

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 Selvi.M.Valarmathi, B.E.,Assistant Director**

**Application Number: SWP/BPA/807654/2026**

**Dated: .05.2026**



**Judicial Magistrate Court Cum Quarters** – District Town and Country Planning Office Ramanathapuram District – kamuthi Taluk – Kamuthi Village and Town Panchayat – S.F.No. 105/2 - Site extent of 10950.00 Sq.m - Proposed construction of Judicial Magistrate Court Cum Quarters of FSI Area 2068.23 Sq.m - Technical Clearance issued-Forwarded for Further action – Reg.

Reference:

1. Applicant The Principal District Judge, Ramanathapuram District, Online Application Reference No. No. SWP/BPA/807654/2026 Submitted Dated: 25.03.2026
2. G.O.(Ms). No.79, Housing and Urban Development Department, Dated 04.05.2017.
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. The District Officer, TamilNadu Fire and Rescue Services, Ramanathapuram Letter No. PP NOC NO: 9182/NOC/NMSB/2026 Dated. 10.04.2026.
16. The Joint Director, Agricultural Department, Ramanathapuram Agri NOC Letter.No. துபா/3285/2026, dated.09.04.2026

**Order**

1. With reference to the letter in the 1<sup>st</sup> cited, applicant has requested for **the Proposed construction of Judicial Magistrate Court Cum Quarters** at Sf.No. 105/2, Kamuthi Village and Town Panchayat, Ramanathapuram Taluk, Ramanathapuram District. Site Extent of 10950.00 Sq.m, with an FSI Area of 2068.23 Sq.m.
2. The Boundary of the site has been marked as "ABCD" and approval for site issued vide numbered as **SWP/DTCP/RAMANATHAPURAM /Site Approval No. 14/ 2026.**
3. The Technical Clearance has been issued under **section 47A** of Town & Country Planning Act 1971 to **the Proposed construction of Judicial Magistrate Court Cum Quarters** and numbered as **SWP/DTCP/RAMANATHAPURAM /Building Permission No.14/2026** and duration of permission 8 years from the E-sign date has been accorded.
4. The area statement of the **Proposed construction of Judicial Magistrate Court Cum Quarters** is as below,

**Building Area Details****Site Extent:10950.00 Sqm**

| <b>Floor</b>                       | <b>FSI(Sqm)</b> | <b>Non FSI (Sqm)</b> | <b>Total Area (Sqm)</b> |
|------------------------------------|-----------------|----------------------|-------------------------|
| <b>Block -1 (Magistrate Court)</b> |                 |                      |                         |
| Ground and Stilt floor Area        | 360.03          | 724.47               | 1084.50                 |
| First Floor Area                   | 1010.85         | -                    | 1010.85                 |
| Second Floor Area                  | 487.53          | -                    | 487.53                  |
| Head Room Area                     | -               | 55.26                | 55.26                   |
| <b>Block -2 (Quarters)</b>         |                 |                      |                         |
| Stilt Floor Area                   | -               | 209.82               | 209.82                  |
| First Floor Area                   | 209.82          | -                    | 209.82                  |
| Head Room Area                     | -               | 31.17                | 31.17                   |
| <b>Total</b>                       | <b>2068.23</b>  | <b>1020.72</b>       | <b>3088.95</b>          |

Total FSI Area: 2068.23Sqm

FSI:0.19

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

### **Special Conditions**

1. OSR (earmarked as 1 to 8) area 1104.01 Sq.m (10.08%) shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019. As per the rule no. 41(5) of TNCD&BR-2019 Government department shall obtain permission from the local body to maintain the OSR area without gifting.
2. "The existing buildings marked as 'to be demolished' in the site plan Must be demolished by applicant Before issuing Building permission from the local body."
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
5. 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.
6. 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.

7. 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 Proposed 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. 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**

As per the TNCDBR 2019 - Rule No: 6(5) the Government departments are exempted from the payment of scrutiny fee or any other fees or charges.

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

#### **To**

The Executive Officer  
Kamuthi Town Panchayat,  
Kamuthi Village,  
Kamuthi Taluk,  
Ramanathapuram District

#### **Copy to:**

The Principal District Judge,  
Kamuthi village,  
Kamuthi Taluk,  
Ramanathapuram -623 603

# 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.

