

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.



**ings of District Town and Country Planning, Ramanathapuram District, Online**

**Building Application – Planning Permission**

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

**Roc.No. SWP/BPA/777591/2026**

**Dated: 30.04.2026**

**Subject : The Existing and Proposed Construction of Godown Building (Commercial Building) - Office of the District Town and Country Planning - Ramanathapuram District – Kamuthi Taluk/Panchayat Union – Pakkuvetti Village and Panchayat - Survey No: 196/4B- Site Extent of 4950.00 Sq.m – The Existing and Proposed Construction of Godown Building(Commercial Building) - FSI Area of 1595.74 Sq.m – Technical Concurrence issued–Forwarded for Further action – Reg.**

**Reference :**

1. Applicant. Thiru.Uruvatti online application Reference Number: SWP/BPA/777591/2026, dated:14.02.2026.
2. G.O.(Ms). No.79, Housing and Urban Development Department, Dated: 04.05.2017.
3. G.O.Ms.No.86, Housing and Urban Development Department, dated: 28.03.2012,
4. G.O. Ms.No.85, Housing and Urban Development Department, dated: 16.05.2017,
5. G.O. Ms.No.01, Housing and Urban Development Department, dated: 05.01.2021,
6. 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,
7. G.O. Ms.No.54, Housing and Urban Development Department, dated:12.03.2020,
8. Circular from the Commissioner of Town and Country Planning, Roc no.7486/2009/BA2 dated 16.04.2009,
9. Circular from the Commissioner of Town and Country Planning, Roc no.21075/2009/BA1 dated 27.06.2012,

10. Circular from the Commissioner of Town and Country Planning, Roc no.12201/2017/BA1 dated 22.09.2017,
11. Circular from the Commissioner of Town and Country Planning, Roc.no.14227/2017/Special Cell dated 14.12.2017.
12. Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018,
13. G.O. Ms.No.53, Housing and Urban Development Department, dated: 16.04.2018,
14. G.O. Ms.No.138, Housing and Urban Development Department, dated: 04.06.2004,
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, Tamil Nadu Fire and Rescue Service, Ramanathapuram NOC certificate. Letter PP NOC No:8363/NOC/NMSB/2026, Dated: 04.03.2026,
19. Joint Director, Agricultural Department, Ramanathapuram Agri Noc letter No.திபு94/12860/2025, Date.04.03.2026.
20. Demand payment Request Letter, OSR and I & A, DC etc., Dated: 07.04.2026 and 09.04.2026
- 21 . Applicant demand remittance letter ,dated:08.04.2026 and 29.04.2026.

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**Order:-**

1. With reference to the letter in the 1<sup>st</sup> cited, applicant has requested for **The Existing and Proposed Construction of Godown Building (Commercial Building)** at Ramanathapuram District, Kamuthi Taluk/Panchayat Union, Pakkuvetti Village and Panchayat, Survey No: 196/4B, Site Extent of 4950.00 Sq.m, with an FSI Area of 1595.74 Sq.m.
2. The Boundary of the site has been marked as “**ABCDEFGHIJK**” and Approval for site issued vide and Numbered as **SWP/DTCP/RAMANATHAPURAM /Site Approval No. 12/ 2026.**

3. The Technical Clearance has been issued under **section 47A** of Town & Country Planning Act 1971 **The Existing and Proposed Construction of Godown Building (Commercial Building)** and numbered as **SWP/DTCP/RAMANATHAPURAM /Building Permission No.12/2026** and duration of permission 8 years from the e-sign date.
4. The area statement **The Existing and Proposed Construction of Godown Building (Commercial Building)** is as below,

Area of Site-4950.00 Sq.m

**Building Type: Commercial Building (Godown Building)**

| Floor                 | FSI Area in Sq.m | Non FSI Area in Sq.m | Total Built up Area in Sq.m | Usage          |
|-----------------------|------------------|----------------------|-----------------------------|----------------|
| Existing Ground Floor | 531.74           | -                    | 531.74                      | Godown purpose |
| Prposed Ground Floor  | 1064.00          | -                    | 1064.00                     | Godown purpose |
| <b>Total</b>          | <b>1595.74</b>   | <b>-</b>             | <b>1595.74</b>              | <b>-</b>       |

Total FSI Area : **1595.74** Sq.m

Floor Space Index : 0.32 < 2.0

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

**SPECIAL CONDITIONS:**

1. As per G.O Ms.No.18 Municipal Administration and water supply management dated:04.02.2019 Rule 41-The Amount for open space Reservation of Land equivalent guideline value paid by Applicant.
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 Tamil nadu 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 Tamil Nadu 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 G018, 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 1/3 portion of total terrace 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 the TNPCB,
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 Tamil Nadu Town and Country Planning Act 1971 must be taken by Local body 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                              | Chellan Number | Amount in Rupees | Amount Paid Date |
|-------|--------------------------------------|----------------|------------------|------------------|
| 1     | Scrutiny Fees                        |                | 11,159.00        | 14.02.2026       |
| 2     | Centage Charge for Land              | 20260429000516 | 600.00           | 29.04.2026       |
| 3     | Centage Charge for Building          | 20260429000516 | 1,000.00         | 29.04.2026       |
| 4     | Infrastructure and Amenities Charges | 20260429000516 | 3,00,048.00      | 29.04.2026       |
| 5     | CC Charges                           |                | 17,178.00        | 29.04.2026       |
| 6     | Security Deposit Charges             |                | 1,50,024.00      | 29.04.2026       |
| 7     | Display Board Charges                |                | 1,500.00         | 29.04.2026       |
| 8     | OSR Charges                          | 20260408033500 | 29,700.00        | 08.04.2026       |
| 9     | Development Charges for Building     |                | 12,768.00        | 29.04.2026       |
| 10    | Development Charges for Land         |                | 14,850.00        | 29.04.2026       |
| 11.   | Flag day fund                        |                | 10,000.00        | 29.04.2026       |
| 12.   | TB Fund                              |                | 10,000.00        | 22.04.2026       |
| 13.   | Shelter Charges                      |                | Not applicable   |                  |
| 14.   | Premium FSI Charges                  |                | Not applicable   |                  |

Assistant Director  
District Town and Country Planning office,  
Ramanathapuram District

**To**  
The Special Officer/ Block Development Officer  
Pakkuvetti village and Panchayat,  
Kamuthi Taluk,  
Ramanathapuram District.

**Copy to:**  
Thiru.Uruvatti,  
S/O: Muthu  
No:1/198, Pakkuvetti village,  
Kamuthi Taluk,  
Ramanathapuram District-623 604.

# 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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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.

