

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

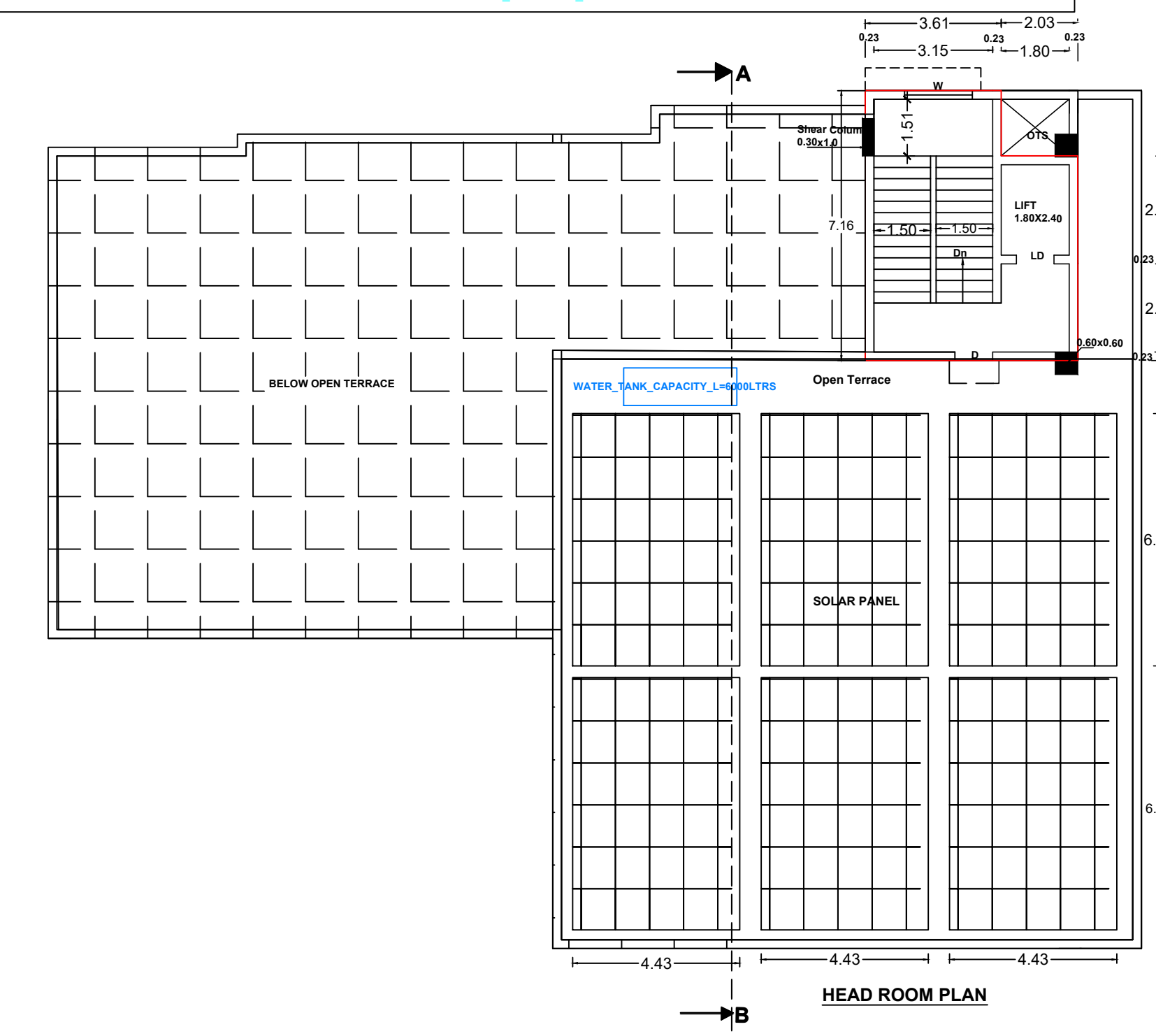
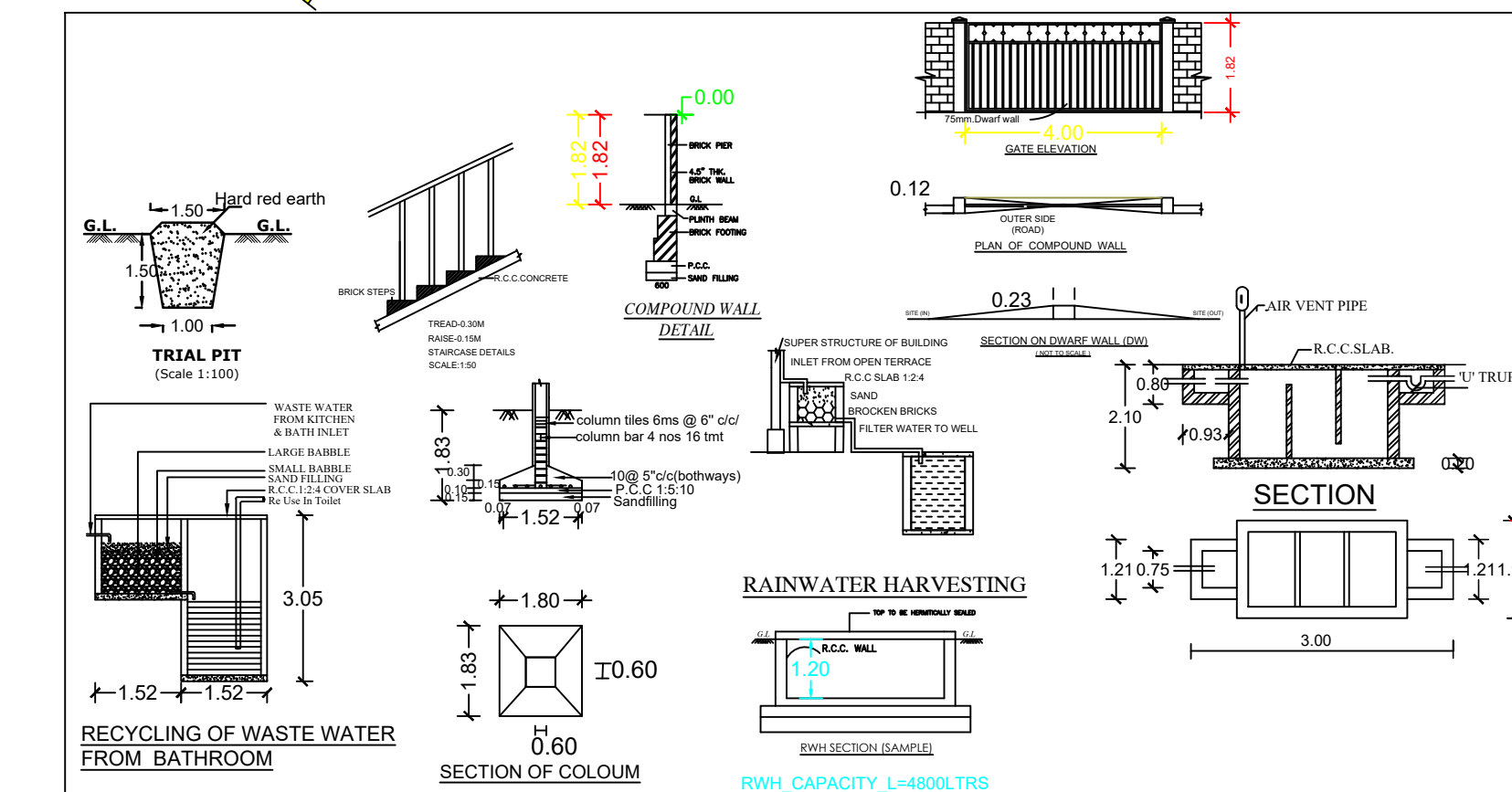
