PP APPROVAL RECORD

# Planning Permission

## Survey 853/2A and 15 more

Mandapam, Ramanathapuram taluk

Ramanathapuram district, Tamil Nadu

APPROVAL TYPE
**Layout Approval**

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.

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

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

ROC No. OO1XD4BS/2026/TCP Date : 26/05/2026

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Special Officer/Block Development Officer(VP)
Vedalai Panchayat,
Ramanathapuram Taluk,
Ramanathapuram District.

Sir/ Madam,

Sub : Residential Layout (Non Planning Area) - Office of the District Town and Country Planning– Ramanathapuram District – Ramanathapuram Taluk - Mandapam panchayat Union, Vedalai Panchayat, Mandapam Village – S.F.No. 853/2A, 853/2B1, 853/4A, 853/4B1, 854, 857/1A1, 857/1A2, 857/1B1, 857/2, 857/3, 876/1A2A, 876/1A2B, 876/1B, 876/2, 876/3, 876/4, in Site Extent –94.86 Acres, Application received for residential layout approval- Technical clearance issued - forwarded for further action - Reg

Ref : 1. The Layout Proposal received from M/s.Setupuram Limited and 2 others, through Online application number: OO1XD4BS, dated: 04.09.2025.
2. The Assistant Director (i/c), Ramanathapuram District Town and Country Planning office Inspection Report of Online Application No. OO1XD4BS / 2025, dated:
09.09.2025
3. Director, Town and country planning, Chennai approved Road pattern online Letter No: OO1XD4BS/2025/TCP-10, dated: 18.03.2026.
4. Joint Director, Agriculture department, Ramanathapuram District, Letter No: 4/9687/2025, dated:13.01.2026.
5. Circular from the Director of Town and Country Planning, Roc.No:19799 / 2020, dated: 24.12.2020
6. Applicants M/s.Setupuram Limited and 2 others, Gift Deed Doc.No.1276/2026 & 916/2026, Dated:13.05.2026 & 30.03.2026.
7. Director, Town and country planning, Chennai Letter No. OO1XD4BS, dated: 15.05.2026, Technical concurren ceissued vide L.P./DTCP No.88/2026.
8. G.O.138, Housing and Urban Development Department, dated: 04.06.2004.
9. G.O.79, Housing and Urban Development Department, dated: 04.05.2017.
10. G.O.18, Department of Municipal Administration and Water Supply, dated:04.02.2019 and G.O.16 Departmentof Municipal Administration and Water Supply, dated:
31.01.2020.
11. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
12. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
13. Government Letter No:19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, dated: 30.08.2017.
14. Circular from the Commissioner of Town and Country Planning, Letter No:13686/2017/LA1, dated: 08.09.2017.
15. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, dated:07.01.2022.
16. Demand payment request through online Letter No. OO1XD4BS, dated: 18.05.2026 (Requiring payment of Centage Fee, Development Fee and etc)
17. Applicants M/s.Setupuram Limited and 2 others paid Centage Fee on 21.05.2026, Sub division charges, Development Fee and etc on 19.05.2026. and Flag day fund
Fee , Anti TB Fund fee on 21.05.2026
18. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
19. .G.O.(Ms).No.238, The Agriculture and Farmers Welfare Department (.1(2)], dated:12.09.2025.

With reference to the 1st cited letter, applicant has requested for the approval of residential layout at S.F.No. 853/2A, 853/2B1, 853/4A, 853/4B1, 854, 857/1A1,
857/1A2, 857/1B1, 857/2, 857/3, 876/1A2A, 876/1A2B, 876/1B, 876/2, 876/3, 876/4 of Mandapam Village, Vedalai Panchayat, Mandapam Panchayat Union,
Ramanathapuram Taluk Ramanathapuram District. Site Extent –94.86 Acres .

