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.

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

Roc No: SWP/BPA/0017000/2023 **Dt: 20.12.2023**

Subject : Building - District Town and Country Planning office - Kanyakumari District - Nagercoil Local Planning Area - Agastheeswaram Taluk - Nagercoil City Municipal Corporation - Vadasery West Village - Ward - A, Block No.6, T.S.No.58, 284 (Old T.S.No.A-1/39-18, 43-10part) - Nagercoil Detailed Development Plan No.I - Extent of 1416.96 Sq.m - Proposed Professional Consulting Office Building (Basement, Ground + 2 Floors) with F.S.I Area of 1953.25 Sq.m - Planning Permission Issued - Regarding.

Reference

1. Application Reference No. SWP/BPA/0017000/2023, Mrs.Uma Maheswari, Dated.15.09.2023
2. 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.
3. G. O. (Ms) No. 18, Housing and Urban Development Department, Dated. 04.02.2019.(Completion Certificate)
4. Nagercoil Local Planning Authority Meeting Table Agenda Resolution No: 1, Dated: 01.10.2020.
5. Demand raised for Payment of OSR Charges, Centage Charges, I & A Charges & other Fees respectively, Dated. 22.11.2023 & 16.12.2023.
6. Payment of OSR Charges, Centage Charges, I & A Charges and other Fees respectively, Dated. 22.11.2023 & 18.12.2023.
7. Assistant Director of District Town and Country Planning, Kanyakumari letter No.2055/2023KKDTCP, Dated.21.11.2023.
8. Mrs.Uma Maheswari letter Dated.15.12.2023.
9. Gift Deed No.3501/2023, Dated.14.12.2023. (Vadasery Sub-Registrar Office).

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Order:-

The Application seeking Planning Permission of the Proposed Professional Consulting Office Building (Basement, Ground + 2 Floors) having F.S.I Area of 1953.25

Sq.m in Kanyakumari District, Nagercoil Local Planning Area, Agastheeswaram Taluk, Nagercoil City Municipal Corporation, Vadasery West Village, Ward - A, Block No.6, T.S.No.58, 284 (Old T.S.No. A-1/39-18, 43-10part) with an Extent of 1416.96 Sq.m was processed as per the prevailing rules and after perusing the records after conducting site inspection.

The Proposed Professional Consulting Office Building (Basement, Ground + 2 Floors) satisfies the rules and power delegation given by The Director of Town and Country Planning.

Proposed Professional Consulting Office Building Area:

Site Area : - 1416.96 Sq.Mt.,

Building Details	FSI Area in Sq.m.	Non FSI Area in Sq.m.	Total Built up Area in Sq.m.
Basement Floor	-	752.18	752.18
Ground Floor	796.98	-	796.98
First Floor	796.98	-	796.98
Second Floor	359.29	-	359.29
Head Room	-	92.76	92.76
Total	**1953.25**	**844.94**	**2798.19**

Total FSI Area: 1953.25 Sq.m., FSI = 1.378 < 2.0

Total Builtup Area : 2798.19 Sq.m.

The following Charges and fees has Collected.

S.No.	Subject	Amount (Rs.)	Dated.
1.	Scrutiny Fees	8,072 /-	15.09.2023
2.	OSRA Charges	3,66,276 /-	22.11.2023
3.	Centage Charges	2,100 /-	18.12.2023
4.	I & A Charges	3,67,352 /-	18.12.2023
5.	CC - Charges	30,126 /-	18.12.2023
6.	Security Deposit Charges	1,83,676 /-	18.12.2023
7.	Display Board Charges	1,500 /-	18.12.2023
7.	Development Charges	33,658 /-	18.12.2023

With above area The Proposed Construction of Professional Consulting Office Building (Basement, Ground + 2 Floors) Planning Permission issued with special and general conditions. The proposed site is earmarked "ABCDEFGH" and the Proposed Construction of Professional Consulting Office Building (Basement, Ground + 2 Floors) Site Approval Numbered as ***L.P/NLPA/KKD No. 28/2023*** and Planning Permission Numbered as ***SWP/BP/ADKKD No. 84/2023,*** *Period from 20.12.2023 to 19.12.2031.*

The Applicant gifted the Scheme road area (Nagercoil Detailed Development Plan No.I) earmarked '1234' to the Government in favour of the Commissioner, Nagercoil City Municipal Corporation vide Gift Deed No.3501/2023, dated.14.12.2023.

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 planning permission 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 63of TNCDBR, 2019.

12. The Fire safety requirements shall conform to the provisions prescribed in NBC 2016.

13. 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.

14. 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.

15. 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.

16. 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.

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.

Special Conditions:

Issuance of Planning Permission by competent authority under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing Planning Permission 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 statuary authority to decide on this matter.

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

Enclose

Drawing -2 Set

To

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

Copy to

1. Mrs.Uma Maheswari,
   5/255, Pillaiyar Vilai ,
   Nagercoil,
   Rajakamangalam Post,
   Kanyakumari - 629502.

2. Office Record.

THE LANDLENS SUITE

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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

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- 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.