

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 Member Secretary/Assistant Director,
Nagercoil Local Planning Authority/
District Town and Country Planning Office,
Kanyakumari District.**

Present: Thiru.A.Vijayan B.E.,

Roc No: SWP/BPA/007878/2023,

Dt: 23.02.2024

Subject : **Commercial Building** - District Town and Country Planning Office - Kanyakumari District – Agastheeswaram Taluk – Nagercoil City Municipal Corporation - Nagercoil North Village - Ward -P, Block No -5, T.S.Nos: 3, 4 and 141 (Old T.S.Nos. P3/1, P3/2 and P3/5pt) - Site Extent of 2368.08 Sq.m - Proposed Construction of Commercial (Shop) Building having a total FSI Area of 4676.93 Sq.m - Planning Permission Issued - Regarding.

- Reference
1. Applicant Thiru.Shahul Hameed and Tmt.Ayisha Begam, Online Application Reference No. SWP/BPA/007878/2023, dated: 08.03.2023.
 2. Proceedings of the Director of Town and Country Planning, Chennai vide Online Application No. SWP/BPA/007878/2023, Dated.24.01.2024.
 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. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020
14. District Officer, Fire and rescue Department, Kanyakumari NOC, D.dis.no; 5262/A/2021, Dated: 11.08.2021.
15. Demand raised for Payment of Centage Charges and other Fees and OSRA Charges respectively, Dated. 05.02.2024 & 15.02.2024.
16. Payment of Centage Charges and other fees and OSRA Charges Respectively, Dated. 06.02.2024 & 15.02.2024.

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Order:

The Application seeking Planning Permission for the Proposed Construction of Commercial (Shop) Building to the Total FSI Area of 4676.93 Sq.m and the Site extent of 2368.08 Sq.m., in the land Ward -P, Block No -5, T.S.Nos: 3, 4 and 141 (Old T.S.Nos. P3/1, P3/2 and P3/5pt) of Nagercoil North Village, Nagercoil City Municipal Corporation, Agastheeswaram Taluk, Kanyakumari District was processed as per the prevailing rules and after perusing the records after conducting site inspection.

The Planning Permission for the above said Proposed Construction of Commercial (Shop) Building proposal has been issued by the Director of Town and Country Planning, Chennai under section 49 of Town and Country

Planning Act, 1971 vide 2nd cited reference and the boundary of the site has been marked as “1 to 8” and numbered as **B.P/DTCP No: 49 /2024**, Period from 24.01.2024 to 23.01.2032

The area statement for the Proposed Construction of Commercial (Shop) Building is as below,

The Proposed Construction of Commercial (Shop) Building Area:

Site Area: 2368.08 Sq.m.,

Sl.No	Building Details	Total Area in Sq. mt.		
		FSI	Non FSI	Total
1	Basement Floor	77.47	976.74	1054.21
2	Ground Floor	1054.21	-	1054.21
3	First Floor	1054.21	-	1054.21
4	Second Floor	1054.21	-	1054.21
5	Third Floor	1054.21	-	1054.21
6	Fourth Floor	382.62	76.12	458.74
Total Area		4676.93	1052.86	5729.79

Total FSI Area - 4676.93 Sq.m.,

FSI - 1.974

The following Charges and Fees has collected:-

S. No.	Subject	Amount (Rs.)	Dated.
1.	Scrutiny Fees	14958/-	08.03.2023
2.	Centage Charges	6900/-	06.02.2024
3.	Development Charges	66,776/-	06.02.2024
4.	I & A Charges	879276/-	06.02.2024
5.	CC - Charges	61672/-	06.02.2024
6.	Security Deposit Charges	439638/-	06.02.2024
7.	Display Board Charges	1500/-	06.02.2024
8.	Shelter Charges	580679/-	06.02.2024
9.	OSRA Charges	1050610/-	15.02.2024

