

PP

APPROVAL RECORD

Planning Permission

Vilupuram

Vilupuram district, Tamil Nadu

APPROVAL TYPE

Layout Approval

ISSUING AUTHORITY

DTCP

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)

56 A, Govt Hospital Road, Villupuram



ROC No. FGIOWHOQ /2024/TCP

Date : 13/05/2024

From:

Joint Director / Deputy Director / Assistant Director
56 A, Govt Hospital Road, Villupuram

To :

1) The Panchayat President ,
Pellakkupam Panchayat ,
Mailam Panchayat Union,
Tindivanam Taluk,
Villupuram District.

Sir/ Madam,

2) The Panchayat President ,
Kollar Panchayat ,
Mailam Panchayat Union,
Tindivanam Taluk,
Villupuram District.

3) The Panchayat President ,
Venmaniyathur Panchayat ,
Olakkur Panchayat Union,
Tindivanam Taluk,
Villupuram District.

Sub : Revised SIPCOT Industrial Park Layout - SIPCOT Industrial Park Layout Approved layout L.P/A.D.T.C.P (V.D).No: 20/2022 - S.F.Nos: 1/2A1A, 1/2A1B, 1/2A2, 1/2B, 1/2C, 1/2D, 1/3, 1/4, 1/5A, 1/5B, 2, 3/1, 3/2, 4/1A1A1, 4/2, 4/3, 4/4, 4/1B, 4/1A2, 4/1C, etc in Pellakuppam Panchayat &Village and S.F.Nos: 181/3B, 181/4, 182/1B, 182/2, 182/3, 182/4, 182/5, 182/6, 183/1, 183/2, 183/3, 183/5, 184/1 in Kollar Panchayat &Village – Mailam Panchayat Union - Tindivanam Taluk and S.F.Nos. 46/1B, 46/2B2, 47/2, 47/3, 47/4B, 48/3B, 50/2B, 51/1, 51/2, 51/3A, 51/3B, 51/4, 52/2B, 52/3 in Venmaniyathur Panchayat &Village – Olakkur Panchayat Union - Tindivanam Taluk, -Viluppuram District – Extent 683.24 Acre or 27,64,975 Sq.m – Revised Technical clearance issued- forwarded for further action – Reg.

Ref : 1) Applicant Project Officer SIPCOT , Villupuram, The layout proposal received through online vide reference No: FGIOWHOQ, Dated 05.03.2024.
2) District Town and country planning Office, Villupuram District Letter No. FGIOWHOQ /2024/TCP. (Road pattern issued on 25.04.2024)
3) Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020, Dated: 24.12.2020
4) G.O.(Ms.)No.157, Housing and Urban Development Department, dated: 28.08.2017
5) G.O(Ms) No:138, Housing and Urban Development Department, Dated: 04.06.2004
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) District Town and country planning Office, Villupuram District Letter No. 599/2022.

(SIPCOT Industrial Park Layout Approved on 09.05.2022)

11) Applicant Project Officer SIPCOT Villupuram Letter, Centage Fees Rs.27,000/- & Development Charges Rs.55,29,954/-Dated: 06.05.2024.