In continuation with reference 2nd cited letter, road pattern for residential layout has been issued by the Director of Town and country planning, Chennai. Further the
applicant M/s.Setupuram Limited and 2 others, has gift deed the road, road splay, OSR, public purpose and TANGEDCO areas to the Executive Officer, vedalai
Panchayat, on 13.05.2026.and 30.03.2026. Hence, Technical Clearance has been issued for the residential layout with below mentioned conditions.
1. As per the condition, the layout has been approved and approved number issued by Director of Town and Country Planning Office, Chennai as L.P./DTCP No.
88/2026. in digitally signed layout drawing.
2. The local body shall accord permission/approval duly following the rules/regulations issued from time to time under the respective Act provisions and also after
collecting requisite fees/charges as applicable.
3. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per Layout Condition no.9
(b).
4. After final approval in the local body, it is requested to send the approved residential layout map to the concerned sub-registrars of registration department and
Survey & land records department for information and appropriate action.
5. As per circular cited 13th reference, it is requested to send the proceeding orders and maps to the concerned Thasildhar for updation in Tamil Nilam website
6. The local body may issue the final order, only after confirming that the applicant applied for Bulk sub-division.
Special Conditions:
1. (a) With reference to the 10th cited and 11th cited letter, if the located site lies in the Municipal/ Corporation areasAfter collecting the necessary fees including
the charges for providing amenities like roads, storm water drains and streetlights from the applicants, the final layout sketch, permit of planning authority along with
approval of Local body shall beissued to the applicant(s) directly.

b) Other than Municipal/ Corporation areas: Local body shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the
permit of local body to the applicant (s) directly and also after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply
facilities by constructing required OHT, providing of necessary street lights etc., as per the standards specified by the local body
.
2. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after more than 3
years, after the plot approval, as per G.O.16, Municipal Administrationand Water Supply Department, Dated: 31.01.2020, should be applied in appropriate permission
for amalgamation of EWS plots.

3. With reference to the 13th cited and 14th cited letter, the concern local body must issue the final approval after transfer of earmarked road, park areas,
TANGEDCO S.F.No sub-division in favor concern local body& TANGEDCO.

4. 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.
5. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planning area rule 3 it has been requested to collect Rs.1000 as
scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversion 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)

6. 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). If 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. 20% centage charge for flag day fund Rs.96,000/-(Receipt No.FD/FUND/2165479) paid in the name of “Armed Force Flag Day Fund” by the applicant payable at
Chennai.

8. As per TNCDBR-2019 the details of collected fee and charges are attached.

| | | |
|---|---|---|
| Scrutiny Fees | :Rs. 5,75,925, | Date-04.09.2025 |
| Display Board Charges | : Rs. 1500.00, | Date:19.05.2026 |
| Centage Fee | : Rs. 4,77,000.00, | Date:21.05.2026 |
| Sub Division Charges | : Rs. 6,36,000.00, | Date:19.05.2026 |
| Development Charge | : Rs.5,75,835.00, | Date: 19.05.2026 |

9.All the conditions should be strictly followed mentioned in the Technical concurrence order and drawing issued by the Director of Town and Country
Planning, Chennai in reference no.7

Layout conditions:

1. Alteration of plot sizes, road pattern, sizes, dimensions of public reservations and further subdivision of the plot contrary to the Layout Plan approved by the Town
and Country Planning department shall not be done without the prior approval of the District Town and Country Planning department.
2. The corners of the plots located at the junction of two roads should be laid with the splay as shown on the approved Layout Plan.
3. No plot shall be sold, leased or transferred in any other means or to build any construction on any plot before conforms to the above two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also,
only in those places where the change in plot land use is requested for the developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed
by the local body only after obtaining the prior concurrence of the town and country department.
5. If a low tension / high tension power line / telegraph line is passed through the plots, the line should be shifted to the edge of the road or as shown on the
approved Layout Plan.
6. The low laying part of the layout area should be raised to street level
7. On all streets exceeding 7.2 meters in width, shading type trees shall be planted in symmetrical type within 1.00meters from boundary and not more than 9.00
meters in length of the road.
8. The applicant must obtain final approval regarding the plots/ Layout from the concerned Local Body. Also, before constructing any buildings in the plots, the
applicant should be obtained necessary permission from the Town and Country Planning department or the Local Body Office concerned.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem arises regarding the
ownership of land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Body, a copy of the approval should be sent to this office, along with a copy of certificate / Acknowledgement (gift
deed document) of handover of the public open spaces to the local body concerned.
10. Once the applicant receives the approval of the layout plan from the District Town and country planning office, the approved layout plan shall be permanently
displayed at the entrance of the layout without any change and complete details for public view through a 60cm x 120cm permanent display board along with the
details of resolution number and date of the layout.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant.

