

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari
Kanniyakumari 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.

Proceeding of the Assistant Director
District Town and Country Planning Office
Kanyakumari District
Present: Thiru. A. Vijayan B.E.,

Roc No: SWP/BPA/007280/2023

Dated: 12.07.2023

Subject : School Building - Kanyakumari District Town and Country Planning Office - Thiruvattar Taluk/ Panchayat Union-Kumarankudi Panchayat / Village of S.No: 130/3B, 130/4B, 130/5B, 130/10A2, 163/2A1B, 163/3, 163/4,163/5, 163/7A, 163/8A2, 163/8B, 164/3, 164/4 and Yettacode village of S.No: 671/1B with an extent of 17695 sq.m – Existing and Proposed School Building having a FSI Area of 8476.74 sq.m – Technical Approval Issued - Regarding.

Reference : 1. The Correspondent, Sanjo English Medium School, Online Application Reference No. SWP/BPA/007280/2023, Dated: 10.02.2023.

2. Proceeding of the Director Town and Country Planning office vide letter SWP/BPA/007280/2023 Dated:03.07.2023
(BP/DTCP No.237/2023)

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.01, 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. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017

10. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.

11. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012

12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017

13. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017

14. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020

15. District Officer, Fire & Rescue Services, Kulasekharam, NOC.No:09/ 2023, Dated: 15.05.2023.

16. Joint Director, Agriculture Department, Nagercoil, NOC.No.MaT1/5508/2019, Dated: 30.08.2019.

- 17.Chief Engineer, Agriculture Engineering Department, Chennai, Lr.No: Ma PaA(ka)1/12595/2022, dated: 09.06.2022.
- 18.Principal Chief conservator of Forests, Chennai, Letter K.Dis.No:TS4/7269/2021, dated:23.02.2021
- 19.Assistant Director, Geology and Mining, Kanyakumari District, NOC.No:300/G&M/2022, dated:10.08.2022.
- 20.Sub Collector, Padmanabhapuram, Certifide Letter No:A1/1798/2022, dated:23.05.2022.
- 21.Tahsildar, Thiruvattar Certifide Letter No:A1/1770/2022, dated: 08.08.2022.
- 22.Demand Payment Request Letter, Dated:05.07.2023
- 23.Applicant The Correspondent, Sanjo English Medium School Demand remittance letter Dated 08.07.2023

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Order:

The Proposal received in the reference for the approval of Existing and proposed School building at Kanyakumari District, Thiruvattar Taluk/ Panchayat Union, Kumarankudi Panchayat and Village of S.No: 130/3B, 130/4B, 130/5B, 130/10A2, 163/2A1B, 163/3, 163/4,163/5, 163/7A, 163/8A2, 163/8B, 164/3, 164/4 and Yettacode village of S.No: 671/1B, Site Extent of 17695 sq.m Existing and Proposed Total FSI Area - 8476.74 Sq.m. Technical Concurrence issued and the boundary of the site has been marked as **“1 to 33”**

The application was processed as per the rules prevailing, records perused and site inspection was conducted. With reference to the letter 2 the Approval for the site issued and numbered as B.P/DTCP No: **237/2023**. The Technical Concurrence for the Existing and Proposed construction of School Building Total FSI Area - 8476.74 Sq.m.

The area statement for the School Building is as below

Area of Site: 17695.00 sq.m.

