

PP

APPROVAL RECORD

Planning Permission

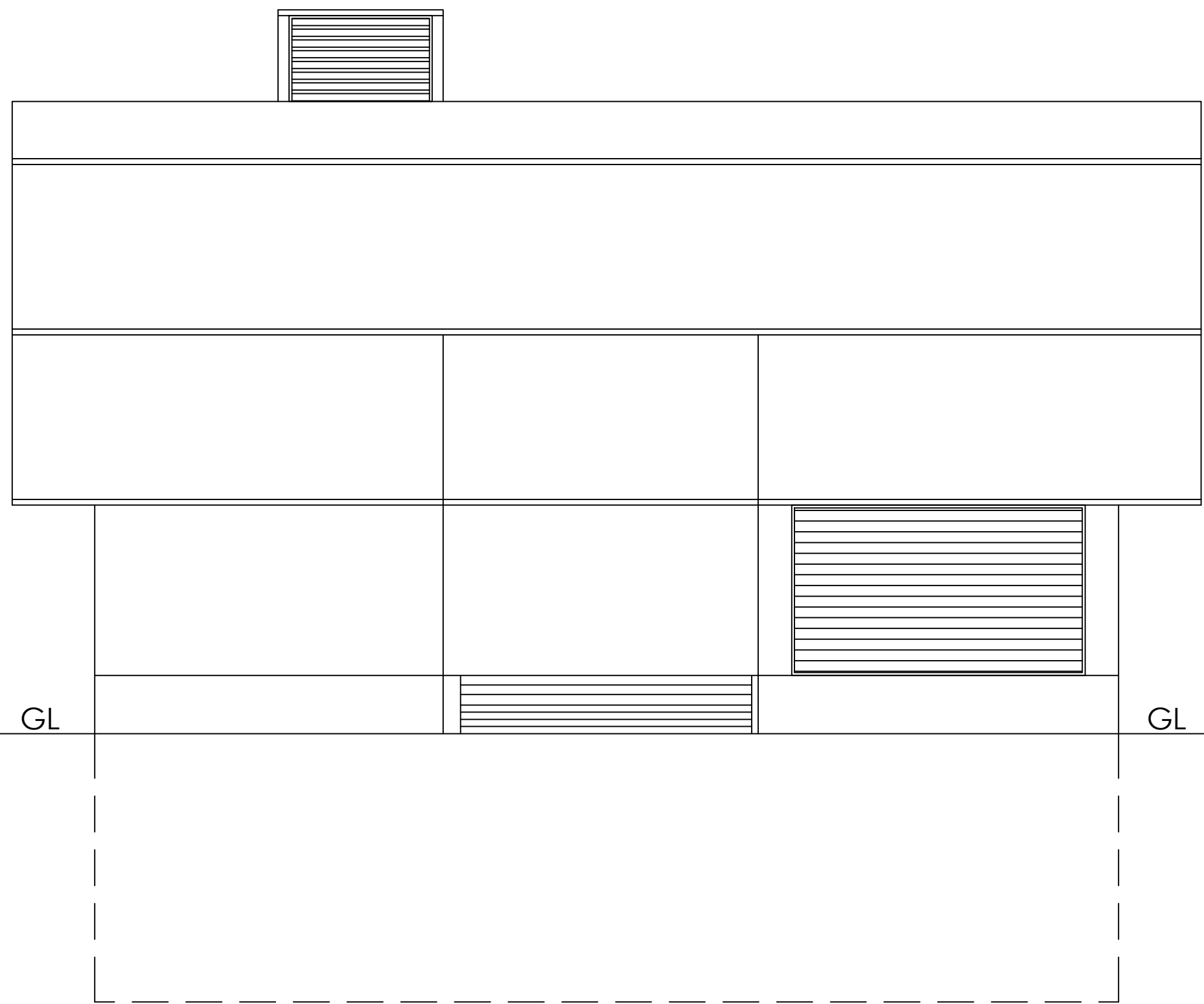
Kanniyakumari
Kanniyakumari district, Tamil Nadu