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

With reference to the 1st letter cited, Applicant has requested to the approval of Revised SIPCOT Industrial Park for the Approved SIPCOT Industrial Park Layout L.P/A.D.T.C.P (V.D).No: 20/2022, Villupuram District, Tindivanam Taluk, Pellakuppam Panchayat & Village, S.F.Nos: 1/2A1A, 1/2A1B, 1/2A2, 1/2B, 1/2C, 1/2D, 1/3, 1/4, 1/5A, 1/5B, 2, 3/1, 3/2, 4/1A1A1, 4/2, 4/3, 4/4, 4/1B, 4/1A2, 4/1C, 4/5, 4/6, 4/7, 4/8, 4/9, 5/1, 5/2, 6/1, 6/2A, 6/2B, 6/3, 10/1A1, 10/2A1, 10/1A2, 10/2A2, 10/1B, 10/2B, 13/1A1A, 13/1A1B, 13/1A1C, 13/1A2, 13/1B2, 13/2A, 13/3A, 13/1C, 13/2B, 13/3B1, 13/3B2, 13/4, 13/5, 13/6, 13/7, 13/8, 13/9, 13/10, 14/1A1A, 14/1A1B, 14/1A2, 14/1B, 14/2, 14/3, 14/4, 14/5, 14/6, 14/7, 15/1, 15/2, 15/3, 15/4, 15/5, 15/6, 16/1A, 16/1B, 16/2, 17/1, 17/3A, 17/3B, 17/4, 17/5A1, 17/5A2, 17/5B, 17/5C, 17/6, 17/7, 18/1, 18/2, 18/3, 18/4, 19/3B, 19/4, 19/5, 19/6, 20/4B, 21/2, 21/6, 21/7, 21/8, 21/9, 21/10, 21/11, 21/12, 21/13, 21/14, 21/15, 21/16, 21/17, 21/18, 21/19, 21/23, 21/24, 22/1, 22/2A1A, 22/2A1B, 22/2A1C, 22/2B, 22/2A2, 22/2A3, 22/2A4, 32/1, 32/2, 32/3, 33/1B1, 33/1B2, 33/3, 33/5A, 33/5B, 33/7A, 33/7B, 33/8A, 33/8B, 34/1, 34/2, 34/3, 34/4, 34/5, 34/6, 34/7, 34/8, 34/9A, 34/9B, 34/10, 34/11, 35, 37/2, 37/3, 37/4, 37/5, 37/6, 38/1, 38/2, 38/3, 38/4A1, 38/4A2B, 38/5, 38/6, 38/7, 38/8, 38/9, 38/10, 38/11, 38/13, 39/2, 40/1, 40/2A, 40/2B, 40/3, 40/4, 40/5, 40/6, 40/7, 40/8, 41/2B, 41/2C, 41/3, 42/2, 42/3, 45/2A, 45/2B, 46/1, 47/1, 47/3, 48/1, 51/1, 51/2, 51/3, 51/4, 51/5, 51/6, 53/1, 53/2, 53/3, 53/4, 53/5, 53/6, 53/7A, 53/7B, 53/8, 54/1, 54/2, 54/3, 54/4, 54/5, 54/6, 54/7, 55/1, 55/2, 56/1A, 56/1B, 56/1C, 56/2, 57/1, 57/2, 57/3A, 57/3B, 57/3C, 57/4, 57/5A, 57/5B, 57/6, 57/7, 57/8, 57/9, 60/1, 60/2, 60/3, 61/1, 61/2, 61/3B, 62/1, 62/2, 62/3, 62/4, 63/1, 63/2, 63/3, 63/4A, 63/4B, 64/1, 64/2, 118/1A, 118/2, 120/1, 120/2, 121/1, 121/2, 121/3, 123/1, 123/2, 123/3A, 125/1, 125/2, 125/3A, 125/3B, 125/4, 125/5, 125/6, 125/7, 125/8, 125/9, 125/11, 126/1, 126/2, 126/3, 126/4, 126/5, 126/6, 126/7, 126/8, 126/9, 126/10, 126/11, 126/12, 129/1A, 129/1B, 129/1C, 129/2, 129/3A, 1/1, 20/3, 43/2, 47/2, 49/2, 50/1, 125/10, 36, 37/1, 21/5, 50/4, 52/3, 17/2, 21/1, 21/4, 42/1, 52/2, 45/1 and Kollar Panchayat & Village, S.F.Nos: 181/3B, 181/4, 182/1B, 182/2, 182/3, 182/4, 182/5, 182/6, 183/1, 183/2, 183/3, 183/5, 184/1, 184/2, 184/3, 194/1, 194/2, 195/1, 195/2, 195/3, 196/1, 196/3, 197/1, 197/2, 197/3, 197/4, 197/5A, 197/5B, 197/5C, 197/6, 197/7, 198/1, 198/2, 198/3, 198/4A, 198/4B, 198/4C, 198/4D 199/1, 199/2, 199/3, 199/4, 199/5, 199/6, 200/1, 200/2, 200/3, 200/5, 200/7, 201/1, 201/2, 201/3, 201/4, 201/6, 201/7, 201/8, 201/9, 201/10, 202/2A, 202/2B, 202/2C, 202/2D, 202/2E, 202/2F, 202/2G, 202/2H, 202/2I, 202/2J, 203/1A, 203/1B, 203/2, 204/1, 204/2, 204/5, 205/1A1A1, 205/1A1A2, 205/1A1B, 205/1A1C, 205/1A2, 205/1B, 205/1C, 205/1D, 205/1E, 205/2A1, 205/2, 205/2B, 205/3, 205/4, 206/1, 207/1, 207/2, 207/3, 208/3, 208/5, 209/1, 210/2, 212/2, 212/3, 212/4, 212/5, 212/6, 213/1, 213/2, 213/4, 213/5, 213/7, 214/1, 214/2, 214/3, 214/8, 214/9, 214/10, 214/11, 214/12, 237/1, 237/2, 237/3, 237/4, 237/5, 237/6, 244/1, 244/2, 244/3, 244/4, 244/5, 244/6, 245/1A, 245/1B, 245/1C, 245/2, 246/1, 246/2, 246/3, 246/4, 246/5, 246/7, 246/8, 246/9, 246/10, 184/4, 196/2, 200/6, 200/8, 204/4, 206/2, 207/4, 208/1, 210/1, 210/3, 212/7, 214/4, 214/7, 182/7, 183/4, 195/4, 200/4, 201/5, 202/1, 204/1, 206/3, 208/2, 208/4, 209/2, 209/3, 210/4, 210/5, 212/1, 214/6, 214/5 and Venmaniyathur Panchayat & Village, S.F.Nos: 46/1B, 46/2B2, 47/2, 47/3, 47/4B, 48/3B, 50/2B, 51/1, 51/2, 51/3A, 51/3B, 51/4, 52/2B, 52/3, 52/4, 52/5, 53/6B, 55/4B2, 50/3, 52/1 to an extent of 683.24 Acre or 27,64,975 Sq.m . The Revised SIPCOT Industrial Park proposal received in this office for concurrence.

