

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 TNCDDBR-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,



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