APPROVAL TYPE
Building Plan

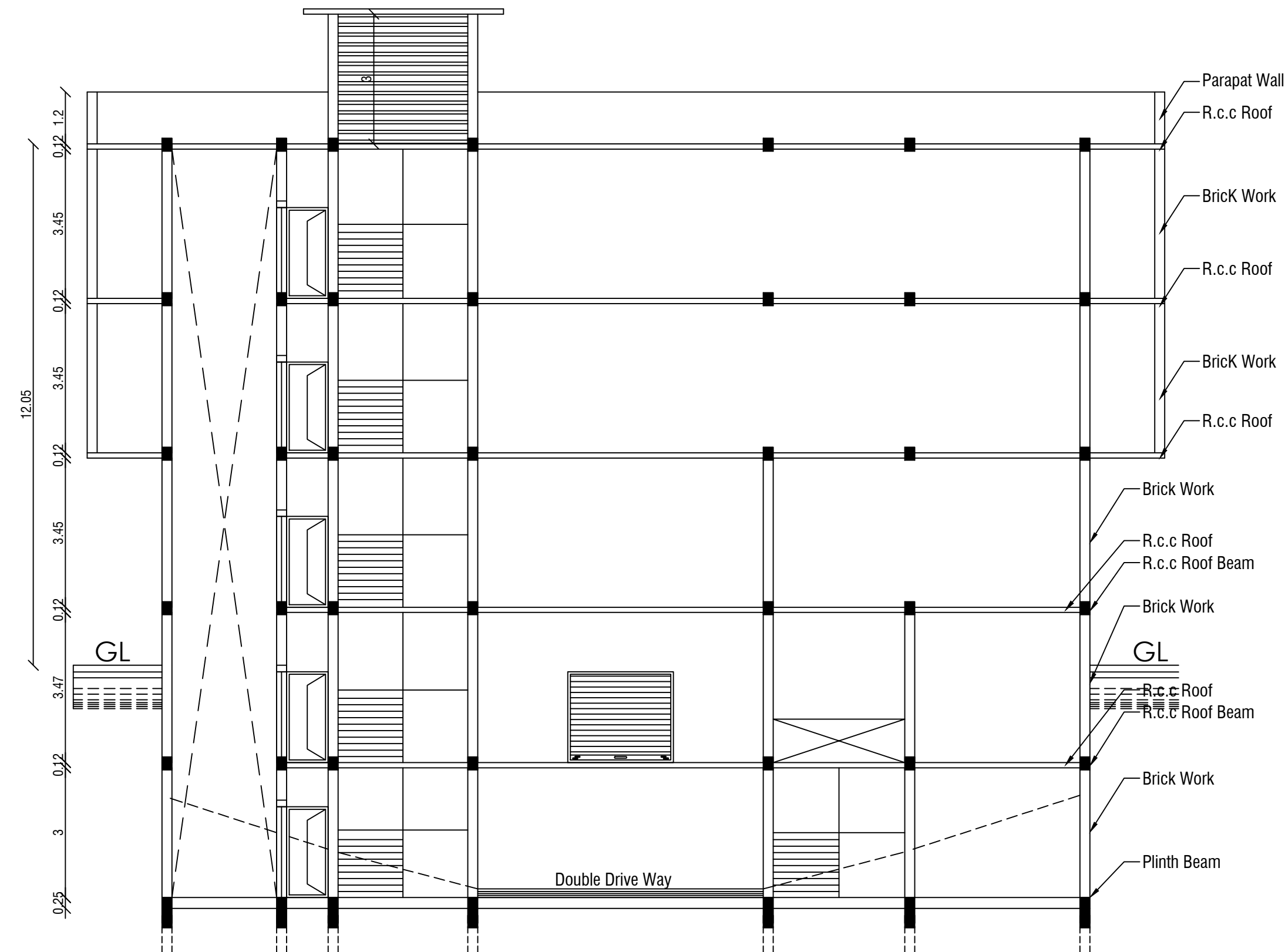
ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

