

PP

APPROVAL RECORD

# Planning Permission

Ramanathapuram district, Tamil Nadu

APPROVAL TYPE

**Layout Approval**

ISSUING AUTHORITY

**Rural Panchayat**

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.

**Town and Country Planning Department(Planning Permission)**

No.177/7, Kenikarai, Bank of Baroda II floor, Ramanathapuram



ROC No. BX3EMM0Y/2026/TCP

Date : 12/01/2026

From:

Joint Director / Deputy Director / Assistant Director  
No.177/7, Kenikarai, Bank of Baroda II floor, Ramanathapuram

To :

The Special Officer/The Block Development Officer(V.P),  
Pattinamkathan Panchayat,  
Ramanathapuram Taluk,  
Ramanathapuram District

Sir/ Madam,

Sub : Layout Subdivision – Ramanathapuram District Town and country Planning Office – Ramanathapuram District-  
Ramanathapuram Taluk – Mandapam Panchayat Union – Pattianamkathan Panchayat, Pattianamkathan Village – SF  
No.494/9A1B– Extent of 257.00 Sqmt(0.06 Acres)- - forwarded for further action - Regarding

Ref : 1. Applicant Mr.F.Ayubkhan, Online Application No. BX3EMM0Y, Dated: 24.11.2025  
2. District Town and Country Planning Office, Ramanathapuram District, OSR Demand Request Letter dated: 07.01.2026,  
3. Joint Director Agriculture Department, Ramanathapuram District, Letter No  
Thi Pa Pi4/2120/2025, Dated:17.03.2025.  
4. Circular from the Director of Town and Country Planning Roc.No.19799/2020, Dated 24.12.2020.  
5. G.O.138, Housing and Urban Development Department, dated 04.06.2004.  
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017  
7. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal  
Administration and Water Supply  
dated 31.01.2020.  
8. G.O.181, Housing and Urban Development Department, dated 09.12.2020.  
9. G.O.141, Housing and Urban Development Department, dated 16.07.2022.  
10. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.  
11. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, dated. 08.09.2017.  
12. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.  
13. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 , dated 14.10.2019.  
14. Demand payment Request letter dated.07.01.2026. and 09.01.2026 (Requiring payment of OSR payments, Centage  
Charge, Display Board fee, Sub division fee,  
Development charge fee and Flay day Fund & Anti TB Fund).

15. Applicant Mr. Kathiresan, letter dated. 08.01.2026, 09.01.2026, 10.01.2026 and 12.01.2026. (Payment of Open Space Reservation payment paid on.09.01.2026, Centage Charge, Display Board fee, Sub division fee, Development charge fee are paid on.10.01.2026, and Anti TB fund is paid on.08.01.2025 & Flag day payment is paid on 12.01.2025).

With reference to the letter in the 1st cited, applicant has requested for the approval of Layout Subdivision in SF No. 494/9A1B, Extent of 257.00 Sqmt(0.06 Acres), Pattianamkathan Village, Pattianamkathan Panchayat, Mandapam Panchayat Union, Ramanathapuram Taluk, Ramanathapuram District.

In the continuation, with reference to the letter in the 2nd cited, OSR Demand for Subdivision has been issued by the Assistant Director, Ramanathapuram District Town and Country Planning and paid by applicant on 09.01.2026 by applicant. Further the applicant has paid the Centage Charge, Display Board, Sub division, Development charge on 10.01.2026. Hence, this Subdivision is given approval with following conditions.

1. As per the condition, Layout Subdivision for Residential use marked as "A to D" has been approved and approved number is issued as SWP/DTCP/RAMANATHAPURAM/LAYOUT SUBDIVISION No.01/2026, and enclosed with 2 set of original maps has been forwarded with it for further action.
2. Further, when the final approval is given by the local body, it is requested to send a copy of the proceedings to this office immediately.
3. After the approval of the local body. It is requested to send the approved Subdivision map to the concerned registration department office and land survey department for information and appropriate action.
4. It is requested to send acknowledgment of receipt of having receipt of maps and proceeding orders.
5. As per circular in 12th cited, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website special conditions.

#### Special Conditions

1. a) With reference to the 7th cited and 8th cited letter [TNCDBR-2019, Rule No. 47(11)], if the located site lies in the Municipal/Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants after collecting the necessary fees the final Subdivision sketch, permit of planning authority along with approval of local body shall be issued to the applicants directly.  
b) Other than Municipal / Corporation areas: Shall collect the necessary fees and issue the final Subdivision sketch, permit of planning authority along with the permit of local body to the applicant(s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body.
2. 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)

3. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated

22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, Book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.

4. As per TNCDBR -2019 the following fee and charges are collected as follows:

|                       |                 |                  |
|-----------------------|-----------------|------------------|
| Scrutiny Fee          | :Rs. 386.00,    | Date:24.11.2025, |
| OSR Fee               | :Rs. 18,504.00, | Date:09.01.2026, |
| Display Board Charges | : Rs.1,500.00 , | Date:10.01.2026, |
| Centage Charges       | :Rs. 300.00 ,   | Date:10.01.2026, |
| Subdivision Charges   | :Rs. 400,00 ,   | Date:10.01.2026, |
| Development Charges   | Rs. 385.50 ,    | Date:10.01.2026, |

5. According to the Circular no.12544/14/CB dated 04.07.2014 stating that, the Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's 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 any dispute over individual rights arises, 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.

