

PP

APPROVAL RECORD

Planning Permission

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.



District Town and Country Planning Office

Kanyakumari District

Proceedings of Assistant Director

Present: Thirumathi.R.Amrita Wills B.Arch, M.Plan

Roc.No : SWP/BPA/0752426/2026

Date: 17.03.2026.

Subject: **HRB** – Additional Institutional Building – DTCP - Kanniyakumari District, Thiruvattar Taluk, Kulasekaram “B” Village in S.F.No.445/1, 2A1B, 2A2, 2B; 446/3A, 3B, 4, 5, 6, 7, 446/8, 9A, 9B, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20A, 446/20B, 23A; 453/1, 2, 3, 4, 5A, 5B; 454/1, 10B1, 10B2, 11A, 11B; 458/1B1Apt; 459/1, 2, 3, 4, 5, 7A1A1, 7A1B, 7A1C, 7A2, 459/7A3, 7B, 8, 9; 460/1A2, 1B, 2B2, 3, 5, 6, 7; 461/1A, 1B, 1C, 461/2A, 2B, 3A, 3B, 4A1A, 4A1B, 4A1C1, 4A2, 5A, 5B, 5C, 5D, 461/5F1, 5F2B, 5F2C, 5F2D, 10, 7A, 8; 359/1, 2, 3, 5, 6; 454/2B, 454/2C Part, 2D, 8, 9A, 9B, 9C, 9D, 9E1, 9E2B, 12, 17 & 19 with a Site Area of 108860 sqm – FSI Area of 150930.53Sqm has been already approved – Now additional site area 2955.00 Sqm added in Kulasekaram “B” Village, Survey Nos: 454/2A, 454/2C, 454/3A, 454/3B, 454/3C – Total Site area: 111815.00Sqm - Proposed additional FSI area : 10878.99 Sqm - Total FSI Area 161809.52Sqm – Technical Concurrence Issued by the Directorate of Town and Country planning - Planning Permission issued - forwarded for further action - Reg.

Reference : 1. Applicant. Dr.C.K.Velayuthan Nair and Dr.Rema V.Nair
Online Application Reference No. SWP/BPA/0752426/2026,
Dated: 12.01.2026.

2. Assistant Director, Kanniyakumari District Town and Country Planning Office Inspection Report of Online Application No. SWP/BPA/0752426/2026,Dated:21.01.2026.
3. High Rise Building Panel Meeting held on 06.03.2026.
(Agenda No:7)
4. Technical concurrence of the Director of Town and Country Planning, Chennai, Proceedings online No. SWP/BPA/0046970/2023, Dated:03.01.2024. (Technical Concurrence No.506/2023)
5. Assistant Director, Kanyakumari District, Technical approval issued vide online No. SWP/ BPA/ 0046970 /2023, Dated:18.01.2024.
6. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
7. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
8. G.O. No.1,Housing and Urban Development Department, Dated: 05.01.2021.
9. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
10. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
11. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
14. Director of Town and Country Planning, Chennai circular

Letter Roc No. 14227/2017/Spl Cell, Dated: 14.12.2017.

15. G.O.(Ms)No.95, Housing and Urban Development (UD4(1)) Department, Dated: 04.08.2023.
16. G.O.(Ms) No.171, Housing and Urban Development Department, (UD4(1)), Dated:30.10.2025.
17. G.O.(Ms)No.155, Housing and Urban Development Department, (UD4(1)), dated 08.10.2025.
18. DGP/ Director, Tamil Nadu Fire and Rescue Services, Letter PP.NOC.No.63/2026, Dated.10.02.2026.
19. Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle, Chepauk, Chennai on 05.03.2026.
20. Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA) EC identification No.EC24B038TN162350, File No.9922, Category:B, Dated: 23.01.2024.Environmental Clearance letter No. SEIAA -TN /F.No.9922 /2023 / 8(a)/ EC No.1000 /2024, Dated: 09.01.2024.
- 21.Demand Payment Request Letter Dated. 16.03.2026
- 22.Applicant Dr.C.K.Velayuthan Nair and Dr.Rema V.Nair, Demand Paid through Online on 16.03.2026

With reference to the 1st Cited letter, the Applicant Dr.C.K.Velayuthan Nair and Dr.Rema V.Nair has requested for the proposed additional construction of High Rise University Administrative building with a additional FSI area of 10878.99Sqm and already approved and Proposed FSI area put together is 161809.52Sqm.