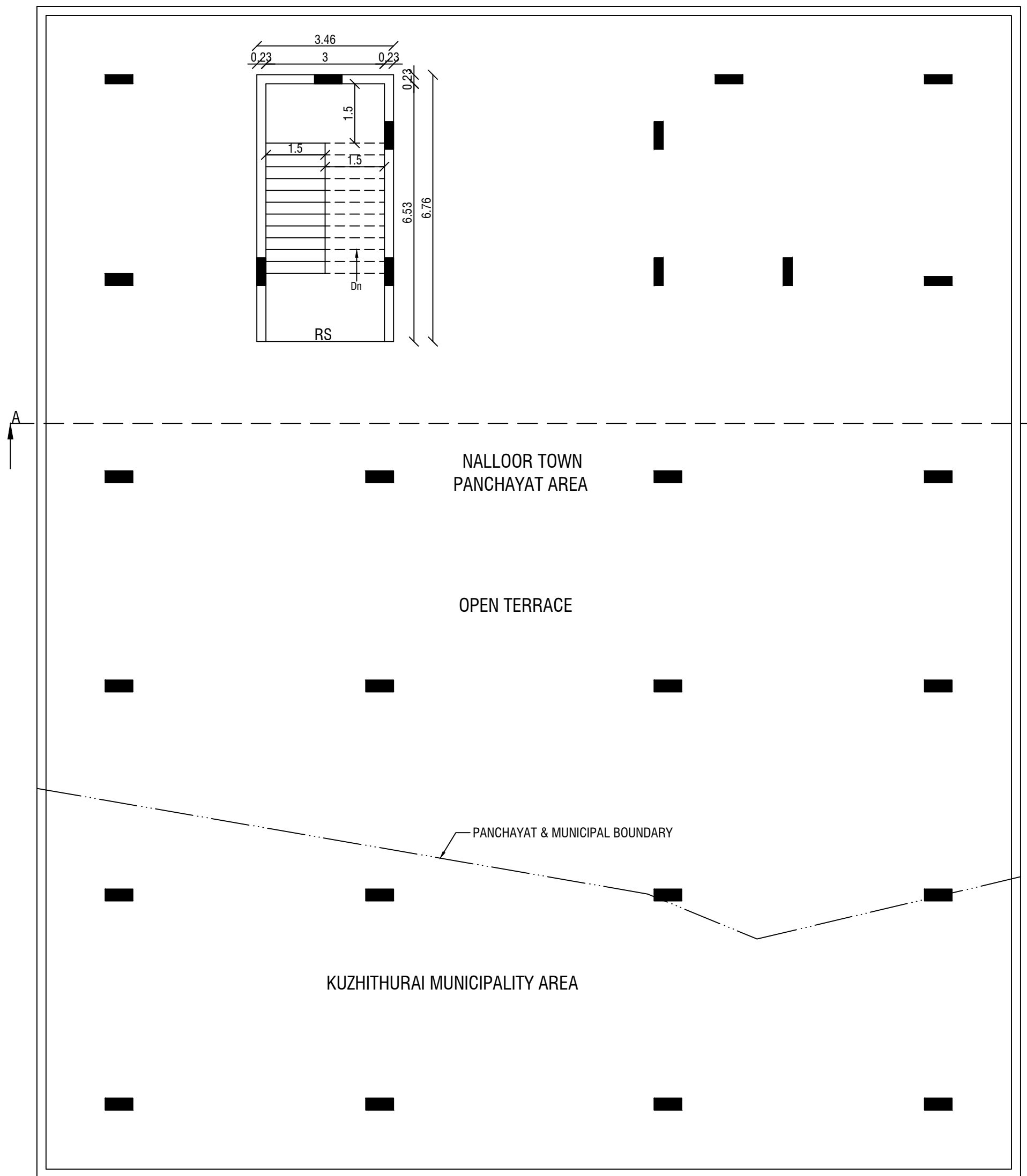
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



