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APPROVAL RECORD

Planning Permission

Thoothukkudi 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.



DISTRICT TOWN AND COUNTRY PLANNING OFFICE ONLINE

BUILDING PLAN APPLICATION: TECHNICAL CONCURRENCE

APPLICATION NUMBER: SWP/BPA/0718170/2025

From:

The Assistant Director,
District Town and Country Planning Office,
District Collectorate Master plan Complex,
Thoothukudi District - 628101

To:

1. The Special Officer/
Block Development Officer,
Karungulam Panchayat Union,
Vadakku Karaseri Panchayat,
Srivaikuntam Taluk,
Thoothukudi District.

Online Application Number: SWP/BPA/0718170/2025.

Submitted Date: 03.12.2025

Sir / Madam,

Subject: The Additional Industrial Building - Office of the Thoothukudi District Town and Country Planning – Thoothukudi District – Srivaikundam Taluk – Karungulam Panchayat union - Vadakku Karaseri Panchayat –Vadakku Karaseri Village – Comprised in S.No. 746/1, 746/2, 764/1, 764/2, 764/3 - Site extent of 29650.00 Sq.m – Existing approved Industrial Building in **BP/TVL/5/2018** - Proposed Construction of Additional Industrial Building approval of ("FISH MEAL PLANT") building of FSI Area 3692.35 Sq.m – Technical Clearance issued – Forwarded for further action – Regarding.

References:

1. On 03.12.2025, Applicant Thiru R.Venkatesh, M/s JENEFA INDIA, - Online Application received thorough SWP Online application No. SWP/BPA/0718170/2025.
2. The Assistant Director, Thoothukudi District Town and country Planning office, Inspection Report for the Online Application No. SWP/BPA/0718170/2025, Dated: 16.12.2025.
3. Joint Director Agriculture Department, Thoothukudi District, Letter No. T1 / 6662/2017, dated : 29 .12.2017, and Letter No. T3 / 3/11762/2025, dated:11.12.2025
4. District Officer, Fire and Rescue Services Department, Thoothukudi, NOC, PP NOC No: 4201/NOC/NMSB/2025, Dated: 08.08.2025
5. G.O.86, Housing and Urban Development Department, dated 28.03.2012.
6. G.O.(Ms). No.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O.(Ms).No.01, Housing and Urban Development Department, Dated: 05.01.2021.
8. G.O.(Ms).No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.

9. G.O.(Ms).No.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
10. G.O.(Ms).No.54, Housing and Urban Development Department, Dated: 12.03.2020.
11. Circular from The Director of Town and Country Planning through the letter Roc. No. 7486/2009/BA2, Dated: 16.04.2009.
12. Circular from The Director of Town and Country Planning through the letter Roc. No. 21075/2009/BA1, Dated: 27.06.2012.
13. Circular from The Director of Town and Country Planning through the letter Roc. No. 12201/2017/BA1, Dated: 22.09.2017.
14. Circular from The Director of Town and Country Planning through the letter Roc. No. 14227/2017/Spl. cell, dated: 14.12.2017.
15. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
16. G.O.(Ms).No.138, Housing and Urban Development Department, dated: 04.06.2004.
17. G.O.(Ms).No.53, Housing and Urban Development Department, dated: 16.04.208.
18. G.O.(Ms).No.166, Housing and Urban Development Department, dated: 04.02.2019 (Insisting TNRERA Registration).
19. Circular from the Commissioner of Town and Country Planning, Roc No. 12544/2014/CP, Dated: 04-07- 2014.
20. Circular from the Commissioner of Town and Country Planning, Roc. No. 19992/2011(1)/Special Cell, Dated: 31.05.2018.
21. Circular from the Commissioner of Town and Country Planning, Roc. No. 4367/2019/PA2, Dated: 05.02.2020.
22. Circular from The Director of Town and Country Planning through the letter Roc. No. 14063/2020/Spl.cell, Dated: 13.10.2020.
23. Circular from The Director of Town and Country Planning through the letter Roc. No. 7963/2022/K1, Dated: 11.04.2022
24. Demand payment Request Letter from DTCP, Dated: 21.02.2026, requiring payment of Centage Fee Charges, Display Board Charges, I & A Charges and Development Charges.
25. Applicant Thiru R.Venkatesh, M/s JENEFA INDIA,, Demand Payment Receipt, Dated: 03.03.2026 (Payment of Centage Charges, Display Board Charges, I & A Charges and Development Charges).
26. Applicant Thiru R.Venkatesh, M/s JENEFA INDIA, Scrutiny Fee Receipt, Dated: 03.12.2025.
27. G.O. (Ms). No. 53, Housing and Urban Development [UD4(1)] Department, dated: 28.02.2024.