Kanniyakumari District, Thiruvattar Taluk, Kulasekaram "B" Village in S.F.No.445/1, 2A1B, 2A2, 2B; 446/3A, 3B, 4, 5, 6, 7, 8, 9A, 9B, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20A, 20B, 23A; 453/1, 2, 3, 4, 5A, 5B; 454/1,10B1, 10B2, 11A, 11B; 458/1B1Apt; 459/1, 2, 3, 4, 5, 7A1A1, 7A1B, 7A1C, 7A2, 7A3,7B, 8, 9; 460/1A2, 1B, 2B2, 3, 5, 6, 7; 461/1A, 1B, 1C, 2A, 2B, 3A, 3B, 4A1A, 4A1B,4A1C1, 4A2, 5A, 5B, 5C, 5D, 5F1, 5F2B, 5F2C,5F2D,10, 7A, 8; 359/1, 2, 3, 5, 6; 454/2B,2CPart, 2D, 8, 9A, 9B, 9C, 9D, 9E1, 9E2B, 12, 17&19 3B with a site area of 108860sqm and FSI area of 150930.53Sqm Institutional building has been already approved.

Now, additional site area 2955.00 Sqm has been added in the already approved site in Kulasekaram "B" Village, Survey Nos: 454/2A, 454/2C, 454/3A, 454/3B, 454/3C with a total site area of 111815.00Sqm.

In the above already approved site the applicant Dr.C.K.Velayuthan Nair and Dr.Rema V.Nair has requested for the proposed additional construction of High Rise University Administrative building with a additional FSI area of 10878.99Sqm and already approved and Proposed FSI area put together is 161809.52Sqm.

The above High Rise Hospital Building proposal was placed in High Rise Building Panel meeting held on 06.03.2026. The subject was discussed and suggestions of High Rise Building panel were obtained. Assistant Director of Kanniyakumari, District Town and Country Planning Office, has recommended the proposal with a site inspection remarks.

Based on the Assistant Director, Kanniyakumari District Town and Country Planning recommendation, the applicant request has been accepted and the boundary of the site has been marked as "1 to 125".

The Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 214 / 2026.**

On the receipt of the requisite charges vide Reference No.22nd cited above, Proposed additional construction of High Rise University Administrative Building Planning Permission is numbered as **B.P/KKDTCP No: SWP/25/2026.**

The area statement for the Revised and Proposed High Rise University Administrative building is as below.

Total Area of the Site – 111815 sq.m. (As per Patta)

Proposed High Rise Institutional building Area Details in Sqm

Building Details	FSI Area in Sq.m	Non-FSI Area in Sq.m	Total Builtup Area in Sq.m
High Rise University Administrative Building			
Stilt Floor		1588.47	1588.47
First Floor	1588.47		1588.47
Second Floor	1348.17		1348.17
Third Floor	1588.47		1588.47
Fourth Floor	1588.47		1588.47
Fifth Floor	1588.47		1588.47
Sixth Floor	1588.47		1588.47
Seventh Floor	1588.47		1588.47
Head Room		213.04	
Total	10878.99	1801.51	12680.50

Existing Approved FSI Area : 150930.53 Sqm

Proposed FSI Area : 10878.99 Sqm

Total FSI Area : 161809.52 Sqm

As per Rule No.11 of Tamil Nadu Combined Development and Building Rules 2019:

The Permission granted by the competent authority shall not mean responsibility or Clearance of the Following aspects,

- (a) Title or Ownership of the site or Building
- (b) Easement Rights.
- (c) Structural Reports, Structural Drawing 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 Buildings Services and amenities the construction of Building.
- (f) Other requirements or Licenses or Clearances required for the site or premises or activity under various other Laws.

