PP APPROVAL RECORD

Planning Permission

Thervoykandigai, Gummidipoondi taluk
Tiruvallur district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

EXTENT APPROVED
997.82 Acre

PURPOSE
Commercial

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.

Town and Country Planning Department(Planning Permission)

43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI PURAM PHASE-II, 2ND FLOOR, TIRUVALLUR-602001

ROC No. G2HYFXTV/2024/TCP Date : 09/10/2024

From:

Joint Director / Deputy Director / Assistant Director

43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI PURAM PHASE-II, 2ND FLOOR, TIRUVALLUR-602001

To :

The Village President,
Thervoykandigai village Panchayat
Gummidipoondi Panchayat Union
Tiruvallur District

Sir/ Madam,

Sub : Revised Industrial Layout - Office of the Tiruvallur District Town and Country planning -Tiruvallur District - Gummidipoondi Taluk - Gummidipoondi Panchayat Union -Thervoykandigai village - S.F.Nos. 32/2, 33/2A- extent 997.82 Acre - Approval of Revision of Industrial Layout to already Approved SIPCOT Industrial Park Layout Approved No.177/2022 - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Online Applicant No. G2HYFXTV by The Project Officer, SIPCOT Industrial Park, Dated: 09.05.2024.
2. Director of Town and Country Planning, Roc No.11720/ 2020/TCP-7, Dated:08.09.2020.
3. Join Director (i/c) of Town and Country Planning , Chengalpattu office Proceeding Letter No.4260/2012/CP3, Dateed:09.04.2013.
4. Assistant Director of District Town and Country planning, Tiruvallur office Proceeding Letter No.1108/2020-TLVR2, Dated:16.06.2021 .
5 . Assistant Director of District Town and Country planning, Tiruvallur office Proceeding Letter No. SWP/GYGZWH3Z/2022-TLVR2, Dated:14.11.2022 .(SWP/DTCP/TVLR/LAYOUT No:177/2022)
6.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
7.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
8.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
9.G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
10.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
11.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
12. G.O.157, Housing and Urban Development Department, Dated: 28.08.2017
13.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
14.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
15. Circular from the Commissioner of Town and Country Planning, letter no.12544/2014/CB, Dated: 04.07.2014.
16.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
17.Demand payment Request Dated:16.09.2024 (requiring payment of Centage Fee and Display Board Fee).
18.Demand paid by The Project Officer, Sipcot Industrial Park, Dated: 03.10.2024. (Receipt of Payment of Centage Fee and Display Board Fee)
19.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated:

With reference to the 1st Cited letter, applicant has requested for the approval of Revision of Industrial Layout in Tiruvallur District, Gummidipoondi Taluk, Gummidipoondi Panchayat Union, Thervoykandigai village, S.F.Nos. 32/2, 33/2A, extent 997.82 Acre, which is already Approved SIPCOT Industrial Layout approved by AD/DTCP in Layout No.177/2022. This revision of Industrial layout proposal is scrutinized and numbered as with following conditions.

1.As per the conditions, the layout has been approved and approved number issued as SWP/DTCP/TVLR/LAYOUT No: 257/2024 (This revises already approved Layout No. SWP/DTCP/TVLR/LAYOUT No: 177/2022) enclosed with 2 sets of original maps is been forwarded with it for further actions.

2.Further, when the final approval is given by the local body, it is requested to send a copy of the proceedings to this office immediately as per Condition no.9 (b).
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 15th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website.

Special Conditions

1.a) With reference to the 8th cited and 10th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains
and street lights from the applicants. After collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.

b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant (s) directly, only after ensuring
that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body

2.The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to
advertise, Market, book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project
with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA

3. 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 dispute arises 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.
4. The Layout Conditions already imposed in the previous Proceedings are applicable.
Layout Approval Details:
Reference Area in Acres
Total Land Area 1127.00
Area Shortfall At Site -20.40
Net Area Available 1106.60
Area To Be H/O To Panchayat -100.00
Area H/O To The Forest Dept. -08.78
Net Area Available For Sipcot 997.82
Road Area 52.20
OSR Area (10.013%) 94.69
Commercial plots (5.35%) 50.51
Industrial Area 788.75
Public Purpose 13.80
Green Belt 0.79

OSR Area
SL.NO OSR NO Extent in Acres
1 OSR 1 82.13
2 OSR 2 5.60
3 OSR 3 2.66
4 OSR 4 2.92
5 OSR 5 1.38
Total 94.69
Green Belt area
SL.NO Plot No. Extent in Acre
1 GB-1 0.79

Total 0.79
Public Purpose
SL.NO Plot No. Extent in Acre
1 A-9/2 A-SS 4.00
2 U-2P.S 0.94
3 U3 F.S. 0.61
4 U4 PHC 0.63
5 U-5 P.O 0.64
6 U-6 BANK 1.00
7 U-7 Tele.Exe 0.98
8 U1 A.O 5.00
Total 13.80

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

Copy To:
The Project officer,
SIPCOT Industrial Park,
Thervoykandigai , Gummidipoondi,
Tiruvallur District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	6056938	02/05/2024
2	OSR Fee		
3	Centage Charges	20400.00	03/10/2024
4	Development Charges	13682325.00	03/10/2024
5	Display Board Charges	1500.00	03/10/2024
6	Satellite town charge		
7	Sub Division Charge	27200.00	03/10/2024

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

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.