

PP

APPROVAL RECORD

Planning Permission

Ramanathapuram district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

DTCP

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.



Proceedings of District Town and country Planning,
Ramanathapuram District.Online Building Application–
PlanningPermission
Present Selvi.M. Valarmathi,B.E.,

Application Number:SWP/BPA/786960/2026

Date:26.05.2026

Subject: **Industrial Building**– Office of the District Town and Country Planning, - Ramanathapuram District – Ramanathapuram District- Kadaladi Taluk - Iruveli Village – Sayalgudi Town Panchayat - S.F.Nos.315/3,316/1,316/2A,316/2B & 317/2B, Site extent of 56100.00 Sqm -Revised and Additional proposed Industrial Building (Orange category- Fish Processing and packing Excluding chilling of Fishes) FSI area of 9965.25 sqm- Technical Concurrence issued – Forwarded for further action – Regarding

- Reference:**
1. Applicant: M/s.Sanchary Marine Products and Transporters Private limited Online Application Reference No. SWP/BPA/786960/2026, Submitted Dated: 17.04.2026.
 2. Assistant Director, Ramanathapuram District Town and country Planning office Inspection Report of Online Application No.SWP/BPA/786960/2026, Dated:02.03.2026.
 3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
 5. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
 6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
 7. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
 8. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
 9. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
 10. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
 11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
 12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl cell, Dated: 14.12.2017.
 13. Director of Town and Country Planning, Chennai circular Letter Roc No.4326/2019/BA2, Dated: 05.02.2020.
 14. Director of Town and Country Planning, Chennai circular Letter Roc No: 4367/2019/BA2,Dated : 05.02.2020.
 15. District Officer, Tamil Nadu Fire and Rescue Services, Letter PP NOC No:9030/NOC/NMSB/2026. Dated: 02.04.2026..
 16. Joint Director, Department of Agriculture and Farmers Welfare, NOC, letter No.jpggp4/2466/2026, Dated:17.03.2026
 17. G.O.No.238, Agriculture and farmers welfare department , Dated 12.09.2025

18. Proceedings of the Director of Town and Country Planning, Chennai vide letter ROC. No. SWP/BPA/786960/2026, Date 30.04.2026.
19. Go.138 Housing and Urban Development Department, Dated:04.06.2004.
20. Deputy Director, Sivagangai District Town and Country Planning Proceeding letter.No.695/2017, Dated.09.05.2017 and 4065/2019, Dated.29.11.2019
21. Demand Payment Requested Letter Dated.06.05.2025 .
21. Applicant demand remittance letter ,dated:19.05..2026, & 22.05.2026, (CentageFee, Development Fee and extra paid on 19.05.2026 & . Flag Day Fund and Anti TB Association Fund paid on 22.05.2026.) -

Order

1. With reference to the 1st Cited application, the applicant M/s. Sanchary Marine Products and Transporters Private Limited has requested for the Revised and Additional Proposed Construction of Fish Processing and packing Excluding chilling of Fishers Industrial Building(Orange category) in at Ramanathapuram District, Kadaladi Taluk , Iruveli Village, Sayalgudi Town Panchayat S.F.No: 315/3,316/1,316/2A,316/2B & 317/2B, Site extent of 56100.00 Sqm and FSI area -9965.25 sqm The Directorate of Town and Country Planning Chennai. has been marked the boundary of the site as “A to O” and OSR area has been marked as “1 to 5”
1. The Technical Concurrence is issued under section 47A of Town and Country Planning Act,1971 for the above proposal and numbered as **B.P/DTCP No: 356/2026**. The Duration of permission from 8 Years from the esign date..
2. The area statement for the Revised and Additiona Proposed construction of the Industrial Building is as below.

