

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. K. Mohan, B.E.,**

Roc No. SWP/BPA/0007397/2023,

Dated. 31.03.2023

Subject	:	Building - District Town and Country Planning office - Kanyakumari District - Vilavancode taluk - Kaliyakkavilai Town Panchayat - Kaliyakkavilai Village S.F. No. 232/10 - Extent 800 Sq.m - Construction of Commercial Building and Residential Building (5 dwelling) - Technical approval Issued - Regarding
Ref.	:	1. Application Reference No. SWP/BPA/0007397/2023 received, Mr. Paul Antony and Jose Paul C.J., Dated. 17.02.2023. 2. G. O. (Ms) No. 138, Housing and Urban Development Department, Dated.04.06.2004. 3. Letter Roc No. 7486/2009/BA2, Dated. 16.04.2009 of Director of Town and Country Planning, Chennai (Circular) 4. G.O.(Ms)No.86, Housing and Urban Development Department, Dated.28.03.2012. 5. Letter Roc No. 21075/2009/BA1, Dated. 27.06.2012 of Director of Town and Country Planning, Chennai (Circular) 6. G.O. No. 18 Department of Municipal Administration and Water Supply, Dated .04.02.2019 & G.O. No. 16 Department of Municipal Administration and Water Supply, Dated .31.01.2020. 7. Letter Roc No. 4367/2019/BA2, Dated. 05.02.2020 of Director of Town and Country Planning, Chennai (Circular) 8. Letter Roc No. 7963/2022/K1, Dated. 23.04.2022 of Director of Town and Country Planning, Chennai (Circular) 9. G.O.(Ms)No.166, Housing and Urban Development Department, Dated.29.11.2018. (Insisting TNRERA Registration) 10.District officer, Fire and Rescue services, Kanyakumari District, L.Dis No. 7132/A/2022, Dated. 12.10.2022.

	11. Joint Director, Agriculture Department, Nagercoil, Letter No. Maa. Thi 1/9375/2022, dated. 20.10.2022. 12. G.O.(Ms)No.79, Housing and Urban Development Department, Dated.04.05.2017. 13.Demand Raised for payment of Centage Charges and other Fees respectively dated. 27.03.2023 14.Payment of Centage charges and other fees respectively, dated.28.03.2023.
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ORDER

The application seeking technical approval for the proposed construction of commercial building bearing Kanyakumari District,Vilavancode taluk, Kaliyakkavilai Town Panchayat, Kaliyakkavilai Village S.F. No. 232/10 - Extent 800 Sq.m Proposed Construction of Commercial Building and Residential Building was processed as per the prevailing rules and after perusing the records and after conducting site inspection. The Proposed Building satisfies the rules and power delegation given by Director of Town and Country Planning, Vide reference letter 8th cited above.

The Proposed site earmarked "ABCD" and Numbered as L.P/A.D.TCP Kanyakumari No. 12/2023 issued site approval.

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 10th 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 Proposed Commercial and Residential Building Area.

Floor Details	FSI Area Sq.m	Non FSI Area Sq.m	Total Build-up Area Sq.m
Stilt Floor (Parking)	-	557.22	557.22
First Floor (Commercial)	557.22	-	557.22
Second Floor (Commercial)	557.22	-	557.22
Third Floor (5 Dwellings)	470.30	-	470.30
Head Room	-	33.57	33.57
Total Floor Area	1584.74	590.79	2175.53

Extent of Original Site which was in existence prior to Cut off date (01.01.1980) is 800 sq.m. Hence Open Space Reservation not applicable.

1. With above area the proposed building technical approval issued with special and general conditions. The Building Plan Numbered as B.P./A.D.TCP Kanyakumari District No.26/2023. **Period 31.03.2023 to 30.03.2031.**
2. The Local authority shall accorded permission duly following the rules/ regulations / Orders issued from time to time under the respective acts.
3. The Local Authority shall accord Final approval after collecting requisite fees/ charges as applicable and the copy of the approval issued shall be forwarded to this office for record.
4. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

Special Conditions.

1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer/seller if any dispute arises towards the

ownership, the same shall be settled through the appropriate forum.
This office is not the appropriate authority to decide on this.

2. It is responsibility of the builders in ensure safe bearing capacity of the soil and adequacy of the foundations.
3. As envisaged under the "Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, Market, Book, Sell or offer for sale or invite persons to purchase in any manner any building, as the case may be, in any Real Estate Project or Part of it only after registering the real Estate project with the Real Estate Authority. The applicant has to comply the said provisions.
4. NOC obtained from Pollution Control Board for Proposed Commercial Building.
5. The Fees/Charges collected from the applicant are as follows

S.No.	Type of Fees	Amount	Date.
1	Scrutiny Fees	5,135	17.02.2023
2	Centage Fees	2,000	28.03.2023
3	I & A Charges	2,97,980	28.03.2023
4	Security Deposit	1,48,990	28.03.2023
5	CC Charges	23,421	28.03.2023
6	Display Board	1,500	28.03.2023

Enclose :Drawing

Assistant Director
District Town and Country Planning
Kanyakumari District

To

The Executive Officer
Kaliyakkavilai Town Panchayat
Kaliyakkavilai

Copy to

Mr. Paul Antony and Jose Paul. C. J.
No. 2/14A, Nazeer Building, Trivandraum Main Road
Kaliyakkavilai, Kanyakumari District 629 153

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.