S.No.	Description	Building Area		Total Built up Area in Sq. mt.
		FSI Area in Sq.mt.	Non FSI Area in Sq.mt.	
1	Existing Block-1			
	Ground Floor	250.80	-	250.80
	First Floor	250.80	-	250.80
2	Existing Block-2			
	Ground Floor	379.32	-	379.32
	First Floor	379.32	-	379.32
	Head Room	-	46.57	46.57

3	Proposed Block-1			
	Ground Floor	2440.84	-	2440.84
	First Floor	2387.83	-	2387.83
	Second Floor	2387.83	-	2387.83
	Head Room	-	53.34	53.34
	Total Area	8476.74	99.91	8576.65

Total FSI Area 8476.74 Sq.m., FSI = 0.47

The following charges and fees has collected:-

S. No.	Subject	Amount (Rs.)	Dated.
1.	Scrutiny Fees	43294	13.02.2023
2.	Centage Charges	10800	08.07.2023
3.	I & A Charges	1593676	08.07.2023
4.	CC - Charges	92315	08.07.2023
5.	Security Deposit	796838	08.07.2023
6.	Display Board	1500	08.07.2023
7.	Shelter Charges	50663	08.07.2023

If the proposed building is located in an area other than planning area, the local authority, shall also collect the Scrutiny fee Rs.1000/- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 9th cited above. The payment of charges shall be made under the following head of account.

Head of Accounts

0217 Urban Development
60 Other urban Development Schemes
800 Other Receipts
AS Receipts Under Land use conversion charges
27 Non Taxation fees - 09 Collections
(DPC Code: 0217 - 60 - 800 - AS - 22709)

The sanction is granted / accorded subject to the following conditions &

Special Conditions:

1. The OSR A to F having an OSR area of 1843.487 Sq.m (10.42%) shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41 (1) (i).
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

3. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. 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 of Tamil Nadu combined development and building rules, 2019 (TNCD&BR,2019). 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 as prescribed TNCD & BR, 2019.
5. The Town and Country Planning Department is not legally certifying the title to the ownership by granting this technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant is above 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.
6. 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.
7. Issuance of Technical Clearance by competent authority under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing Technical Clearance for any development, competent authority in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his/her application to prove the same. Thus, competent authority primarily considers only the aspect whether the applicant prima facie has a right to carry out development on the site under reference. Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he/she/they shall have to prove it before the appropriate or competent Court to decide on the ownership or get the

matter settled in the Court of Law and competent authority is not the statutory authority to decide on this matter.

General Conditions

1. As per TNCD & BR,2019, Rule 44(1)(a)(ii)(h) Solar water heating system 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 a display board of size 60cm x 120 cm to be erected which shows site details, building details and engineer details at the place of construction.
- 11 .In the event of change of owner & Developer or Professionals during the phases of execution of project, the project shall have to be suspended till the permission for such changes is obtained as prescribed in Rule 25 of TNCDBR, 2019.
- 12 .The land earmarked for Park/OSR should be maintained for the purpose for which earmarked and in no case be encroached by any means of structures.
- 13.If the Technical Clearance/Approval is found to be secured by any misrepresentation or by production of false documents, the Technical Clearance/Approval will be cancelled.
- 14.The Owner or Developer shall compulsorily appoint a Construction Engineer for overall constant supervision of construction work on site and such person appointed shall not be allowed to supervise more than one such site at a time.
- 15.Nothing shall prohibit the filing of amendments to an application or plan or other record accompanying the same at any time before the completion of the work for which a permit was granted, however,

construction in deviation to the approved plan shall not be proceeded till the revised plan is approved. Further, this provision shall not entitle any person to make any deviation in contravention of the Act and TNCDBR, 2019.

16. A copy of the approved site plan and building plans shall be kept at the site at all times when building operations are in progress and such plans shall be made available at all reasonable times for the inspection of the competent authority.
17. Before commencement of the building work at site for which building permission has been granted, the owner shall within the validity period of Building Permission give notice to the Authority, of his intention to start the work at the building site in Form 2 in Annexure - XIV of TNCDBR, 2019.

Assistant Director,
District Town and Country Planning Office
Kanyakumari District

Enclosure

Drawing - 2 Set

To

The President,
Kumarankudi Panchayat
Kanyakumari District.

Copy to

1. The Correspondent,
Sanjo English Medium School,
Anayadi, Veeyanoor,
Thiruvattar Taluk,
Kanyakumari District.
2. Office Record.

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.

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.