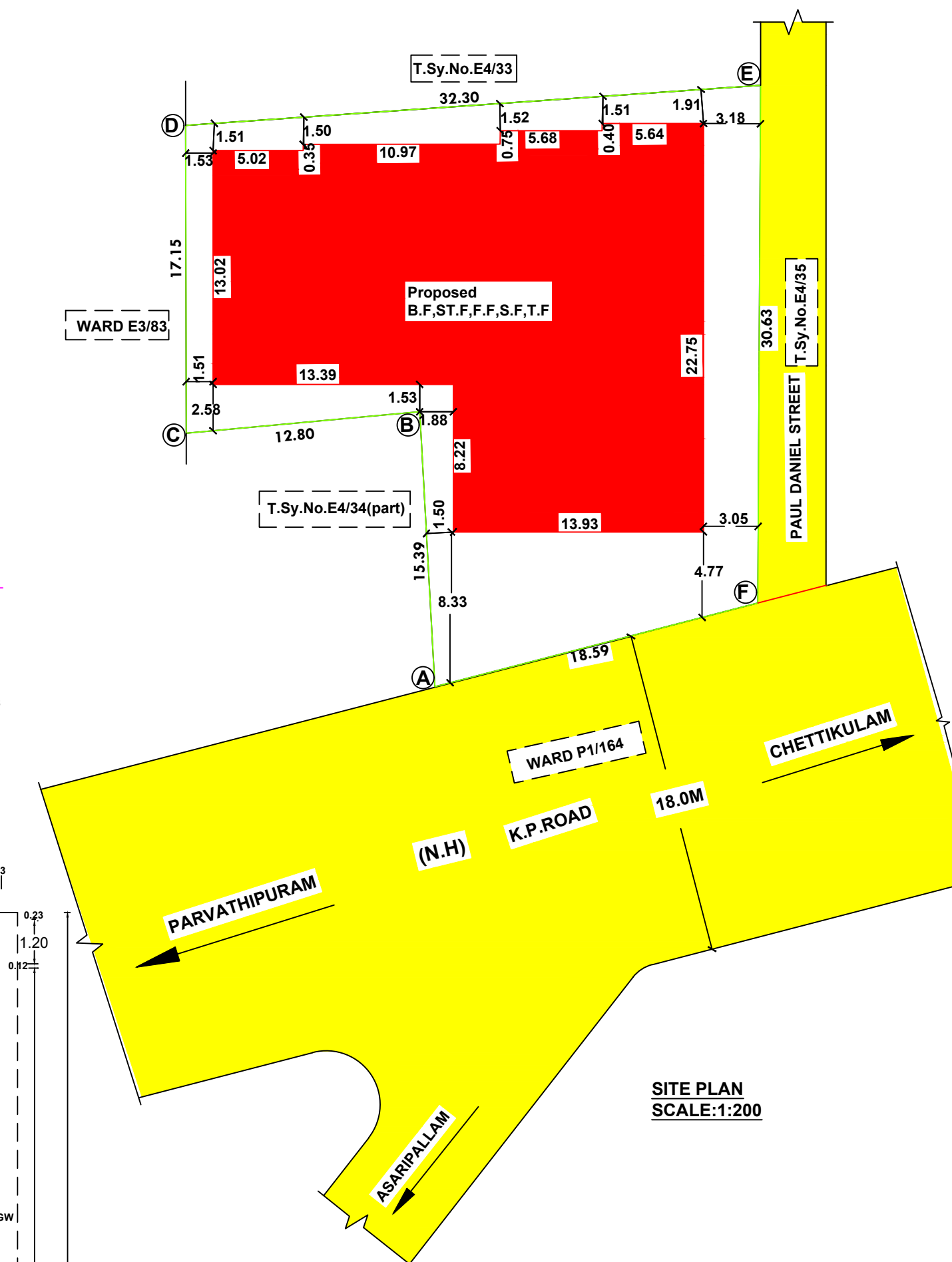
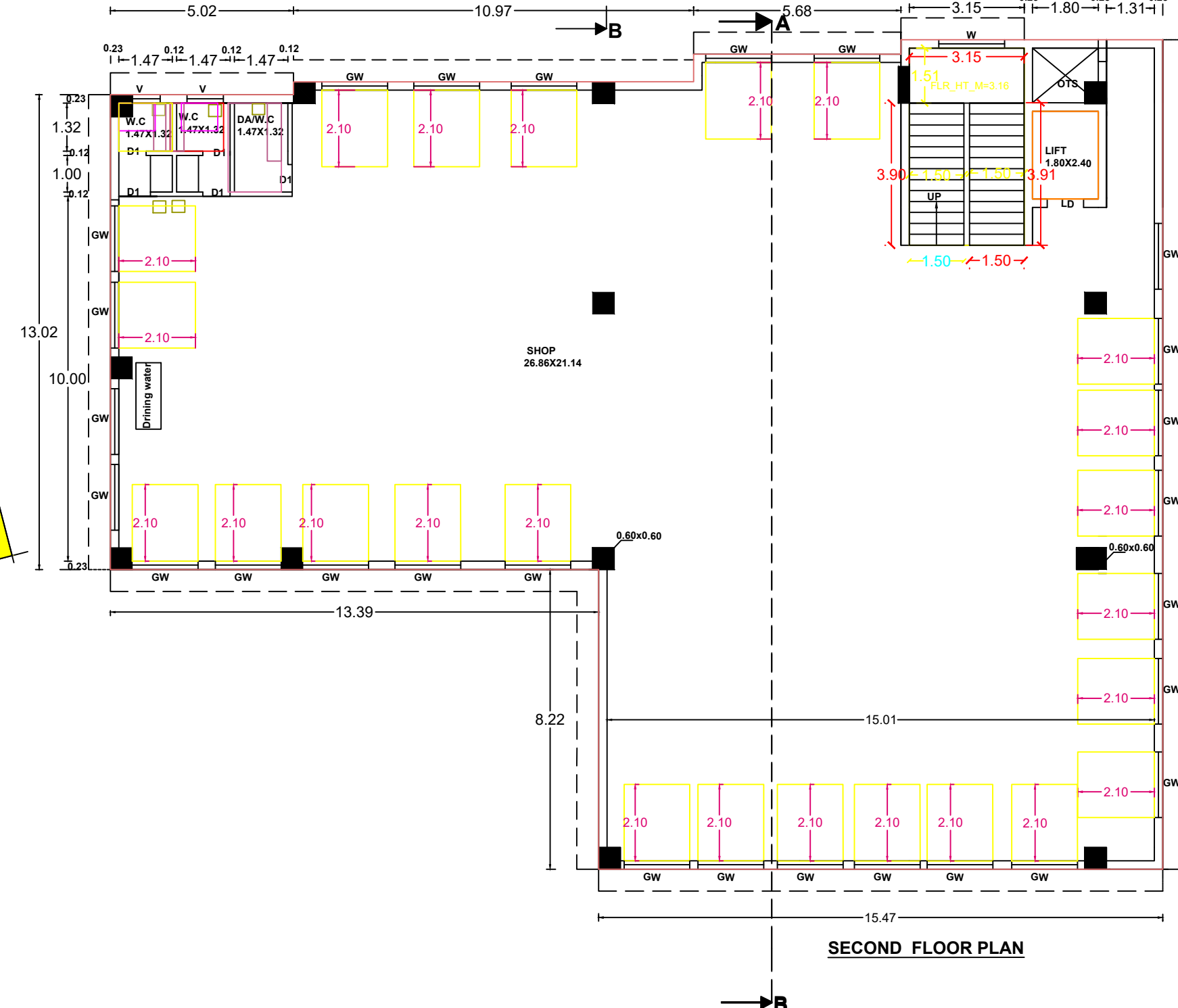
