

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 – Planning Permission
Present Selvi.M. Valarmathi ,B.E., Assistant Director

Roc.No.SWP/BPA/858293/2026

Dated. 31.07.2026

Subject : The Proposed Construction of Residential Apartment Building (Residential Building) - Office of the District Town and Country Planning -Ramanathapuram District –Ramanathapuram Taluk – Mandapam Panchayat Unon-Pattinamkathan Panchayat, Pattinamkathan Village, Survey Nos. 356/8B1B, & 356/8C1B - Site Extent of 385.00 Sqm (0.095 Acre)– The Proposed Construction of Residential Apartment(Residential Building) -FSI Area of 762.54 Sqm– Technical Clearance issued–Forwarded for Further action – Reg.

Reference :

1. Applicant. Tmt. M.Mallika online application Reference Number: SWP/BPA/858293/2026, dated: 28.05.2026
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. Joint Director, Agricultural Department, Ramanathapuram AgriNoc
letter No. 5104/4971/2026, Date.12.06.2026
 20. Demand payment Request letter: SWP/BPA/858293/2026, Dated.23.06.2026, and
15.07.2026 (OSR Charges, Flag Day Fund & Anti TB Association Fund and
Payment of Centage Charge & Development Charge and Extra).
 21. Applicant demand remittance letter ,dated: 14.07.2026, 27.07.2026,
28.07.2026 and 29.07.2026, (OSR Charges paid on 14.07.2026, Centage Fee,
Development Fee and extra paid on. 27.07.2026, and Flag Day Fund paid on
29.07.2026 & Anti TB Association Fund paid on 28.07.2026,)
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Order:-

1. With reference to the letter in the 1st cited, applicant has requested for **The Proposed Construction of Residential Apartment building (Residential Building)** at Survey Nos. 356/8B1B & 356/8C1B, of Pattinamkathan Village, Pattinamkathan Panchayat, Mandapam Panchayat Union, Ramanathapuram Taluk, Ramanathapuram District and Site Extent of 385.00 Sq.m (0.095 Acre), The Proposed construction of Residential Apartment Building with FSI Area of 762.54 Sq.m

2. The Boundary of the site has been marked as “A to D” and approval for site issued vide and Numbered as **SWP/DTCP/RAMANATHAPURAM/Site Approval No.20/2026**

3. The Technical Clearance has been issued under **section 47A** of Town & Country Planning Act 1971 **The Proposed Construction of Residential Apartment Building** and numbered as **SWP/DTCP/RAMANATHAPURAM/Building Permission No. 20/2026** and duration of permission from the date to 8 years has been accorded.

4. The area statement of the **Proposed Construction of Residential Apartment Building** is as below,
 Area of Site as per Documents – 385.00 Sqm
 Area of Site as per Patta – 385.00 Sqm
 Area of site as per super imposed – 383.57 Sqm

Residential Building Area details

Floor	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Area in Sq.m	Usage
Stilt Floor Area	-	254.18	254.18	Residential Purpose
Firat Floor	254.18	-	254.18	
Second Floor	254.18	-	254.18	
Third Floor	254.18	-	254.18	
Head Room	-	18.46	18.46	
Total	762.54	272.64	1035.18	

Total FSI Area : 762.54 Sqm
Floor Space Index : 1.98 < 2.00
Building Height : 12.60m

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

SPECIAL CONDITIONS

1. The OSR Amount Rs. 2,13,175.00/- is paid by the Applicant on 14.07.2026 as per demand issued.
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 thereunder 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 its charge 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 disputes individual right 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 Country Planning Act 1971 can Appeal within 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 with out intimation to the applicant.
6. Rain water Harvesting should be provided as per the direction mentioned in G.O18, 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 Photovoltaic panels to be erected at the 1/3 portion of the terrace area,
10. Fly Ash bricks and Materials to be used Mandatory,
11. Setbacks should be retained as per Approval Drawing,
12. As per G.O.No.341 MAWS dated 03.11.2004 UT rapin 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 waste 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 detail and registered engineer detail 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. 53 Housing and Urban Development, dated: 28.03.2025, 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% Guide line 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

	Charges	Amount in Rupees	Amount Paid Date
1.	Scrutiny Fees	2,646.00 & 100.00	28.05.2026 16.06.2026
2	Centage Charge for Land	300.00	27.07.2026

3	CentageCharge for Building	10,000.00	27.07.2026
4	Infrastructure and Amenities Charges	1,43,820.00	27.07.2026
5	Completion Certificate Charges	11,194.00	27.07.2026
6	Security Deposit Charges	71,910.00	27.07.2026
7	Display Board Charges	1,500.00	27.07.2026
8	Open Space Reservation Charges	2,13,175.00	14.07.2026
9	Development Charges for Building	4,160.00	27.07.2026
10	Development Charges for Land	578.00	27.07.2026
11	Shelter Charges	<i>Not applicable</i>	
12	<i>Premium FSI Charges</i>	<i>Not applicable</i>	

Assistant Director

District Town and Country Planning office,
Ramanathapuram District

To

The Special Officer/Block Development Officer,
Pattinamkathan Panchayat,
Mandapam panchayat Union,
Ramanathapuram District.

Copy to

Tmt.M.Mallika
Door no:7/500,
Poosarivalasai,
Ramanathapuram District-623523.

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.

