PP APPROVAL RECORD

Planning Permission

Survey 124/1

Nayanur Panchayat and, Kandachipuram taluk

Vilupuram 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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Town and Country Planning Department(Planning Permission)

56 A, Govt Hospital Road, Villupuram

ROC No. 181/2026/2026/TCP Date : 01/07/2026

From:

Joint Director / Deputy Director / Assistant Director

56 A, Govt Hospital Road, Villupuram

To :

1) The Panchayat President ,
Nayanur Panchayat ,
Mugaiyur Panchayat Union,
Villupuram District.

Sir/ Madam,

Sub :

SIDCO Industrial Layout : DTCP - Villupuram District– Kandachipuram Taluk – Mugaiyur Panchayat Union - Nayanur Panchayat and Village S.F.No.124/1– Extent 29.44 Acre (119150.00 Sq.m)– Technical clearance issued- forwarded for further action – Reg.

Ref : 1) Applicant Branch Manager, SIDCO Villupuram, The layout proposal received through online vide reference No: 2J3J54CD Dated : 23.11.2026.

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

3) G.O.(Ms.)No.157, Housing and Urban Development Department, Dated: 28.08.2017.

4) G.O(Ms) No:138, Housing and Urban Development Department, Dated: 04.06.2004.

5) G.O.(Ms.)No.181, Housing and urban development department, dated: 09/12/2020.

6) G.O(Ms) No:18, Department of Municipal Administration and WaterSupply, Dated:04.02.2019 and G.O (Ms) No: 16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.

7) Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

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

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

10) Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

11) District Collector, Villupuram order Roc No:B4/2995994/2025, Dated:13.05.2025.

12) The District Forest Officer, Villupuram Forest Division,Letter C.No:41/2026/D, dated:28.04.2026.

13) The District Forest Officer, Villupuram Forest Division,NOC Letter C.No:416/2026/D, dated:10.02.2026.

14) Demand payment Request Letter, Dated.07.05.2026.

15) Applicant Branch Manager, SIDCO Villupuram Letter, Dated.23.06.2026 and 25.06.2026 (Centage Charges, SubDivision Charges and Development Charges).

With reference to the 1st letter cited, Applicant has requested to the approval of SIDCO Industrial layout for the Villupuram District– Kandachipuram Taluk –
Mugaiyur Panchayat Union - Nayanur Panchayat and Village S.F.No.124/1– Extent 29.44 Acre (119150.00 Sq.m) forwarded to District Town and Country Planning,
Villupuram District for concurrence.

In continuation, with reference to the 3th cited, It is ordered that "SIDCO to retain the spaces set apart for roads, etc.-, and maintain the same for the purposes
for which these space 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 lands surrounding the
industrial layout", Hence, this SIDCO Industrial layout has been approved with the following conditions.
1) As per the condition, the layout has been approved and approved number issued as L.P/A.D.T.C.P (VD) No: 181/2026. And enclosed with 5 set of original maps and
gift deeded documents has been forwarded with it for further action.
2) Further, when the final approval is given by the Concern local body, it is requested to send a copy of the conditions to this office immediately.
3) After the approval of the Concern local body. It is requested to send the approved SIDCO 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.
Special Conditions
1) With reference to the 7th cited and 8th cited letter, the concern local body must issue the final approval order.
2) According to the Circular No. 12544/14 /Spl.cell 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 Applicants entitlement to development is verified in the documents
submitted with the Applicants 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.
3) As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Charges - Rs. 178725 Dated: 23.01.2026
Centage Charges - Rs. 32100 Dated: 25.06.2026
Sub Division Charges - Rs. 42800 Dated: 23.06.2026
Development Charges - Rs. 238300 Dated: 23.06.2026

Copy to:

1. Branch Manager Sidco,
SIDCO Branch Office Masterplan Complex,
Villupuram – 605602.

2) Tahsildar ,
Villupuram.Taluk ,
Villupuram.

3) Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.133G-Block,I Avenue,
Anna Nagar (East),
Chennai-600102.

4) Sub-Registrar,
Arakandanallur,
Villupuram District.

5) Assistant Director,
Survey & Land Records,
Villupuram District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	178725	23/01/2026
2	OSR Fee		
3	Centage Charges	32100.00	23/06/2026
4	Development Charges	238300.00	23/06/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	42800.00	23/06/2026

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

Vilupuram 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.