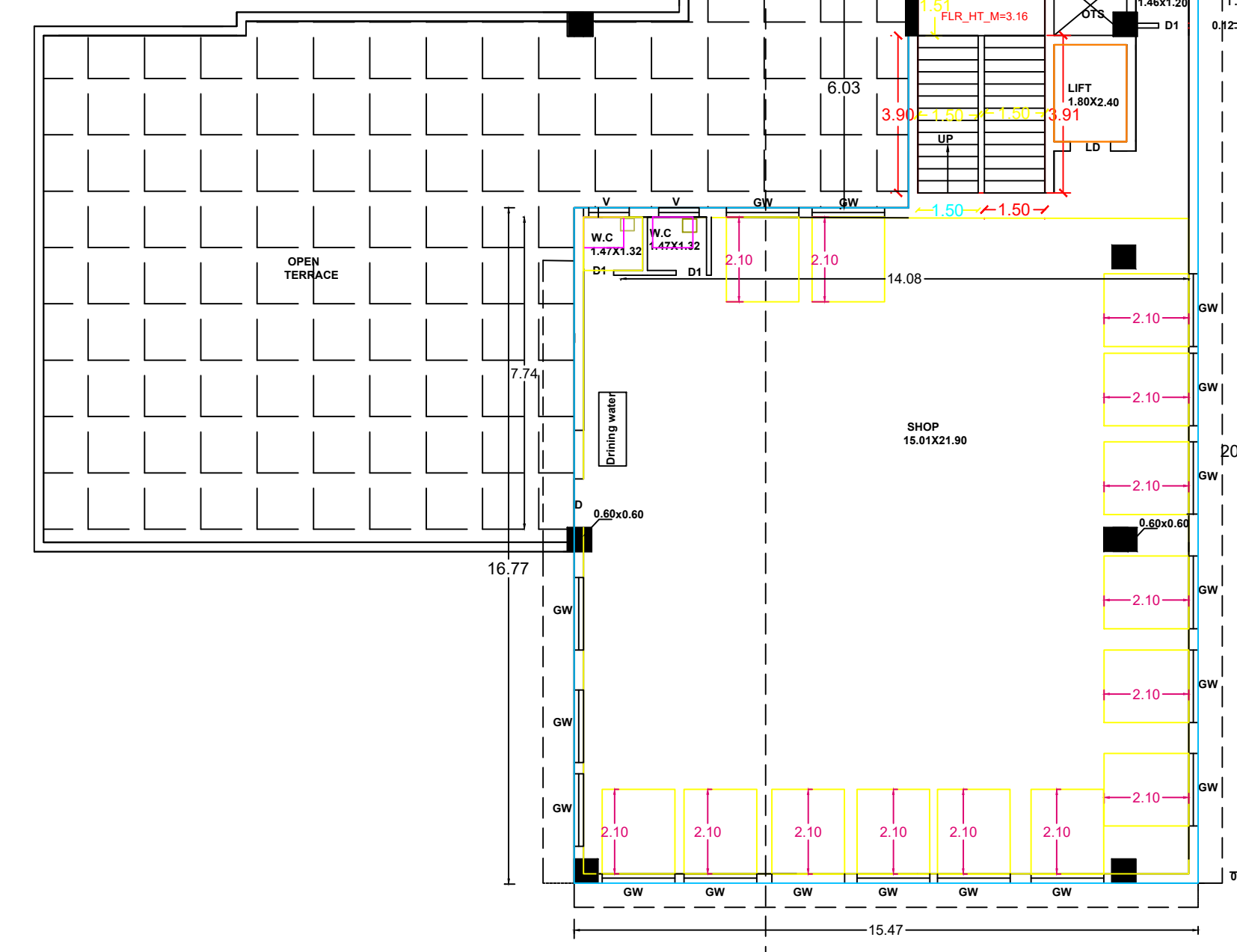
