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APPROVAL RECORD

Planning Permission

Ramanathapuram

Ramanathapuram 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 District Town and country Planning, Ramanathapuram District,
Online Building Application – Planning Permission
Present Thiru. Hari Ilam Vazhuthi, M.Plan.,

Roc. No. SWP/BPA/010254/2023

Dated: 19.10.2023

Subject: : School Building - Office of the District Town and Country Planning – Ramanathapuram District – Ramanathapuram Taluk – Ramanathapuram Municipality, Ward – C, Block-16, T.S.No. 8/2B3B – Site Extent of 2713.00 Sq.m – Proposed Construction of Primary School Building – Technical Concurrence issued – Forwarded for Further action – Reg.

Reference: :

1. Applicant Thiru.Kathiresan, Ramanathapuram online application Reference Number: SWP/BPA/0010254/2023, dated: 31.05.2023,
2. G.O.Ms.No.86, Housing and Urban Development Department, dated: 28.03.2012,
3. G.O. Ms.No.85, Housing and Urban Development Department, dated: 16.05.2017,
4. G.O. Ms.No.01, Housing and Urban Development Department, dated: 05.01.2021,
5. G.O. Ms.No.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O. Ms.No.16, Department of Municipal Administration and Water Supply dated 31.01.2020,
6. G.O. Ms.No.54, Housing and Urban Development Department, dated:12.03.2020,
7. Circular from the Commissioner of Town and Country Planning, Roc no.7486/2009/BA2 dated 16.04.2009,
8. Circular from the Commissioner of Town and Country Planning, Roc no.21075/2009/BA1 dated 27.06.2012,
9. Circular from the Commissioner of Town and Country Planning, Roc no.12201/2017/BA1 dated 22.09.2017,
10. Circular from the Commissioner of Town and Country Planning, Roc no.14227/2017/Special Cell dated 14.12.2017,

11. Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018,
12. G.O. Ms.No.53, Housing and Urban Development Department, dated 16.04.2018,
13. G.O. Ms.No.138, Housing and Urban Development Department, dated 04.06.2004,
14. G.O. Ms.No.18, Housing and Urban Development Department, dated 04.02.2019,
15. Circular from the Director of Town and Country Planning, Roc no.4326/2019/BA2 dated 05.02.2020,
16. Circular from the Director of Town and Country Planning, Roc no.4367/2019/BA2 dated 05.02.2020,
17. Principal Secretary, Housing and Urban Development Department Roc no.8449/UD4(3)/2020-2, dated. 23.09.2020,
18. District Officer(FAC), Tamil Nadu Fire and Rescue Service, Ramanathapuram NOC certificate No. 1170/அ/2/2023, Dated: 16.05.2023,
19. Demand Payment Request letter dated: 06.10.2023,
20. Applicant Demand Remittance letter dated: 10.10.2023.

Order:-

1. With reference to the letter in the 1st cited, applicant has requested for Construction of School Building at Ramanathapuram District, Ramanathapuram Taluk, Ramanathapuram Municipality, Ward – C, Block-16, T.S.No.8/2B3B, Site Extent of 2713.00 Sq.m with an FSI Area of School Building is 972.39 Sq.m.
2. The Boundary of the site has been marked as “**ABCDEFGH**” and Approval for site issued vide and Numbered as **SWP/DTCP/RAMANATHAPURAM/Site Approval No.36/2023.**
3. The Technical Clearance for the Proposed School Building of FSI Area 972.39 Sq.m. in the site has been issued and numbered as **SWP/DTCP/RAMANATHAPURAM/Building Permission No.08/2023.**

4. The area statement for the Proposed School Building is as below,

Area of Site – 2713.00 Sq.m

Building Type : Institutional Building

Block	Floor	FSI Area in Sq.m	Non – FSI Area in Sq.m	Total Area in Sq.m	Usage
BLOCK - 01	Ground Floor	324.13	11.70	335.83	Educational Institutions (Primary School)
	First Floor	324.13	11.70	335.83	
	Second Floor	324.13	11.70	335.83	
	Head Room	-	32.40	32.40	
	Total	972.39	67.50	1039.89	

