Verified RealEstate™

REFERENCE
SWP/BPA/018487/2023

ISSUED
09 October 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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C ROOF COMMERCIAL BUILDING IN RE.SY.NO: 597/8B, 612/13A2A OF MARUTHOORKURICHY VILLAGE AT PULAYAN VILAI IN VALVACHAGHOSTAM TOWN PANCHAYAT, KALKULAM TALUK, KANYAKUMARI DISTRICT.

AREA DETIALS

SITE AREA : 1076.00 Sq.m

	FSI AREA in Sq.m	NON FSI AREA in Sq.m	TOTAL AREA in Sq.m
GROUND FLOOR AREA	523.02		523.02
TOTAL FLOOR AREA	523.02		523.02

Parking calculation Shop Building

Total built up Area = 523.02 sq.m

1 car space = 2.50x5.0
50 sq.m = 1 car space
First 50sq.m = Nil
Next 473.02 sq.m = 473.02 / 50 = 9.46 Say 10 car space
473.02sq.m = 473.02 / 50 = 9.46 Say 10 Two wheelers

Total Required Parking Area = 10 car space & 10 Two wheelers

FLOOR AREA RATIO: 523.02 / 1076.00 = 0.48 < 2.00

PLOT COVERAGE RATIO: PC - 523.02X100 / 1076.00 = 48.61%

AL L DIMENSION ARE IN METERS — SCALE 1 : 100

SCHEDULE OF JOINERIES :

R/S	ROLLING SHUTTER	4.57 X 2.65
D	DOOR	1.00 X 2.10
D1	DOOR	0.76 X 2.10
W	WINDOW	1.80 X 1.80
V	VENTILATOR	0.76 X 0.76

NOTES:

1. RAIN WATER HARVESTING RECYCLING IS TO BE PROVIDED.
2. BATH ROOM AND WASHBASIN RECYCLING WATER SYSTEM IS TO BE PROVIDED.
3. FIRE EXTINGUISHER IS TO BE PROVIDED.
4. EMERGENCY ALARM IS TO BE PROVIDED.
5. SOLAR ASSITED WATER HEATING SYSTEM IS TO BE PROVIDED.
6. WASTE WATER COLLECTED TO SUMP AND DISPOSED BY PRIVATE SEWAGE TRUCKS.
7. SOLID WASTE DISPOSED BY MUNICIPAL TRUCKS.
8. RAIN WATER PERCULATION PIT IS TO BE PROVIDED.
9. DRINKING WATER PROVIDED AS PER MUNICIPAL NORMS.
10. 'U' TRAP PROVIDED & OR SEPTIC TANK AND WATER TANK.
11. SEWAGE TREATMENT PLANT TO BE PROVIDED.
    F.E - FIRE EXTINGUISHING SYSTEM.
    E.A - EMERGENCY ALARAM.
    P.P - PERCULATION PIT.

CERTIFICATE

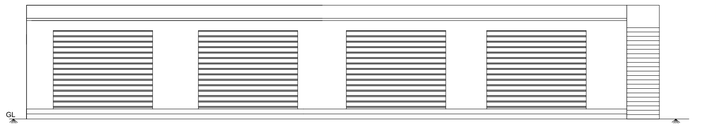
Certified that provision shall be made to providerain water harvesting arrangements system in the proposed construction.

COLOUR INDEX

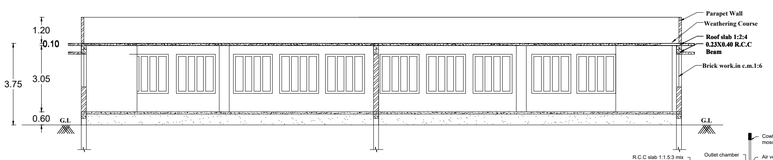
- SITE BOUNDARY
- ROAD / STREET
- PROPOSED BUILDING
- EXISTING BUILDING
- DRIVEWAY

