

PP

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**

Roc.No: SWP/BPA/839463/2026

Date:20.08.2026

Subject: Public Building – District Town and Country Planning Office – Tirunelveli District – Tirunelveli Local Planning Authority – Tirunelveli City Municipal Corporation – Keelaveeraragavapuram Village – Thatchanallur Ward – Ward: AY – Block No.10 – T.S.No.755/4 – Site extent: 1945.00 Sq.m – Construction of Government Building, namely “Training Centre (Office) cum Model Fish Farm and Ornamental Fish Aquarium Building” (Ground Floor + First Floor) with total FSI area of 1091.49 Sq.m by the Assistant Director, Fisheries and Fishermen Welfare Department, Tirunelveli – Permission issued under section 58 of the Town and Country Planning Act, 1971 – Forwarded for further action – Reg.

Reference:

1. Applicant, the Assistant Director, Fisheries and Fishermen Welfare Department, Tirunelveli District, online application No. SWP/BPA/839463/2026, dated 30.04.2026.
2. District Collector, Tirunelveli, Proceedings Na.Ka.No.E4/21390/2022, dated 09.06.2022 (transfer of Government Poramboke land of extent 0.19.45 Hectare in T.S.No.755/2, since sub-divided as T.S.No.755/4, in favour of the Fisheries and Fishermen Welfare Department).
3. G.O.(D) No.571, Animal Husbandry, Dairying, Fisheries and Fishermen Welfare (FS.5) Department, dated 29.12.2022 (for establishing the Public Ornamental Fish Aquarium and Ornamental Fish Retail Sales Outlet at Tirunelveli).
4. G.O.(Ms) No.17, Animal Husbandry, Dairying, Fisheries and Fishermen Welfare (FS.4) Department, dated 18.03.2025 (for establishing the Integrated Training Centre and Model Fish Farm).
5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O. No.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O. No.18, Housing and Urban Development Department, Dated: 04.02.2019.

8. 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.
9. G.O.(Ms) No.17, Housing and Urban Development (UD4(3)) Department, dated 05.02.2016 (Solar energy systems).
10. G.O.(Ms) No.171, Housing and Urban Development Department, dated 30.10.2025 (Electric Vehicle charging provisions).
11. Circular from the Commissioner of Town and Country Planning, Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12. Circular from the Commissioner of Town and Country Planning, Roc No. 21075/2009/BA1, Dated: 27.06.2012.
13. Circular from the Commissioner of Town and Country Planning, Roc No. 12201/2017/BA1, Dated: 22.09.2017.
14. Circular from the Commissioner of Town and Country Planning, Roc No. 14227/2017/CP, Dated: 14.12.2017.
15. Circular from the Director of Town and Country Planning, Roc No. 8557/2019/GR, Dated: 08.05.2019.
16. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
17. Circular from the Director of Town and Country Planning, Roc No.7963/2022/K1, dated: 23.04.2022
18. Circular from the Director of Town and Country Planning, Roc No. 14084/2017/CP, Dated: 22.01.2021.
19. Circular of the Commissioner of Town and Country Planning, Roc.No.12544/14/CB, dated 04.07.2014.

ORDER

With reference to the 1st cited application, the Assistant Director, Fisheries and Fishermen Welfare Department, Tirunelveli District has applied for Planning Permission for the construction of a Government building, namely “Training Centre (Office) cum Model Fish Farm and Ornamental Fish Aquarium Building” (Ground Floor + First Floor, 2 Blocks) at T.S.No.755/4, Block No.10, Ward: AY, Keelaveeraragavapuram Village, Thatchanallur Ward, Tirunelveli City Municipal Corporation, Tirunelveli District, over a site extent of 1945.00 Sq.m with a total FSI area of 1091.49 Sq.m.

The site is Government land. Vide the 2nd cited proceedings, the District Collector, Tirunelveli has transferred the land of extent 0.19.45 Hectare (1945.00 Sq.m) out of T.S.No.755/2 (Government Poramboke) in favour of the Fisheries and Fishermen Welfare Department for establishing the Public Ornamental Fish Aquarium and Ornamental Fish Sales Outlet, and the said

extent has been sub-divided as T.S.No.755/4. Administrative and financial sanctions for the project have been accorded by the Government vide the 3rd and 4th cited Government Orders. Though T.S.No.755/3 also exists into the site, no records for T.S.No.755/3 have been submitted by the applicant for their rights to the development; but, the applicant has submitted the plan claiming that T.S.No.755/3 is also part of the site extent of 1945.00 Sq.m. Accordingly, this permission is issued to T.S.No.755/4 for the extent of 1945.00 Sq.m.