In continuation, with reference to the 2nd letter cited, Road pattern for Revised SIPCOT Industrial Park has been issued by the Villupuram District office on 25.04.2024. Further with reference to the 4th cited, It is ordered that "SIPCOT to retain the spaces set apart for roads, recreation purpose such as parks & 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 Revised SIPCOT Industrial Park 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:105/2024(This Revised Layout L.P/A.D.T.C.P (VD) No:20/2022). 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 SIPCOT Industrial Park 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 after transfer of earmarked road areas S.F.No sub-division in favour of concern local body.

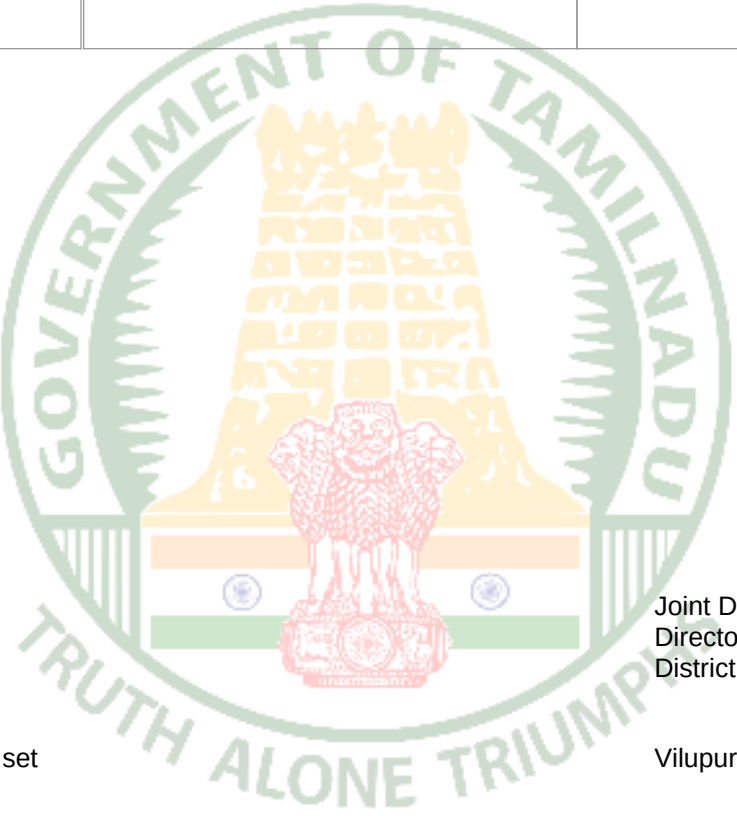
2) According to the Circular No. 12544/14 /Spl.cell dated: 04.07.2014 stating that, The Directorate of Town

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:



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	3801600	05/03/2024
2	OSR Fee		
3	Centage Charges	27000.00	06/05/2024
4	Development Charges	5529954.00	06/05/2024
5	Display Board Charges		
6	Satellite town charge		



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

Enclosure

1.Layout original map and Condition – 2 set

Vilupuram 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.

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Ask anything about a property and get an answer grounded in live government records, with the sources shown.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Watch a property and hear about it when something new is registered against it.

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Run the transaction in one place: documents, stamping, signatures and the parties.

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The registers themselves, read for you.

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Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

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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



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for you
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