Enclosure  
Layout Subdivision Map

Copy to

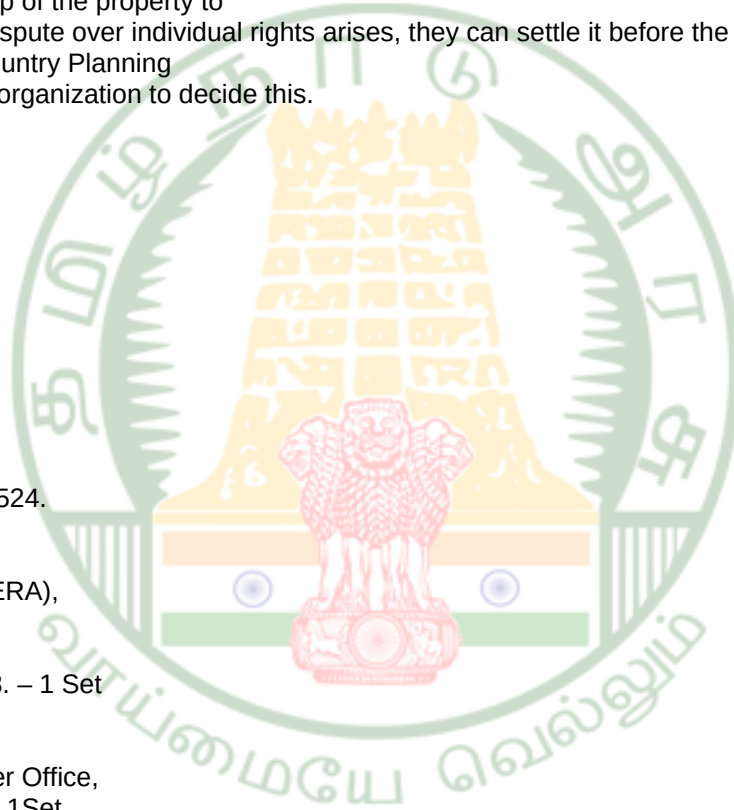
1.Mr.Ayubkhan,  
S/o.Fatharusuman  
4/1937, South Street,  
Pudumadam,  
Ramanathapuram Dist-623524.

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

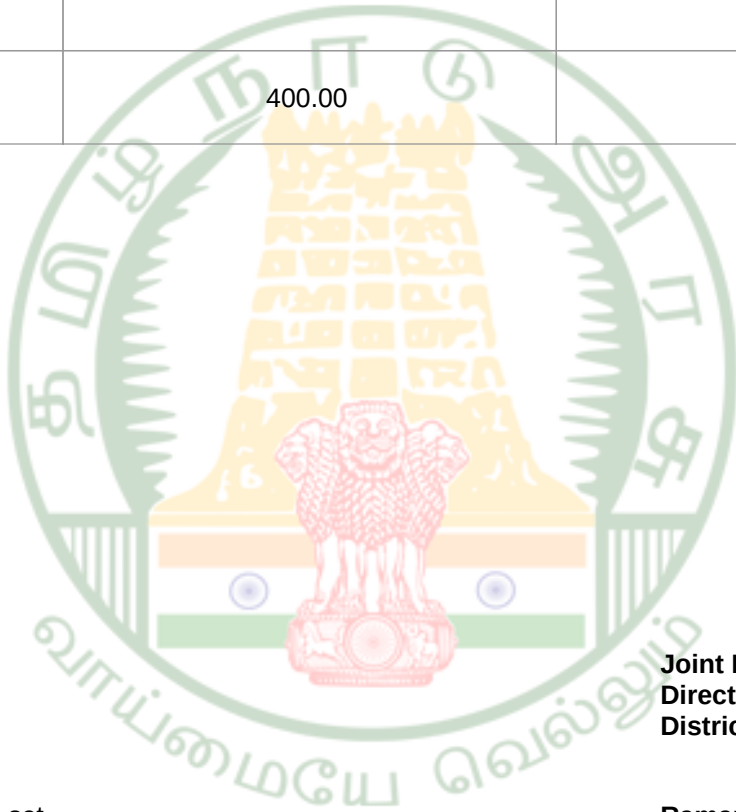
3. Sub-Register,  
Velipattinam - Sub Register Office,  
Ramanathapuram District – 1Set

4.Assistant Director,  
Survey Land Records,  
Ramanathapuram – 1Set

5. Tahsildar,  
Ramanathapuram Taluk,  
Ramanathapuram District – 1Set



| S.No | Description of Charges | Amount  | Receipt No and Date |
|------|------------------------|---------|---------------------|
| 1    | Scrutiny fee           | 386     | 24/11/2025          |
| 2    | OSR Fee                |         |                     |
| 3    | Centage Charges        | 300.00  | 10/01/2026          |
| 4    | Development Charges    | 385.50  | 10/01/2026          |
| 5    | Display Board Charges  | 1500.00 | 10/01/2026          |
| 6    | Satellite town charge  |         |                     |
| 7    | Sub Division Charge    | 400.00  | 10/01/2026          |



Joint Director/Deputy Director/Assistant  
Director(i/c)  
District Town and Country Planning,

Ramanathapuram District.

Enclosure

1.Layout original map and Condition – 2 set

# 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

## 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  
/tools



Services we run  
for you  
/services



The LandLens  
suite  
/landlens/one



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