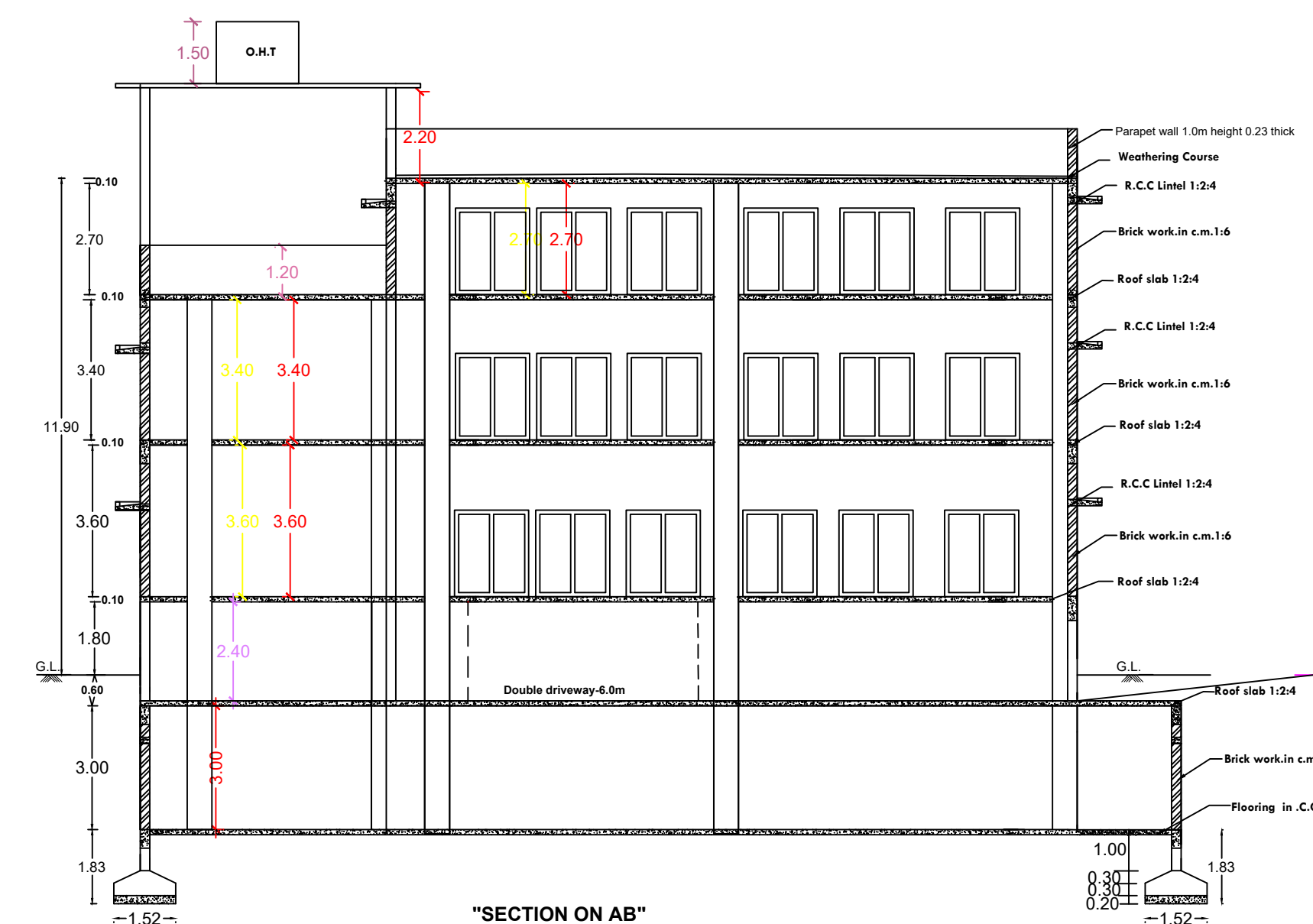
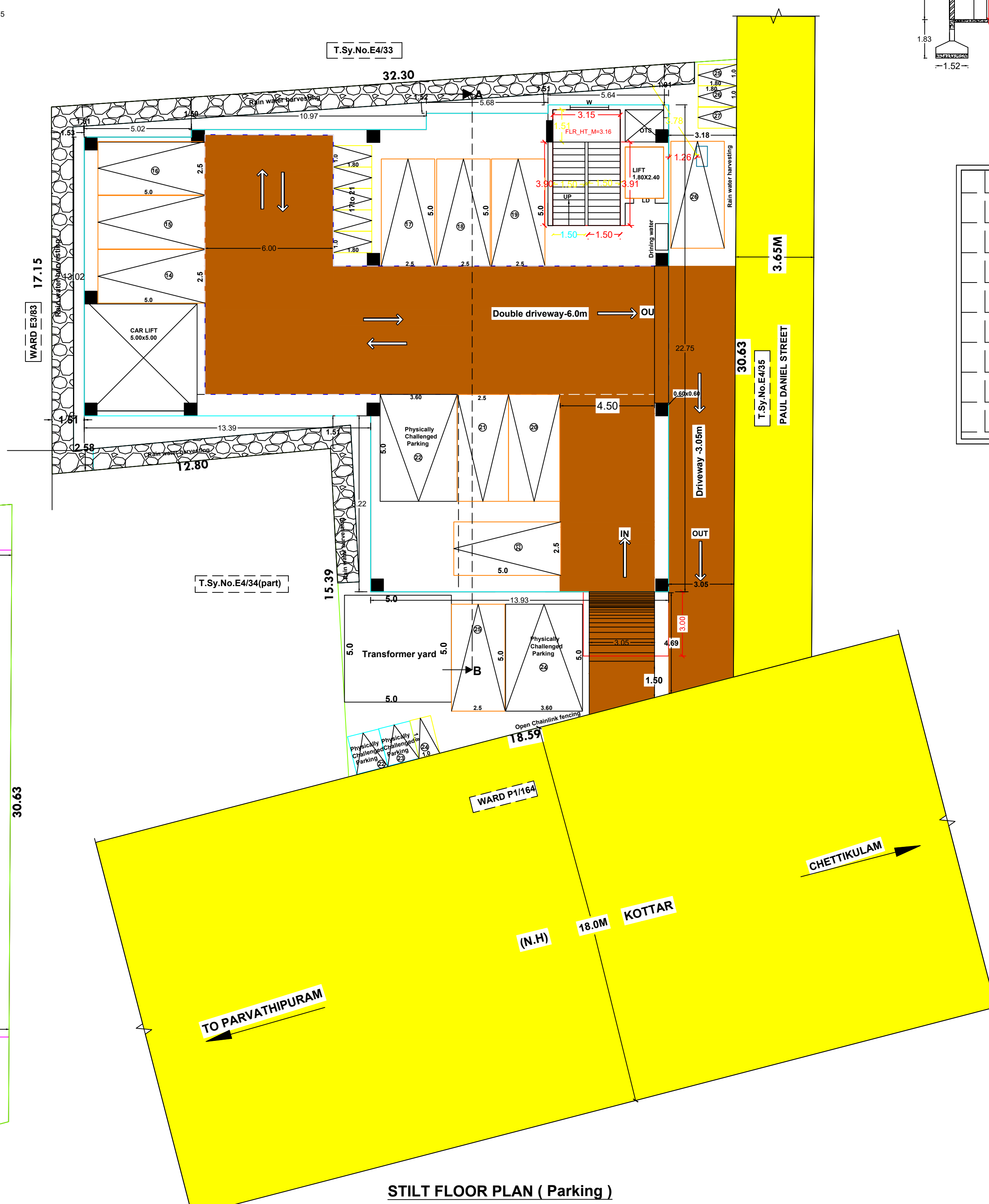
