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.

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**Proceedings of District Town and country Planning,**

**Ramanathapuram District,Online Building Application–Planning Permission**

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

**Application Number:SWP/BPA/811133/2026** **Date:16.09.2026**

| | |
|---|---|
| Subject: | **Residential Apartment Building**– Office of the District Town and Country Planning, - Ramanathapuram District/Taluk – Rameswaram Municipality – S.F.No-555/1 – Site extent of 48950.00 Sq.m and FSI area -4569.08 sq.m – Proposed Residential Apartment Building – Technical Concurrence issued by Town and Country Planning Commissioner of Department – Forwarded for further action – Regarding |
| Ref : | 1. Applicant: M/s. Joint Commissioner/ Executive officer,Arulmigu Ramanathasamy Temple,Rameswaram, Online Application Reference No. SWP/BPA/811133/2026 Submitted Dated: 29.06.2026.<br>2. Technical Concurrence issued by the Commissioner of Town and Country Planning, Chennai vide letter ROC. No. SWP/BPA/811133/2026, Date 10.09.2026.<br>3. Assistant Director, Ramanathapuram District Town and country Planning office Inspection Report of Online Application No. SWP/BPA/811133/2026, Dated: 26.03.2026.<br>4. G.O.No.86,Housing and Urban Development Department, Dated:28.03.2012.<br>5. G.O.No.85,Housing and Urban Development Department, Dated:16.05.2017.<br>6. G.O.No.1,Housing and Urban Development Department, Dated:05.01.2021.<br>7. G.O.No.18,Department of Municipal Administration and Water Supply, Dated: 04.02.2019.<br>8. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.<br>9. G.O.No.54,Housing and Urban Development Department, Dated:12.03.2020.<br>10. Director of Town and Country Planning, Chennai circular Letter Roc |

| | |
|---|---|
| | No.7486/2009/BA2, Dated:16.04.2009.<br>11.Director of Town and Country Planning, Chennai circular Letter Roc No.21075/2009/BA1, Dated:27.06.2026.<br>12.Director of Town and Country Planning, Chennai circular Letter Roc No.12201/2017/BA1, Dated:22.09.2017.<br>13.Director of Town and Country Planning, Chennai circular Letter Roc No.14227/2017/Spl cell, Dated:14.12.2017.<br>14.Director of Town and Country Planning, Chennai circular Letter Roc No.4326/2019/BA2, Dated:05.02.2020.<br>15.Director of Town and Country Planning, Chennai circular Letter Roc No: 4367/2019/BA2,Dated : 05.02.2020.<br>16.The Principal,A.C.Govt.College of Engineering & Technology,Karaikudi Letter No: PCE/SOIL/CONSULTANCY/C40/2023. Dated: 02.04.2026.<br>17.Go.138 Housing and Urban Development Department, Dated:04.06.2004.<br><br>---------- |

**Order**

I. With reference to the first cited letter, Joint Commissioner/ Executive officer has requested for the Proposed Residential Apartment Building, has submitted an application seeking Technical Concurrence for the Proposed Residential Building situated at Ramanathapuram District/Taluk, Rameswaram Municipality, S.F.No-555/1.The total extent of the site is 48950.00 Sq.m, with a proposed Floor Space Index (FSI) area of 4569.08 Sq.m.

The Directorate of Town and Country Planning Chennai. has been marked the site boundary delinateated in the approval plans “A to K” forms the subject matter of this Technical Concurrence.

1. The Technical Concurrence is hereby accorded under the provisions of Section 49 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), for the Proposed Residential Building described above, subject to the conditions stipulated in this order. The approval is assigned Technical Concurrence No. **B.P./DTCP No. 583/2026.**
2. The details of the area of the Proposed Residential buildings, as per the approved plan are furnished in the area statement below.

Total Area of Site - 48950.00 Sqm

**Area Statement Table**

| Residential Apartment Building | | | | |
|---|---|---|---|---|
| Descriptions | | FSI Area in Sq.m | Non FSI Area in Sq.m | Total Area in Sq.m |
| Block-1 | Ground Floor | 128.99 | ----- | 128.99 |
| Block-2 | Ground Floor | 128.99 | ----- | 128.99 |
| Block-3 | Ground Floor | 128.99 | ----- | 128.99 |
| Block-4 | Ground Floor | 128.99 | ----- | 128.99 |
| Block-5 | Ground Floor | 168.88 | ----- | 168.88 |
| | First Floor | 168.88 | ----- | 168.88 |
| | Terrace Floor (Head Room) | - | 30.82 | 30.82 |
| Block-6 | Ground Floor | 168.88 | ----- | 168.88 |
| | First Floor | 168.88 | ----- | 168.88 |
| | Terrace Floor (Head Room) | - | 30.82 | 30.82 |
| Block-7 | Ground Floor | 168.88 | ----- | 168.88 |
| | First Floor | 168.88 | ----- | 168.88 |
| | Terrace Floor (Head Room) | - | 30.82 | 30.82 |
| Block-8 | Ground Floor | 168.88 | ----- | 168.88 |
| | First Floor | 168.88 | ----- | 168.88 |
| | Terrace Floor (Head Room) | - | 30.82 | 30.82 |
| Block-9 | Ground Floor | 168.88 | ----- | 168.88 |
| | First Floor | 168.88 | ----- | 168.88 |
| | Terrace Floor (Head Room) | - | 30.82 | 30.82 |

