

PP

APPROVAL RECORD

Planning Permission

Vandampalai
Tiruvarur district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

EXTENT APPROVED
75750.00 Sq.m

PURPOSE
Industrial

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)

District Town and Country Planning Office, Tiruvarur District. Room No.306, 307, 308 (3rd floor), Annexure Building, District collector office campus, Tiruvarur. Pin - 610004.

ROC No. 10379/2023/TVR/2023/TCP

Date : 11/07/2023

From:

Joint Director / Deputy Director / Assistant Director

District Town and Country Planning Office, Tiruvarur District. Room No.306, 307, 308 (3rd floor), Annexure Building, District collector office campus, Tiruvarur. Pin - 610004.

To :

The President,
Vandampalai Panchayat,
Thiruvarur District.

Sir/ Madam,

Sub : Industrial Layout-District Town and Country Planning Office, Thiruvarur - The proposal for Industrial Layout with an extent of 75750.00 Sq.m in T.S.No- 77/1A, 78/1, 78/2, 79, 80, 81/1, 82/1B and 83/1 at Vandampalai Village, Vandampalai Panchayat, Nannilam Taluk, Thiruvarur District-Technical Concurrence issued - forwarded for further action - Reg.

Ref : 1. Applicant Thiru. D.Anand, Branch Manager, SIDCO Thanjavur, Thanjavur District, Application Ref No: GSTE83Z8(F.No.10379), Dated.05.05.2023.

2. The Proceedings of the District Collector, Thiruvarur vide letter Roc.No.5554/2022/F2, Dated: 28.04.2022 (Enter upon permission)

3. The Tahsildar, Nannilam vide letter Roc.No.3582/2021/B3, Dated: 08.06.2022

4. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.

5. District Town and Country Planning Office, Thiruvarur District Letter Roc.No: GSTE83Z8 (F.No.10379) / 2023-TVR / Dated: 09.06.2023. (Road Pattern Issued).

6. Applicant Thiru. D.Anand, Branch Manager, SIDCO Thanjavur Letter No. 610/B/2021 Dated 15.06.2023 and 22.06.2023.

7. G.O ms.No.157, Housing and Urban Development Department Dated 28.08.2017.

8.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.

9. G.O.18, Department of Municipal Administration and Water Supply, 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 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.

12. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

13. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.

14. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.

15. Demand payment Request Letter, Dated: 16.06.2023(requiring payment of Centage

Fee).

16. Applicant Thiru. D.Anand, Branch Manager, SIDCO Thanjavur, Thanjavur District, Application Ref No: GSTE83Z8 (F.No.10379), Dated: 06.07.2023 (Payment of Centage Fee).

17. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019, 05.02.2020, 14.08.2021 and 11.10.2021.

The Layout Proposal received vide reference 1st cited Online application seeking Industrial Layout approval was processed as per the rules prevailing. In the reference 2nd and 3rd cited, the land of extent 75750.00 sq.m was handed over and enter upon permission given to SIDCO Thanjavur. After perusing the records and after conducting inspection, the applicant was directed to handover the portion of land earmarked for roads, parks for the public purposes meant for local body and TANGEDCO vide under reference 5th cited above.

On receiving the letter from the applicant through online 6th cited above, the applicant wants to retain the spaces set apart for roads and the area set apart for parks(OSR) according to the rule 47(7-b) of the TNCD&BR 2019. The PP1 and PP2 areas which have to be handed over to the local body before getting final layout permission from the local body. On receiving the payment of charges such as Centage charge, vide under reference 16th cited above, the Technical Concurrence is issued to the said layout subject to the following conditions.

1. As per the condition, the layout has been approved and the approved assigned to the layout is LP/ DTCP (TVR)/SWP No: 31/2023. The approved layout Plan is enclosed herewith for taking further action in this regard. The applicant should hand over the public purpose site meant for local body and TANGEDCO site (1%) before getting final approval from the concerned local body.

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 14th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website Special Conditions.