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

1. The Planning Permission granted is valid for eight years from the date of issue of order and the construction shall be completed within the validity period. However, application made before expiry date seeking extension of validity period will be considered only once.
2. If the Planning Permission is found to be secured by any misrepresentation or by production of false documents, the Technical Clearance will be cancelled.
3. **A.** The permission granted shall not mean responsibility of Clearance on the following aspects;
 - a) Title or ownership of the site or building
 - b) Easement Rights.
 - c) Structural Reports, Structural Drawings and structural aspects.
The Registered Architect or Registered Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
 - d) Workmanship, Soundness of structure and materials Used.
 - e) Quality of building services and amenities in the Construction of building.
 - f) Other requirements or licenses or clearances required for the site or premises or activity under various other laws.
- B.** This permit does not endorse the adequacy of the structural members proposed in the building.
4. 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.
5. The details of the development for which planning permission issued, date of expiry of permit, mentioning site address, survey number, Block number, Village name, door number, street name, locality, name of owner and name of Registered Architect or Engineer on record, Registered Developer on record, Registered Structural Engineer on record, Registered Construction Engineer on record shall be displayed in the format prescribed by the competent authority on a board of size of at least 60 cm.x120 cm.
6. 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.

7. (a) Approval of drawings and acceptance of any statement, documents, structural report, structural drawings, progress certificate or building completion certificate shall not discharge the Registered Engineer on Record, the Registered Architect on Record, Registered Construction Engineer on Record, Registered Structural Engineer on Record, Registered Developer and Owner from the responsibilities imposed under the Act, TNCDBR , 2019. And the laws of tort local Acts.

(b) The land owner or lessee or power of attorney holder or developer who makes the development, the Registered Architect or Engineer on Record, and the Registered Construction Engineer on Record, shall be jointly and severally held responsible if any unauthorized construction, addition and alternation are done without prior permission of the competent authority.

8. 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.
9. The owner or registered developer shall not appoint the same professional as Registered Engineer or Registered Structural Engineer or Registered Construction Engineer as Quality Auditor.
10. 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.
11. Effective measures for conservation of rain water shall be taken within each premises and rain water harvesting structures shall be provided as prescribed in Rule 63 of TNCDBR, 2019.
12. Fitment of solar assisted water heating system - the requirements for fitment of solar assisted water heating system in buildings shall be in accordance with the TNCDBR, 2019.

13. Storm water drainage system in a site shall be designed in such a way to harvest cent percent of it to recharge ground water table below. The design factors of rain water harvesting structures within a site shall include type of soil and its absorption capacity, ground slope, intensity and duration of rain fall for the design period etc., However there shall also be a provision for carrying any excess storm water which was not absorbed during an exceptional rain fall, to drain or discharge into the street or public storm water drainage system.
14. Water storage tank shall be maintained in a perfect mosquito - proof condition, by providing a properly fitting hinged cover, and every tank more than 1.50 mts. in height shall be provided with a permanently fixed iron ladder to enable inspection by anti-malaria staff.
15. 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.
16. 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.
17. The Applicant or Owner or Power of Attorney Holder or Registered Developer and any other Person who is acquiring interest shall submit a completion report in Form 5 along with Form 6, 7 and 8 in Annexure - XIV, to obtain Completion Certificate, certifying that the building has been completed as per the approved plan, from the competent authority that has issued Planning Permit before getting service connections such as electric power connection, water supply sewerage connection. These service connections shall be given by the service provider to these buildings only after the production of the Completion Certificate.
18. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
19. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
20. 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.

21. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage.
22. 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.
23. 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.
24. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
25. 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.
26. As per GO No.341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
27. Fly Ash bricks and Materials must be used for construction.
28. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
29. Mosquito netting to be provided at OHT and well.
30. Fire rescue equipment should be provided as per Rules.

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

Special Conditions:

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.

Member Secretary/Assistant Director,
Nagercoil Local Planning Authority/
District Town and Country Planning Office,
Kanyakumari District.

Enclosure

Drawing - 2 Set

To

The Commissioner,
Nagercoil City Municipal Corporation,
Nagercoil,
Kanyakumari District.

Copy to

1. Mr.Shahul Hameed and
Mrs.Ayisha Begam,
No:27, Rasak Road,
Edalakudy, Nagercoil,
Kanyakumari-629 002.
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
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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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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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.

