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..

tion Number:SWP/BPA/924420/2026 Date:23.09.2026

Subject: Commercial Building – Office of the District Town and Country Planning, - Ramanathapuram District – Ramanathapuram taluk – Ramanathapurm Municipality – Old G.R.S.No.325/1102(P) & New Ward - B, Block 14, T.S.no. 64/2, 64/3 - Site extent of 3764.50 Sq.m - Revised construction of Commercial building with an FSI Area:7494.64 Sq.m -Technical Concurrence issued –Forwarded for further action - Regarding

Reference:
1. Applicant: M/s .Anantham Retail Pvt ltd, Online Application Reference No. SWP/BPA/924420/2026, Submitted Dated: 08.09.2026.
2. Proceedings of the Director of Town and Country Planning, Chennai vide letter ROC. No.SWP/BPA/924420/2026/TCP10, Date 18.09.2026
3. Assistant Director, Ramanathapuram District Town and country Planning office Inspection Report of Online Application No.SWP/BPA/924420/2026, Dated: 24.08.2026
4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
10. G.O. No.225, Housing and Urban Development Department, Dated:26.11.2024.
11. G.O. No.154, Housing and Urban Development Department, Dated:07.10.2025
12. G.O.(MS). No.155, Housing and Urban Development Department, dated: 08.10.2025.
13. G.O.(MS). No.171, Housing and Urban Development Department, dated: 30.10.2025.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
17. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl cell, Dated: 14.12.2017.
18. Director of Town and Country Planning, Chennai circular Letter Roc No: 4367/2019/BA2,Dated : 05.02.2020.
19. District Officer, Tamil Nadu Fire and Rescue Services, Letter L.Dis.No.2446/அ2 /2023, Dated:29.05.2023 and Dis.No :10391/ அ2/2024. Dated:23.12.2024.

20. Proceedings of the Director of Town and Country Planning, Chennai vide letter ROC. No.SWP/BPA/413397/2024, Date 05.03.2025.
21. Go.138 Housing and Urban Development Department, Dated:04.06.2004.
22. Demand Payment Requested Letter Dated.21.09.2026.
23. Applicant Demand Remitted Letter Dated., 21.09.2026.

Order

1. With reference to the 1st Cited letter, the applicant M/s .Anantham Retail Pvt ltd has requested for the approval of Revised construction of Commercial building at Ramanathapuram District, Ramanathapuram Taluk, Ramanathapurm Municipality, Old G.R.S.No.325/1102(P) & New Ward - B ,Block 14,T.S.no. 64/2, 64/3 - Site extent of 3764.50 Sq.m - FSI Area:7494.64 Sq.m The Directorate of Town and Country Planning Chennai. has been marked the boundary of the site as "A to H".

2. The Technical Concurrence is issued under section 49 of Town and Country Planning Act,1971 for the above proposal and numbered as **B.P/DTCP No: 634/2026**. And duration of permission from the esign date to 8 years has been accorded.

3. The area statement for the Revised Commercial Building is as below.

Area of Site - 3764.50 Sq.m

Commercial Building Area Details-

Sl. No.	Description	Already Approved Area Details			Revised Area Details		
		FSI Area in (Sqm)	Non FSI Area in (Sqm)	Total Built-up Area in (Sqm)	FSI Area in (Sqm)	Non FSI Area in (Sqm)	Total Built-up Area in (Sqm)
1.	Basement Floor	-	2367.52	2367.52	-	2367.52	2367.52
2.	Ground Floor	1873.66	-	1873.66	1873.66	-	1873.66
3.	First Floor	1873.66	-	1873.66	1873.66	-	1873.66
4.	Second Floor	1873.66	-	1873.66	1873.66	-	1873.66
5.	Third Floor	1873.66	-	1873.66	1873.66	-	1873.66
6.	Fourth Floor	1873.66	-	1873.66	-	-	-
7.	Terrace Floor	-	54.56	54.56	-	72.58	72.58
Total area		**9368.30**	**2422.08**	**11790.38**	**7494.64**	**2440.10**	**9934.74**

Already Approved FSI Area : 9368.30 Sq.m

Revised Total FSI Area : 7494.64 Sq.m

Total FSI achived :1.99 < 2.00

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

Special Conditions

1. The applicant has already paid 10% of the OSR Guideline value, vide Receipt No. 20250311413397,dated:11.03.2025

2. Conditions stipulated in the NOC cited in reference 18, issued by the District Fire Officer, Ramanthapuram District, Tamil Nadu Fire and Rescue Services Department are to be followed scrupulously

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 Applicant should obtain consent from the Tamil Nadu Pollution control Board under Section 25 of the Water Act, 1974 for the discharge of sewage.

7. 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.

8. 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 Revised Commercial 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. As per G.O.(MS). No.171, Housing and Urban Development Department, dated: 30.10.2025 Electric Vehicles charging point should be provided.

4. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.

5. Rain water harvesting should be provided as per the directions mentioned inG.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.01.2020.

6. Applicant should arrange to dispose sewage by vehicle at his own cost andnecessary drinking water provision to be provided at applicant's own cost.

7. Mosquito netting to be provided at OHT and well.

8. Fire rescue equipment should be provided as per Rules.

9. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.

10. Fly Ash bricks and Materials must be used for construction.

11. 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 whichshows site details, building details and municipality engineer details at the placeof construction.

12. As per references Cited Government orders & circulars Centage chargesInfrastructure and amenities charges, Shelter fund and other relevant chargeshas been remitted by the applicant as per demand issued.

13. Enforcement action under section 56 & 57 of TamilNadu 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.l. No	Charges	Amount in Rupees	Amount Paid Date
1.	Scrutiny Fees	Rs.15,047.00 & Rs.1000	19.08.2026 & 22.09.2026
2.	Centage Charges for Land	Rs.600.00	21.09.2026
3.	Centage Charges for Building	Rs.7,000.00	21.09.2026
4.	Infrastructure and Amenities Charges	Rs.17,61,372.00 & 3,52,124	15.03.2025
5.	CC Charges	Rs.1,06,942.00	21.09.2026
6.	Security Deposit charges	Rs.8,80,686.00	15.03.2025
7.	Shelter Charges	Rs.20,57,060.00	15.03.2025
8.	Development Charges for Land	Rs.11,295.00	21.09.2026
9.	Development Charges for Building	Rs.79,488.00	21.09.2026
10.	Display Board	Rs.1,500.00	21.09.2026
11.	Premium FSI Charge	Rs.2,47,48,343.00	15.03.2025
12.	OSR Charges	Rs.1,01,47,001.00	11.03.2025

Assistant Director,
District Town and Country planning
Ramanathapuram District.

Encl: Building Plan Map

Copy To:

1. TheCommisioner,
Ramanathapuram Municipality,
Ramanathapuram District.

2.M/s .Anantham Retail Pvt ltd,
2, Vakkil Nagalingam Pillai East Street,
Ramnathapuram – 623 501.

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

FREE TOOLS · NO ACCOUNT NEEDED

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

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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.