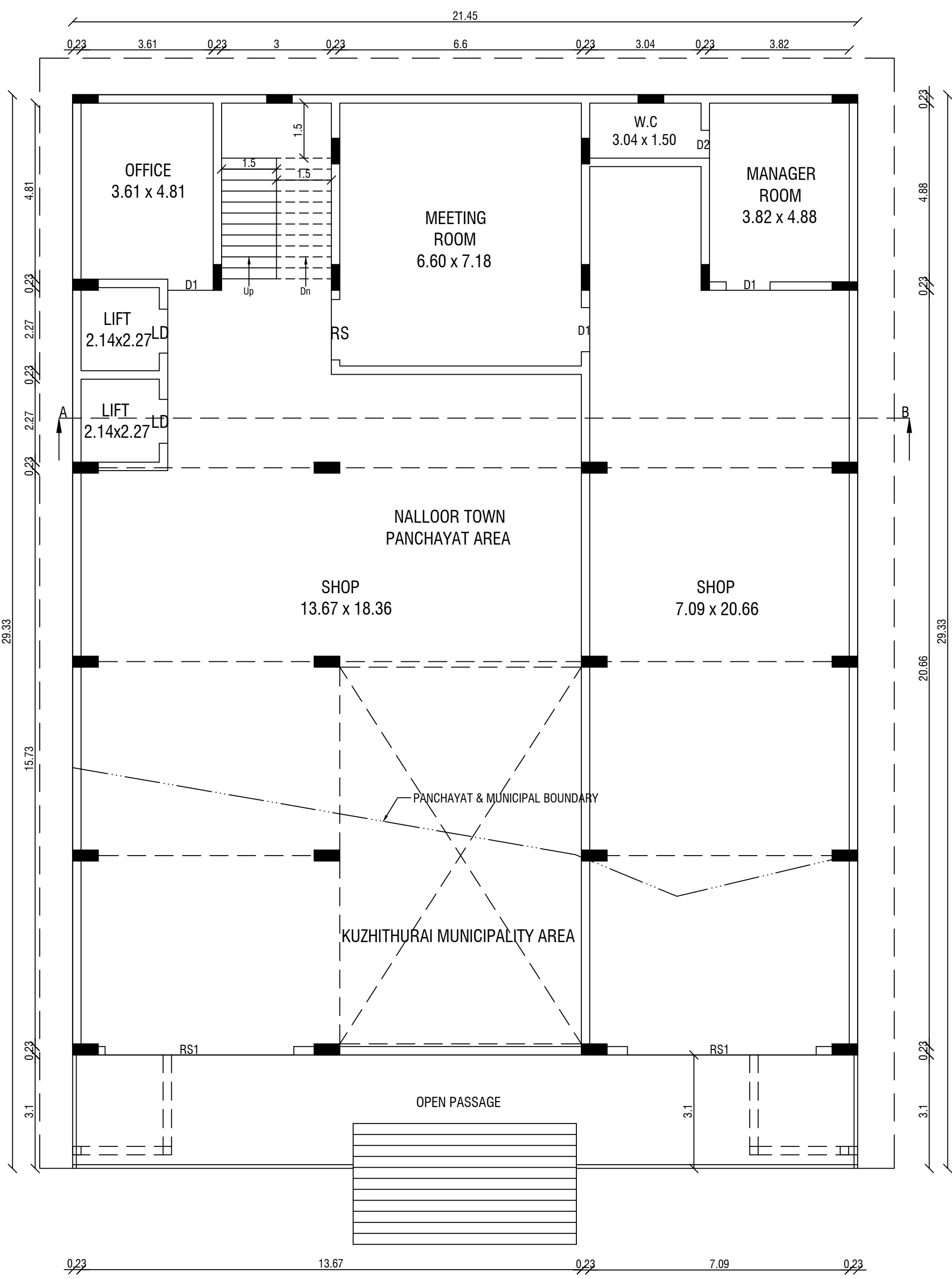
ELEVATION



