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REFERENCE
XOCB0YX3

ISSUED
27 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 1851/2B

Gangaikondan, Manur taluk

Tirunelveli district, Tamil Nadu

APPROVAL TYPE
Layout Approval

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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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. XOCB0YX3/2026/TCP Date : 27/10/2026

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1) Block Development office,
Manur Panchayat Union,
Tirunelveli District.

2) The President,
Gangaikondan Village Panchayat,
Manur Panchayat Union,
Tirunelveli District.

3) The Branch Manager,
SIDCO Industrial Estate,
Pettai Rural,
Tirunelveli - 627004.

Sir/ Madam,

Sub : Industrial Layout - Application received for the approval of proposed SIDCO Industrial Layout – S.F.No. 1851/2B of Gangaikondan Village and Panchayat - Revised Approved SIPCOT Layout L.P/TVL/DTCP NO. SWP/45/2023 - PLOT NO. A8 - Total extent of 60325.00 / 14.90 Acres - Manur Taluk - Tirunelveli District - Technical clearance / concurrence / Planning Permission Issued - regarding.

Ref : 1.The layout proposal received through online vide reference No. XOCB0YX3 dated 07.07.2026 & 03.09.2026,
2. District Town and country planning Office, Tirunelveli District Letter No. XOCB0YX3 (Road pattern issued dated: 09.09.2026),
3. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020,
4. Applicant The Branch Manager, SIDCO Industrial Estate Dated:23.09.2026,
5. G.O.(Ms) No. 138, Housing and Urban Development Department, Dated: 04.06.2004,
6. G.O.(Ms) No. 18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019,
7. G.O.(Ms) No. 16, Department of Municipal Administration and Water Supply, dated: 31.01.2020,
8. G.O.(Ms) No. 141, Housing and Urban Development Department, Dated: 23.09.2020,
9. G.O.(Ms) No. 181, Housing and Urban Development Department, Dated: 09.12.2020,
10. Government Letter No.19113 / Nov 4 (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: 01.10.2026 (requiring payment Of Centage Fee),
14. Applicant The Branch Manager, SIDCO Industrial Estate Dated: 21.10.2026 (Payment of Centage Fee),
15. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019,
16. G.O.(Ms) No.141, Housing and Urban Development Department, Dated: 16.07.2022,
17. G.O.(Ms) No.157, Housing and Urban Development (UD4(3) Department, Dated: 28.08.2017,
18. The commissioner of Town and Country Planning, Chennai Proceeding Roc.No.3959/2013/LA1 dated.17.10.2013 and approval no: LP/DTCP No 54/ 2013.date 17.10.2013,
19. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 11.10.2021,
20. Circular from the Director of Town and Country Planning, Roc No. 24282/2005/LA2, Dated: 04.05.2006,
21. G.O.(Ms.) No.129, Housing and urban development department, dated: 29/06/2026,
22. District Forest Officer, Tirunelveli Division, Proceedings C.No.D1/1470/10, Dated:25.03.2010.

An application seeking technical clearance / concurrence / Planning Permission for the formation an industrial layout in the land bearing survey numbers cited under subject mentioned above
was received through single window online portal vide reference 1st cited above and the same was processed duly following the procedures and complying the provisions laid down under the
Rule No. 47(3)(b) of Tamil Nadu Combined Development and Building Rules, 2019 (TNCDBR, 2019), the layout was Provisionally approved as per the power delegated to District officer vide
reference 19th cited above. As envisaged under Government orders17th &21st cited above, the SIDCO is permitted to retain the spaces set apart for roads etc., and maintain the same for the
purposes for which the said spaces have been reserved in the layout and also permitted to retain the spaces set apart retain the 0.5% of area set apart for the local body for its maintenance.
Hence, Road pattern approval was conveyed with a request to hand over the land space allocated for the TANGEDCO to the said corporation and to upload the copy of gift deed in the portal
vide reference 2nd cited above.

On receipt of letter from the Branch Manager, SIDCO Industrial Estate vide 3rd cited above stating that the land earmarked for TANGEDCO will be transferred to TANGEDCO after the roads and
plots are formed and requesting to grant planning permission to the said layout with a condition as stated, the request of the SIDCO was considered and Planning permission for the said
industrial layout is accorded subject to the General and Special conditions by assigning the layout Number as L.P/TLPA No: SWP/105/2026 and Planning Permission No. P.P/L.P/TLPA No.
SWP/126/2026.

