

PP

APPROVAL RECORD

Planning Permission

Thervoykandigai, Gummidipoondi taluk
Tiruvallur district, Tamil Nadu

APPROVAL TYPE

Layout Approval

ISSUING AUTHORITY

DTCP

EXTENT APPROVED

997.82 Acre

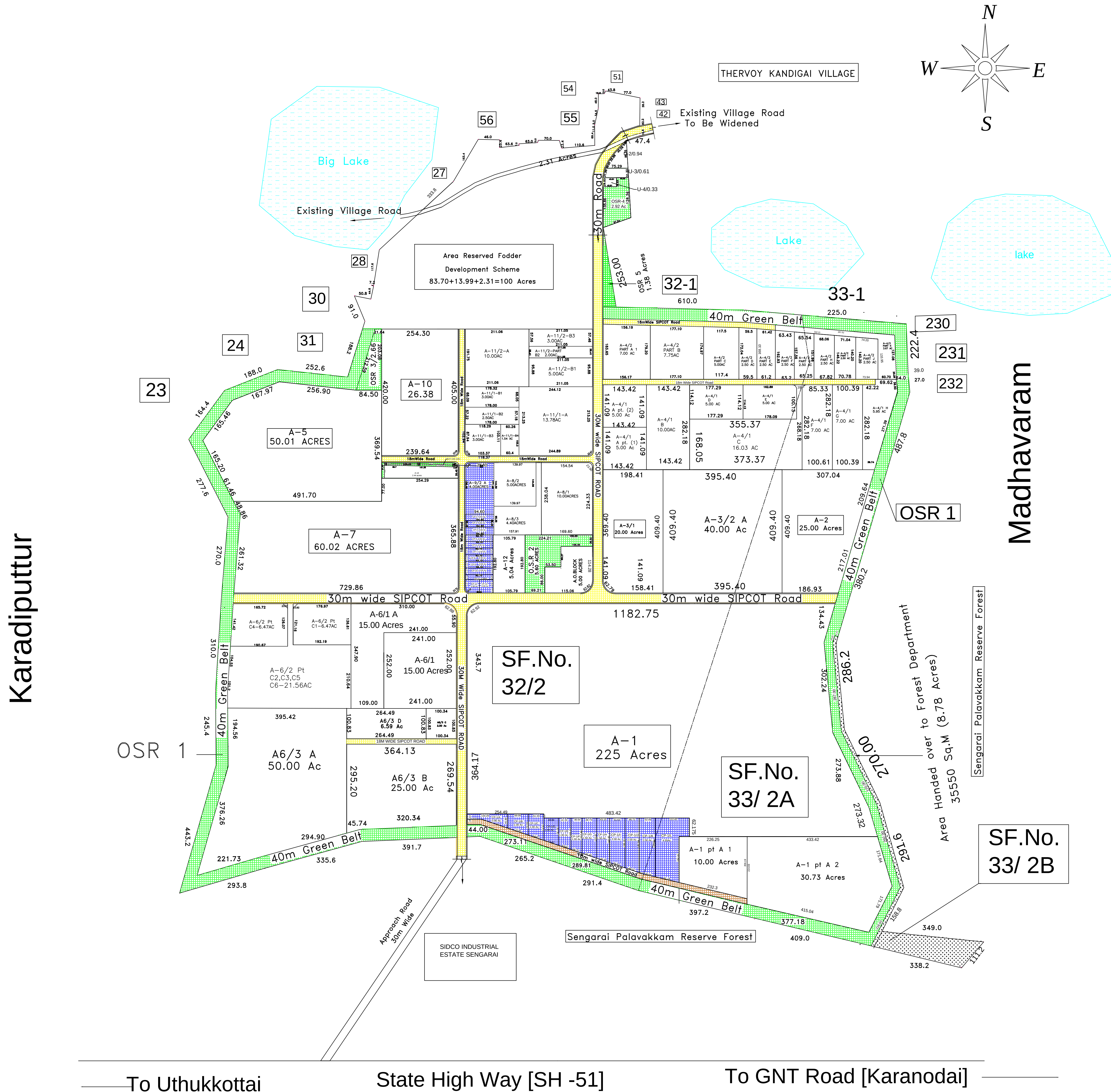
PURPOSE

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.

REVISED LAYOUT PLAN PROPOSED FOR SIPCOT INDUSTRIAL PARK, THERVOY KANDIGAI
IN SF.NOS.32/2 &33/2A OF THERVOY KANDIGAI VILLAGE, GUMMIDIPOONDI TALUK, THIRUVALLUR DISTRICT.