6.The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under the respective rules. Special Conditions:

As per the directions reference under 11th cited and as per the provisions stipulated in Rule 47(11) of TNCD BR – 2019 vide reference under 09th cited above.

1. a) The local body shall issue the final approval to the applicant(s) directly after collecting usual fees and necessary fees towards the cost of laying improvements to the system in respect of road, water supply, sewage, drainage or electric power supply that may be required as assessed by the authority concerned namely, the local body and TANGEDCO, in the case of corporation and municipalities.

b) The local body shall issue the final approval to the applicant(s) directly after usual fees and after ensuring the applicant has laid tar road, provided other amenities such as storm water drains, water supply facilities by constructing OHT, etc., provided street lights as per the standards prescribed by the local body in the case of other than corporation/municipalities.

2. If the applicant, being a Govt. agency, The President, Vandampalai Panchayat reserves the right to allow the concerned Govt. agencies to retain the spaces set apart for roads, recreation purpose such as park and maintain the same for the purposes for which spaces have been reserved in the approved layout to the satisfaction to the authority and not to sell such spaces for Industrial development or any other purpose. The road in the layout must be open to the public for access and should open in the adjoining lands to ensure access to the lands surrounding the Industrial layout.

3. Hence, the concerned local body shall decide on the request of the applicant to maintain the area set apart as road and open space reserve in

the approved layout plan and issue the final layout permission only after ensuring that the applicant has gifted the PP1 site (Reserved for local body) and PP2 site (reserved for TANGEDCO) to the concerned local body through a registered gift deed.

4. With reference to the 12th and 13th cited letter, the concern local body must issue the final approval after transfer of earmarked road areas
S.F.No sub-division in favour concern local body.

5. 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.

6. Condition mentioned in the No objection certificates obtained from the Central / State Government Departments must be followed scrupulously.

7. If a low voltage / high voltage powerline / telegraph line is laid through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan.

8. When the said Industrial Layout are approved by The President, Vandampalai Panchayat, a copy of the approval should be sent to this office, along with a copy of proof (gift deed document) of handover of the public Purpose 1 & 2 to the local body concerned.

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

Scrutiny Fee : Rs. 1,13,625/- dt.05.05.2023

Centage Charges : Rs. 17,400/- dt.06.07.2023

Layout Conditions:

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Layout Plan approved by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country Planning Office.

2. The corners of the plots located at the junction of two roads should be laid with the splay shown on the approved Layout Plan.

3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the above two conditions.

4. The hollowed part of the layout should be raised to street level.

5. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in succession of the road boundary.

6. The applicant must obtain approval regarding the plots/ Industrial Layout. Also, before constructing the buildings in the plots, the applicant should be obtained permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.

7. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem arises regarding the right of land for the plot, it should be considered and decided by the local body.

b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy of proof (gift deed document) of handover of the public open spaces to the local body concerned.

8. Once the applicant receives the approval of the layout plan from the District Town and country planning office, the approved layout plan shall be permanently published at the entrance of the layout without any change / release fir public view through a 6' x 4' permanent Display board along with the details of resolution number and date of approval of the layout.

9. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the ground that subdivision has been approved where there is no actual title to the land.

10. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a

situation where the Planning Permission / Concurrence approval for the plot may be affected, the planning permission/ concurrence approval granted to

the layout will be cancelled by the District Town and Country Planning Office without any prior notice.

11. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale.

Director,

Planning Office,

District.

