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APPROVAL RECORD

Planning Permission

Tirunelveli 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.



**JOINT DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING OFFICE
TIRUNELVELI DISTRICT**

Application Number: SWP/BPA/0834453/2026

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Sub: **Industrial Building (Fish Processing and Packing (Cold Storage)) -**
District Town and Country Planning Office - Tirunelveli District, Tirunelveli Taluk, Manur Panchayat Union, Gangaikondan Village & Panchayat, Gangaikondan ELCOT Industrial Layout, Plot No.19 & 20, S.F.No.1648pt, 1649pt, 1650pt, 1651pt with a total site extent of 1,35,851.84 Sq.m (33.57 Acres) with an FSI Area of 9,908.04 Sq.m - Technical Concurrence accorded by the Commissioner of Town and Country Planning, Chennai - Planning Permission issued - Forwarded for further action - Reg.

Ref:

1. M/s. FISHIN India Private Limited, Online Application Reference No: SWP/BPA/0834453/2026, Dated: 04.05.2026, 17.06.2026 & 24.06.2026.
2. Joint Director, District Town and Country Planning Office, Tirunelveli District, Site Inspection Report, Dated: 13.05.2026.
3. District Officer, Fire & Rescue Services, Tirunelveli, PP.NOC.No: 10447/NOC/NMSB/2026, Dated: 15.06.2026.
4. Deputy Director of Town and Country Planning, Tirunelveli Region Proceedings in ROC No.1779/2017/TNVL3 Dated.31.07.2017 (ELCOT Industrial Layout L.P/R(TVL) No.08/2017)
5. G.O.Ms.No.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.No.1, 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.No.54, Housing and Urban Development Department, Dated: 12.03.2020.

11. Director of Town and Country Planning, Chennai circular Letter Roc No.7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai circular Letter Roc No.21075/2009/BA1, Dated: 27.06.2012.
13. Director of Town and Country Planning, Chennai circular Letter Roc No.12201/2017/BA1, Dated: 22.09.2017.
14. Director of Town and Country Planning, Chennai Circular Letter Roc No.14227/2017/Spl.Cell, Dated: 14.12.2017.
15. Director of Town and Country Planning, Chennai Circular Letter Roc No.4326/2019/BA2, Dated: 05.02.2020.
16. Commissioner of Town and Country Planning, Chennai - Technical Concurrence issued under Section 47(A) of the Tamil Nadu Town and Country Planning Act, 1971 in B.P/DTCP No: 453/2026, Dated: 29.07.2026.
17. Demand Payment Request Letter through online, dated: 03.08.2026 (Requiring payment of Centage Fee Charge, Shelter Charges, Development Charges, Display Board Charges, I & A Charges).
18. Applicant M/s. FISHIN India Private Limited, Online Application No: SWP/BPA/0834453/2026, payment paid through online on 03.08.2026 (Payment of Centage Fee Charge, Shelter Charges, Development Charges, Display Board Charges, I & A Charges).

ORDER:

The applicant M/s. FISHIN India Private Limited has applied for Planning Permission vide the 1st cited for the proposed construction of an Industrial Building (Fish Processing and Packing (Cold Storage)) at Gangaikondan ELCOT Industrial Layout, Plot No.19 & 20, S.F.No.1648pt, 1649pt, 1650pt, 1651pt, Gangaikondan Village & Panchayat, Manur Panchayat Union, Tirunelveli Taluk, Tirunelveli District, having a total site extent of 1,35,851.84 Sq.m (33.57 Acres) with an FSI Area of 9,908.04 Sq.m.

The site was inspected and the proposal was scrutinised with reference to the provisions of the Tamil Nadu Combined Development and Building Rules, 2019 and recommended with site inspection remarks vide the 2nd cited. The District Officer, Fire & Rescue Services, Tirunelveli has issued the No Objection Certificate for the proposal vide the 3rd cited.

The proposal was examined by the Commissionerate of Town and Country Planning, Chennai and, based on the recommendation and inspection remarks furnished by the Joint Director, District Town and Country Planning Office, Tirunelveli, Technical Concurrence was accorded by the Commissioner of Town and Country Planning under

Section 47(A) of the Tamil Nadu Town and Country Planning Act, 1971 vide **B.P/DTCP No: 453/2026** cited in the 15th reference, subject to compliance of the conditions stipulated therein.

The applicant has remitted the Development Charges, Centage Charges, Shelter Charges, Infrastructure and Amenities Charges, Display Board Charges and other charges demanded vide the 17th cited, through online payment vide the 18th cited.

