

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 1/12/23 3:03 PM

From:

Joint Director / Deputy Director / Assistant

Nagercoil Collectorate Campus, Nagercoil,
Kanniyakumari District, Pin 629 001

TO:

The Executive Officer
Karungal Town Panchayat
Karungal

Online Application Number:

SWP/BPA/003594/2022

Submitted Date :

-

Sir,

Subject:

Commercial Building - District Town and Country Planning office - Kanyakumari District - Killiyoor taluk - Karungal Town Panchayat - Midalam A Village S.F. No. 382/20A - Extent 1570 Sq.m onstruction of Commercial Building (Retail Shop) - Technical approval Issued - Regarding

Reference:

1. Application Reference No. SWP/BPA/003594/2022 received, Mrs. J. Keerthiga, Dated. 05.12.2022.
2. G. O. (Ms) No. 138, Housing and Urban Development Department, Dated.04.06.2004.
3. Letter Roc No. 7486/2009/BA2, Dated. 16.04.2009 of Diretor of Town and Country Planning, Chennai (Circular)
4. G.O.(Ms)No.86, Housing and Urban Development Department, Dated.28.03.2012.
5. Letter Roc No. 21075/2009/BA1, Dated. 27.06.2012 of Diretor of Town and Country Planning, Chennai (Circular)
6. 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.
7. Letter Roc No. 4367/2019/BA2, Dated. 05.02.2020 of Diretor of Town and Country Planning, Chennai (Circular)
8. Letter Roc No. 7963/2022/K1, Dated. 23.04.2022 of Diretor of Town and Country Planning, Chennai (Circular)
9. G.O.(Ms)No.166, Housing and Urban Development Department, Dated.29.11.2018. (Insisting TNRERA Registration)
- 10.District officer, Fire and Rescue services, Kanyakumari District, L.Dis No. 6510/A/2022, Dated. 27.09.2022.
- 11.Demand Raised for payment of Centage Charges and other Fees respectively dated. 03.01.2023
- 12.Payment of Centage charges and other fees respectively dated.03.01.2023.

Body of the letter:

Order

The application seeking technical approval for the proposed construction of commercial building bearing Kanyakumari District, Killiyoor taluk, Karungal Town Panchayat, Midalam A Village S.F. No. 382/20A - Extent 1570 Sq.m Proposed Construction of Commercial Building (Retail Shop) was processed as per the prevailing rules and after perusing the records and after conducting site inspection. The Proposed Commercial Building satisfies the rules and power delegation given by Director of Town and Country Planning, Vide reference letter 8th cited above.

The Proposed site earmarked " A to G " and Numbered as L.P/A.D.TCP Kanyakumari No. 01/2023 issued site approval.

The Proposed Commercial Building Area.

Building Area	FSI Area	Non FSI Area	Total Buildup Area
Sq.m	Sq.m.	Sq.m	
Basement Floor - (Parking)	1096.82	1096.82	
Ground Floor (Shop)	1135.53	1135.53	
First Floor	1135.53	1135.53	
Head Room	28.75	28.75	
=====			
Total Floor Area	2271.06	1125.57	3396.63
=====			

Extent of Original Site which was in existence prior to Cutoff date(01.01.1980) is 1900 sq.m
Hence Open Space Reservation not applicable.

- 1.With above area the proposed building technical approval issued with special and general conditions. The Building Plan Numbered as B.P./A.D.TCP Kanyakumari District No,01/2023.
- 2.The Local authority shall accored 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 as certain 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 in 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 Commercial Building.
5. The Fees/Charges collected from the applicant are as follows

Scrutiny Fees - Rs. 9,090.00
Centage Fees - Rs. 2,000.00
I & A Charges - Rs. 4,27,136.00
Security Deposit - Rs. 2,13,568.00
CC Charges - Rs. 36,561.91
Display Board - Rs. 1,500.00

Assistant Director
District Town and Country Planning
Kanyakumari District

Enclose
Drawing

To
The Executive Officer
Karungal Town Panchayat
Karungal

Copy to
Mrs. J. Keerthiga,
13/53 Vellivilagam,
Vericode post
Marthandam,
Kanyakumari District
Pin 629 165.



JD/DD/AD
District Town & Country Planning Office District