Special Conditions

1. The OSR -1 (A1 to A34) total OSR area 8011.68Sqm, OSR -2 (B1 to B8) 2039.00Sqm, OSR - 3 (C1 to C6) – 889.46Sqm and OSR - 4 (D1 to D4) –302.07Sqm Total OSR area: 11242.21Sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle, Chepauk is to be followed scrupulously. As per the Superintending Engineer report, Site / Structural Engineer concerned

- has to scrutinize the details and implement at site as per the detailed drawings and specification.
3. Conditions stipulated in the Noc cited in the reference 18 issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
 4. Conditions stipulated in the Environmental Clearance cited in the reference 20th issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.
 5. Revised Environmental Clearance is to be obtained for the balance area before issue of building permission by concerned Local body as per the G.O.185, Housing and Urban Development (UD(3)(2)) Department, dated 09.10.2024.
 6. Patta Channels in the site is to be rerouted without changing the inlet and outlet points and ground slope.
 7. As per the G.O.Ms.No.171, Housing and Urban Development Department (UD4(1)), dated 30.10.2025 a minimum of ten percent (10%) of car or two wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points.
 8. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
 9. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
 10. 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.

11. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
12. 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.

13. 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.

General Conditions

1. As per TNCD & BR 2019, Rule 44(1)(a)(ii)(c) Solar water heating system to be erected at the 1/3 portion of total terrace area.
2. Parking as specified in the building should be utilized as it is in the approved Building plan.

3. The Openings shown on the plot should be fixed accordingly as seen on the plan sanctioned and mentioned therein.
4. The High Rise University Administrative building should be built without change of use or any deviations. If any deviations/additions or changes in plan is required, revised plans shall be submitted and new Planning Permission /Technical clearance should be obtained. In case of failure, action will be taken under section 56 of Tamil Nadu Town and country planning Act 1971.
5. Mosquito netting to be provided at OHT and well.
6. Rain water harvesting facilities as shown in the Approved building plan must be implemented as per G.O. No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.01.2020.
7. Builder should provide adequate drinking water facility and a separate vehicle should be used to discharge the sewage water from the School Building by his own expenses.
8. Fire prevention and firefighting equipment should be provided in the proposed construction as required by law.
9. As per G.O. No.341, Department of Municipal Administration and Water Supply, dated: 03.11.2004, “U” Trap should be installed in septic tank.
10. Fly ash Bricks and Materials should be used in the proposed building as per Environment and Forest Department Notification.
11. After issuing Final Approval, the original copy of the approved plan and the copy of the Proceedings shall be sent to the Owner and the copy of the same should be sent to the Assistant Director of Town and Country Planning Office, Kanyakumari District.

12. G.O. 17, Housing and Urban Development Department, dated: 05.02.2016, Solar Photo Voltaic Panels should be installed for at least 1/3 of the upper floor area for one Kilowatt of electricity.

13. Building final Approval order should be obtained from The Executive officer, Kulasekaram Town panchayat.

14. If any of the details given in the application for Planning Permission /Technical clearance is found to be incorrect, this order will be cancelled and legal action will be taken.

15. Government Registered Electrical Contractor must be employed for wiring works during construction.

16. The concerned Local Body should ascertain whether there are any pending court cases against the proposed site before issue of final approval.

17. Closed Circuit Television Units (CCTV) shall be installed by the Owner of the Building as per the Annexure XXI of TNCDBR 2019.

18. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval

Head of Account:

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: 0217-60-800-AS 22709).

Fees Details:

Charges Paid Details

S.No	Description	Amount & Date
1	Scrutiny Fees	Rs. 1,93,665 dt.12.01.2026
2	Centage Charge For Land	Rs.300/- dt. 16.03.2026
3	Centage Charge for Building	Rs.25,000/- dt. 16.03.2026
4	Display Board Charges	Rs.1,500/- dt. 16.03.2026
5	Development Charges for Land	Rs.4,47,260/- dt. 16.03.2026
6	Development Charges for Building	Rs.1,26,810/- dt. 16.03.2026
7	Infrastructure and Amenities charges	Rs.20,45,440/- dt. 16.03.2026
8	Security Deposit charges	Rs.10,22,720/- dt. 16.03.2026
9	CC charges	Rs.1,36,486/- dt. 16.03.2026
10.	Shelter Charges	Rs.7,09,200/- dt. 16.03.2026

Enclosure

Original Map and Condition – 2 sets

Assistant Director
District Town and Country Planning Office,
Kanyakumari District.

To

The Executive Officer,

Kulasekaram Town panchayat,
Kanyakumari District

Copy To:

Thiru.C. K. VELAYUTHAN NAIR
Tmt. REMA V NAIR
PADANILAM WELFARE TRUST
No.14/20, Padanilam,
Kalkulam,
Kulasekharam,
Kanyakumari - 629161.



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.

