

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari
Kanniyakumari district, Tamil Nadu

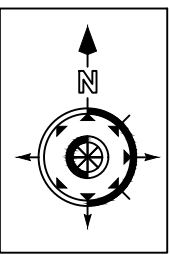
APPROVAL TYPE
Building Plan

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 COMMERCIAL (RETAILSHOP) BUILDING, AFTER DEMOLISHING IN EXISTING DOOR NO: 32-28/D5,D6 IN WARD : D BLOCK : 6 T.Sy:41/3, OF KUZHITHURAI TOWN VILLAGE, AT BLOCK 32 (12 TO 32) -KODUNKULAM, KUZHITHURAI MUNICIPALITY, VILAVANCODE TALUK, KANYAKUMARI DISTRICT.



AREA OF DETAILS			
SITE AREA	: 749.00sq.m (8062sq.ft)		
FSI AREA	in Sq.m	NON FSI AREA	TOTAL AREA
in Sq.m		in Sq.m	in Sq.m
SILT FLOOR(Parking)	386.15	-	386.15
FIRST FLOOR AREA(Shop)	386.15	-	386.15
SECOND FLOOR AREA(Shop)	386.15	-	386.15
HEAD ROOM AREA	-	28.39	28.39
TOTAL FLOOR AREA	772.30	414.54	1186.84
AREA OF VACANT			
:362.85 sq.m(3905sq.ft)			
FLOOR AREA RATIO:		PLOT COVERAGE:	
FSI - 772.30 = 1.03x2.00		PC - 386.15 X100=51.55%	
749.00		749.00	

PARKING CALCULATION	
FLOOR AREA RATIO:772.30-50 =722.30 =15	50
Required	= 15 car space
	= 16 Two Wheeler space
Provided Parking Area	=15 car space & 16 Two wheelers

"ALL DIMENSIONS AREA IN METER"	
SCALE	PLAN =1:100
SITE PLAN=1:200	
E.A	-EMERGENCY ALARM
F.E	-FIRE EXTINGUISHER
1 Car Space and 1 two wheeler space for every 50sq.m or part thereof excluding the first 50sq.m	
Total Open Terrace Area=	357.76sq.m
Solar Pannels Area	= 357.76 =119.25sq.m
Solar Pannels Area Provided=	185.29 sq.m

CERTIFICATE
Certified that provision shall be made to provide rain water harvesting arrangements system in the proposed construction.

JOINERY DETAILS		
TYPE	SIZE	DESCRIPTION
GW-GLASS WINDOW	2.00	1.80
D-DOOR	1.00	2.10
D1-Door	0.75	2.10
V-VENTILATOR	0.45	0.90

COLOUR INDEX		
SITE BOUNDARY		
EXISTING ROAD		
PROPOSED BUILDING		
EXISTING BUILDING		
DRIVE WAY		

Online Application No : SWP/BPA/011872/2023

SWP/BP/ADKKD NO : 69/2023

T. PAUL RAJ,
S/o.Thiraviam
1640, Ochavilai,
Thottavaram, Arudesam.
SIGNATURE OF OWNER

P. RAM JAGANATHI, M.E.
"Engineer & Architect"
VPE Construction
100A, Marudam Road, Kanyakumari
Tamil Nadu - 620002
Mobile: 9443275554

