

PP

APPROVAL RECORD

Planning Permission

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 – Technical clearance

Present Thiru. A.Suresh. B.E. Assistant Director (i/c)

Application Number: SWP/BPA/598781/2025

Subject: Commercial Building (Hotel & Restaurant Building) – District Town and Country Planning Office Ramanathapuram District – Rameswaram Municipality - Rameswaram village Aathikadu - Ward-1, SF.No-379/2A4,379/2A5A, Site extent of 4500.00Sq.m – Proposed Building FSI Area:6266.23 Sq.m - Technical Concurrence issued from Director of Town and Country Planning, Chennai - forwarded for further action - Regarding.

Reference:

1. Applicant: M/s. Daiwik Hotels Pvt.Ltd & Online Application Reference No. No. SWP/BPA/0598781/2025 Submitted Dated: 21.07.2025
2. Director of Town and Country Planning Technical concurrence order SWP/BPA/0598781/2025, Dated: 27.11.2025
3. G.O.No.86, Housing and Urban Development Department, Dated:28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated:16.05.2017.
5. G.O. No.1, Housing and Urban Development Department, Dated:05.01.2021.
6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
7. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. G.O. No.54, Housing and Urban Development Department, Dated:12.03.2020.
9. Director of Town and Country Planning, Chennai circular Letter Roc No.7486/2009/BA2, Dated: 16.04.2009.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl cell, Dated: 14.12.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No.4326/2019/BA2, Dated: 05.02.2020.
14. Director of Town and Country Planning, Chennai circular Letter Roc No: 4367/2019/BA2,Dated: 05.02.2020

15. District Officer, Ramanathapuram Fire and Rescue Services, Ramanathapuram Letter L-Dis. No.4421/NOC/NMSB/2025 Dated. 20.08.2025.

16. Demand payment Request Letter Osr Dated: 05.12.2025 and I & A, DC etc., Dated: 08.01.2026

17. Applicant demand remittance letter dated: 31.01.2026 Applicant Paid Osr on 09.12.2025, I& A , Centage charges on 21.01.2026, Completion Certificate charges, Display Board, etc., on 31.01.2026, Flag day Fund and TB fund on 02.02.2026

Order

1. With reference to the 1st Cited, the applicant M/s. Daiwik Hotels Pvt.Ltd has requested for the approval of proposed construction of Hotel & Restaurant Building (Commercial building) at Ramanathapuram District, Rameswaram Municipality, Rameswaram village, Aathikadu S.F No-379/2A4, 379/2A5A, Site extent of 4500.00Sq.m. Proposed hotel Building FSI Area:6266.23 Sq.m
2. With reference to the 2nd cited above, the Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 606 /2025** by the Director of Town and Country Planning Office.
3. Technical clearance for the proposed construction of Hotel and Restaurant Building, Commercial building with FSI area of 6266.23 Sqm in the land bearing S.F. No. 379/2A4, 379/2A5A Site extent of 4500.00Sq.m in Rameswaram Municipality/ Village Rameswaram Tauk, Ramanathapuram District has been issued and Numbered as **SWP/DTCP/RAMANATHAPURAM/SITE APPROVAL NO:04/2026**, and **SWP/DTCP/RAMANATHAPURAM/PLANNING PERMISSION NO:04/2026**, and duration of permission from 02.02.2026. to 01.02.2034 (8 years) has been accorded.
4. The area statement for the Commercial Building (Hotel and Restaurant Building) is as below.
Area of Site - 4500.00 Sqm

Building details: Commercial Building (Hotel and Restaurant Building)

Sl.No.	Description	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Area in Sq.m
1.	Ground Floor	2035.09	-	2035.09
2.	Mezzanine Floor	452.29	-	452.29
3.	First Floor	1318.23	-	1318.23
4.	Second Floor	1230.31	-	1230.31
5.	Third Floor	1230.31	-	1230.31
6.	Terrace Floor	-	111.26	111.26
GRAND TOTAL		6266.23	111.26	6377.49

Total FSI Area: 6266.23 Sqm , Total FSI achieved:1.39

The Technical Clearance issued with the following Special and General Conditions: -

Special Conditions

1. The OSR Amount Rs. 14,62,500.00/- is paid on 09.12.2025 by the Applicant as per demand issued.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. Planning Permission is issued subject to the condition that the applicant/developer and also the architect/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.
5. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site.

If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.

6. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3) Department dated: 05.02.2016 relating to installation and use of solar energy system should be followed.

General Conditions

1. Solar water heating system to be provided to the Commercial building Hotel. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
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. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.01.2020.
5. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.

6. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules.
8. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.
10. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
11. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country planning Act 1971 must be taken by the local authority, if the construction is done with Additional/Deviation to the approved plan before levy of the applicable Taxes

Fees Paid details

Sl.No	Charges	Amount in Rupees	Amount Paid Date
1.	Scrutiny Fees	19,351.00	21.07.2025
2	Centage Charge for Land	300.00	21.01.2026
3	Centage Charge for Building	30,000.00	21.01.2026
4	Infrastructure and Amenities Charges	11,78,760.00	21.01.2026
5	Completion Certificate Charges	68,668.00	31.01.2026
6	Security Deposit Charges	5,89,380.00	31.01.2026
7	Display Board Charges	1,500.00	31.01.2026
8	Open Space Reservation Charges	14,62,500.00	09.12.2025
9	Development Charges for Building	51,040.00	31.01.2026
10	Development Charges for Land	13,500.00	31.01.2026
11	Shelter Charges	1,27,530	21.01.2026
12	Premium FSI Charges	-	-

Assistant Director(i/c)
District Town and Country Planning office,
Ramanathapuram District.

To

The Commissioner,
Rameswaram Municipality,
Rameswaram
Ramanathapuram District

Copy to:

M/s. Daiwik Hotels Pvt.Ltd.,
Aathikadu,
Rameswaram,
Ramanathapuram District.

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.

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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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Build Scope

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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Patta and Chitta

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EC Analyzer

Bank charge check

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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

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Zoning and land use

What the plan says can happen on this land.

Land use zone finder

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Who holds it, and which office keeps the record.

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