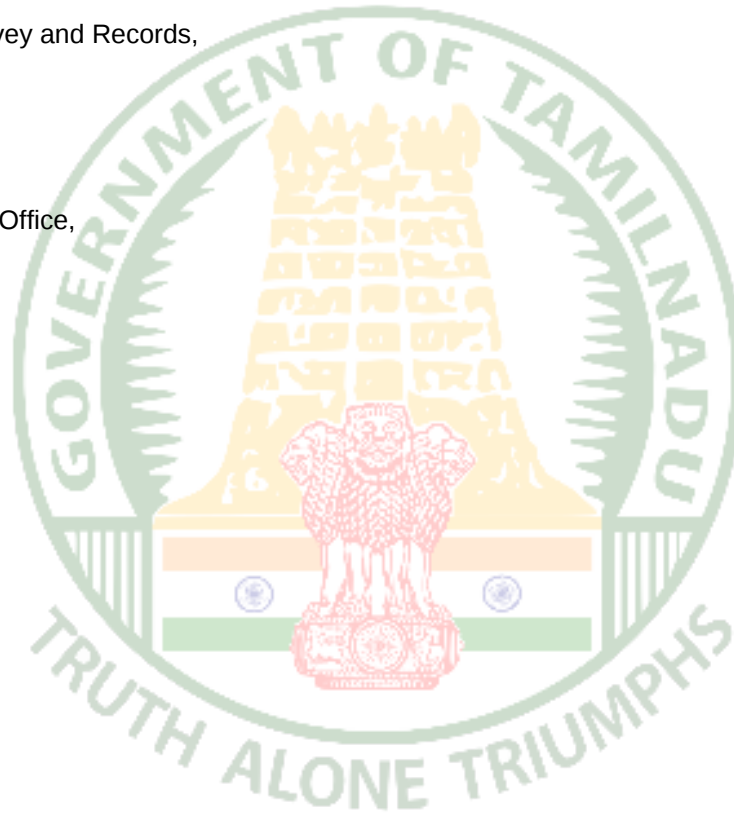
Copy to:

1. Thiru. D. Anand,
Branch Manager,
SIDCO Industrial Estate,
Nanjikottai Road,
Thanjavur,
Thanjavur District.
2. Assistant Director,
Department of Land Survey and Records,
Thiruvarur District.
3. The Tahsildar,
Nannilam Taluk,
Thiruvarur District.
4. The Sub-Registrar,
Nannilam Sub-Registrar Office,
Thiruvarur District.

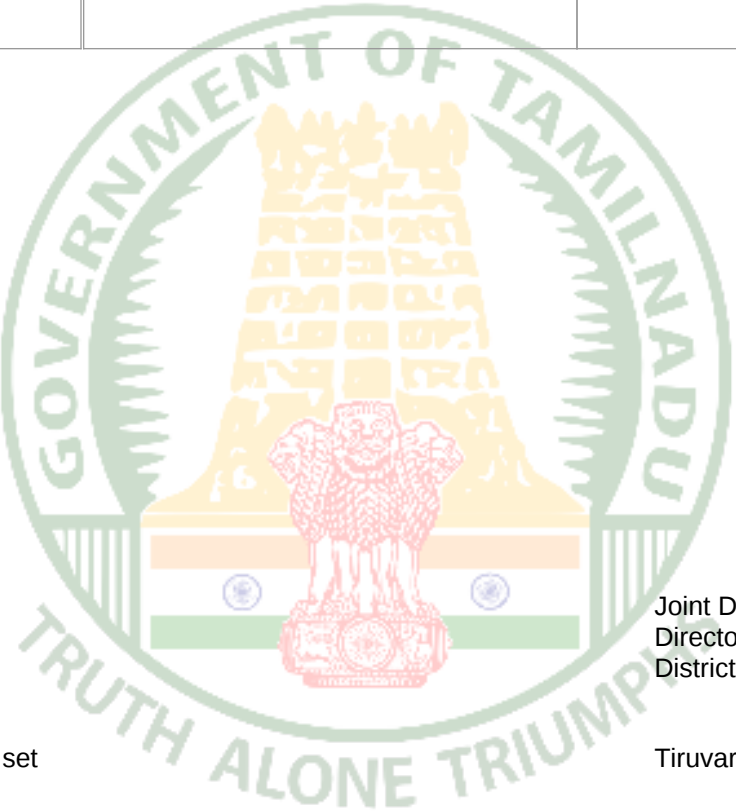
Assistant

District Town and Country

Thiruvarur



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	113625	05/05/2023
2	OSR Fee		
3	Centage Charges	17400.00	06/07/2023
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



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

Tiruvarur District.

Enclosure

1.Layout original map and Condition – 2 set

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

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



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.

