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.

Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

verified.realestate

Town and Country Planning Department(Planning Permission)

56 A, Govt Hospital Road, Villupuram

ROC No. HIBL68HD /2024/TCP Date : 09/01/2024

From:

Joint Director / Deputy Director / Assistant Director

56 A, Govt Hospital Road, Villupuram

To :

1) The Panchayat President ,
Pellakkuppam 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 : Industrial Layout Approval : TANSIDCO Pharma Industrial Park Layout in Plot No: “A-17” of Approved SIPCOT Industrial Park layout L.P/A.D.T.C.P (V.D).No: 20/2022 -S.F.Nos: 1/1, 1/2A, 1/2B, 1/2C, 1/2D, 1/3, 1/4, 1/5A, 1/5B, 2, 3/1, 3/2, 4/1A, 4/1B, 4/1C, 4/2, 4/3, 4/4, 4/5, 4/6, 5/1, 5/2, 6/1, 6/2A, 6/2B, 6/3, 10/1A1, 10/1A2, 10/2A1, 10/2A2, 14/1A1A, 14/1A2, 14/2A1, 14/2A2, 15/1, 15/4, 15/5, 16, 17/3A, 17/4, 17/5A1, 17/5A2, 17/5B, 17/5C, 17/7, 18/3, 18/4– Pellakkuppam Panchayat & Village and S.F.Nos: 202/2A, 202/2B, 202/2C, 202/2D, 202/2E, 202/2F, 202/2G, 202/2H, 202/2I, 202/2J, 203/1A, 203/1B, 207/2 – Kollar Panchayat &Village and S.F.Nos: 50/2B, 51/1, 51/2, 51/3B, 51/4, 52/2B, 52/3, 52/5- Venmaniyathur Panchayat &Village – Tindivanam Taluk, -Viluppuram District – Extent 113 Acre or 4,57,461 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: HIBL68HD, Dated :
28.11.2023.
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: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.
6) Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
7) Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1,
Dated: 08.09.2017.
8) Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3,
Dated: 07.01.2022.
9) Applicant Branch Manager, SIDCO Villupuram Letter, Centage Charges Rs.18,000/-,
Dated: 04.01.2024.
10) 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 TANSIDCO Pharma Industrial Park layout for the

Villupuram District, Tindivanam Taluk, Pellakkuppam Panchayat &Village in S.F.Nos: 1/1, 1/2A, 1/2B, 1/2C, 1/2D, 1/3, 1/4, 1/5A, 1/5B, 2,
3/1, 3/2, 4/1A, 4/1B, 4/1C, 4/2, 4/3, 4/4, 4/5, 4/6, 5/1, 5/2, 6/1, 6/2A, 6/2B, 6/3, 10/1A1, 10/1A2, 10/2A1, 10/2A2, 14/1A1A, 14/1A2, 14/2A1,
14/2A2, 15/1, 15/4, 15/5, 16, 17/3A, 17/4, 17/5A1, 17/5A2, 17/5B, 17/5C, 17/7, 18/3, 18/4 and Kollar Panchayat & Village in S.F.Nos: 202/2A,
202/2B, 202/2C, 202/2D, 202/2E, 202/2F, 202/2G, 202/2H, 202/2I, 202/2J, 203/1A, 203/1B, 207/2 and Venmaniyathur Panchayat & Village in
S.F.Nos: 50/2B, 51/1, 51/2, 51/3B, 51/4, 52/2B, 52/3, 52/5- to an extent of 113 Acre or 4,57,461 Sq.m . This proposal is the revision of Plot
No: “A-17” which is in the already approved SIPCOT layout in L.P/A.D.T.C.P (V.D).No: 20/2022 into SIDCO Pharma Industrial Park. The SIDCO
Pharma Industrial layout proposal received in this office 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: 04/2024 and forwarded 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 6th cited and 7th 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:
Copy to:
1) Branch Manager,
TNSIDCO Branch Office,
TNSIDCO LTD,
Villupuram District- 605602.

2) Tahsildar ,
Tindivanam Taluk ,
Villupuram.

3) Sub-Registrar,
Avaraipakkam Sub- Registrar Office,
Villupuram District.

4) Assistant Director,

Survey & Land Records,
Villupuram District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	685929	28/11/2023
2	OSR Fee		
3	Centage Charges	18000.00	04/01/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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

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

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.