ONLINE APPLICATION :SWP/BPA/018487/2023

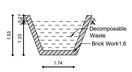
SWP/B.P/ADKKD.NO: 67 /2023



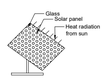
ELEVATION



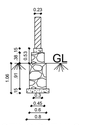
SECTION ON AB



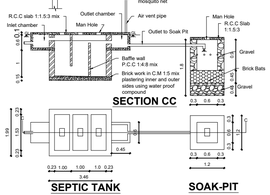
WASTE PIT



SOLAR SYSTEM



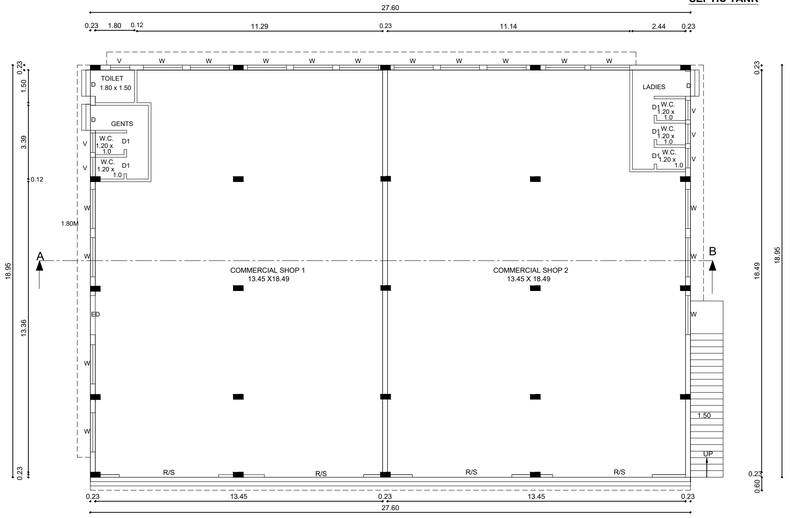
FOOTING DETAILS



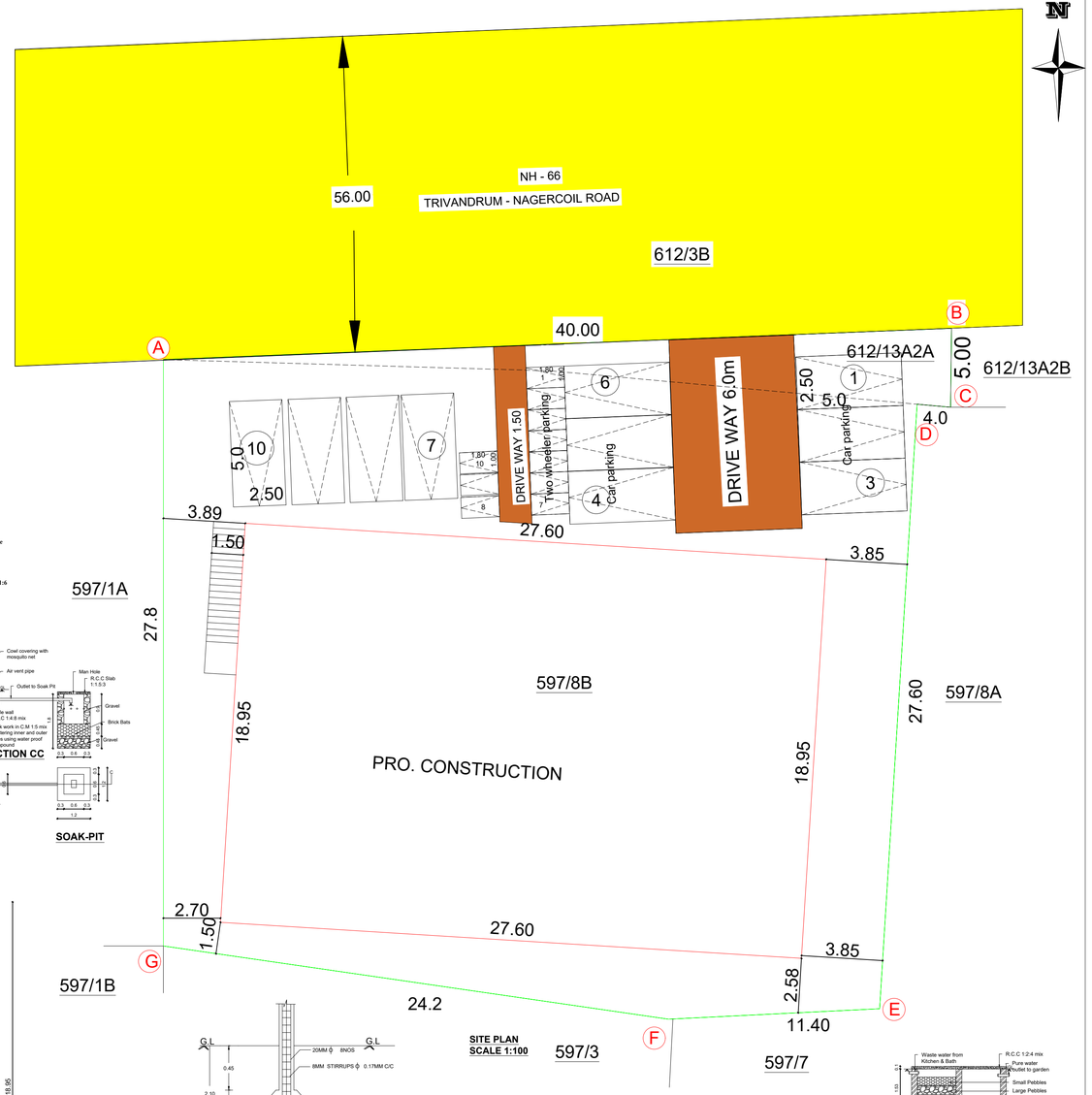
SECTION CC

SEPTIC TANK

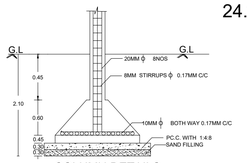
SOAK-PIT



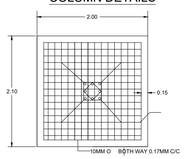
GROUND FLOOR PLAN



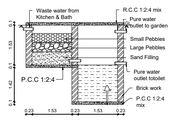
SITE PLAN
SCALE 1:100



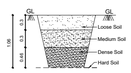
COLUMN DETAILS



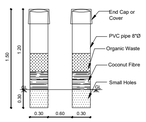
COLUMN FOOTING DETAILS



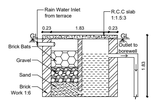
WASTE WATER RECYCLING PIT



TRIAL-PIT



PIPE COMPST PIT



RAIN WATER HARVESTING PIT

Mr.M.Jacob Robinson,
S/O.Mr.Manas,
Pulayan vilai,
Maruthoorkurichy,
K.K.Dist - 629158.

APPLICANT

BHARAT R.M. WILSON, M.E.(Struct).,C.Struct.Engg.,
Registered Structural Engineer Grade - I
Nagercoil Local Planning Authority (RSE-I NLPA 2019 002)
"BHARAT CONSTRUCTIONS"
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ASARIPALLAM MEDICAL COLLEGE ROAD
NAGERCOIL - 629 001
Cell: 90039 18270, 94431 82701

STRUCTURAL ENGINEER

Er. V. Sunil Prem
Registered Construction Engineer
Reg. No: RCE/NLPA/2020/011

CONSTRUCTION ENGINEER

R. VENKADESH, B.E.,
Registered Engineer Gr. III
RE-III/KKDTCP/001/2022
S.B. CONSTRUCTION
M.M. Plaza, Beach Road Jn., Ngl-2
Cell : 9444655448

REGISTERED ENGINEER

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.