PP APPROVAL RECORD

Planning Permission

Survey 858/3B

Vedalai Panchayat Mandapam, Ramanathapuram taluk

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., Assistant Director

Roc.No.SWP/BPA/966588/2026 **Dated: 12.11.2026**

Subject : **The Proposed Construction of School Building(Institutional Building)** - Office of the District Town and Country Planning -Ramanathapuram District – Ramanathapuram Taluk – Mandapam Panchayat Union-Vedalai Panchayat Mandapam Village , Survey Nos. 858/3B- Site Extent of 11530.00Sq.m – The Proposed Construction of School building(Institutional Building) with FSI Area of 2786.89 Sq.m– Technical Clearance issued–Forwarded for Further action – Reg.

Reference :

1. Applicant. Tmt.Vasuki online application Reference Number: SWP/BPA/966588/2026, dated: 30.09.2026
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. This Office Agri Noc ,letter No. SWP/BPA/966588/AG15/2026, Date.05.11.2026
19. District Officer, Tamil Nadu Fire and Rescue Service, Ramanathapuram NOC certificate. PP NOC No.12758/NOC/NMSB/2026, Dated.05.10.2026
20. Demand payment Request letter: SWP/BPA/966588/2026, Dated.06.11.2026, (Flag Day Fund & Anti TB Association Fund and Payment of Centage Charge & Development Charge and Extra).
21. Applicant demand remittance letter ,dated: 09.11.2026, and 10.11.2026, (Centage Fee, Development Fee and extra paid on. 09..11.2026 & 10.11.2026, and Anti TB Association Fund paid on 10.11.2026 &, Flag Day Fund paid on 10.11.2026)

Order:-

1. With reference to the letter in the1st cited, applicant has requested for **The Proposed Construction of School building (Institutional Building)** at Survey No. of 858/3B, Mandapam Village, Vedalai Panchayat, Mandapam Panchayat Union, Ramanathapuram Taluk, Ramanathapuram District and Site Extent of 11530.00.00 Sq.m The Proposed construction of School Building with FSI Area of 2786.89 Sq.m

2. The Boundary of the site has been marked as **"A to G"** and approval for site issued vide and Numbered as **SWP/DTCP/RAMANATHAPURAM/Site Approval No.26/2026**

3. The Technical Clearance has been issued under **section 47A** of Town & Country Planning Act 1971 **The Proposed Construction of School Building** and numbered as **SWP/DTCP/RAMANATHAPURAM/Building Permission No. 26/2026** and duration of permission from the date to 8 years has been accorded.

4. The area statement of the **Proposed Construction of Institutional Building** Building is as below,

Site Area – 11530.00 Sq.m

Institutional Building Area details

(School Building)

Floor	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Built-up Area in Sq.m	Usage
Ground Floor	1386.65	-	1386.65	Institutional Purpose
First Floor	1400.24	-	1400.24	
Terrace Floor	-	123.88	123.88	Head Room
Total	**2786.89**	**123.88**	**2910.77**	-

Total FSI Area : 2786.89 Sq.m
Floor Space Index : 0.24 < 2.00
Building Height : 8.37 m

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

SPECIAL CONDITIONS

1. As per TNCD&BR 2019 Rule No.41, the OSR reservation area of 1335.47 Sq.m (11.00%) has been marked as "1 to 4" in site plan and the space so reserved should be kept open and maintained
by the 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 the reunder and do not cover the structural stability aspects including the safety during the construction which are covered under the Building ules 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 is 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 asser townership of the property to the applicant. Also,if any one else disputearises individual right soverit, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right or ganization to decide this.
7. The Provisionsin 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.

GENERALCONDITIONS

1. The Technical Clearance issued in accordance with Tamil nadu Town and Country Planning Act1971 **(Section47A).**
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. Incase 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 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 GO18, 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 the1/3 portion of to talterrace area,
10. Fly Ash bricks and Materials to be used Mandatory,
11. Setbacks should be retained as per Approval Drawing,
12. As per GO.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 Rule25 (Water Act) should get Consent by the TNPCB,
14. Applicant should arrange to disposese wage by vehicle at his own costand 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 sand registered engineer detail sat the place of construction.

16. Seismic Resistance Procedure to be followed.
17. Enforcement action under section 56 & 57 of TamilNadu Townand 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 devel opments 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	23,207.00	30.09.2026
2	Centage Charge for Land	300.00	09.11.2026
3	CentageCharge for Building	10,000.00	09.11.2026
4	Infrastructure and Amenities Charges	5,24,520.00	09.11.2026
5	Completion Certificate Charges	31,375.00	10.11.2026
6	Security Deposit Charges	2,62,260.00	10.11.2026
7	Display Board Charges	1,500.00	10.11.2026
8	Development Charges for Building	23,320.00	10.11.2026

9	Development Charges for Land	36,420.00	10.11.2026
10	Osr Charges	*Provided*	
11	Shelter Charges	*Not applicable*	
12	*Premium FSI Charges*	*Not applicable*	

Assistant Director

District Town and Country Planning office,
Ramanathapuram District

To

The Speecial Officer/Block Development Officer,

Vedalai Panchayat,

Mandapam panchayat Union,

Ramanathapuram District.

Copy to

Tmt.Vasuki,

No-1/105, A K S Thoopu,

Mandapam Village,

Ramanathapuram-623519

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.