Therefore, it is also submitted that no right can be asserted
on the ground that layout has been approved where there is no actual title to the land.
12. If the Documents provided for the land ownership and others documents submitted for consideration are found to be incorrect or if there is a situation where the
Planning Permission / Concurrence approval for the plot might be affected, the planning permission/ concurrence granted to the layout will be cancelled by the District
Town and Country Planning department without any prior notice.
A copy of the plan approved by the District Town and Country Planning Department along with a copy of this order shall be compulsorily provided to the purchasers
while the plots are sold.
Allotment details of approved layout plan:

a. Site Extent : 94.86 Acre (or)383884.80 Sqm.
b. Total No. of Plots : 1296 (including EWS plots)
c. EWS Plots extent : 26083.00 sq.m (10.20%)
d. EWS plots Numbers : 299-303, 305-318, 321-336, 339-356, 359-372, 375- 389
392-409, 412-429, 432-444, 447-461, 464- 478, 481-489,
687-694,697-711,729-735,738-753,754-769,772-785,
788-803, 804-820, 823-836, 839-854, 856-869, 872-883,
886-897, 900-909, 911-915, 926-937, 940-952,955-967,
970-982,985-997,1002-1041

e. Gifted over to Local Body:

Layout Road : 128222.00 Sqm
Park (OSR)
Park-1 :8541.13 Sqm
Park-2 :10340.87 Sqm
Park-3 :3244.74 Sqm
Park-4 :3705.23 Sqm
Total Park Area : 25831.97 Sqm (10.10%)
Public Purpose : 1359.00 Sqm (0.53%)
TANGEDCO Purpose : 1492.00 Sqm (0.58 %)
Green belt() : 9285.00 Sqm.

f. Commercial Plots (salable):

Commercial plot no.1 : 15127.62 Sqm
Commercial plot no.2 : 4397.21 Sqm
Commercial plot no.3 : 3912.85 Sqm
Commercial plot no.4 : 3348.25 Sqm
Commercial plot no.5 : 4366.97 Sqm
Commercial plot no.6 : 2974.51 Sqm
Commercial plot no.7 : 3202.00 Sqm
Commercial plot no.8 : 3255.56 Sqm
Total Area. : 40584.97 Sqm

g. Educational Use : 9125.76 Sqm

Copy To:

1) M/s.Setupuram Limited and 2 others,
No.35/36, Signature Apartments,
2nd Main Road Extn,
Thiruvalluvar Nagar,
Thiruvanmiyur,
Velachery, Chennai-600 041.

2) The Tahsildar,
Ramanathapuram Taluk,
Ramanathapuram District.

3) The Assistant Director,
Department of Survey and Land Records,
Ramanathapuram District.

4) Sub-Registrar
Rameswaram Sub-Register Office,
Rameswaram,

Ramanathapuram  District. – 1 Set

5) The Chairman
Tamilnadu Real Estate Regularity Authority(TNRERA)
No.133, G Block, I Avenue,
Anna Nagar(East),
Chennai – 600 102.

6) Superintending Engineer,
Electricity Distribution Circle,
Tamilnadu Generation and Distribution Corporation Ltd,(TANGEDCO)
Ramanathapuram District.

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 575925 | 04/09/2025 |
| 2 | OSR Fee | | |
| 3 | Centage Charges | 477000.00 | 19/05/2026 |
| 4 | Development Charges | 575835.00 | 19/05/2026 |
| 5 | Display Board Charges | 1500.00 | 19/05/2026 |
| 6 | Satellite town charge | | |
| 7 | Sub Division Charge | 636000.00 | 19/05/2026 |

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

**Ramanathapuram District.**

Enclosure

1.Layout original map and Condition – 2 set

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

**Verified RealEstate**
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OMR Thoraipakkam,
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.