PP APPROVAL RECORD

# Planning Permission

Gummidipoondi, Gummidipoondi taluk
Tiruvallur district, Tamil Nadu

APPROVAL TYPE
**Layout Approval**

ISSUING AUTHORITY
**DTCP**

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. LT1HRIDA /2024/TCP Date : 24/04/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

1. Executive Officer,
Old Gummidipoondi Town Panchayat,
Gummidipoondi Taluk and Thiruvallur District.

2.The Village President,
Karumbukuppam Village,
Pappankuppam Village,
Sinthalakuppam Village,
Peddikuppam Village,
New Gummidipoondi Village,
Gummidipoondi Taluk and
Thiruvallur District.

Sir/ Madam,

Sub : Revised Industrial Layout - Office of the Gummidipoondi Local Planning Authority -Tiruvallur District - Gummidipoondi Taluk - Gummidipoondi Panchayat Union -New Gummidipoondi village - S.F.Nos.1 to 29, 44, Karumbukuppam Village - S.Nos. 1 to 53, 57 to 61, 76, 78 to 82, Pappankuppam Village - S.Nos.- 141, 122, 139, 140, 143 to 155, 221 to 224, 240, 242, 244 to 248, 250 to 284, 320,324 to 355 , Sinthalakuppam Village - S.Nos. 1 to 8, 10, 11, 13, 14, 46 to 48, 57 to 100, Peddikuppam Village- S.Nos. 275/1B, 275/2B, 276, 299, 300/1B, 300/3B, 300/2, 301/1B, 301/2B, 307/1A, 308/1A, 309, 310/2, 311/1, 311/2A1, 312, 314/1A, 315, 316,317/1, 318 to 320, Old Gummidipoondi Village- S.Nos. 607 to 611, 614 to 618, 619A, 619, 621A, 625 to 645- extent 1478.35 Acres - Approval of Revised Industrial Layout to already Approved SIPCOT Industrial Park Layout Approved No.68/2013 - Revised Industrial Layout - Planning Permission Issued - regarding.

Ref : 1. Online Application No.LT1HRIDA by The Project Officer-SIPCOT, Received Dated:10.07.2023
2. Director of Town and Country Planning, Roc No.11720/ 2020/TCP-7, Dated:08.09.2020.
3. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
5.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.
6.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
7.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
8. G.O.157, Housing and Urban Development Department, Dated: 28.08.2017
9.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
11. Circular from the Commissioner of Town and Country Planning, letter no.12544/2014/CB, Dated: 04.07.2014.
12.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
13.Already Approved Layout No. LP/DTCP.AD. No.68/2013, 06.01.2014.
14.Demand payment Request Letter, Dated:20.03.2024 (requiring payment of OSR and Centage Fee, Display Board Fee).

15. Applicant The Project Officer, SIPCOT Industrial Park, Dated: 23.04.2024 (Receipt of Payment of Centage Fee and Display Board Fee)
16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

With reference to the 1st Cited letter, applicant has requested for the approval of Revision of Industrial layout Already approved in the reference 13th cited falls in Tiruvallur
District, Gummidipoondi Local Planning Authority, Tiruvallur District, Gummidipoondi Taluk, Gummidipoondi Panchayat Union, New Gummidipoondi village, S.F.Nos.1 to 29, 44,
Karumbukuppam Village - S.Nos. 1 to 53, 57 to 61, 76, 78 to 82, Pappankuppam Village - S.Nos.- 141, 122, 139, 140, 143 to 155, 221 to 224, 240, 242, 244 to 248, 250 to 284, 324
to 355 , Sinthalakuppam Village - S.Nos. 1 to 8, 10, 11, 13, 14, 46 to 48, 57 to 100, Peddikuppam Village, S.Nos. 275/1B, 275/2B, 276, 299, 300/1B, 300/3B, 300/2, 301/1B,
301/2B, 307/1A, 308/1A, 309, 310/2, 311/1, 311/2A1, 312, 314/1A, 315, 316,317/1, 318 to 320, Old Gummidipoondi Village, S.Nos. 607 to 611, 614 to 618, 619A, 619, 621A, 625
to 645- extent 1478.35 Acres. This proposal was processed as per the prevailing rules and after perusing the records and after conducting site inspection.
The above Proposed revised Layout satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 12th cited above.
1.As per the condition, the above layout proposal has been approved and approval number issued as SWP/DTCP/GLPA/LAYOUT No:95/2024 (It revises LP/DTCP.AD.
No.68/2013) has been forwarded with it for further action.
2.Further, when the final approval is given by the local body, it is requested to send a copy of the conditions 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 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions

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.With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas S.F.No sub-division in
favour concern local body.

3.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

4. 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.

Layout Approval Details:

Reference Area in Acres
Total Land Area 1478.35
Road Area 118.56
Balance Area 1359.79
OSR Area (10.26%) 139.575
Commercial plots (3.08%) 45.56
Industrial Area 1125.02
Amenity 35.67

OSR Area

| SL.NO | OSR NO | Extent in Acres |
|---|---|---|
| 1 | OSR-1 | 1.02 |
| 2 | OSR-2 | 2.15 |
| 3 | OSR-3 | 27.81 |
| 4 | OSR-4 | 20.09 |
| 5 | OSR-5 | 1.94 |
| 6 | OSR-6 | 2.72 |
| 7 | OSR-7 | 0.42 |
| 8 | OSR-8 | 6.86 |
| 9 | OSR-9 | 4.78 |
| 10 | OSR-10 | 0.95 |
| 11 | OSR-11 | 5.09 |
| 12 | OSR-12 | 5.65 |
| 13 | OSR-13 | 5.44 |
| 14 | OSR-14 | 4.05 |
| 15 | OSR-15 | 2.78 |
| 16 | OSR-16 | 20.35 |
| 17 | OSR-17 | 3.07 |
| 18 | OSR-18 | 8.43 |
| 19 | OSR-19 | 0.43 |
| 20 | OSR-20 | 2.79 |
| 21 | OSR-21 | 1.01 |
| 22 | OSR-22 | 1.02 |
| 23 | OSR-23 | 4.08 |
| 24 | OSR-24 | 1.26 |
| 25 | OSR-25 | 0.46 |
| 26 | OSR-26 | 1.93 |
| 27 | OSR-27 | 0.75 |
| | Total | 139.575 |

Amenity

| SL.NO | Plot No. | Extent in Acre | Amenity Building type |
|---|---|---|---|
| 1 | U3 | 3.59 | Fire station police station |
| 2 | U4 | 3.00 | EPIP Admin building, Canteen building, New A.O blockTe |
| 3 | T.E.Plot | 1.89 | Telephone Exchange |
| 4 | F88a | 0.45 | Tamil Nadu Pollution Control Board. |
| 5 | F96 | 0.16 | SIPCOT Post Office |
| 6 | A1 | 29.305 | TNUDP |
| | Total | 35.67 | |

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

Member Secretary,
Gummidipoondi Loacal Planning Authority, District Town and country Planning office,
Tiruvallur District.

Copy to:

The Project Officer,
SIPCOT Industrial Park,
Gummidipoondi,
Tiruvallur  District.

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 8973838 | 10/07/2023 |
| 2 | OSR Fee | | |
| 3 | Centage Charges | 151500.00 | 23/04/2024 |
| 4 | Development Charges | 17947872.00 | 23/04/2024 |
| 5 | Display Board Charges | | |
| 6 | Satellite town charge | | |




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

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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.