28. G.O. (Ms). No. 69, Housing and Urban Development [UD4(1)] Department,
dated: 11.03.2024.

29. G.O. (Ms). No. 225, Housing and Urban Development [UD4(1)], dated: 26.11.2024.

Order:

1. With reference to the 1 st Cited letter, the Applicant Thiru R.Venkatesh, M/s JENEFA INDIA, has requested for the approval of Industrial building in Srivaikuntam Taluk, Karungulam Panchayat union, Vadakku Karaseri Panchayat, Vadakku Karaseri Village, S.No. 746/1, 746/2, 764/1, 764/2, 764/3. Site extent of 29650.00 Sq.m, Existing approved Building in **BP/ TVL / 5/2018**. Proposed Construction of Additional Industrial Building approval of ("FISH MEAL PLANT") building of FSI Area 3692.35 Sq.m The applicant has requested the Building Approval through SWP online application number SWP/BPA/0718170/2025. Hence the applicant request has been accepted by Assistant Director of Town and Country Planning
2. The Technical Concurrence is issued under section 47A of Town and Country Planning Act, 1971 and the following Special and General Conditions for the above proposal and numbered as **Technical Clearance No: SWP / THOOTHUKUDI / BPA / A.D / D.T.C.P. No. 21/2026 from 09-03-2026 to 08.03-2034 (8 Years)**
3. The area statement and Fee Payment Details for the **Existing** and **Proposed Industrial Building** is as below.

1) Area of the Site – 29650 sq.m

Existing Approval : BP/ TVL / 5/2018

Description	FSI Area in Sq.m	Non-FSI Area in Sq.m	Total Builtup Area in Sq.m
Ground Floor	1296.11	-	1296.11
Security Room	-	12.32	12.32
Generater Room	-	34.32	34.32
Total Area in Sq.m.	1296.11	46.64	1,342.75

The Existing and Proposed Additional Construction of **Industrial Building** Area:
(Include Existing building area)

Description	FSI Area in Sq.m	Non-FSI Area in Sq.m	Total Builtup Area in Sq.m
Existing and Proposed Production Block-1(Ground Floor)	1684.12	-	1684.12
Production Block-1 (First Floor)	138.25	-	138.25
Boiler Block-2 (Ground Floor)	581.97	-	581.97

Biofilter -1 Block-3(Ground Floor)	297.12	-	297.12
Panel Room Block-4(Ground Floor)	57.57	-	57.57
Office Block-5(Ground Floor)	97.68	-	97.68
Biofilter -1 Block-6(Ground Floor)	341.78	-	341.78
Fishoil storage Block-7(Ground Floor)	125.66	-	125.66
Store Block-8(Ground Floor)	50.36	-	50.36
Staff Room Block-9(Ground Floor)	96.88	-	96.88
Staff Room Block-9(First Floor)	53.83	-	53.83
Visitors Room Block-10(Ground Floor)	29.32	-	29.32
Canteen Block-11(Ground Floor)	129.38	-	129.28
Security Room Block-12 (Ground Floor)	8.53	-	8.53
Total Area in Sq.m.	3692.35	-	3692.35

Total FSI achieved - 0.124 < 2.00

2) Payment Details

Scrutiny Fees	- Rs. 51326.00, Dated: 03.12.2025
Scrutiny Fees (offline)	- Rs. 550.00, Dated: 06.03.2026
Centage Charge for Land	- Rs. 1300.00, Dated: 03.03.2026
Centage Charge for Building	- Rs. 2200.00, Dated: 03.03.2026
Infrastructure and Amenities Charges (Existing I & A Paid Amount)	- Rs. 4,50,284.00, Dated: 03.03.2026 - Rs. 2,44,000.00, Dated: 18.02.2018)
Display Board Charges	-Rs.1500.00,Dated:03.03.2026
Development Charges for Land	- Rs. 88950.00,Dated: 03.03.2026
Development Charges for Building	- Rs. 27698.00, Dated: 03.03.2026
Flagday fund	- Rs. 800.00, Dated: 06.03.2026
OSR Charges	- Nil
Shelter Charges	- Rs.420.00,Dated:03.03.2026

SPECIAL CONDITIONS

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
3. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and do 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.

