Verified RealEstate™

REFERENCE
SWP/BPA/007111/2023

ISSUED
31 March 2023

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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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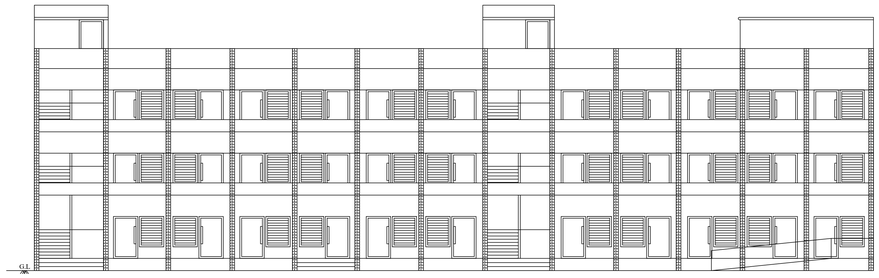
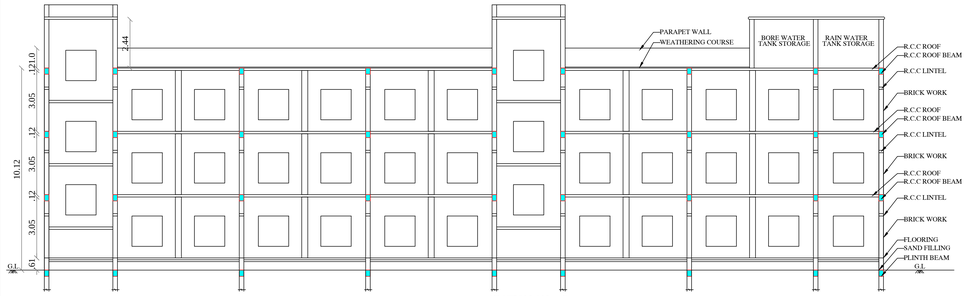
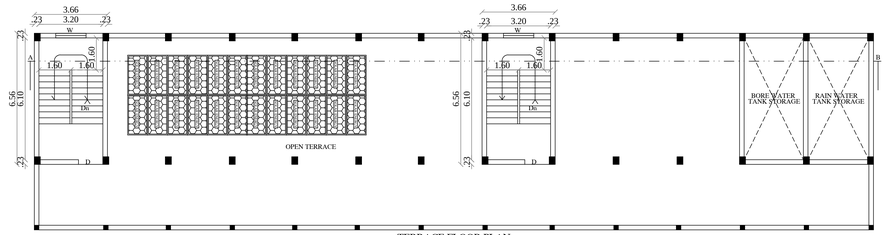
DIGITALLY VERIFIED RECORD



