

PP

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.



**Buildings of District Town and Country Planning, Ramanathapuram District.**

**Online Building Application – Planning Permission**

**Present Thiru.Hari Ilam Vazhuthi.M.Plan..**

**SWP/BPA/0241491/2024**

**Dated: 19.07.2024**

**Subject : The Proposed Construction of School Building ( Institutional Building) - Office of the District Town and Country Planning, Ramanathapuram District – Keelakarai Taluk –Regunathapuram Panchayat / Village, Survey No: 157/5B1A, 6A5C1,6A5D1, 12, 13 .– Site Extent of 3422.06 Sq.m – Proposed Construction of School Building ( Institutional Building) - FSI Area of 1305.39 Sq.m– Technical Concurrence issued–Forwarded for Further action – Reg.**

**Reference :**

1. Applicant, M/s Naga Nursery & Primary School,online application Reference Number: SWP/BPA/0241491/2024 dated:29.05.2024
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 04.02.2019and 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. Assistant District Officer, Tamil Nadu Fire and Rescue Service, Ramanathapuram NOC certificate. Letter No.:31/2024, Dated:02.05.2024,.
19. Demand payment Request Letter, Dated: 12.07.2024
20. Applicant demand remittance letter ,dated: 29.05.2024 & 16.07.2024

**Order:-**

1. With reference to the letter in the 1<sup>st</sup> cited, applicant has requested for **The Proposed Construction of School Building ( Institutional Building)** at Ramanathapuram District ,Keelakarai Taluk ,Regunathapuram Panchayat / Village Survey No: 157/5B1A, 6A5C1,6A5D1, 12, 13.– Site Extent of 3422.06 Sq.m, with an FSI Area of 1305.39 Sq.m.
2. The Boundary of the site has been marked as “**A to N**” and Approval for site issued vide and Numbered as **SWP/DTCP/RAMANATHAPURAM /Site Approval No.05/2024.**
3. The Technical Clearance has been issued under section 47(A) of Town & Country Planning Act 1971 The Proposed Construction of School Building ( Institutional Building and numbered as **SWP/DTCP/RAMANATHAPURAM/Building Permission No.05/2024** and duration of permission from 19.07.2024 to 18.07.2032 (8 years) has been accorded.

4. The area statement for The Proposed Construction of School Building ( Institutional Building) is as below,

Area of Site—3422.06 Sq.m

**BuildingType: Institutional Building**

| Block              | Floor         | FSI Area<br>in Sq.m | Non FSI<br>Area in Sq.m | Total Area<br>in Sq.m | Usage                     |
|--------------------|---------------|---------------------|-------------------------|-----------------------|---------------------------|
| School<br>Building | Ground Floor  | 567.95              | -                       | 567.95                | Institutional<br>Building |
|                    | First Floor   | 556.54              | -                       | 556.54                |                           |
|                    | Terrace Floor | -                   | 31.09                   | 31.09                 |                           |
| Toilet Block       | Ground Floor  | 180.90              | -                       | 180.90                |                           |
|                    | <b>Total</b>  | <b>1305.39</b>      | <b>31.09</b>            | <b>1336.48</b>        |                           |

Total FSI Area : 1305.39 Sq.m

Floor Space Index : 0.38 < 2

Building Height : 7.61 m

Car Parking Provided : 5 Nos.

Two wheeler parking provided : 14 Nos.  
( Including 2 Nos. of  
Physically Challengers parking)

Cycle Parking : 93 Nos.

OSR Area : 520.92 sq.m (15.07%)

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

**SPECIAL CONDITIONS**

1. The OSR “1 to 4” total OSR area 520.92 Sq.m ear marked in the site plan should be retained as Open Space Reservation as per TNCD BR 2019 rule 41(1) Explanation (i).

2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
3. Conditions Stipulated in the No Objection Certificates obtained from the central and State Government Departments must be fulfilled scrupulously.
4. 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,
5. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the water Act 1974 for discharge of sewage.
6. 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 any one 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. 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.
8. If any court case would be pending with reference to this proposal, the Technical Clearance would be treated as INVALID Body of the letter.
9. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.

#### **GENERAL CONDITIONS**

1. The Technical Clearance issued in accordance with Tamilnadu Town and Country Planning Act 1971 (Section 47A).

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 TamilNadu Town and county Planning Act 1971 can Appeal with in 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. Rainwater Harvesting should be provided as per the direction mentioned in GO18,Department of Municipal Administration and Water supply Dated:04.02.2019 and also provide necessary Fire Resistance Equipment's in the proposed Building.
7. Mosquito netting to be provided at OHT and well,
8. Fire Rescue Equipment should be provided as per Rules.
9. Solar water heating system to be provided to the proposed building.Solar Photo voltaic panels to be erected at the 1/3portion of tota lterrace area,
10. Fly Ash bricks and Materials to be used Mandatory,
11. Set backs should be retained as per Approval Drawing,
12. As per GO.No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided,
13. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by theTNPCB,
14. 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.

15. 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.
16. Seismic Resistance Procedure to be followed.
17. Enforcement action under section 56 & 57 of TamilNadu Town and Country Planning Act 1971 must be taken by The Commissioner, Paramakudi Municipality, if the construction is done with Additional/Deviation to the approved plan before Levy of the applicable Taxes.
18. The Applicants/developer and also the architects/RE/RCE/RSE and the Register Geo-Technical Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
19. As per G.O 79 Housing and Urban Development , dated:04.05.2017, in case of non planned area rule 3, it has been requested to collect Rs.1000/- as a scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as a Land Conversion Charges, before issuing the Final Approval.

**Head of Account:**

0217 Urban Development Department-60 other Urban Development Schemes-800 Other Receipts- As receipts under Land Use Conversion Charges – 27 Non Taxation Fees-09 collections (IFHRMS Code: 0217-60-800-As 22709)

**Fees Paid details**

| Sl.No | Charges                              | Amount in Rupees | Amount Paid Date        |
|-------|--------------------------------------|------------------|-------------------------|
| 1     | Scrutiny Fees                        | 8005.00          | 29.05.2024 & 12.07.2024 |
| 2     | Centage Charge for Land              | 900.00           | 12.07.2024              |
| 3     | Centage Charge for Building          | 2500.00          | 12.07.2024              |
| 4     | Infrastructure and Amenities Charges | 246280.00        | 12.07.2024              |

|    |                                  |                |            |
|----|----------------------------------|----------------|------------|
| 5  | CC Charges                       | 14423.00       | 12.07.2024 |
| 6  | Security Deposit Charges         | 123140.00      | 12.07.2024 |
| 7  | Display Board Charges            | 1500.00        | 12.07.2024 |
| 8  | OSR Charges                      | Not applicable |            |
| 9  | Shelter Charges                  | Not applicable |            |
| 10 | Premium FSI Charges              | Not applicable |            |
| 11 | Development Charges for Building | Not applicable |            |
| 12 | Development Charges for Land     | Not applicable |            |

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

**To**

The President,,  
Regunathapuram Panchayat,  
Keelakarai Panchayat Union  
Ramanathapuram District

**Copy to:**

M/s NAGA NURSERY & PRIMARY SCHOOL  
2 / 2 3 , E A S T S T R E E T ,  
REGUNATHAPURAM  
RAMANATHAPURAM - 623523

# 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  
/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.