The details of Industrial layout land allocations are as follows;
(A) Total Site Area = 60325.00 Sq.m / 14.90 Acres,
(B) Total No of Industrial Plot = 39 Nos (1-39),
(C) Total Industrial Plot Area = 51593.67 Sq.m / 12.75 Acres,
(D) Total No of Commercial Plot = 2 Nos (CMP-1, CMP-2),
(E) Total Commercial Plot Area = 1982.54 Sq.m / 0.49 Acres (3.28%),
(F) Total Road Area = 5737.32 Sq.m / 1.41 Acres,
(G) Public Purpose PP1 TNEB = 300.00 Sq.m / 0.074 Acres (0.50 %)
(H) Public Purpose PP2 Local Body = 299.47 Sq.m / 0.074 Acres (0.50 %)
(I) Total OHT Area = 412.00 Sq.m / 0.10 Acres
(J) Total OSR Area Already Allotted in the Revised Approved SIPCOT Layout L.P./TVL/DTCP No. SWP/45/2023.

GENERAL CONDITIONS:
1. The local authority shall accord permission duly following the rules / regulations / Orders issued from time to time under the respective Acts.
2. The local authority shall accord permission / approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record.
3. Also, the local authority shall forward the copy of such permission / approval to the office of the Sub registrar of Registration department and the office of the Assistant Director of Survey and
land records concerned for information and for making mutation in their records.
4. Also, the local authority shall forward the copy of such permission / approval to the Tahsildar concerned with a direction to the applicant to pay the requisite charges for making mutation in
the Tamil Nilam / Collab land website.
5. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.
6. Further, when the final approval is given by the local body, it is requested to send a copy of the approval to this office immediately.

SPECIAL CONDITIONS:
1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified
through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any
dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
2. The Conditions specified in G.O (Ms). No.157, Housing and Urban development (UD4(3)) Department dated 28.08.2017 and rule 47(3)(b) and all other rules of TNCDBR 2019 shall be complied
with.
a) Rule 9 (2) (d) (5) - In case of industrial estate 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 / playgrounds etc. and maintain the same for the purpose for which these spaces have been reserved in the approved layout to the satisfaction of the
Authority and not to sell such spaces for industrial development or any other purpose. The roads in the layout

must be open to the Public for access and should open in the adjoining lands to
ensure access to the land's surroundings the industrial layout.
b) As per 47(3)(b) of the TNCDBR 2019, In cases of industrial estates developed by Government department or agencies, the competent authority reserves the right to allow them to retain the
spaces set apart for roads and the recreational spaces as parks or play grounds and maintain them for the purposes to the satisfaction of the competent authority.
3. Accordingly, the technical clearance / Planning Permission for the industrial layout is hereby issued and local body is requested to issue final order to the SIDCO Industrial layout as per the
aforesaid Government order.
4. Reserved Forests and Gangaikondan Spotted deer sanctuary is located adjacent to SIPCOT, No Objection Certificate is obtained from the District Forest Officer, Forest department, Division,
Proceedings vide C.No. D1/1470/10, Dated:25.03.2010. The conditions stipulated in the said NOC shall be strictly complied with and fulfilled.
5. The Applicant / Developer / Proponent shall remit requisite fees towards the bulk subdivision of plot in the appropriate survey Department and shall sell the plots to the purchasers along with
patta and survey sketch which may help the purchasers to get transferred patta in their name immediately after purchase.
6. After the roads and plots are formed, the Public Purpose area earmarked for TANGEDCO shall be handed over to TANGEDCO as accepted by the SIDCO.
7. As per TNCDBR-2019 the following fee and charges are collected as follows:
a) Scrutiny fee Rs 90,448/- for the account name Member Secretary, Tirunelveli LPA, Indian bank NGO Colony branch, Savings Account No. 795178136, dated:22.09.2026.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee		
2	OSR Fee		
3	Centage Charges	12900.00	21/10/2026
4	Development Charges	120650.00	21/10/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	17200.00	21/10/2026

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

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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.