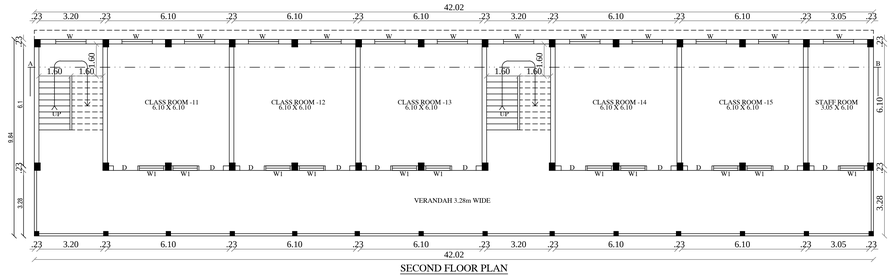
ELEVATION



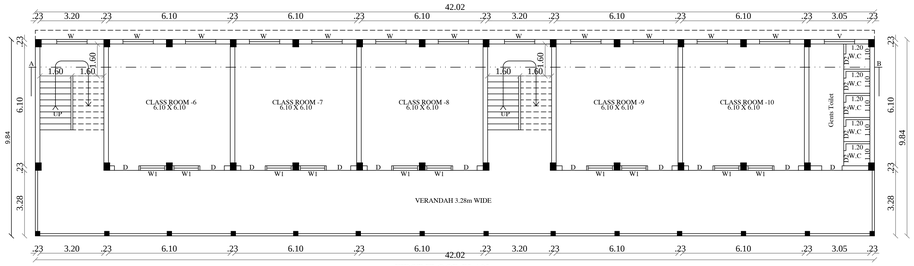
SECTION ON A-B



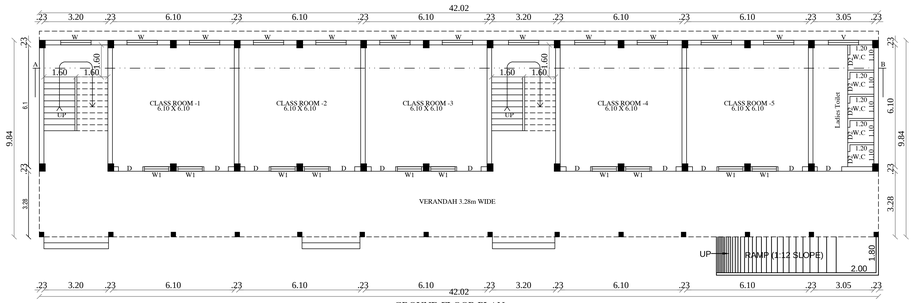
TERRACE FLOOR PLAN



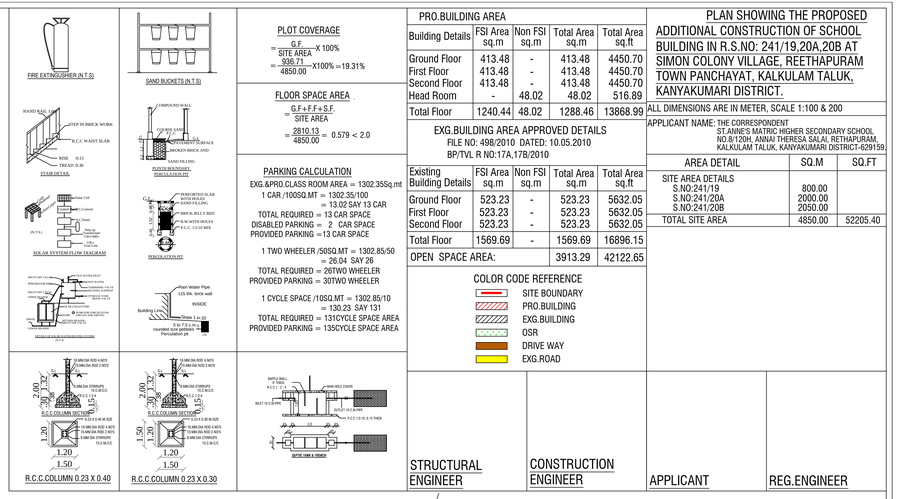
SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



PLOT COVERAGE

$= \frac{\text{G.F.}}{\text{SITE AREA}} \times 100\%$

$= \frac{936.71}{4850.00} \times 100\% = 19.31\%$

FLOOR SPACE AREA

$= \frac{\text{G.F+F.F+S.F.}}{\text{SITE AREA}}$

$= \frac{2810.13}{4850.00} = 0.579 < 2.0$

PARKING CALCULATION

EXG.&PRO.CLASS ROOM AREA = 1302.35Sq.mt
1 CAR /100SQ.MT = 1302.35/100
= 13.02 SAY 13 CAR
TOTAL REQUIRED = 13 CAR SPACE
DISABLED PARKING = 2 CAR SPACE
PROVIDED PARKING =13 CAR SPACE

1 TWO WHEELER /50SQ.MT = 1302.85/50
= 26.04 SAY 26
TOTAL REQUIRED = 26TWO WHEELER
PROVIDED PARKING = 30TWO WHEELER

1 CYCLE SPACE /10SQ.MT = 1302.85/10
= 130.23 SAY 131
TOTAL REQUIRED = 131CYCLE SPACE AREA
PROVIDED PARKING = 135CYCLE SPACE AREA

PRO.BUILDING AREA

Building Details	FSI Area sq.m	Non FSI sq.m	Total Area sq.m	Total Area sq.ft
Ground Floor	413.48	-	413.48	4450.70
First Floor	413.48	-	413.48	4450.70
Second Floor	413.48	-	413.48	4450.70
Head Room	-	48.02	48.02	516.89
Total Floor	1240.44	48.02	1288.46	13868.99

EXG.BUILDING AREA APPROVED DETAILS
FILE NO: 498/2010 DATED: 10.05.2010
BP/TVL R NO:17A,17B/2010

Existing Building Details	FSI Area sq.m	Non FSI sq.m	Total Area sq.m	Total Area sq.ft
Ground Floor	523.23	-	523.23	5632.05
First Floor	523.23	-	523.23	5632.05
Second Floor	523.23	-	523.23	5632.05
Total Floor	1569.69	-	1569.69	16896.15
OPEN SPACE AREA:			3913.29	42122.65

