

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–
PlanningPermission

Present Selvi.M.Valarmathi,B.E.,

ApplicationNumber:SWP/BPA/751717/2026

Subject: Institutional Building– Office of the District Town and Country Planning, - Ramanathapuram District – Ramanathapuram District/Taluk, Mandapam Panchayat union – Vedalai Panchayat – Mandapam Village– S.F.No:912/2, 913/1B3, 913/2, 913/3, 913/4A3 - Site extent of 8902 Sq.m - FSI Area:3838.88Sq.m – Existing Revised & Proposed Additional school Building -Technical Concurrence issued - Forwarded for further action – Regarding.

- Reference:**
1. Applicant: M/s.Raja Educational & Charitable Trust & Online Application Reference No. SWP/BPA/751717/2026 Submitted Dated: 13.03.2026.
 2. Assistant Director, Ramanathapuram District Town and country Planning office Inspection Report of Online Application No.SWP/BPA/751717/2026, Dated:20.1.2026.
 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. Joint Director, Department of Agriculture and Farmers Welfare, NOC, letter No.திபி4/1777/2026, Dated:03.03.2026
 16. District Officer, Tamil Nadu Fire and Rescue Services, Letter L.Dis.No. PP NOC No:8114/NOC/NMSB/2026. Dated: 20.02.2026..
 17. Proceedings of the Director of Town and Country Planning, Chennai vide letter ROC. No. SWP/BPA/751717/2026, Date 23.03.2026.

18. Go.138 Housing and Urban Development Department, Dated:04.06.2004.
 19. Demand Payment Requested Letter Dated.24.03.2025 .
 20. Applicant demand remittance letter ,dated:24.03.2026, & 25.03.2026,
 (CentageFee, Development Fee and extra paid on 24.02.2026 & 25.03.2026. Flag Day
 Fund and Anti TB Association Fund paid on 25.03.2026.) -

Order

1. With reference to the 1st Cited application, the applicant M/s. Raja Educational & Charitable Trust (Raja Public School) has requested for the approval of Existing Revised & Proposed Additional school Building at Ramanathapuram District/Taluk , Mandapam Panchayat Union, Vedalai Panchayat, Mandapam Village S.F.No: 912/2,913/1B3,913/2,913/3,913/4A3- Site extent of 8902 Sq.m FSI Area:3838.88Sq.m. m The Directorate of Town and Country Planning Chennai. has been marked the boundary of the site as “A to P” and OSR area has been marked as “1 to 5”
1. The Technical Concurrence is issued under section 47A of Town and Country Planning Act,1971 for the above proposal and numbered as **B.P/DTCP No: 255/2026**. The Duration of permission from 26.03.2026 to 25.03.2034(8 Years) has been accorded.
2. The area statement for the Existing Revised & Proposed Additional school Building is as below.

Area of Site - 8902.00 Sq.m

Building Area Details

DESCRIPTIONS	ALREADY APPROVED AREA DETAILS		EXISTING REVISED & ADDITIONAL PROPOSED AREA DETAILS		TOTAL AREA
Block-1					
Ground Floor	816.10	-	388.61	-	1204.71
First Floor	557.23	-	564.78	-	1122.01
Second Floor	-	-	1122.01	-	1122.01
Head Room	-	-	-	23.50	23.50
Block-2					
Ground Floor	93.30	-	2.40	-	95.70
First Floor	93.30	-	2.40	-	95.70
Second Floor	93.30	-	2.40	-	95.70
Head Room	-	-	-	14.19	14.19
Block-3					
Ground Floor	38.14	-	-4.06	-	34.35
First Floor	38.14	-	-4.06	-	34.35

Second Floor	38.14	-	-4.06	-	34.35
Head Room	-	-	-	10.03	10.03
Ground Floor (Block-4)	40.08	Not Constructed			
Ground Floor (Block-5)	148.84	Not Constructed			
Total Area	1768.46	-	2070.42	47.72	3886.60

Total FSI Area: 3838.88 Sq.m

FSI: 0.431

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

Special Conditions

1. As per TNCD&BR 2019 Rule No.41, the OSR reservation area of 893.85 Sq.m has been marked as "1 to 5" in site plan and the space so reserved should be kept open and maintained by the applicant.
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.
7. As per TNCD&BR 2019, Annexure IX, rule 35(23) Regulations for Special Provisions for Hospital Buildings shall be followed.

General Conditions

1. Solar water heating system to be provided to the Revised Resort building.
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. As per references Cited Government orders & circulars Centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges has been remitted by the applicant as per demand issued.
12. 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

S.I. No	Charges	Amount in Rupees	Amount Paid Date
1.	Scrutiny Fees	Rs.21,145.00	12.01.2026
2.	Centage Charges for Land	Rs.300.00	24.03.2026
3.	Centage Charges for Building	Rs.15,000.00	24.03.2026
4.	Infrastructure and Amenities Charges	Rs.3,95,000.00 & Rs.362920.00	24.06.2022 & 24.03.2026

5.	Completion certificate Charges	Rs.41,869.00	24.03.2026
6.	Security Deposit charges	Rs;1,97,500.00 & Rs.1,81,460.00	24.06.2022 & 24.03.2026
7.	Shelter Charges	Rs.9,072.00	25.03.2026
8.	Development Charges for Land	Rs.26,715.00	24.03.2026
9.	Development Charges for Building	Rs.31120.00	24.03.2026
10.	Display Board	Rs.1,500.00	24.03.2026

Assistant Director,
District Town and Country planning
Ramanathapuram District.

Encl: Building Plan Map

Copy To:

1.Special Officer/ Block Development Officer,
Vedalai Panchayat,
Mandapam Panchayat Union,
Ramanathapuram District.

2, Raja Educational Trust and Charitable Trust,
10/74, Railway Feeder Road, Mandapam,
Ramanathapuram-623518.



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.

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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.

