be cancelled without any intimation to the applicant.
3. The Planning permission is valid for eight years from the date of issue. Period of Planning permission is valid for eight years from 03.11.2026 to 02.11.2034(8 years).
4. Solar water heating system to be provided for the proposed Additional construction of Industrial building. Solar Photo voltaic panels to be erected at the 1/3rd portion of total terrace area.
5. Parking area to be utilized only for parking purpose mentioned as per approved building plan.
6. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be

obtained.

7. Rain water harvesting should be provided as per the directions mentioned in G.O.18 &G.O.16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019& 31.01.2020.

8. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.

9. Mosquito netting to be provided at OHT and well.

10. The Proposed and Additional Industrial Building Should be built without change of use or any deviations. If any deviations/additions or changes in plan is required, revised plans shall be submitted and new Planning Permission should be obtained. In case of failure, action will be taken under section 56 of Tamil Nadu Town and country planning Act 1971.

11. Rain water harvesting facilities as shown in the Approved building plan must be implemented as per G.O. No.18, Municipal Administration and Water Supply Department, dated:04.02.2019.

12. Owner/occupier should provide adequate drinking water facility and a separate vehicle should be used to discharge the sewage water from the Proposed and Additional Industrial Building Should by his own expenses.

13. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and professional's details including quality auditor at the place of construction.

14. The drinking water over head tank, well and Bore well located in the plot should be equipped with preventive measures.

15. Fire prevention and fire fighting equipment should be provided in the proposed construction as required by law.

16. As per G.O.No.341, Municipal Administration and Water Supply Department, dated 03.11.2004, "U" Trap should be installed in septic tank.

17. Fly ash Bricks and Materials should be used in the proposed building as per Environment and Forest Department Notification.

18. Government Registered Electrical Contractor must be employed for wiring works during construction.

19. The concerned local body should ascertain whether there are any pending court cases against the proposed site before issue of final approval.

As per Rule No.11 of Tamil Nadu Combined Development and Building Rules 2019:

The Permission granted by the competent authority shall not mean responsibility or Clearance of the Following aspects,

(a) Title or Ownership of the site or Building

(b) Easement Rights.

(c) Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Registered Engineer and Structural Engineer on Record as the case may be, shall be responsible for defects in the design.

(d) Workmanship, Soundness of Structure and Materials used.

(e) Quality of Buildings Services and amenities the construction of Building.

(f) Other requirements or Licenses or Clearances required for the site or premises or activity under various other Laws.

The fee and charges collected are as follows:

Description	Amount& Date
1. Development Charges for Building	Rs.1,74,758/- dt.24.08.2026
2. Development Charges for Land	Rs.13,96,164/- dt. 24.08.2026
3. Infrastructure and Amenities Charges	Rs.43,80,588/- dt. 24.08.2026
6. Display Board Charges	Rs.1,500/- dt. 24.08.2026
7. Centage Charges for Land	Rs.300/- dt. 24.08.2026
8. Centage Charges for Building	Rs.10,000/- dt. 24.08.2026
9. Shelter Charges	Rs.3,06,292/- dt. 24.08.2026
10. Scrutiny Fees	Rs.7,43,660/- dt.12.01.2026

Further, the Applicant is requested to approach **The Special Officer/Block development officer,** Gangaikondan Village Panchayat, Manur Panchayat Union, for the Final Approval of Proposed and Additional Industrial Building.

The Special Officer/Block development officer, Gangaikondan Village Panchayat is requested to accord the Final approval for the Proposed and Additional Industrial Building to the Applicant after collecting the necessary fees if any and to send acknowledgment of receipt of receiving Maps and Proceeding orders to this office.

Member Secretary/Joint Director,
Tirunelveli Local planning Authority/
District Town and Country Planning Office,
Tirunelveli.

To:
The Special Officer/Block development officer,
Gangaikondan Village Panchayat,
Manur Panchayat Union
Tirunelveli District.

Enclosure:
Original Map and Condition - 1 set.

Copy To:
Thiru.Rajendran, (M/s.ATC Tires Private Limited),
Plot No.A2,
SIPCOT INDUSTRIAL GROWTH CENTER,
Gangaikondan,
Tirunelveli – 627352.

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.