COLOR CODE REFERENCE
- SITE BOUNDARY
- PRO.BUILDING
- EXG.BUILDING
- OSR
- DRIVE WAY
- EXG.ROAD

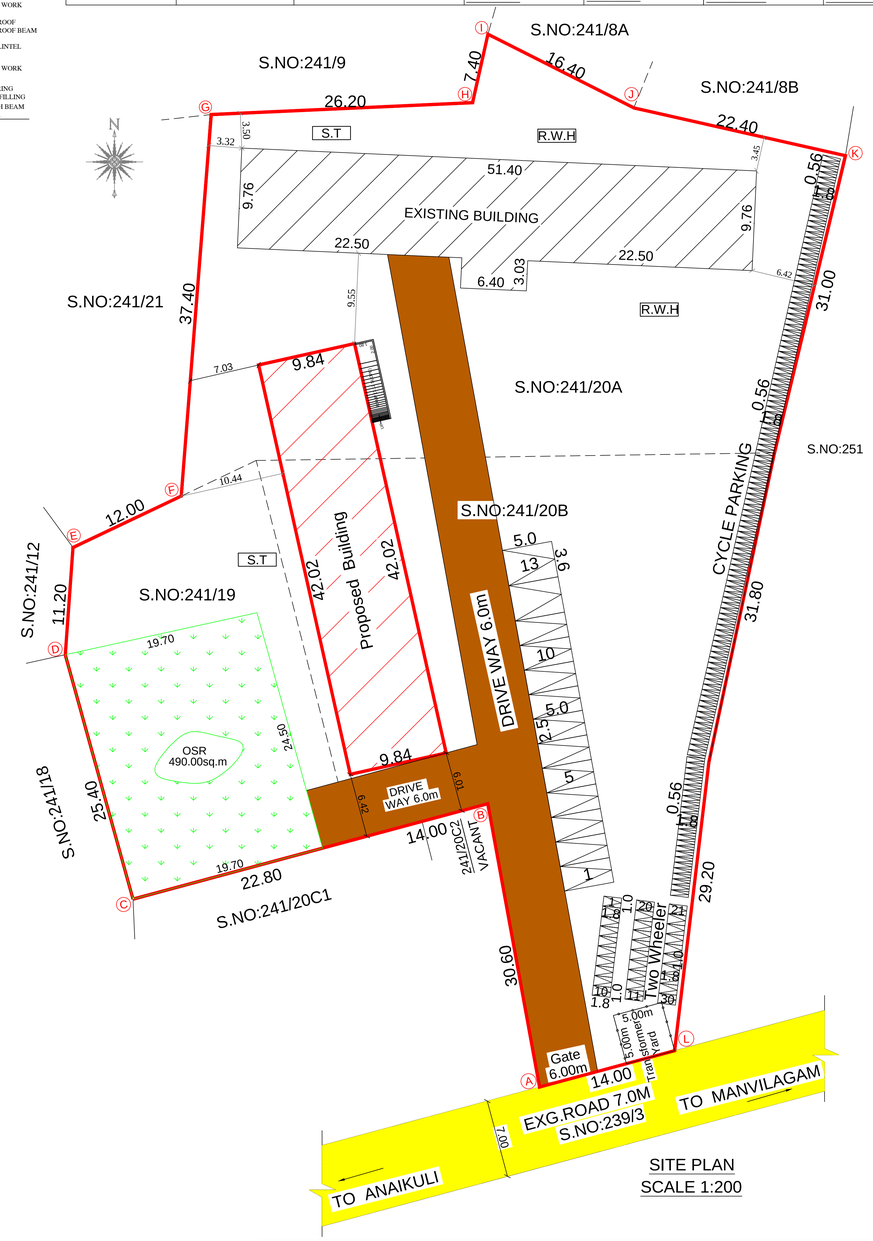
PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF SCHOOL BUILDING IN R.S.NO: 241/19,20A,20B AT SIMON COLONY VILLAGE, REETHAPURAM TOWN PANCHAYAT, KALKULAM TALUK, KANYAKUMARI DISTRICT.

ALL DIMENSIONS ARE IN METER, SCALE 1:100 & 200

APPLICANT NAME: THE CORRESPONDENT
ST.ANNE'S MATRIC HIGHER SECONDARY SCHOOL
NO.8/120H, ANNAI THERESA SALAI, REETHAPURAM,
KALKULAM TALUK, KANYAKUMARI DISTRICT-629159.

AREA DETAIL	SQ.M	SQ.FT
SITE AREA DETAILS		
S.NO:241/19	800.00	
S.NO:241/20A	2000.00	
S.NO:241/20B	2050.00	
TOTAL SITE AREA	4850.00	52205.40

STRUCTURAL ENGINEER	CONSTRUCTION ENGINEER	APPLICANT	REG.ENGINEER



SITE PLAN
SCALE 1:200

SWP/B.P/A.D.TCP.Kanyakumari District No: 27/2023

ONLINE APPLICATION NO: SWP/BPA/0007111/2023

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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FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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.