| | | | | |
|---|---|---|---|---|
| Block-10 | Ground Floor | 168.88 | ----- | 168.88 |
| | First Floor | 168.88 | ----- | 168.88 |
| | Terrace Floor (Head Room) | - | 30.82 | 30.82 |
| Block-11 | Ground Floor | 168.88 | ----- | 168.88 |
| | First Floor | 168.88 | ----- | 168.88 |
| | Terrace Floor (Head Room) | - | 30.82 | 30.82 |
| Block-12 | Ground Floor | 168.88 | ----- | 168.88 |
| | First Floor | 168.88 | ----- | 168.88 |
| | Terrace Floor (Head Room) | - | 30.82 | 30.82 |
| Block-13 | Ground Floor | 168.88 | ----- | 168.88 |
| | First Floor | 168.88 | ----- | 168.88 |
| | Terrace Floor (Head Room) | - | 30.82 | 30.82 |
| Block-14 | Ground Floor | 168.88 | ----- | 168.88 |
| | First Floor | 168.88 | ----- | 168.88 |
| | Terrace Floor (Head Room) | - | 30.82 | 30.82 |
| Block-15 | Ground Floor | 168.88 | ----- | 168.88 |
| | First Floor | 168.88 | ----- | 168.88 |
| | Terrace Floor (Head Room) | - | 30.82 | 30.82 |
| Block-16 | Ground Floor | 168.88 | ----- | 168.88 |
| | First Floor | 168.88 | ----- | 168.88 |
| | Terrace Floor (Head Room) | - | 30.82 | 30.82 |
| **Grand Total** | | **4569.08** | **369.84** | **4938.92** |

Total FSI Area: 4569.08 Sq.m

FSI: 0.09

The Technical Concurrence for the above development is hereby accorded, subject to strict compliance with the, Special Conditions and General Conditions specified hereunder.: -

I. Special Conditions:

1 As per Site plan, the OSR earmarked in the boundaries 1 to 4 for an extent of 5632.53 Sq.m (11.25 % of the total site area) area should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No. 41(5).

2. If any Government land, watercourse, water body, road, pathway, poramboke land or any other public property exists within or adjoining the site, the same shall be preserved and shall not be encroached upon, altered, or put to any use without the prior approval of the competent authority.

3. The applicant, developer, licensed surveyor, architect and structural engineer shall be jointly responsible for ensuring the adequacy of the soil bearing capacity, structural design, foundation, and structural stability of the building. They shall also ensure that all necessary safety measures are adopted during the course of construction in accordance with the applicable statutes, rules and standards.

4. The applicant shall strictly comply with all the conditions stipulated in the No Objection Certificates and clearances obtained from the Central Government, State Government, Local Bodies and other statutory authorities, wherever applicable.

5.This Technical Concurrence is issued under the provisions of the Tamil Nadu Town and Country Planning Act, 1971 and the Tamil Nadu Combined Development and Building Rules, 2019, and is limited to matters falling within the jurisdiction of the Directorate of Town and Country Planning.

6. The grant of Technical Concurrence shall not be construed as confirmation or certification of the ownership or title of the land. The scrutiny of title documents submitted by the applicant is confined solely to the extent necessary for processing the application under the provisions of the Tamil Nadu Town and Country Planning Act, 1971.

Any dispute relating to ownership, title, possession, easement or any other civil right over the property shall be resolved by the parties concerned before the competent Civil Court or other appropriate forum. The Directorate of Town and

Country Planning shall not be responsible for adjudicating or deciding such disputes.

7.The applicant shall comply with the provisions of G.O. (Ms.) No.17, Housing and Urban Development [UD4(3)] Department, dated 05.02.2016, and any subsequent amendments issued from time to time, relating to the installation and use of Solar Energy Systems

II. General Conditions: -

1. Solar water heating system to be provided to the Proposed Residential Building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. As per G.O.(MS). No.171, Housing and Urban Development Department, dated: 30.10.2025 Electric Vehicles charging point should be provided.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4. The Vacant Space shown in the drawing should be left as it is.
5. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.

6 . Rain water harvesting should be provided a**Subject**
s per the directions mentioned in
G .O.18 & G.O.16, Municipal Administration and Water Supply Department, Dated: 04.02.2019& 31.01.2020.

7. 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.
8. Mosquito netting to be provided at OHT and well.
9. Fire rescue equipment should be provided as per Rules.128.
10. As per GO. No. 341, MAWS Department dated 03.11.2004 "U"

Trap in the septic tank design to be provided.

11. Fly Ash bricks and Materials must be used for construction.
12. As per G.O.(Ms) No. 18, Municipal Administration and Water Supply Department, dated.04.02.2019 a 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.

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
Ramanathapuram District.

Encl: Building Map
Copy To:
1.The Commissioner
Rameswaram Municipality,
Ramanathapuram district.
**Subject**

2.M/s.Joint Commissioner/Executive Officer,
Arulmigu Ramanathasamy temple,
Rameswaram,
Ramanathapuram district- 623526

THE LANDLENS SUITE

# 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**

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# 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

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/tools

**Services we run for you**
/services

**The LandLens suite**
/landlens/one

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# 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

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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.