

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/0009597/2023,

Dated. 31.05.2023

Subject : School Building - District Town and Country Planning office - Kanyakumari District - Agasteeswaram Taluk - Azhagappapuram Town Panchayat - Azhagappapuram Village - R.S.Nos. 298/1A1, 299/2B, 3A, 5, 7A, 7C, 364/3, 4A- Extent 12631.00 Sq.m - Additional Construction of School Building - Technical approval Issued - Regarding.

- Ref. : 1. Application Reference No. SWP/BPA/0009597/2023 received, Founder Trustee and Treasurer, Dated. 05.05.2023.
2. Deputy Director, District Town and Country Planning Office, Tirunelveli Region, Proceeding Roc No. 1496/2018, dated. 18.07.2018. (Concurrence No. 29/2018)
3. G. O. (Ms) No.138, Housing and Urban Development Department, Dated.04.06.2004.
4. Letter Roc No. 7486/2009/BA2, Dated. 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
5. G.O.(Ms)No.86, Housing and Urban Development Department, Dated.28.03.2012.
6. Letter Roc No. 21075/2009/BA1, Dated. 27.06.2012 of Director of Town and Country Planning, Chennai (Circular).
7. 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.
8. Letter Roc No. 4367/2019/BA2, Dated. 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
9. Letter Roc No. 7963/2022/K1, Dated. 23.04.2022 of Director of Town and Country Planning, Chennai (Circular)
10. G.O.(Ms)No.166, Housing and Urban Development Department, Dated.29.11.2018. (Insisting TNRERA Registration)

11. Station officer, Fire and Rescue services, Colachel, Kanyakumari District, Letter No. 15/2022, Dated. 12.07.2022.
12. Demand Raised for payment of Centage Charges and other Fees respectively dated. 25.05.2023
13. Payment of Centage charges and other fees Respectively, dated.25.05.2023.

ORDER

The application seeking Technical Approval for the proposed Additional construction of School building bearing Kanyakumari District, Agasteeswaram Taluk, Azhagappapuram Town Panchayat, Azhagappapuram Village, R.S.Nos. 298/1A1, 299/2B, 3A, 5, 7A, 7C, 364/3, 4A - Extent 12631.00 Sq.m Proposed Additional Construction of School Building was processed as per the prevailing rules and after perusing the records and after conducting site inspection. The Proposed School Building satisfies the rules and power delegation given by Director of Town and Country Planning, Vide reference letter 9th cited above.

Existing Area and Proposed Area of the School Building:-

Floor Details	Existing Building Area		Proposed Building Area		Total Built-up Area Sq.m
	FSI Area Sq.m	Non FSI Area Sq.m	FSI Area Sq.m	Non FSI Area Sq.m	
Existing Ground Floor	2222.24	-			2222.24
Existing Head Room	-	66.58			66.58
Proposed Ground Floor			1264.95		1264.95
Proposed Head Room				86.29	86.29
Total Floor Area	2222.24	66.58	1264.95	86.29	3640.06

Existing FSI Area : 2222.24 Sq.m

Proposed FSI Area : 1264.95 Sq.m

Total FSI Area : 3487.19 Sq.m

FSI = 0.276 < 2.00

- 1) With above area the proposed Additional Construction of School building Technical Approval issued with special and general conditions. The proposed site is earmarked **“A1 to A24 ”** and the School Building Plan Numbered as **SWP/BPA/KKD.No. 40/2023**.
- 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 to 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 Additional Construction of Building.
- 5) OSR should be ear-marked in the site plan and kept Open to Sky.
- 6) The Fees/Charges collected from the applicant are as follows

S.No.	Type of Fees	Amount	Date.
1	Scrutiny Fees	21,782	05.05.2023
2	Centage Fees	2,300	25.05.2023
3	I & A Charges	2,37,820	25.05.2023
4	Security Deposit	1,18,910	25.05.2023
5	CC Charges	14,552	25.05.2023
6	Display Board	1,500	25.05.2023

Enclose: Drawing

Assistant Director
District Town and Country Planning
Kanyakumari District

To
The Executive Officer
Azhagappapuram Town Panchayat
Azhagappapuram.

Copy to
Founder Trustee And Treasurer,
No: 12, Rajalakshmi Avenue Main Road,
Perungudi, Kancheepuram,
Chennai - 600 096.

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

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

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

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.

