

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 3/9/23 3:12 PM

From:

Joint Director / Deputy Director / Assistant

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

TO:

The Executive Officer
Ganapathipuram Town Panchayat,
Ganapathipuram.

Online Application Number:

SWP/BPA/005681/2023

Submitted Date :

-

Sir,

Subject:

Commercial and Residential Building - District Town and Country Planning office - Kanyakumari District – Agastheeswaram Taluk – Ganapathipuram Town Panchayat - Neendakarai 'B' Village - R.S.Nos.244/13A2, 13B, 17B, 20B - Extent 762.00 Sq.m. - Proposed Construction of Commercial and Residential Building - Planning Permission Issued - Regarding

Reference:

1. Application Reference No. SWP/BPA/005681/2023, received Mr. K.T. Ramraj Dated. 21.01.2023.
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. Demand raised for Payment of Centage Charges, I & A Charges and other Fees respectively, Dated. 24.02.2023.
5. Payment of Centage Charges, I&A Charges and other fees respectively, Dated. 21.01.2023 and 07.03.2023.

Body of the letter:

Order:

The Application seeking Planning Permission of the proposed construction of Commercial and Residential Building with G + 3 and Extent of 762.00 sq.m., in the land R.S.Nos.244/13A2, 13B, 17B, 20B of Neendakarai 'B' Village, Agastheeswaram Taluk, Ganapathipuram Town Panchayat, Kanyakumari District was processed as per the prevailing rules and after perusing the records after conducting site inspection.

The Proposed Commercial and Residential Building satisfies the rules and power delegation given by Director of Town and Country Planning.

The Proposed Commercial and Residential Building Area:

Site Area: -762.00 sq.m.,

Building Details

Building Area

Total Built up Area in Sq. Mt.

	FSI Area	Area in Sq. Mt.	Non FSI Area in Sq. Mt.	
Ground Floor	194.18	255.49	449.67	
First Floor	449.67	-	449.67	
Second Floor	429.72	-	429.72	
Third Floor	429.72	-	429.72	
Head Room	-	44.18	44.18	
Total	1503.29	269.67	1802.96	

Total FSI Area 1503.29 Sq.m., FSI = 1.97

Total Built up Area 1802.96 Sq.m.,

S. No.	Subject	Amount (Rs.)	Dated.
1.	Scrutiny Fees	4,748	21.01.2023
2.	Centage Charges	9,500	07.03.2023
3.	I & A Charges	2,82,752	07.03.2023
4.	CC - Charges	19406	07.03.2023
5.	Security Deposit	141376	07.03.2023
6.	Development charges	21078	07.03.2023

With above area the proposed Commercial and Residential Building Planning Permission issued with special and general conditions. The proposed site is earmarked "A B C D" and the Commercial and Residential Building Site Approval Numbered as L.P/NLPA/Kanyakumari District No. 06/2023 and proposed Commercial and Residential Building Planning Permission Numbered as. B.P/NLPA/Kanyakumari District No. 16/2023, Period from 09.03.2023 to 08.03.2031.

The sanction is granted / accorded subject to the following conditions & Special Conditions:

- 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.
- If the Planning permission is found to be secured by any misrepresentation or by production of false documents, the planning permission will be cancelled.
- The permission granted shall not mean responsibility of clearance on the following aspects;
 - Title or ownership of the site or building
 - Easement Rights.
 - 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.
 - Workmanship, soundness of structure and materials used.
 - Quality of building services and amenities in the construction of building.
 - Other requirements or licenses or clearances required for the site or premises or activity under various other laws.
 - This permit does not endorse the adequacy of the structural members proposed in the building.
- 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.
- 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.
- 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 TNCD BR, 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, TNCDDBR, 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 TNCDDBR, 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 63 of TNCDDBR, 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 TNCDDBR, 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 TNCDDBR, 2019.
17. The land earmarked for Park/OSR should be maintained for the purpose for which earmarked and in no case be encroached by any means of structures.
18. 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 statutory authority to decide on this matter.

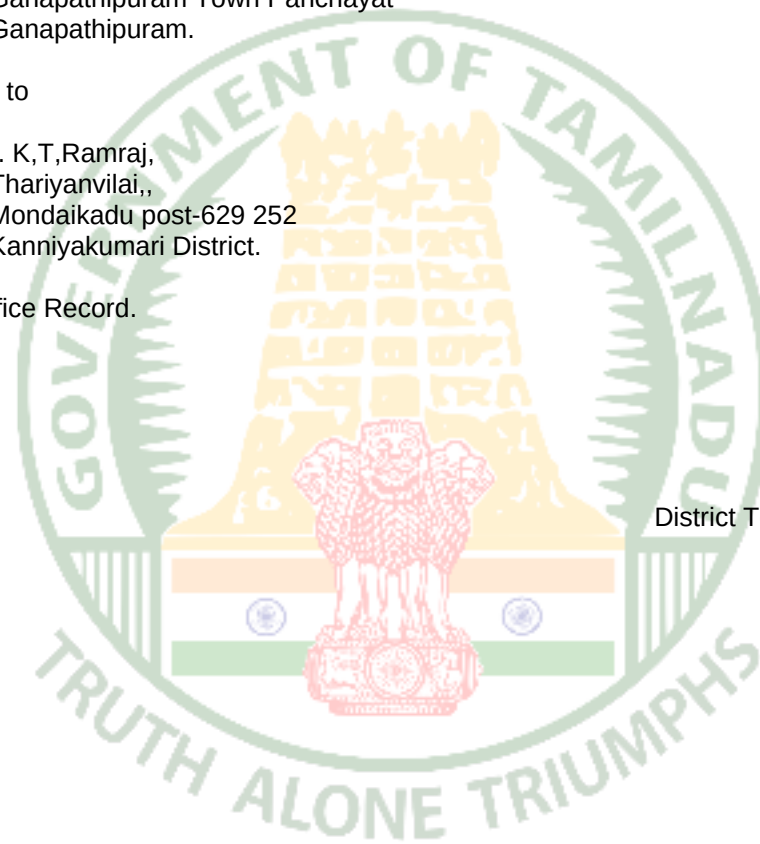
Member Secretary/ Assistant Director
District Town and Country Planning Office
Kanyakumari District

Encloser
Drawing

To
The Executive Officer
Ganapathipuram Town Panchayat
Ganapathipuram.

Copy to

1. Mr. K,T,Ramraj,
Thariyanvilai,,
Mondaikadu post-629 252
Kanniyakumari District.
2. Office Record.



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