Area of Site - 56100.00 Sqm

AREA DETAILS									
	Existing Approved Building Area in sqm		Revised and Existing Constructd Building to be Approved in Sqm		Proposed Buiding in Sqm		Total Area in Sqm		
Descriptions	FSI	Non FSI	FSI	Non FSI	FSI	Non FSI	FSI	Non FSI	TOTAL
Block-1(Plant Building Store Boiler)									
Ground Floor	3649.00	-	1273.68	-	2088.45	-	7011.13	-	7011.13
First Floor	-	-	531.91	-	-	-	531.91	-	531.91
Block-2(Generator & Store)									
Ground Floor	-	-	606.80	-	-	-	606.80	-	606.80
Block-3(Bio Filters Shed)									
Ground Floor	-	-	1366.16	-	-	-	1366.16	-	1366.16

Block-4(Labour Room)									
Ground Floor	-	-	64.19	-	-	-	64.19	-	64.19
First Floor	-	-	41.65	-	-	-	41.65	-	41.65
Block-5(Canteen Room)									
Ground Floor	-	-	104.72	-	-	-	104.72	-	104.72
Block-6(Guest House)									
Ground Floor	-	-	193.20	-	-	-	193.20	-	193.20
Block-7(Weighment Room)									
Ground Floor	-	-	7.29	-	-	-	7.29	-	7.29
Block-8(Security Room)									
Ground Floor	-	-	38.20	-	-	-	38.20	-	38.20
Block-9(Chimney)									
Ground Floor	-	-	-	6.25	-	-		6.25	6.25
Total Area	3649.00	-	4227.80	6.25	2088.45		9965.25	6.25	9971.50

Total FSI Area: 9965.25 Sq.m

FSI: $0.17 < 2.00$

The Technical Clearance issued with the following Special and General Conditions: -

Special Conditions

1. As per TNCD&BR 2019 Rule No.41, the OSR reservation area of 6853.00 Sq.m has been marked as "1 to 5" in site plan and the space so reserved should be kept open and maintained by the applicant.
2. As per reference 17th cited G.O.No.238, Agriculture and farmers welfare department, Dated.12.09.2025, should be adhered to without violating.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
5. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does not cover the structural stability aspects including the safety during the construction which are

covered under the Building Rules under the Local Bodies Act. Planning Permission is issued subject to the condition that the applicant/developer and also the architect/Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.

6. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site.

If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.

7. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3)) Department dated: 05.02.2016 relating to installation and use of solar energy system should be followed.
8. Applicant should obtain consent from Tamilnadu Pollution Control Board Under section 25 of the water Act 1974 for discharge of sewage

General Conditions

1. Solar water heating system to be provided to the Revised Resort building.
Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
4. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.01.2020.
5. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
6. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules.
8. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.

10. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
11. As per references Cited Government orders & circulars Centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges has been remitted by the applicant as per demand issued.
12. Enforcement action under section 56 & 57 of TamilNadu Town and Country planning Act 1971 must be taken by the local authority, if the construction is done with Additional/Deviation to the approved plan before levy of the applicable Taxes.

Fees Paid Details

S.I. No	Charges	Amount in Rupees	Amount Paid Date
1.	Scrutiny Fees	Rs.1,02,763 & Rs.3,600	27.02.2026 & 10.04.2026
2.	Centage Charges for Land	Rs.600.00	19.05.2026
3.	Centage Charges for Building	Rs.6,500.00	19.05.2026
4.	Infrastructure and Amenities Charges	Rs.6,86,500.00 & Rs.11,87,860	08.05.2017, 21.11.2019 & 19.05.2026
5.	Shelter Charges	Rs.3,834	19.05.2026
6.	Development Charges for Land	Rs.1,29,030.00	19.05.2026
7.	Development Charges for Building	Rs. 59,850.00	19.05.2026
8.	Display Board	Rs.1,500.00	19.05.2026
9.	Security Deposit & CC Charges	Not Applicable	
10.	Premium FSI	Not Applicable	
11.	OSR Charges	OSR Provided	
12.	Flag day Fund	Rs.10,000	22.05.2026
13.	Anti TB Fund	Rs.10,000	22.05.2026

Assistant Director,
District Town and Country planning
Ramanathapuram District.

Encl : Building Plan Map

Copy To:

1.Executive Officer,
Sayalgudi Town Panchayat,
Kadaladi Taluk,
Ramanathapuram District.

2, Sanchary Marine Products and Transporters Private Limited,
S.F.No.316/1,2A,2B, 317/2B & 315/3,
Sayalgudi, Tharaikudi Road,
Iruveli Village, kadaladi Taluk,
Ramanathapuram District-623120.

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.

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Verify My Land

Every record check run on one property and returned as a single report.

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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.

[/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.

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Property Tracker

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

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Deal Room

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

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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

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

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

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
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Services we run
for you
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The LandLens
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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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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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.