Accordingly, Planning Permission **PP/BP/TLPA No. 86/2026** is hereby granted under Section 49 of the Tamil Nadu Town and Country Planning Act, 1971 for the proposed Industrial Building (Fish Processing and Packing (Cold Storage)) having an FSI Area of 9,908.04 Sq.m, subject to the approved plans, the Special Conditions and General Conditions stipulated in B.P/DTCP No: 453/2026 of the Commissioner of Town and Country Planning, Chennai and the conditions appended to this order. This Planning Permission is valid for a period of 8 years from the date of issue.

THE PROPOSED BUILDING AREA DETAILS:

Area of Site: 1,35,851.84 Sq.m (33.57 Acres)

Proposed Industrial Building (Orange Category) - Fish Processing and Packing (Cold Storage)

Block No	Description	F.S.I Area (Sq.m)	Non-F.S.I Area (Sq.m)	Total Area (Sq.m)
1	Block-1 (Processing Plant)			
	Ground Floor	6592.85	-	6592.85
	Mezzanine Floor	894.15	-	894.15
	Sub Total	7487.00	-	7487.00
2	Block-2 (Machine Room)			
	Ground Floor	1077.51	-	1077.51
	First Floor	770.51	-	770.51
	Head Room	-	80.88	80.88
	Sub Total	1848.02	80.88	1928.90
3	Block-3 (Creche, Doctor Room & OHC)			
	Ground Floor	280.82	-	280.82
4	Block-4 (Security, Time Office & Cafeteria)			
	Ground Floor	292.20	-	292.20
	Total	9908.04	80.88	9988.92

FSI area : 9,908.04 Sq.m

FSI achieved : 0.073 < 2.00

Total H.P : 1230.50 HP

As per Rule No.11 of Tamil Nadu Combined Development and Building Rules, 2019

The Permission granted by the competent authority shall not mean responsibility or clearance of the following aspects:

1. Title or Ownership of the site or Building.
2. Easement Rights.
3. Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Registered Engineer and Structural Engineer on Record, as the case may be, shall be responsible for defects in the design.
4. Workmanship, Soundness of Structure and Materials used.
5. Quality of Building Services and amenities in the construction of the Building.
6. Other requirements or Licenses or Clearances required for the site or premises or activity under various other Laws.

Special Conditions:

1. It is the responsibility of the builder to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the Fire NOC cited in the 3rd reference issued by the District Officer, Fire & Rescue Services, Tirunelveli are to be followed scrupulously.
3. Conditions stipulated in the No Objection Certificates obtained from the Central and State Government Departments must be fulfilled scrupulously.
4. Planning Permission is issued in accordance with the provisions of the Tamil Nadu Town and Country Planning Act, 1971 and the rules made thereunder and does not cover the structural stability aspects including the safety during construction, which are covered under the 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 Surveyor and the Structural Engineer associated with the development shall ensure that the development shall be structurally sound and adequate safety measures are taken during the process of construction as prescribed in TNCD&BR, 2019.
5. The applicant should obtain Consent from the Tamil Nadu Pollution Control Board under Section 25 of the Water (Prevention and Control of Pollution) Act, 1974 for discharge of sewage.
6. The applicant should obtain Consent from the Tamil Nadu Pollution Control Board under Section 21 of the Air (Prevention and Control of Pollution) Act, 1981 for discharge of emission, and Consent to Establish / Consent to Operate applicable to the Orange Category industry shall be obtained before commencement of construction / operation, as the case may be.

7. The Town and Country Planning Department is not legally certifying the title to the ownership by granting this technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc.) submitted by the applicant has been made only to verify the applicant's entitlement to develop the site. If any person wishes to purchase the property, he/she 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 Town and Country Planning Department is not the right organisation to decide on this.
8. The applicant shall comply with all the Special Conditions and General Conditions stipulated by the Commissioner of Town and Country Planning, Chennai in B.P/DTCP No: 453/2026.
9. The parking spaces provided in the approved plan, including Electric Vehicle parking spaces and charging facilities, shall be maintained exclusively for parking purposes and shall not be converted for any other use.

Conditions:

1. After issue of this Planning Permission, if it is found at any stage that any information, document, drawing or certificate furnished by the applicant for obtaining this Planning Permission is false, misleading or suppressed, or if any of the conditions stipulated in this order or in the Technical Concurrence issued by the Commissioner of Town and Country Planning have not been complied with, this Planning Permission shall be liable for modification, suspension or cancellation without prejudice to further action under the provisions of the Tamil Nadu Town and Country Planning Act, 1971.
2. If any of the documents submitted by the applicant are subsequently found to be forged, fabricated or otherwise invalid, the Technical Concurrence and Planning Permission granted shall stand cancelled.
3. The setback spaces and open spaces shown in the approved plan shall be maintained permanently free from encroachment and shall not be utilised for any unauthorised construction or storage.
4. The proposed industrial building shall be constructed strictly in accordance with the approved plans (Sheet 1 to 3). Any deviation, addition, alteration or change in use shall require prior approval from the competent authority, failing which action will be initiated under Sections 56 and 57 of the Tamil Nadu Town and Country Planning Act, 1971.
5. Solar water heating system is to be provided to the proposed building and solar photovoltaic panels are to be erected on 1/3 portion of the total terrace area.
6. Rain water harvesting structures shall be provided and maintained as per the directions mentioned in G.O.Ms.No.18, Municipal Administration and Water Supply

Department, Dated: 04.02.2019 and G.O.Ms.No.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020.

