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.

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அளவர்/உதவி வரைவாளர்

வரைவாளர் நிலை - III

## TOWN AND COUNTRY PLANNING DEPARTMENT
## VILLUPURAM DISTRICT

**INDUSTRIAL LAYOUT APPROVAL: TANSIDCO Pharma Industrial Park Layout in Plot No.A17 of Approved SIPCOT Industrial Park Layout L.P/A.D.T.C.P(V.D) NO : 20/2022.**

VILLUPURAM DISTRICT, TINDIVANAM TALUK, MAILAM PANCHAYAT UNION, PELLAKUPPAM VILLAGE: 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

MAILAM PANCHAYAT UNION, KOLLAR VILLAGE: 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

OLAKKUR PANCHAYAT UNION, VENMANIYATHUR VILLAGE: S.F.NOS: 50/2B, 51/1, 51/2, 51/3B, 51/4, 52/2B, 52/3, 52/5

FILE NO:HIVL68HD/2023/TCP — SCALE 1:1600

### GENERAL NOTES

| | | |
|---|---|---|
| TOTAL EXTENT | : | 113.00Acres |
| ROAD AREA | : | 17.41 Acres |
| EXTENT AFTER DETECTION OF ROAD AREA | : | 95.59 Acres |
| PUBLIC PURPOSE (PP-1,PP-2) | : | 1.72 Acres |
| COMMERCIAL PURPOSE (CMP) | : | 3.47Acres |
| ETP & STP PLOTS | : | 5.07 Acres |
| WTP | : | 1.20 Acres |
| UTILITY | : | 2.76 Acres |
| SALEABLE INDUSTRIAL AREA | : | 81.37 Acres |

### NUMBER OF PLOTS

| | | |
|---|---|---|
| INDUSTRIAL PLOTS | : | 46 NOS. |
| COMMERCIAL PURPOSE PLOTS(SHOP ) | : | 11 NOS. |
| PUBLIC PURPOSE PLOTS (PP-1,PP-2) | : | 2 NO. |
| ETP & STP PLOTS | : | 1 NO |
| WTP | : | 1 NO |
| UTILITY | : | 1 NO |
| TOTAL NO OF PLOTS | : | 62 NOS. |

### OPEN SPACE RESERVATION LAND

ALL DIMENSIONS ARE IN 'METER'

PUBLIC PURPOSE LAND

| PP No | EXTENT IN ACRES |
|---|---|
| PP - 1 | 1.29 |
| PP - 2 | 0.43 |
| TOTAL | 1.72 |

COMMERCIAL PURPOSE LAND

| SL.NO | CMP No | EXTENT IN ACRES |
|---|---|---|
| 1 | CMP - 1 | 0.46 |
| 2 | CMP - 2 | 0.40 |
| 3 | CMP - 3 | 0.34 |
| 4 | CMP - 4 | 0.27 |
| 5 | CMP - 5 | 0.21 |
| 6 | CMP - 6 | 0.15 |
| 7 | CMP - 7 | 0.24 |
| 8 | CMP - 8 | 0.20 |
| 9 | CMP - 9 | 0.16 |
| 10 | CMP - 10 | 0.42 |
| 11 | CMP - 11 | 0.62 |
| TOTAL | | 3.47 |

INDEX:

- PLOT BOUNDARY LINE
- INNER SUBDIVISION LINE
- VILLAGE BOUNDARY LINE
- EXISTING HIGHWAYS ROAD
- INTERNAL ROADS
- COMMERCIAL PLOTS
- PUBLIC PURPOSE
- ETP & STP
- UTILITY
- WTP

நிபந்தனைகள்

1. The Channel flow through the site should be realigned and the culvert provided in the required place with approval of concerned Department.

2. நில உரிமை குறித்து வழங்கப்பட்ட ஆவணங்கள் (ம) பரிசீலனைக்கு சமர்ப்பிக்கப்பட்ட ஆவணங்கள் சரியானவையல்ல என அறியப்பட்டால் (அ) மனைப்பிரிவிற்கு தொழில்நுட்ப ஒப்புதல் வழங்கியதால் பாதிப்பு ஏற்படகூடிய சூழ்நிலை ஏற்படும் மனைப்பிரிவிற்கு வழங்கப்பட்ட தொழில்நுட்ப ஒப்புதல் முன்னறிவிப்பின்றி நகர் ஊரமைப்பு அலுவலர் அவர்களால் ரத்து செய்யப்படும்.
(If the land documents and ownership certificates furnished for scrutiny are found to be incorrect or if the tecnical approval accorded to the layout is found to affect the situation, the approval will be cancelled without prior notice by Director of Town and Country Planning, Chennai.)

3. அரசாணை எண்:157, வீட்டுவசதி (ம) நகர்ப்புற வளர்ச்சி துறை, நாள்:28.08.2017 - ன் படி மனைப்பிரிவில் அமையும் சாலை ஓரங்களே (ம) வேறு உபயோக பகுதிகளை சிங்கார்சிங்கோ பராமரிக்க வேண்டும்.

4. நீர் நிலைகள் நிலையில் உள்ளவாறு நிலைநிறுத்தப்பட வேண்டும். ஆக்கிரமிப்பு ஏதும் செய்தல் கூடாது.

5. மனைப்பிரிவில் அமையும் மனைகளில் புட வரைபடத்தில் உள்ளவாறு வேறு அமைப்பு முறையில் கட்டப்பட்டுள்ள கட்டப்பட கூடாது.

6. நில உரிமை குறித்து நீதிமன்ற வழக்குகள் ஏதேனும் நிலுவையில் இருப்பின் அவ்வழக்கில் தீர்ப்பின் அடிப்படையில் உத்தரவு மாற்றியமைக்கப்படும்.

ம. வ / ந. ஊ. உ. இ. (வி. மா) எண்: **04/2024** (இணையதள ஒப்புதல்)

உதவி இயக்குநர்
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
விழுப்புரம் மாவட்டம்

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.