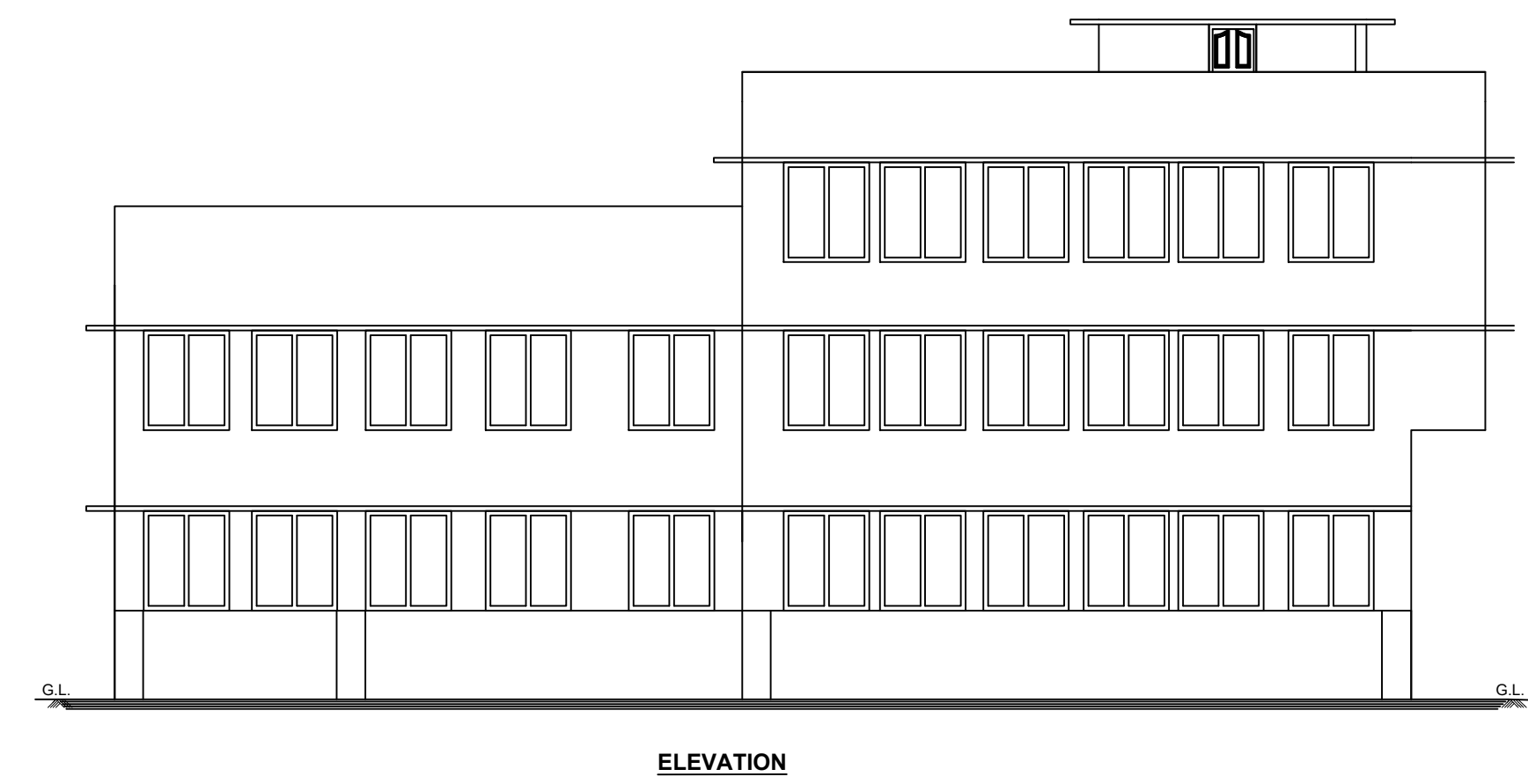
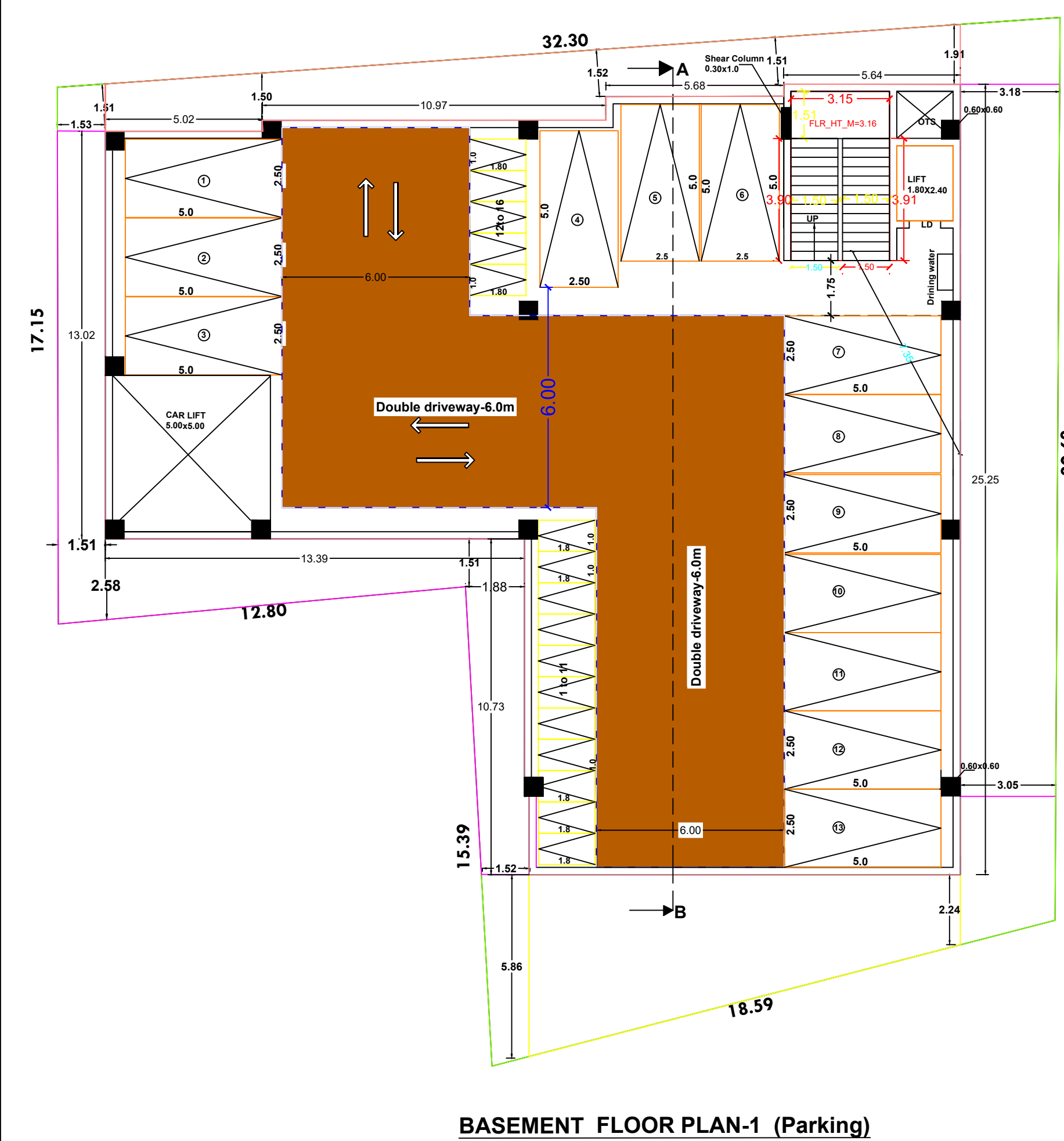