7. The applicant shall arrange to dispose of sewage by vehicle at his own cost, and necessary drinking water provision shall be made at the applicant's own cost. The applicant shall provide adequate water supply arrangements and disposal arrangements for sewage as approved and shall always maintain the same in good operating condition.
8. The drinking water storage tanks, wells, bore wells and other water supply facilities within the premises shall be provided with adequate protective measures against contamination. Mosquito netting is to be provided at the OHT and well.
9. Fire prevention, fire detection and fire-fighting systems / fire rescue equipment shall be installed and maintained as per Rules and as stipulated by the Directorate of Fire and Rescue Services.
10. As per G.O.No.341, Municipal Administration and Water Supply Department, Dated: 03.11.2004, "U" Trap should be installed in the septic tank.
11. Fly ash bricks and materials must be used for construction.
12. As per G.O.Ms.No.18, Municipal Administration and Water Supply Department, Dated: 04.02.2019, a display board of size 60 cm x 120 cm is to be erected at the place of construction showing the site details, building details and Registered Professionals' details.
13. All electrical installations shall be carried out by qualified and licensed electrical contractors in accordance with the applicable safety standards and regulations.
14. The applicant shall obtain and maintain all statutory clearances, approvals, licences and consents required from the Directorate of Fire and Rescue Services, Tamil Nadu Pollution Control Board and any other competent authority concerned.
15. This Planning Permission shall not confer any title over the land and shall not absolve the applicant from compliance with any other applicable Act, Rule, Regulation or order issued by any competent authority.
16. The concerned local body should ascertain whether there are any pending court cases against the proposed site before issue of final approval.

The following fee and charges are collected:

Description	Amount & Date	Reference
1. Development Charges for Land	Rs.4,07,556/- Dt: 03.08.2026	Receipt Number: 20260803834453 Transaction ID: 4175832360333
2. Development Charges for Building	Rs.74,918/- Dt: 03.08.2026	Receipt Number: 20260803834453 Transaction ID: 4175832360333

3. Centage Charge for Land	Rs.1,200/- Dt: 03.08.2026	E-Challan No. 20260803061957
4. Centage Charge for Building	Rs.15,000/- Dt: 03.08.2026	E-Challan No. 20260803061957
5. Infrastructure and Amenities Charges	Rs.18,62,704/- Dt: 03.08.2026	E-Challan No. 20260803061957
6. Shelter Charges (Tamil Nadu Shelter Fund)	Rs.1,09,533/- Dt: 03.08.2026	E-Challan No. 20260803062174
7. Display Board Charges	Rs.1,500/- Dt: 03.08.2026	Receipt Number: 20260803834453 Transaction ID: 4175832360333
8. Scrutiny Fees	Rs.2,22,250/- Dt: 27.04.2026	Receipt Number: 20260427834453 Transaction ID: 5919312637735

The Secretary / Executive Authority, Gangaikondan Village Panchayat, is requested to issue the Building Permit / Final Approval for the proposed Industrial Building to M/s. FISHIN India Private Limited after collecting the necessary fees and charges, if any, payable to the Local Body and after ensuring compliance with the conditions stipulated in this Planning Permission and the Technical Concurrence issued by the Commissioner of Town and Country Planning, Chennai.

The Secretary / Executive Authority, Gangaikondan Village Panchayat, is further requested to acknowledge receipt of the approved plans and Planning Permission proceedings and furnish a copy of the Building Permit / Final Approval issued to the applicant to this office for record and further reference.

Enclosure:

Original Map and Condition - 1 set.

**Joint Director,
District Town and Country Planning Office,
Tirunelveli.**

To:

The Secretary / Executive Authority,
Gangaikondan Village Panchayat,
Manur Panchayat Union,
Tirunelveli District.

Copy To:

1. M/s. FISHIN India Private Limited,
P.NO.19 and 20 GANGAIKONDAN ELCOT IT PARK.

2. The Commissioner of Town and Country Planning, Chennai - for kind information
3. The Managing Director, ELCOT, Chennai / The Estate Officer, Gangaikondan ELCOT Industrial Layout - for information.

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](#)



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
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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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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hello@verified.realestate
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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.