SIGNATURE OF STRUCTURAL ENGINEER

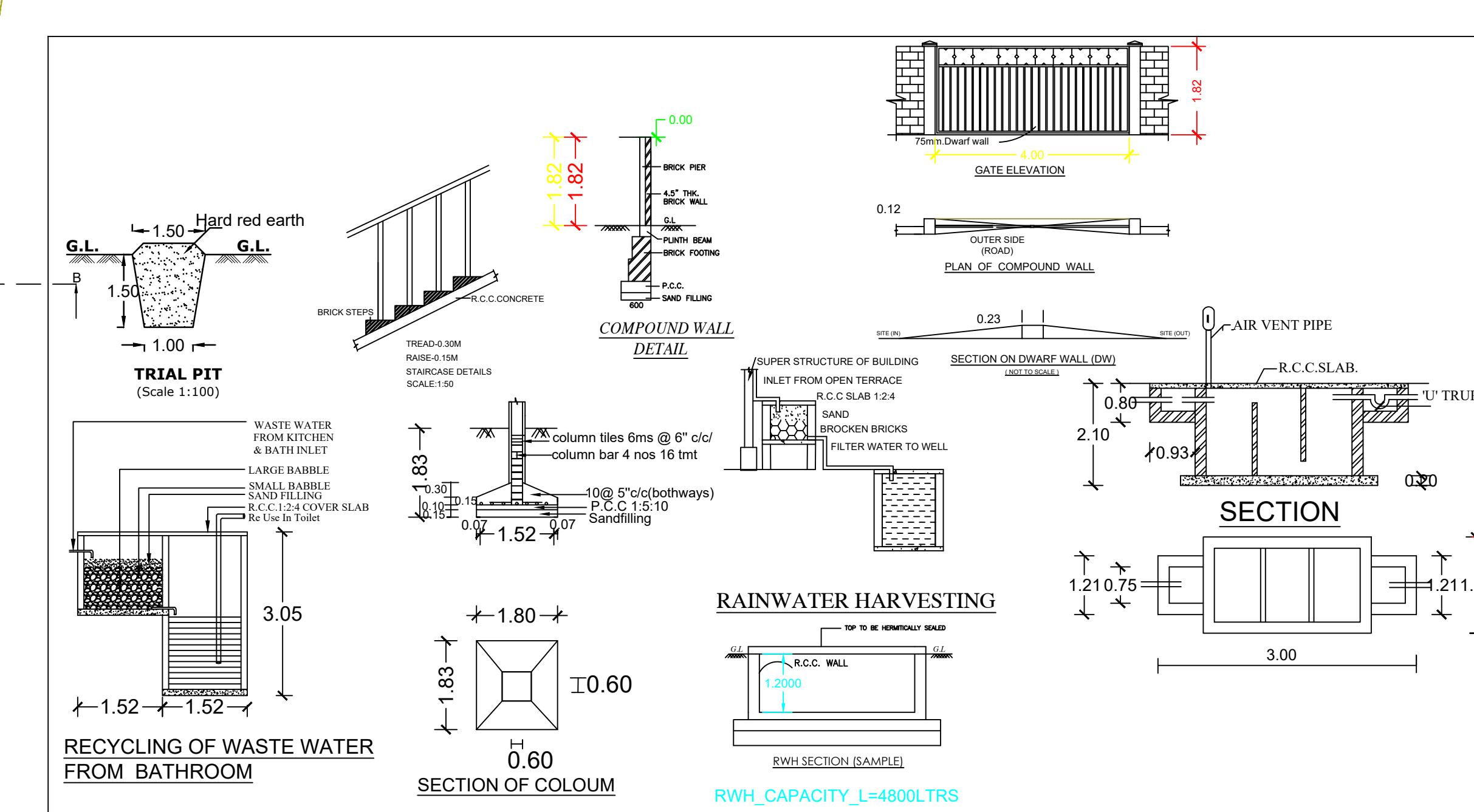
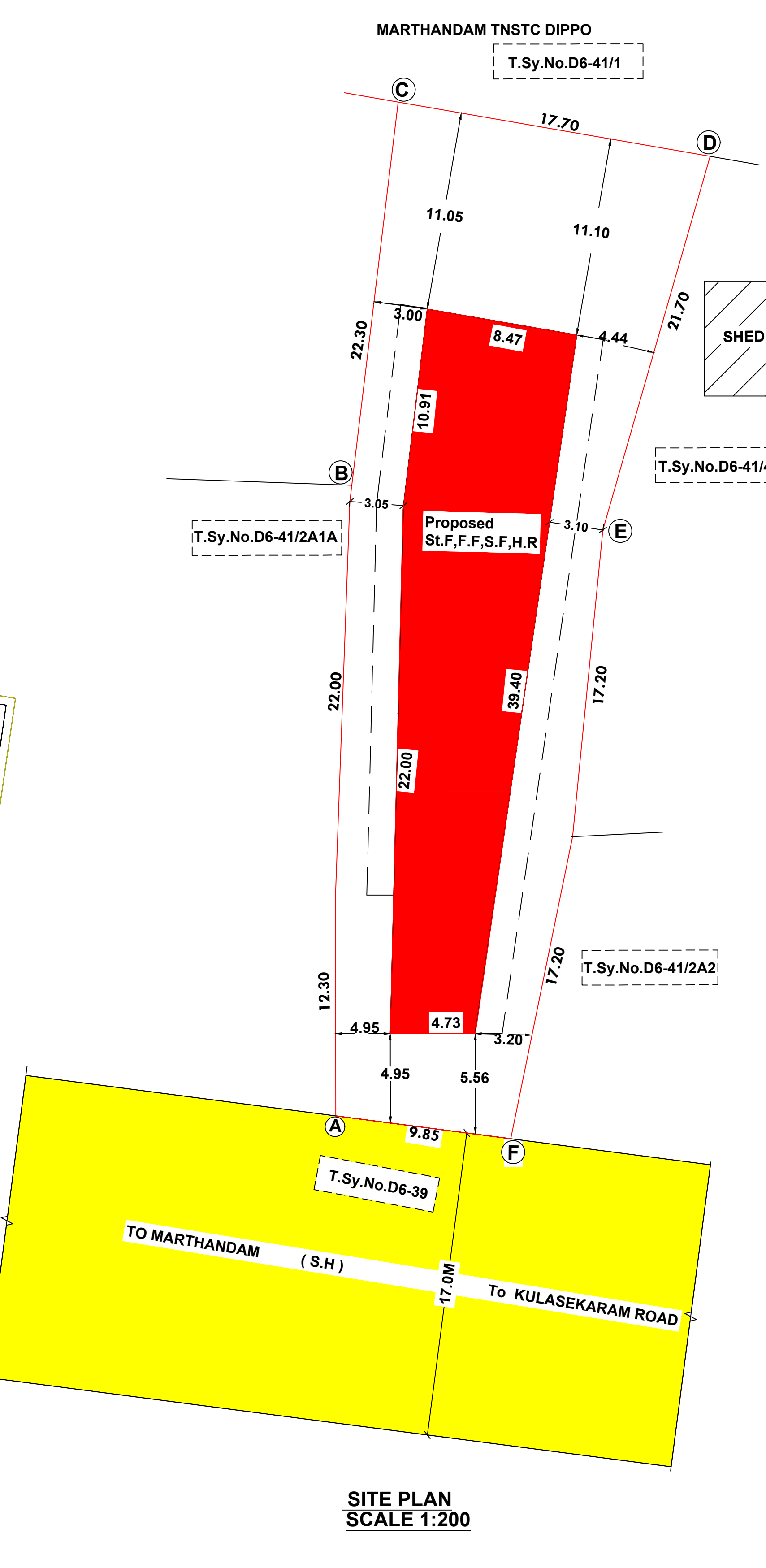
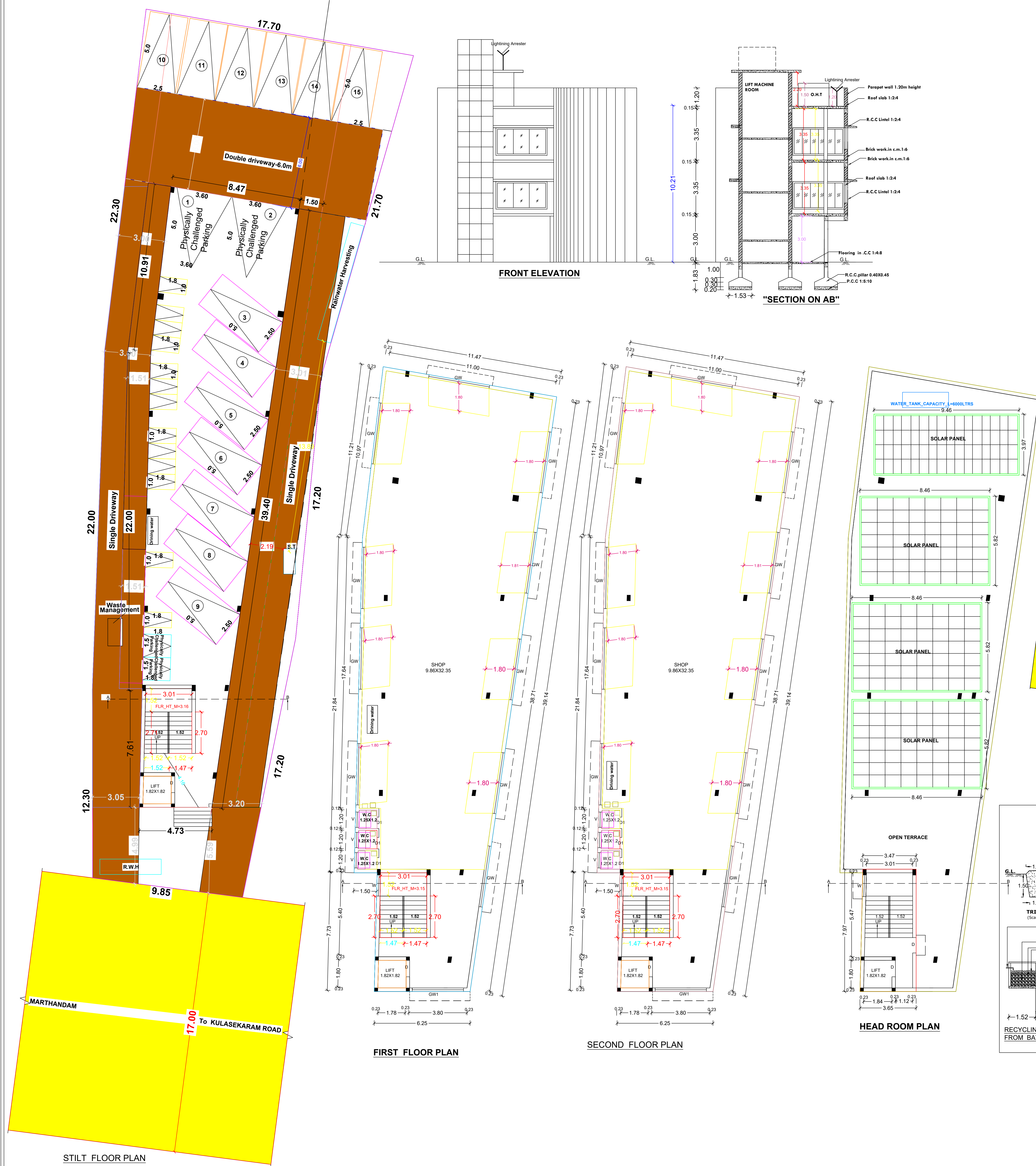
Ar J. ALEXANDER, S. Arch
Registered Architect
No. 150/5/2019/002
Cross Building, Kanyakumari
Nagercoil, Mob: +91-960032489

SIGNATURE OF ARCHITECT ENGINEER

K. SUNDARAVALLI, Arch., B.E.,
Engineer & Architect
Registered Engineer Grade - II
No. 150/5/2019/002
S.M.S. CONSTRUCTION,
1st Floor, Alexandra Press Road,
Nagercoil-1, Ph: 236073, 9443275554

SIGNATURE OF REGISTERED ENGINEER

S.M.S. CONSTRUCTION
90,First floor, s.m.s.building
Alexandra press road
Nagercoil
cell 9443275554
9443275554
13.10.2023
Drawn by: R.Muthulekshmi
Checked by: S.Ramu
gmail: smsramunji@gmail.com



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.