4. 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 is being verified for the applicant entitlement to develop in the site. If any person wishes to purchase the property must individually ascertain the ownership of the applicant 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.
5. 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.
6. According to the Circular No.12544/14/CB dated: 04.07.2014 stating that, The Director of Town and Country Planning Department has not legally certified the title to the owner ship by granting technical clearance and planning permission. Only the applicant 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.
7. As per CircularNo.05013/2015/MP, dated:19.03.2015 of the Director of Urban Development, the floor area ratio (FSI) as per development control rules shall be displayed on a board visible total public at the place of construction. Details of setbacks and parking should be established.
8. "This order is passed subject to the outcome of the writ petition W.P. (MD) No.8948 of 2019'.
9. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as invalid.
10. If the proposed site is located in the land acquisition area related to Railway Department Project and Highway Department Project, the technical approval given by the Department shall be cancelled by the Department without any prior notice.
11. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.
12. With the Reference no. 6 and 7 mentioned Government Orders and Reference no. 21 mentioned Circular the following conditions to be followed.
 - (i) When the construction reached at plinth level the Applicant should apply for CCC after getting CCC when civil works completed, then apply for completion certificate. The Applicant or buyer or a worker or any other person shall not occupy the building without valid completion certificate from Assistant Director, District Town and Country Planning Office, Thoothukudi.
 - (ii) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who

is acquiring interest on the property for which Technical Clearance is issued, shall not put the building to use without obtaining Completion Certificate from the Assistant Director, District Town and Country Planning Office, Thoothukudi.

(iii) a) Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with the plan showing the Site Boundary, dimension of the building and the setback on all around and the plan must be authenticated by the Applicant and Architect/Structural Engineer/Licensed Surveyor for the issue of Construction Continuance Certificate (CCC)

13. Ref No.4, District Officer, Fire and Recuse Services, Thoothukudi issued terms and Condition to be followed and Local body should monitor these before getting Final Approval.

14. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 *it has been requested* to collect Rs.1000 as scrutiny fee for each plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval

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)

15. This planning permission is subject to the out come of I.A No-3/2021, O.S No-219/2021.

General Conditions:

1. After the Assistant Director, Thoothukudi District Town and Country Planning Office have issued the technical permission,

if (i) wrong information has been submitted by the applicant to obtain the technical permission or
(ii) if the correct procedures as per law have not been followed, the Assistant Director has the right to change or cancel the technical permission based on the above reason.
2. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
3. Solar water heating system to be provided to the proposed Industrial Building & Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
4. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
5. No additions/alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
6. Rain water harvesting should be provided as per the directions mentioned in G.O.(Ms)No:18 & G.O.(Ms)No:16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.01.2020.

7. The Applicant should arrange to dispose sewage by vehicle this own cost and necessary drinking water provision to be provided at applicant own cost.
8. Mosquito netting to be provided at OHT and well.
9. Fire rescue equipment should be provided as per Rules.
10. As per GO(Ms)No:341 MAWS dated 03.11.2004 "U"Trap in the septic Tank design to be provided.
11. Fly Ash bricks and Materials must be used for construction.
12. As per G.O.(Ms)No. 18, Department of Municipal Administration and Water Supply, dated 04.02.2019 a display board of size 60cmx120cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
13. Government registered electrical Contractor must be employed for wiring works during construction.
14. Seismic Resistance Procedure to be Follow.
15. Approved order and drawing copies to be handover to buyer by the owner by the time of sale.
16. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by Local body (**The Block Development Officer, Karungulam Panchayat Union**), if the construction is done with Additional/Deviation to be Approved plan before Levy of the applicable taxes.
17. The Applicant/developer and also the Architects/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.
18. Set backs should be retained as per Approval Drawing.
19. The conditions specified in the State and Central Government NOCs must be followed by the applicant. Failure to comply may result in the cancellation of the Technical Concurrence without prior notice to the applicant.

Copy To:

1. Thiru. R.Venkatesh,
1/54B, Indira Colony,
Vannarpettai,
Tirunelveli-627003.

2. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008

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.

[/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.

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

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Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

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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

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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



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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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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.

