PP APPROVAL RECORD

Planning Permission

Survey 89/3B and 2 more

M.Shanmugapuram Panchayat and, Vilathikulam taluk

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.

PROCEEDINGS OF THE ASSISTANT DIRECTOR

THOOTHUKUDI DISTRICT TOWN AND

COUNTRY PLANNING OFFICE

PRESENT: P.G.MANJU M.Plan.,

Online Building Plan Application – Planning Permission

Application Number: SWP/BPA/948162/2026

Sir,

Subject: **Industrial Building (Green Category)** – District Town and Country Planning Office- Thoothukudi District – Vilathikulam Taluk – Vilathikulam Panchayat Union – M.Shanmugapuram Panchayat and Village – S.F. Nos. 89/3B, 89/3C, 89/3D – Site extent of 12250.00 Sq.m (As per Patta) / 11700.00 Sq.m (As per field) – FSI area of 8218.28 sq.m– Total proposed Built-up area of 8334.15 sq.m- Planning Permission issued -Forwarded for further action.

Reference:

1. Proceedings of the Commissioner, Town and country planning office Vide online application No. SWP/BPA/948162/2026, Dated:28.09.2026
2. Applicant Partners M/s.Pearl Cold Storage, Thoothukudi, Application Reference No. SWP/BPA/948162/2026, Dated: 15.09.2026.
3. Assistant Director, Thoothukudi District, inspection report of online application no. SWP/BPA/948162/2026, Dated: 11.09.2026.
4. G.O.No.86 Housing and Urban Development Department, Dated: 28.03.2012
5. G.O.No.85 Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O.No.01 Housing and Urban Development Department, Dated: 05.01.2021
7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O.No.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
9. G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020
10. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017
11. G.O. No.01, Housing and Urban Development Department, Dated: 02.01.2023.
12. G.O. No.225, Housing and Urban Development Department, Dated: 26.11.2024
13. G.O. No.154, Housing and Urban Development Department, Dated: 07.10.2025.
14. G.O. No.155, Housing and Urban Development Department, Dated: 08.10.2025.
15. G.O. No.171, Housing and Urban Development Department, Dated: 30.10.2025.

16. Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
17. Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012.
18. Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
19. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
20. Director of Town and Country Planning, Chennai circular Letter Roc No. 9611/2023/TCP5, Dated: 25.04.2023.
21. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
22. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
23. Proceedings of Assistant Director, District Town and Country Planning office, Thoothukudi Ref.No.SWP/BPA/948162/2026, dated:25.09.2026.
24. District officer, Fire & Rescue Services, Thoothukudi, Fire License No. 43804/RFL/NMSB/2026, Dated:07.07.2026.
25. District officer, Fire & Rescue Services, Thoothukudi, PP.NOC No. 12867/NOC/NMSB/2026, Dated:09.10.2026.
26. Demand payment Request Letter, Dated: 29.09.2026
27. Applicant,Partners M/s.Pearl Cold Storage, Demand remittance letter Dated:30.09.2026

Fees Details

Scrutiny Fees	Rs. 34850.00	Dated:09.09.2026
Centage Charge for Land	Rs. 1200.00	Dated:30.09.2026
Centage Charge for Building	Rs. 8000.00	Dated:30.09.2026
Infrastructure and Amenities Charges	Rs. 1545360.00	Dated:30.09.2026
Development Charge for Building	Rs. 66680.00	Dated:30.09.2026
Development Charge for Land	Rs. 36750.00	Dated:30.09.2026
Display Board Charges	Rs. 1500.00	Dated:30.09.2026
Shelter Charges	Rs. 2871.00	Dated:30.09.2026
Flag day Fund	Rs. 2000.00	Dated:22.10.2026

Body of the letter:

With reference to the 2nd Cited letter, Applicant Partners M/s.Pearl Cold Storage, Thoothukudi District has requested approval for Industrial building in Thoothukudi District, Vilathikulam Taluk, M.Shanmugapuram Village S.No.89/3B,89/3C,89/3D, with site extent of 12250 Sq.m (As per Patta)/ 11700 Sq.m (As per field), FSI area of 8218.28 Sq.m (88461.56 Sq.ft).