INDUSTRIAL PLOTS		COMMERCIAL PLOTS	
A-1	225.00 Ac.	CP-1/A	0.90 Ac.
A-1 pt A 1	10.00 Ac.	CP-1/B	1.00 Ac.
A-1 pt A 2	30.73 Ac.	CP-1/C	1.00 Ac.
A-2	25.00 Ac.	CP-1/D	1.00 Ac.
A-3/1	20.00 Ac.	CP-1/E	1.00 Ac.
A-3/2	40.00 Ac.	CP-1/F	1.00 Ac.
A-4/1 pt(1)	5.00 Ac.	CP-1/G	1.50 Ac.
A-4/1 pt(2)	5.00 Ac.	CP-1/H	1.50 Ac.
A-4/1 B	10.00 Ac.	CP-1/I	2.00 Ac.
A-4/1 C	16.03 Ac.	CP-1/J	2.00 Ac.
A-4/1 D	5.00 Ac.	CP-1/K	2.50 Ac.
A-4/1 E	5.00 Ac.	CP-1/L	4.55 Ac.
A-4/1 F,G & H	19.95 Ac.	A-9/2 A	4.00 Ac.
A-4/2 pt A	7.00 Ac.	CP-2	0.50 Ac.
A-4/2 pt B	7.75 Ac.	CP-3	0.50 Ac.
A-4/2 pt C	5.00 Ac.	CP-4	0.60 Ac.
A-4/2 pt D	2.50 Ac.	CP-5	0.50 Ac.
A-4/2 pt E to J	15.00 Ac.	CP-6	0.50 Ac.
A-4/2 pt K	3.67 Ac.	CP-7	0.50 Ac.
A-5	50.01 Ac.	CP-8	0.50 Ac.
A-6/1	15.00 Ac.	CP-9	0.50 Ac.
A-6/1A	15.00 Ac.	CP-10	0.50 Ac.
A-6/2 pt C1	6.47 Ac.	CP-11	0.38 Ac.
A-6/2 pt C2,C3,C5& C6	21.56 Ac.	CP-12	0.50 Ac.
A-6/2 pt C4	6.47 Ac.	CP-13	0.50 Ac.
A-6/3 A	50.00 Ac.	TOTAL	29.93 Ac.
A-6/3 B	25.00 Ac.	OSR	
A-6/3 C	2.50 Ac.	OSR-1	82.13 Ac.
A-6/3 D	6.59 Ac.	OSR-2	5.60 Ac.
A-7	60.02 Ac.	OSR-3	2.66 Ac.
A-8/1	10.00 Ac.	OSR-4	2.92 Ac.
A-8/2	5.00 Ac.	OSR-5	1.38 Ac.
A-8/3	4.40 Ac.	TOTAL	94.69 Ac.
A-10	26.38 Ac.	AMENITY	
A-11/1 Part - A	13.78 Ac.	U-1 A.O	5.00 Ac.
A-11/1 Part - B1	3.00 Ac.	U-2 P.S	0.94 Ac.
A-11/1 Part - B2	2.50 Ac.	U-3 F.S	0.61 Ac.
A-11/1 Part - B3	3.00 Ac.	U-4 PHC	0.33 Ac.
A-11/1 Part - B4	1.54 Ac.	TOTAL	6.88 Ac.
A-11/2 Part - A	10.00 Ac.	GREEN BELT	
A-11/2 Part - B1	5.00 Ac.	GB-1	0.79 Ac.
A-11/2 Part - B2	2.00 Ac.	TOTAL	0.79 Ac.
A-11/2 Part - B3	3.00 Ac.		
A-12	5.04 Ac.		
A-13	2.44 Ac.		
TOTAL	814.33 Ac.		

TOTAL LAND AREA	1127.00 Ac.
AREA SHORTFALL AT SITE	-20.40 Ac.
NET AREA AVAILABLE	1106.60 Ac.
AREA TO BE H/O TO PANCHAYAT	-100.00 Ac.
AREA H/O TO THE FOREST DEPT.	-08.78 Ac.
NET AREA AVAILABLE FOR SIPCOT	997.82 Ac.
ROAD AREA	52.20 Ac.
OSR AREA (10.013%)	94.69 Ac.
COMMERCIAL PLOTS (3.00%)	29.93 Ac.
INDUSTRIAL PLOTS	813.33Ac.
AMENITY	6.88 Ac.
GREEN BELT	0.79 Ac.

Details of Proposed Revision of Plot					
S.No.	Plot No.	Extent in Ac.	Approved Layout No.91/2021	Proposed Revision	
				Plot No.	Remarks
1	A-1	290	Industrial	A-1	Industrial
				A-1 pt A1	Industrial
				A-1 pt A2	Industrial
				CP-1/A	Commercial
				CP-1/B	
				CP-1/C	
				CP-1/D	
				CP-1/E	
				CP-1/F	
				CP-1/G	
				CP-1/H	
				CP-1/I	
				CP-1/J	
				CP-1/K	
				CP-1/L	
				Road	Road
2	OSR-3	3.23	OSR	A-13	Industrial
				GB-1	Green Belt

Conversion				
S.No.	Plot No.	Extent in Ac.	Approved Layout No.91/2021	Proposed Revision
1	A-4/1F	7.00	Commercial	Industrial
2	A-4/1G	7.00	Commercial	Industrial
3	A-4/1F	5.95	Commercial	Industrial

S.No.	Plot No.	Extent in Ac.	Approved Layout No.91/2021	Proposed Revision	
				Plot No.	Remarks
1	PHC	0.63	Utility	U-4 PHC	Utility
2	P.O	0.64	Utility	OSR-4	OSR
3	Bank	1.00	Utility		
4	Telephone Exchange	0.98	Utility		

PREVIOUS APPROVAL DETAILS:
1. LP/DDTCP(CR).NO.65/2013 (File No.4260/2012/CR3, Dt:09.04.2013).
2. LP/DTCPAD (Tiruvallur) No.91/2021 (File No.408/2020/TD2, Dt:16.06.2020).

Online Application No: GYGZWH3Z

SWP/DTCP/TVLR/LAYOUT No:177/2022
(It revises LP/DTCPAD (Tiruvallur) No.91/2021)

Assistant Director,
District Town and Country Planning Office,
Tiruvallur District.

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](#)



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

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

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

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



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
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+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.