Permission numbered as PP/BP/TLPA No.95/2026 is hereby granted under Section 58 of the Tamil Nadu Town and Country Planning Act, 1971 for the proposed construction of the “Training Centre (Office) cum Model Fish Farm and Ornamental Fish Aquarium Building” (Ground Floor + First Floor) with a total FSI area of 1091.49 Sq.m at T.S.No.755/4 (Previously TS No.755/2), Block No.10, Ward: AY, Keelaveeraragavapuram Village, Thatchanallur Ward, Tirunelveli City Municipal Corporation, subject to the approved plans and the Special Conditions and Conditions appended to this order. The boundary of the site is demarcated as ‘A to D’ in the approved plan.

THE PROPOSED BUILDING AREA DETAILS

Area of Site : 1945.00 Sq.m

Block / Floor	F.S.I Area (Sq.m)	Non-F.S.I Area (Sq.m)	Total Area (Sq.m)
Training Centre (Office)			
Ground Floor	298.19	—	298.19
First Floor	272.30	—	272.30
Sub Total	570.49	—	570.49
Fish Aquarium Building			
Ground Floor	260.50	—	260.50
First Floor	260.50	—	260.50
Sub Total	521.00	—	521.00
Total	1091.49	—	1091.49

FSI = $1091.49 / 1945.00 = 0.561 < 2.00$

OSR area earmarked : 194.65 Sq.m

Parking provided: 18 Car parking stalls and 56 Two-Wheeler parking stalls (including visitors and differently-abled parking)

As per Rule No.11 of the 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 Drawings 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. Fire prevention and fire-fighting arrangements shall be provided in the buildings as required under the National Building Code and the norms of the Directorate of Fire and Rescue Services. The Fire Safety No Objection Certificate / clearance from the Tamil Nadu Fire and Rescue Services Department shall be obtained by the applicant and submitted to the Local Body before issue of the Building Permit / Final approval, and the Fire Safety compliance certificate shall be furnished before occupation of the buildings.
2. The OSR area of 194.65 Sq.m shown in the site plan shall be retained as Open Space Reservation free from any construction and shall be maintained by the applicant department to the satisfaction of the Local Body as per Rule 41 of the Tamil Nadu Combined Development and Building Rules, 2019.
3. The conditions stipulated in the District Collector's proceedings cited in the reference 2nd, including putting the land to the sanctioned use, payment of sub-division fee and land value, shall be complied with scrupulously.
4. The odai running on the eastern side of the site shall be kept free from encroachment and obstruction. As directed in the District Collector's proceedings cited in the reference 2nd, the flow of the odai shall be led through the cement pipe / channel arrangement connecting to the Thamarabarani river without interruption. Necessary protective measures shall be taken as per Rule 27(1) of the Tamil Nadu Combined Development and Building Rules, 2019 to prevent any contamination or drainage of the building passing into the water course.
5. The existing structure marked "to be demolished" in the approved site plan shall be demolished before commencement.
6. The buildings shall be used only for the approved purposes, namely Training Centre (Office), Model Fish Farm and Ornamental Fish Aquarium of the Fisheries and Fishermen Welfare Department, and shall not be converted to any other use without the prior approval of the competent authority.
7. As per G.O.(Ms) No.171, Housing and Urban Development Department, dated 30.10.2025 cited in the reference, a minimum of 10% of the Car / Two-Wheeler parking spaces shall be earmarked for Electric Vehicles and provided with charging points.
8. The Car and Two-Wheeler parking stalls including the differently-abled parking stalls provided in the approved plan shall be maintained exclusively for parking purposes and shall not be converted for any other use.
9. It is the responsibility of the applicant department and its engineers to ensure the safe bearing capacity of the soil and the adequacy of the foundation.
10. 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 safety during construction, which are covered under the Building Rules under the Local Bodies Act. The applicant department and the Engineers and Structural Engineers associated with the development shall ensure that the development is structurally sound and that adequate safety measures are taken during the process of construction.