Vide the Proceedings of Assistant Director, District Town and Country Planning office cited 23rd above, prior concurrence was issued to permit the use of the proposed site (Dry Agriculture Land) for Non-Agricultural Purposes. Further, with reference to the 3rd cited letter, the Assistant Director, DTCP Thoothukudi has forwarded the application for Technical Concurrence.

Based on the Assistant Director's recommendation, the applicant's request has been accepted and the boundary of the site has been marked as **"A to I".**

The Technical Concurrence is issued under section 47-A of Tamil Nadu Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 648/2026**.

With reference to the letter 26th cited, Demand was issued to the applicant on 29.09.2026. Applicant remitted the required fees and submitted remittance letter in this office on 30.09.2026.

The area statement for the Proposed construction of Industrial Building is as below.

Area of the Site as per document / Patta – 12250 Sq.m
Area of the site as per field – 11700 Sq.m

Building details: Existing Construction of Industrial Building

DESCRIPTION	FSI (sqm)	NON FSI (sqm)	Total builtup Area in sqm
Block 1 (Cold Storage)			
Ground Floor	2306.96	-	2306.96
First Floor	1576.78	-	1576.78
Second Floor	1420.52	-	1420.52
Third Floor	1420.52	-	1420.52
Fourth Floor	1420.52	-	1420.52
Head Room	-	115.87	115.87
Block 2 (Toilet)	13.54	-	13.54
Block 3 (Toilet)	6.77	-	6.77
Block 4 (Watchman Room)	31.96	-	31.96
Block 5 (Dining Shed)	20.71	-	20.71
Total	**8218.28**	**115.87**	**8334.15**

Total FSI Area - 8218.28 Sq.m.
FSI - 0.702
OSR - 1180.00 – 10.08%

The Planning Permission is issued under section 49 of Town and Country Planning Act, 1971 and the following Special and General Conditions for the above proposal and numbered as **Approval No: SWP/THOOTHUKUDI/BPA/A. D/D.T.C.P. No. 70/2026 from 22.10.2026 to 21.10.2034 (8 Years)**

Special Conditions

1. OSR (Earmarked as 1 to 4) Area = 1180.0 sq.m (10.00%) shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. The Applicant should handover the portion of land shown as "Portion already transferred to Government (550 Sqm) for State Highways vide Registered Sale Deed No. 1522/2003, dated: 04.11.2003" in the Site plan to the competent authority whenever insisted in the future, free of cost, without claiming any compensation from the Government.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. As per TNCDBR, 2019 Annexure XXI closed circuit television units shall be provided.
5. As per the G.O.Ms.No.171, Housing and Urban Development Department (UD4(1)), dated 30.10.2025 For Commercial, industrial and institutional buildings exceeding 300 square meters Floor Space Index area, a minimum of ten percent (10%) of car or two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points
6. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
7. 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 of Tamil Nadu combined development and building rules, 2019 (TNCD&BR,2019).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 as prescribed TNCD & BR,2019.
8. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
9. The Commissionerate 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 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 Commissionerate of Town and Country Planning Department is not the right organization to decide on this.

General Conditions

1. Solar water heating system to be provided to the proposed building and solar photo voltaic panels to be erected at the 1/3rd portion of total terrace area.

2. OSR area to be utilized only for OSR 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 a display board of size 60cm x 120 cm to be erected which shows site details, building details and registered professional 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 to be collected and further action shall be taken by the district officer.
12. The Government orders and circulars referred to in the references cited above shall be followed scrupulously.

Encl: Building Plan Map

Assistant Director
District Town and Country Planning Office
Thoothukudi

To:

The Block Development Officer/Special Officer
M.Shanmugapuram Panchayat
Vilathikulam Panchayat Union

Copy To:

1. Partners M/s.Pearl Cold Storage,
Shamugapuram Village, Vilathikulam (T.K)
Thoothukudi.

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

Verified RealEstate™

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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+91 9996 12 9996

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.