

Town and Country Planning Department(Planning Permission)

No.33/I 95, kotrampalayam Street,
Old Employment Office



ROC No. TH63EUHV

/2025/TCP

Date : 29/08/2025

From:

Joint Director / Deputy Director / Assistant Director

No.33/I 95, kotrampalayam Street,
Old Employment Office

To :

The President,
Oragadam Village, Senakuppam Panchyat,
Kundrathur Taluk/Panchayat Union,
Kancheepuram District.

Sir/ Madam,

Sub : Revised and Additional Industrial Layout - District Town and Country Planning office, Kancheepuram District – Already Technical Approval issued vide L.P/DTCP No.13/2011.Already Approved Extent 1601.59 Acre, Additional Extent – 63.64 Acre Total Proposed and Revised layout formation to an extent of 1665.23 Acers in the Land Bearing of Kancheepuram District, Kundrathur Panchayat Union/Taluk, Oragadam Village S.F.Nos. 1, 2, 3, 4, 5, 16pt, 19, 20, 21, 22, 18pt, 26, 23pt, 24, 25, 6, 7, 8, 9, 10pt, 31, 32, 33, 34pt, 37, 38pt, 39pt, 3/1,18/7,24/1, 38/8, 38/9, 38/11, Panapakkam Village S.F.Nos. 151, Karanithangal Village S.F.Nos. 66pt., 67pt., 68pt., 69, 70pt, 72pt, 73pt, 75pt., 76pt., 83, Vaipur - A Village S.F.Nos. 1, 2, 5, 6, 7pt, 9pt., 10, 11, 37, 38, 72, 73, 74, 81, 65, 66, 67, 69, 70, 83, 84, 85pt., 65/2, 65/3, 65/4, 66/6, 66/11, 66/12, 69/3, 69/4, 69/5, 70/1, 70/2, 1/2, 1/3, 2/1, 7/1, 7/2, 7/17, 8/1, 8/7, 9/1, 9/3, 9/5, 9/6, 9/8, 9/9, 9/11, 11/5, 72/2, 72/5, 72/7, 72/10, 72/14, 73/1, 73/2, 73/3, 86, 71, 76/10, 82pt, 15, 16, 17, 18 and Vaipur - B Village S.F.Nos. 261, 263, 264, 265, 266pt., 267, 268pt., 269pt., 261/4, 263/5, 263/10, 264/1, 265/7, 262/1A2, 262/1A3, 262/1A4, 262/1A5, 262/10, 262/2 at Sriperumbudur Panchayat Union/ Taluk – Mathur Village S.F.Nos. 397, 399, 400, 401, 390, 393, 394, 395, 396pt, 402, 405, 404, 412, 413, 414, 415, 416, 430, 431, 388, 389pt, 406, 408, 409, 411, 448, 449, 417, 429, 432, 433, 434, 435, 436, 418, 419, 420, 421, 422, 423, 424, 425, 426, 428, 429, 438, 439, 441, 443, 444, 447, 440, 442, 450, 451pt, 452, 453, 457, 376, 377, 378, 380, 381, 382, 383, 384, 385, 386, 387, 388, 390, 410, 452, 453, 454pt, 455, 456pt, 457, 464, 465, 463, 466, 478, 490, 491, 492, 471, 472, 473, 474, 476, 467, 468, 469, 470, 475, 477, 479, 504, 505, 507, 508, 515, 516, 529pt, 369pt, 372, 373, 374, 375, 393, 394, 395, 397, 331, 329pt, 383/3, 388B/2, 460B/2, 464/1C, 370, 398, 391A, 403, 525, 388A1, 407, 410A, 459A, 424/2, 427, 437, 445, 446, 440/3, 458, 460, 461, 462, 463, 571, 390APT, 390BPT, 391B, 392A, 394Apt, 394Bpt, 395Bpt, 397Apt, 449Apt, 449B, 459B, 493, 457Apt, 457Bpt, 452Apt, 452Bpt, 453Apt, 453Bpt, Vallam-B Village S.F.Nos. 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 449, 453, 456, 444, 445, 448, 457, 458, 459, 460, 431/2, 431/7, 432/1, 433/1, 438/1, 439/6, 452, 442/4, 449/1, 450, 451, 454, 455, 446, 447, 457/2, 307, 308pt, 426pt, 430pt Panrutti - A Village S.F.Nos. 1, 2, 3, 4, 5, 8, 6, 7, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21pt, 22, 24, 25, 26, 10, 23 and Panrutti - B Village S.F.Nos. 410,411,423,424,425,426,416, 417, 418, 419, 420, 421, 422, 447pt, 448pt, 667, 670, 656, 663, 664, 665, 654, 655, 666, 668, 669, 433, 434, 435, 436, 437, 438, 442, 443, 444, 445, 460, 461, 427, 430, 431, 432, 428, 429 - Technical Approval issued - Forwarded for further action - Reg.