11. As per the Circular cited in the reference, the Town and Country Planning Department has not legally certified the title of the ownership by granting Planning Permission. Only the applicant's entitlement to develop is verified from the documents submitted along with the application. Any dispute regarding rights over the property shall be settled before the appropriate competent court.

Conditions:

1. 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 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. The proposed buildings shall be constructed strictly in accordance with the approved plans without any change of use or deviation. If any deviation, addition, alteration or change in use is required, revised plans shall be submitted and prior approval obtained; failing which, action will be taken under Sections 56 and 57 of the Tamil Nadu Town and Country Planning Act, 1971.
3. The setback spaces and open spaces shown in the approved plan shall be maintained permanently free from encroachment and shall not be utilized for any construction or storage.
4. Rain water harvesting structures shall be provided and maintained as per the approved plan and as per G.O.Ms.No.18, Municipal Administration and Water Supply Department, dated 04.02.2019 cited in the reference.
5. As per G.O.(Ms) No.17, Housing and Urban Development Department, dated 05.02.2016 cited in the reference, Solar Photo Voltaic Panels shall be installed in at least 1/3 of the upper floor area for one kilowatt of electricity, and solar water heating system shall be provided wherever applicable.
6. Adequate drinking water supply, sanitary arrangements and safe disposal arrangements for sewage and waste water from the fish tanks and buildings shall be provided and maintained in good operating condition; no waste water shall be let into the adjoining odai or water course.
7. The drinking water overhead tank and other water storage facilities shall be provided with adequate protective measures against contamination.
8. As per G.O.No.341, Municipal Administration and Water Supply Department, dated 03.11.2004, "U" trap shall be installed in the septic tank.
9. Fly ash bricks and environmentally sustainable construction materials shall be used in the construction as per the Environment and Forest Department Notification.

10. All electrical installations shall be carried out by Government registered / licensed electrical contractors in accordance with the applicable safety standards.
11. Building Permit / Final approval shall be obtained from the Commissioner, Tirunelveli City Municipal Corporation before commencement of construction. The Commissioner, Tirunelveli City Municipal Corporation shall issue the Building Permit / Final approval only after the applicant produces the Fire Safety NOC / clearance obtained from the Tamil Nadu Fire and Rescue Services Department and after ensuring that the fire safety provisions shown in the approved plan are complied with.
12. The Commissioner, Tirunelveli City Municipal Corporation shall ascertain whether there are any pending court cases against the proposed site before issue of the final approval.
13. 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.

Fees / Charges Details:

Description	Amount & Date	Reference
1. Scrutiny Fees	4988/-	Government Building – exempted vide Rule 6(5) of TNCDBR, 2019
2. Development Charges for Land	Nil	
3. Development Charges for Building	Nil	
4. Centage Charge for Land	Nil	
5. Centage Charge for Building	Nil	
6. Infrastructure and Amenities Charges	Nil	
7. Display Board Charges	Nil	
8. Security Deposit	Nil	

Note: The applicant being a Government department, the payment of fees and charges is exempted as per Rule 6(5) of the Tamil Nadu Combined Development and Building Rules, 2019.

The Commissioner, Tirunelveli City Municipal Corporation is requested to issue the Building Permit / Final Approval for the proposed Government building to the Assistant Director, Fisheries and Fishermen Welfare Department, Tirunelveli after collecting the necessary fees and charges, if any, payable to the Local Body, after ensuring that the applicant has produced the Fire Safety NOC / Licence before issuing the final approval.

The Commissioner, Tirunelveli City Municipal Corporation is further requested to acknowledge receipt of the approved plans and Permission proceedings and furnish a copy of the Building Permit / Final Approval issued to the applicant to this office for record.

Enclosure:

Original Map and Conditions – 1 set.

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

To:

The Commissioner,
Tirunelveli City Municipal Corporation,
Tirunelveli.

Copy To:

1. The Assistant Director, Fisheries and Fishermen Welfare Department, Kokkirakulam, Tirunelveli Junction, Tirunelveli District.
2. The Assistant Executive Engineer, Fishing Harbour Project Sub-Division, Tirunelveli.

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.

[/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.

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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

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Services we run
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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

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.