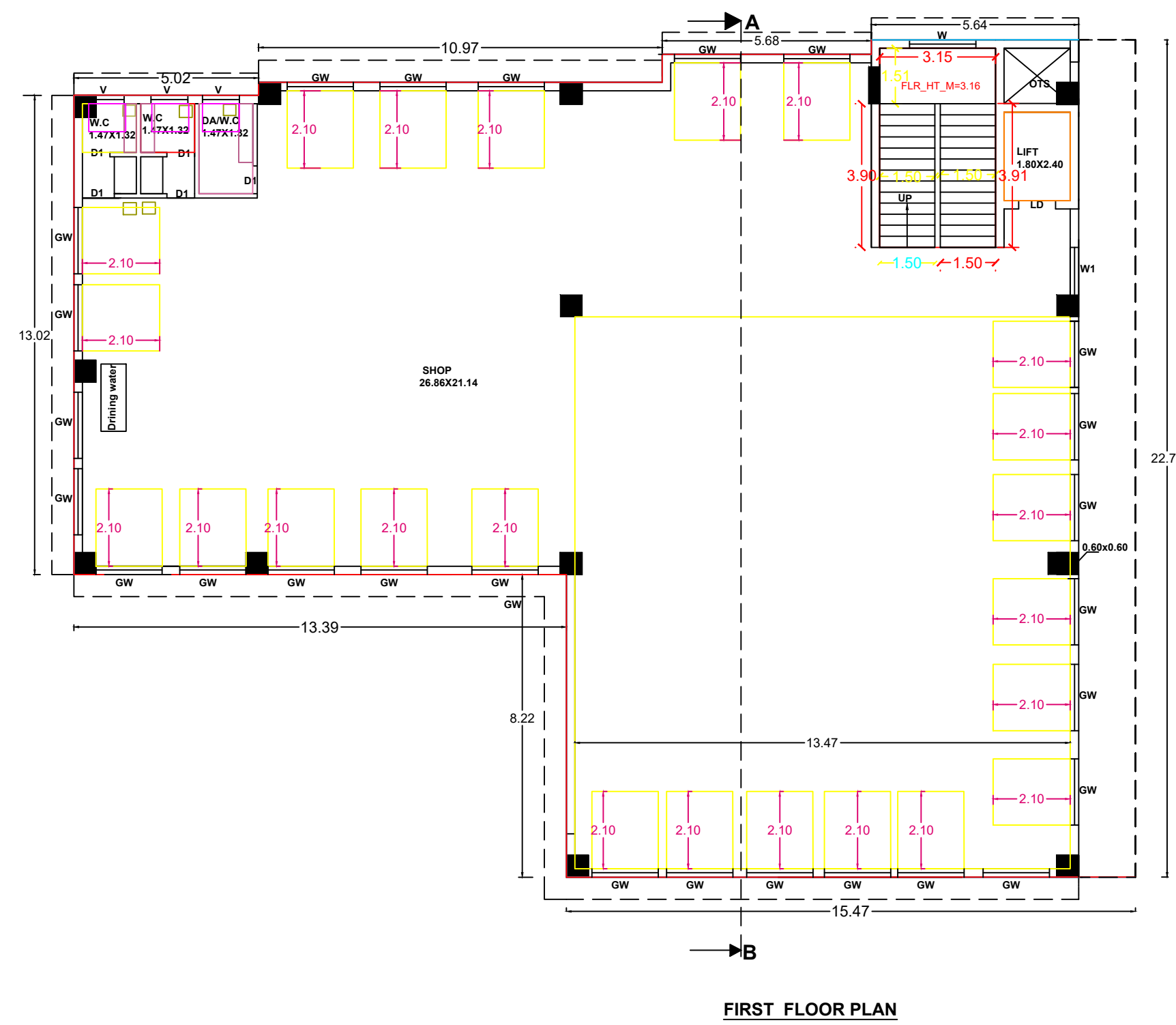
Building Plan