Ref : 1 Online Application No. TH63EUHV by M/s. Project Officer through online, Dated: 23.04.2024.
2

District Town and Country Planning Office, Kancheepuram District through online Road pattern issued on dated: 20.08.2024
3 Project Officer Already approved No.13/2011, dated: 22.02.2011.
4 The Industries (SIPCOT-LA) Department G.O.(M.s) No.138, Dated: 08.07.2008.
5 (Circular).Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai
6
G.O.(Ms) No.157, Housing and Urban Development Department, Dated: 28.08.2017.
7 G.O.(Ms) No.138, Housing and Urban Development Department, Dated: 04.06.2004

- 8 G.O.(Ms) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
9 G.O. (Ms)No.18, Department of Municipal Administration and Water supply, Dated:04.02.2019 , G.O.(Ms) No.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
10 G.O.(Ms)No.181, Housing and Urban Development Department, Dated: 09.12.2020.
11 G.O.(Ms)No.141, Housing and Urban Development Department, Dated: 23.09.2020
12 G.O.(Ms) No.53, Housing and Urban Development Department, Dated: 28.02.2024. (Gazette Published on 10.07.2024).
13 Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
14 Circular Roc No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai.

15 Circular Roc No. 20502/2013/LA2, Dated: 02.03.2018 of Commissioner of Town and Country Planning, Chennai.

16 Circular Roc No. 14619/1988/BCC, Dated: 27.04.1988 of Special Commissioner of Town and Country Planning, Chennai.

17 Circular Roc No. 26294/2010/LA2, Dated: 20.12.2010 of Special Commissioner of Town and Country Planning, Chennai.

18 Circular Roc No. 40483/1990/LA1, Dated: 07.11.1992 of Special Commissioner of Town and Country Planning, Chennai.

19 Circular Roc No. 16985/2000/LA2, Dated: 29.09.2007 of Special Commissioner of Town and Country Planning, Chennai.

20 Circular Roc No. 12544/2014/CP, Dated: 04.07.2014 of Commissioner of Town and Country Planning, Chennai
21 Circular Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai.
22 District Forest Officer, Chengalpattu Division, Kancheepuram Letter No.K.Dis.No.D/1513/2025, Dated:09.06.2025.
23 Archaeological Survey of India, Government of Tamil Nadu, Letter No.F.No.AVACT/1/2/NOC/KPM/GEN, Dated:21.07.2025 – Conditions Should be Complied
24 Demand payment requested through online, Dated: 20.08.2024.
25 Demand received through online, Dated: 23.04.2024, 28.08.2025
26 Circular Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai.

ORDER:-

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to handover the portion of land earmarked for roads, public purposes meant for local body and TANGEDCO vide reference 2nd cited above.

As per the G.O (Ms) No. 157, cited in the reference no.6 states that, the land earmarked for roads, public purposes parks/OSR meant for local body and TANGEDCO shall be maintained by the SIPCOT for the purpose for which spaces have been reserved in the layout. On receipt of payment of charges such as Centage, Scrutiny fees, Display board Deposit and Development charge vide reference 25th cited above, the

Technical Approval is issued to the mentioned layout subject to the following conditions:

1. The Technical Approval/ Planning Permission is issued to the above mentioned layout and the number is assigned as SWP/DTCP/Kancheepuram District – INDUSTRY LAYOUT No.148/2025. (Should be read along with already DTCP Approved No: 13/2011)
2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.
3. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be forwarded to this office for record.
4. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.