Total FSI Area : 972.39 Sq.m

FSI : 0.36 < 2.00

Building Height : 12.62 m

Plot Coverage : 11.95%

The Technical Clearance is issued with the following General and Special Conditions,

SPECIAL CONDITIONS

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations,
2. Conditions Stipulated in the No Objection Certificates obtained from the central and State Government Departments must be fulfilled scrupulously,
3. Technical Clearance is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and do not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local bodies Act. Technical Clearance 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 developments shall be structurally sound and adequate safety measures are taken during the process of construction,

4. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the water Act 1974 for discharge of sewage,
5. According to the Circular No.12544/14/CB dated: 04.07.2014 stating that, The Director 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 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 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,
6. The Provisions in the G.O(MS) No. 17, H&UD [UD4(3)], Department, Dated:05.02.2016 shown in Reference - 3 relating to installation and use of solar energy system, should be followed,
7. If any court case would be pending with reference to this proposal, the Technical Clearance would be treated as INVALID Body of the letter,
8. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.

GENERAL CONDITIONS

1. The Technical Clearance issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 49),
2. Parking area to be utilized only for Parking 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. If the application applied under 49 or 64 (1) of Tamil Nadu Town and Country Planning Act 1971 is rejected or Refused, the Applicant under section 80 of Tamil Nadu Town and county Planning Act 1971 can Appeal within two months from the date of issue of this order to Director of Town and Country,
5. In case the documents submitted for approval found fake the Technical Clearance would be cancelled without intimation to the applicant,

6. Rain water Harvesting should be provided as per the direction mentioned in GO 18, Department of Municipal Administration and Water supply Dated:04.02.2019 and also provide necessary Fire Resistance Equipment's in the proposed Building,
7. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant own cost,
8. Mosquito netting to be provided at OHT and well,
9. Fire Rescue Equipment should be provided as per Rules,
10. Solar water heating system to be provided to the proposed building. Solar Photo voltaic panels to be erected at the 1/3 portion of total terrace area,
11. Fly Ash bricks and Materials to be used Mandatory,
12. Setbacks should be retained as per Approval Drawing,
13. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided,
14. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB,
15. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at the applicant's own cost and also provide Necessary fire Resistance equipment in the proposed Building,
16. As per G.O.16 MAWS dt.04.02.2019, a display board of size 60cm x 120cm to be erected which shows site details, building details and registered engineer details at the place of construction,
17. Seismic Resistance Procedure to be Follow,
18. Approved order and drawing copies to be handover to buyer by the owner by the time of sale,
19. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Commissioner, Ramanathapuram Municipality, if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes,
20. The Applicants/developer and also the architects/RE/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,

Fees Paid details

Sl.No	Charges	Amount in Rupees	Amount Paid Date
1	Scrutiny Fees	6084.00	31.05.2023
2	Centage Charge for Land	300.00	10.10.2023
3	Centage Charge for Building	3000.00	10.10.2023
4	Infrastructure and Amenities Charges	182924.00	10.10.2023
5	CC Charges	11205.00	10.10.2023
6	Security Deposit Charges	91462.00	10.10.2023
7	Display Board Charges	1,500.00	10.10.2023
8	Shelter Charges	Not applicable	
9	Premium FSI Charges	Not applicable	
10	Development Charges for Building	20820.00	10.10.2023
11	Development Charges for Land	5426.00	10.10.2023

Assistant Director,
District Town and Country Planning office,
Ramanathapuram District.

To

The Commissioner,
Ramanathapuram Municipality,
Ramanathapuram Taluk,
Ramanathapuram District

Copy to

Thiru.Kathiresan,
No.99/3, Vasantha Veninachayar nagar,
Ramanathapuram Taluk,
Ramanathapuram -623 501.

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.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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What you are allowed to build here: floor space, height, coverage and setbacks.

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The registers themselves, read for you.

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EC Analyzer

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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

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Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

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Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

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Legal opinions, due diligence and title verification

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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.