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.



PLAN SHOWING THE PROPOSED RECONSTRUCTION OF
RETAIL SHOP BUILDING AFTER DEMOLISHING THE EXISTING
DOOR NO.369E, WARD-E BLOCK-4 T.Sy.No.34(Part),
OF NAGERCOIL NORTH VILLAGE, AT K.P. ROAD,
NAGERCOIL CITY MUNICIPAL CORPORATION,
AGASTHEESWARAM TALUK, KANNIYAKUMARI DISTRICT.

AREA OF DETAILS			
SITE AREA	: 819.437 sq.m. (8820 sq.ft)		
	ISI AREA In Sq.m	Non ISI AREA In Sq.m	TOTAL AREA In Sq.m
Basement Floor (parking)	-	523.51	523.51
Site floor (parking)	-	489.04	489.04
First Floor(Shop)	527.34	-	527.34
Second Floor(shop)	527.34	-	527.34
Third Floor(shop)	302.01	-	302.01
Roof Head Room	-	40.39	40.39
TOTAL FLOOR AREA	1356.69	1052.94	2409.63

FLOOR AREA RATIO 1356.69=1.65<2.0 819.437	PLOT COVERAGE RATIO PC= $\frac{527.34 \times 100}{819.473}$ =64.35%
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PARKING CALCULATION

FLOOR AREA RATIO: $1356.69 \div 50 = 26.1338$

Required = 26 car space

= 27 Two Wheeler space

Total Open Terrace Area= $\frac{451.29 \text{ sq.m}}{3} = 150.43 \text{ sq.m}$	
6.95x4.43 = 30.78x6	= 184.68 sq.m
Solar Pannels Area	= 184.68 sq.m

"ALL DIMENSIONS AREA IN METER"	
SCALE	PLAN =1:100 SITE PLAN=1:200
E.A -EMERGENCY ALARAM	

F.E -FIRE EXTINGUISHER
CERTIFICATE
Certified that provision shall be made to provide rain water harvesting arrangements system in the proposed construction.

JOINERY DETAILS		
TYPE	SIZE	DESCRIPTION
D-Door	1.00	2.10

D1-Door	0.75	2.10
LD-Lift Door	1.00	2.10
GW-Window	1.80	2.10
W-Window	1.80	1.80
W1-Window	1.28	1.80
V-Ventilator	0.90	0.60

COLOUR INDEX
SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING
EXISTING BUILDING
DRIVEWAY

Online Application No : SWP/BPA/0011853/2023
L.P/NLPA/KKD.NO : 24/2023

[Handwritten signature]

1.Dr.T.MUTHURETNAM
2.Dr.M.BINU BABU
18/6/14, Ashok Nagar,
Chunkankadai.

SIGNATURE OF OWNER



P. PRATAP CHANDER, I.E. MSc.
REGISTERED CONSULTANT ENGINEER
Registration No: CEKRA/01/CP/000222
PRATAP CONSULTANTS & CONTRACTORS
301-1, Valluvar Compound, Erudappanagar, Jn,
Nagercoil-625 002.

SIGNATURE OF CONSTRUCTION ENGINEER	
	



J. R. JULIUS, M.E., Ph.D.,
Registered Structural Engineer
since 1968

SIGNATURE OF STRUCTURAL ENGINEER

Alex Architects
www.alexarchitects.com

Ar J. ALEXANDER, B.Arch
Registered Architect
RA/G-1/Tamil Nadu/2019/007
Cross Building, Chettikulam, In
Nagercoil, Mob +91-9600324889

SIGNATURE OF ARCHITECT ENGINEER

33



K. SUNDARAVALLI, D.Arch., B.E.,
Engineer & Architect

Registered Engineer Grade - II
No. 150/15/2019/00154
S.M.S. CONSTRUCTION,
10, 1st Floor, Alexandre Press Road,
Nuggehalli-1, Ph: 236073, 9443275554

SIGNATURE OF REGISTERED ENGINEER

1000

1000

1000

1000

[illegible][illegible]

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

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

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

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.

