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.

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District Town and Country Planning Office

Kanyakumari District

Proceedings of Assistant Director

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

Roc.No : SWP/BPA/811873/2026 Date: 04.06.2026.

Subject : **Industrial Building (Ice Plant)** – District Town and Country Planning – Kanniyakumari District - Kalkulam Taluk - Kallukootam Town Panchayat - Lekshmipuram Village – R.S.No.781/13A - Site extent of 1036.00 Sq.m - Industrial building FSI area 218.70 Sq.m (Installation of 81.5H.P – (Catagory Green) – Technical Concurrence issued - forwarded for further action - Reg.

Reference :

1. Thiru.B.Ancel, Online Application Reference No. SWP/BPA/811873/2026, Dated: 25.03.2026.
2. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
3. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017
4. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019
5. G.O. No.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
6. G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020.
7. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
8. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.

11. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
12. The District Collector Wet Land NOC Ni.Mu.M2/33467/2017, Dated.12.06.2019.
13. Member Secretary, TNSCZMA & Director, Department of Environment & Climate Change, Chennai CRZ clearance vide letter No.P1/707/2019, Dated.28.11.2023.
14. District Officer, Fire and Rescue Service Department, Kanyakumari District, PP NOC No: 9144/NOC/NMSB/2026, Dated:09.04.2026.
15. Demand Payment Request Letter Dated. 26.05.2026.
16. Thiru.B.Ancel, Demand Paid through Online on 02.06.2026.

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Order:

With reference to the 1st Cited letter, the applicant Thiru.B.Ancel has applied for the approval of Industrial building at Kanniyakumari District, Kalkulam Taluk, Kallukootam Town Panchayat, Lekshmipuram Village, R.S.No.781/13A to an Site extent of 1036.00 Sq.m for the Industrial building (Ice Plant) having FSI area of 218.70 Sq.m (Installation of 81.5H.P – (Catagory Green).

On the receipt of the requisite charges vide Reference No: 16th cited With above area for the Proposed Construction of Industrial building (Ice Plant) Technical Concurrence is issued with special and general conditions. The proposed site is earmarked as "A to E" and for the Proposed Construction of Industrial building (Ice Plant) Technical Concurrence is Numbered as. **BP/KKDTCP No. SWP/46 /2026.**

<u>The area statement for the Proposed Industrial building (Ice Plant) is as below.</u>
Area of the Site - 1036.00 Sq.m,

Details	FSI (Sq.m)	Non - FSI(Sq.m)	Total Built-up Area(Sq.m)
Ground floor	218.70	-	218.70
Total	218.70	-	218.70

Total FSI Area	-	218.70 Sq.m
Total FSI achieved	-	0.21 <1.50
OSR Provided	-	106.00 Sq.m (10.25%)
Total Machinery power	-	81.50 HP

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 to 4 (106.00 Sq.m) (10.25%)** shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).

2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

3. Conditions stipulated in the No Objection Certificates obtained from the state/Central Government Departments must be fulfilled scrupulously.

4. 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 of Tamil Nadu combined development and building rules, 2019 (TNCD&BR,2019). 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 as prescribed TNCD & BR, 2019.

5. The Town and Country Planning Department is not legally certifying the title to the ownership by granting this technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant is above 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.

6. 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.

7. If any court case would be pending with reference to this proposal, the Technical concurrence would be treated as **INVALID**.

8. It is only the responsibility of the builders to ensure the stability of the Building.

9. As per Rule No. 9(1) (f) of Tamil Nadu Combined Development and Building Rules 2019, Before the 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. And also, when the building construction reaches the Basement Level; Progress Certificate Form – 3 should be submitted as per rule no.9 (2) (b).

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 Industrial 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 Industrial 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, Kallukootam 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	Previous Approval Amount	Date
1	Scrutiny Fees	Rs.1992/-	25.03.2026
2	Centage Charge For Land	Rs.300/-	02.06.2026
3	Centage Charge for Building	Rs.1500/-	02.06.2026
4	Display Board Charges	Rs.1500/-	02.06.2026
5	Development Charges for Land	Rs.4144/-	02.06.2026
6	Development Charges for Building	Rs.2190/-	02.06.2026
7	Infrastructure and Amenities charges	Rs.41172/-	02.06.2026

Enclosure
Original Map and Condition – 2 sets

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

To
The Executive Officer,
Kallukootam Town panchayat,
Kanyakuamari District

Copy To:
Thiru.B.Ancel,
24/9-43C, Golden Street,
Mela Thirukudumbacoil,
Ramanputhoor,
Nagercoil,
Kanyakumari District – 629004

THE LANDLENS SUITE

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

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Records and verification

The registers themselves, read for you.

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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.