5. Also, the local authority shall forward the copy of such permission/approval to the Tahsildhar concerned with a direction to the applicant to

pay the requisite charges for making mutation in the TamilNilam/Collabland website.

SPECIAL CONDITIONS:

1. While developing the Industrial Plots from the Existing Burial Ground 30m. No Development 20m should be mentioned.

2. The Conditions District Forest Officer, Chengalpattu Division, Kancheepuram Letter No.K.Dis.No.D/1513/2025, Dated: 09.06.2025.

3. Archaeological Survey of India, Government of Tamil Nadu, Letter No.F.No.AVACT/1/2/NOC/KPM/GEN, Dated:21.07.2025 – Conditions

Should be Complied.

4. SIPCOT do not disturb Waterbody and Channel within the site and obtain necessary NOC's from the concern department to construct the culvert and cross the waterbodies.

5. Channels passing through the site should be maintained as per existing site condition. No encroachments shall be made on it. Also,

proposals proposed adjacent to such water bodies should maintain a 3.0 meter wide no development zone.

6. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to

purchase the property must individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the

ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.

7. The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local

body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic

infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the infrastructure developed by the

owners / developers, the local bodies shall ensure the quality of the works done by the owners/ developers.

8. The local authority shall also ensure that the sub division for the land earmarked for road, park and land meant for public purposes such

as Local body and TANGEDCO are properly carried out and transferred in favor of the local body/TANGEDCO concerned before issuing the final approval.

9. As envisaged under the "Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, market, book, sell

or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or

part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has to comply the said provisions.

10. If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000 /- per plot and

3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the

reference 7th cited above. The payment of charges shall be made under the following head of account.

Head of Account:

"0217 Urban Development - 60 other Urban

Development Schemes - 800 other Receipts - AS

Receipts under Land Use Conversion Charges-27"

Non-Taxation fees - 09 Collections

(DPC : 0217-60-800-AS 22709)"

9. The fees/charges collected from the applicant are as follows:

Scrutiny Fees : Rs.97,07,418 /- Date – 23.04.2024

Centage Charge

Challan Number - 20250828012177 : Rs.54,000 /- Date – 28.08.2025

Display board Charge : Rs.10,000/- Date – 28.08.2025

SubDivision Charges : Rs.72,000/- Date - 28.08.2025
Development Charge : Rs.4,21,40,450/- Date - 28.08.2025
Armed Forces Flag Day Fund : Rs.15,000/-

To:

1. The President,
Oragadam Village, Senakuppam Panchyat,
Kundrathur Taluk/Panchayat Union,
Kancheepuram District.

2. The President,
Karanithangal Village.
Kundrathur Taluk / Panchayat Union,
Kancheepuram District.

3. The President,
Panapakkam Village.
Kundrathur Taluk / Panchayat Union,
Kancheepuram District.

4. The President,
Vaipur 'A' Village.
Kundrathur Taluk / Panchayat Union,
Kancheepuram District.

5. The President,
Vaipur 'B' Village.
Kundrathur Taluk / Panchayat Union,
Kancheepuram District.

6. The President,
Mathur Village.
Sriperumbudur Taluk / Panchayat Union,
Kancheepuram District.

7. The President,
Vallam 'B' Village.
Sriperumbudur Taluk / Panchayat Union,
Kancheepuram District.

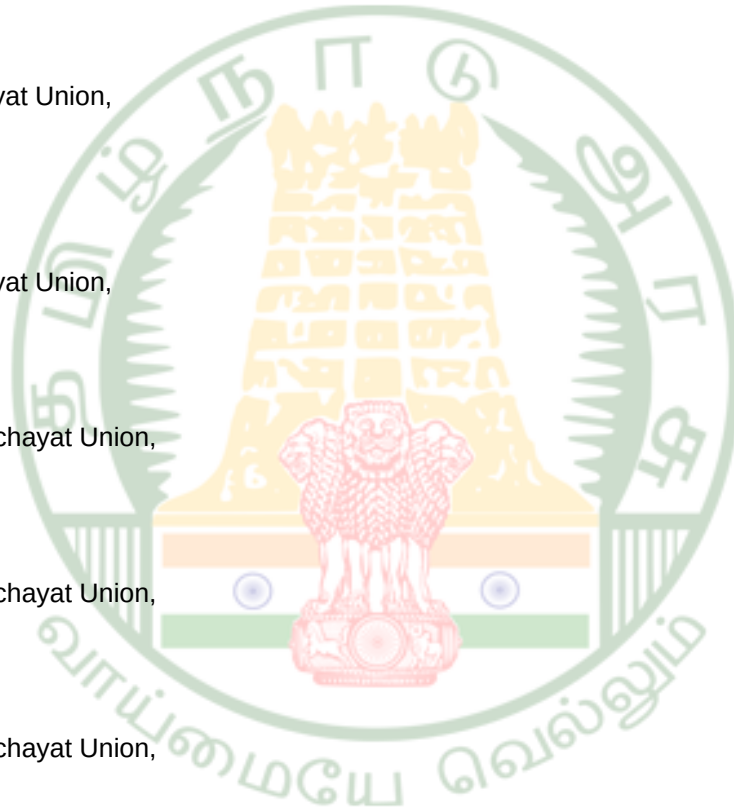
8. The President,
Panrutti 'A' Village.
Sriperumbudur Taluk / Panchayat Union,
Kancheepuram District.

9. The President,
Panrutti 'B' Village.
Sriperumbudur Taluk / Panchayat Union,
Kancheepuram District.

10. The Project Officer
Oragadam Junction,
SIPCOT Industrial Park Oragadam,
Sriperumbudur,
Kancheepuram District.

11. Tahsildar concerned (TamilNilam).
Sriperumbudur Taluk,
Kancheepuram District.

12. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,

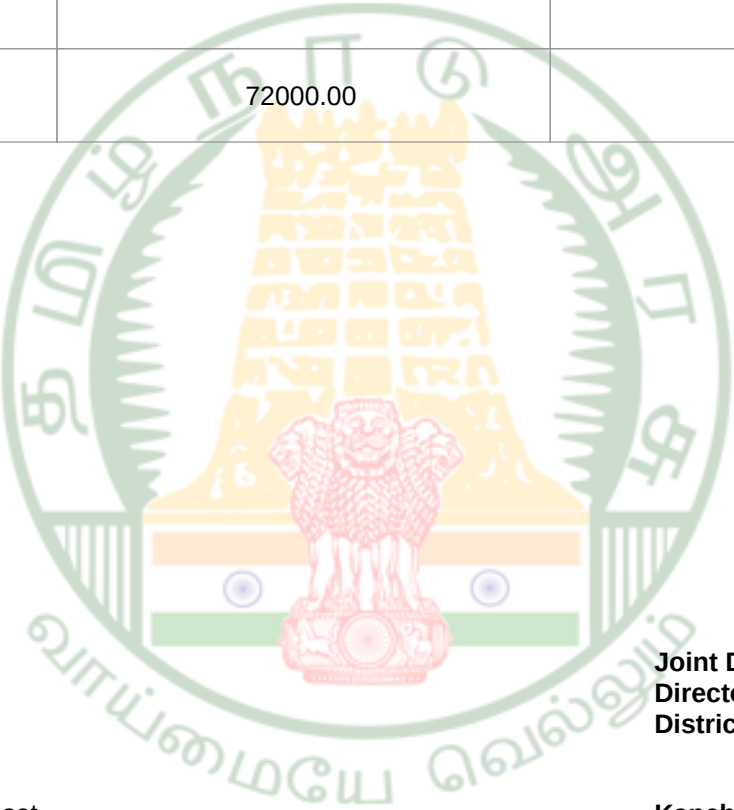


Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

13. Sub Registrar,
Sriperumbudur Registrar Office,
Kancheepuram District



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	9707418	23/04/2024
2	OSR Fee		
3	Centage Charges	54000.00	28/08/2025
4	Development Charges	42140450.00	28/08/2025
5	Display Board Charges	10000.00	28/08/2025
6	Satellite town charge		
7	Sub Division Charge	72000.00	28/08/2025



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

Kancheepuram District.

Enclosure

1.Layout original map and Condition – 2 set