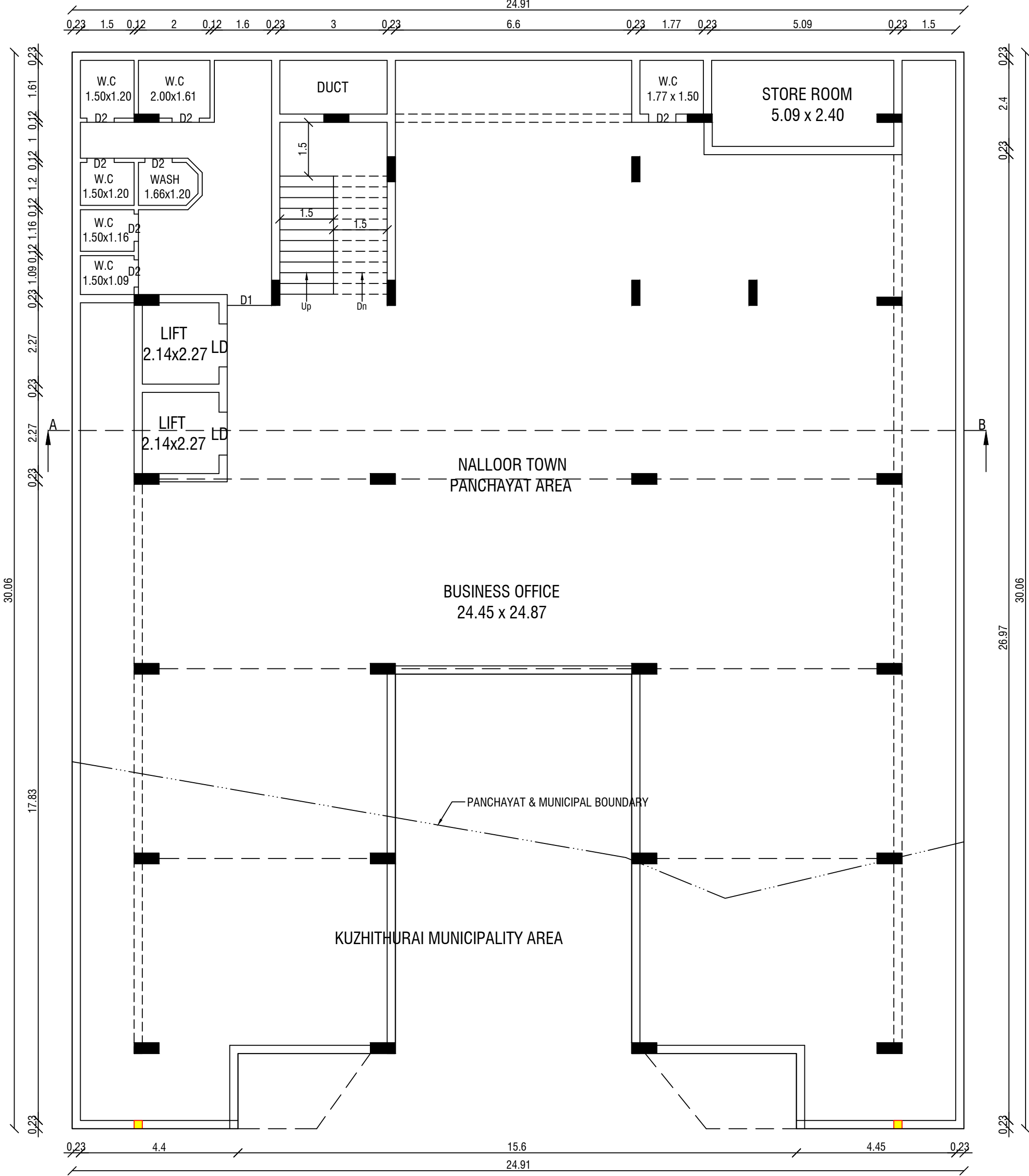
SECTION ON A-B



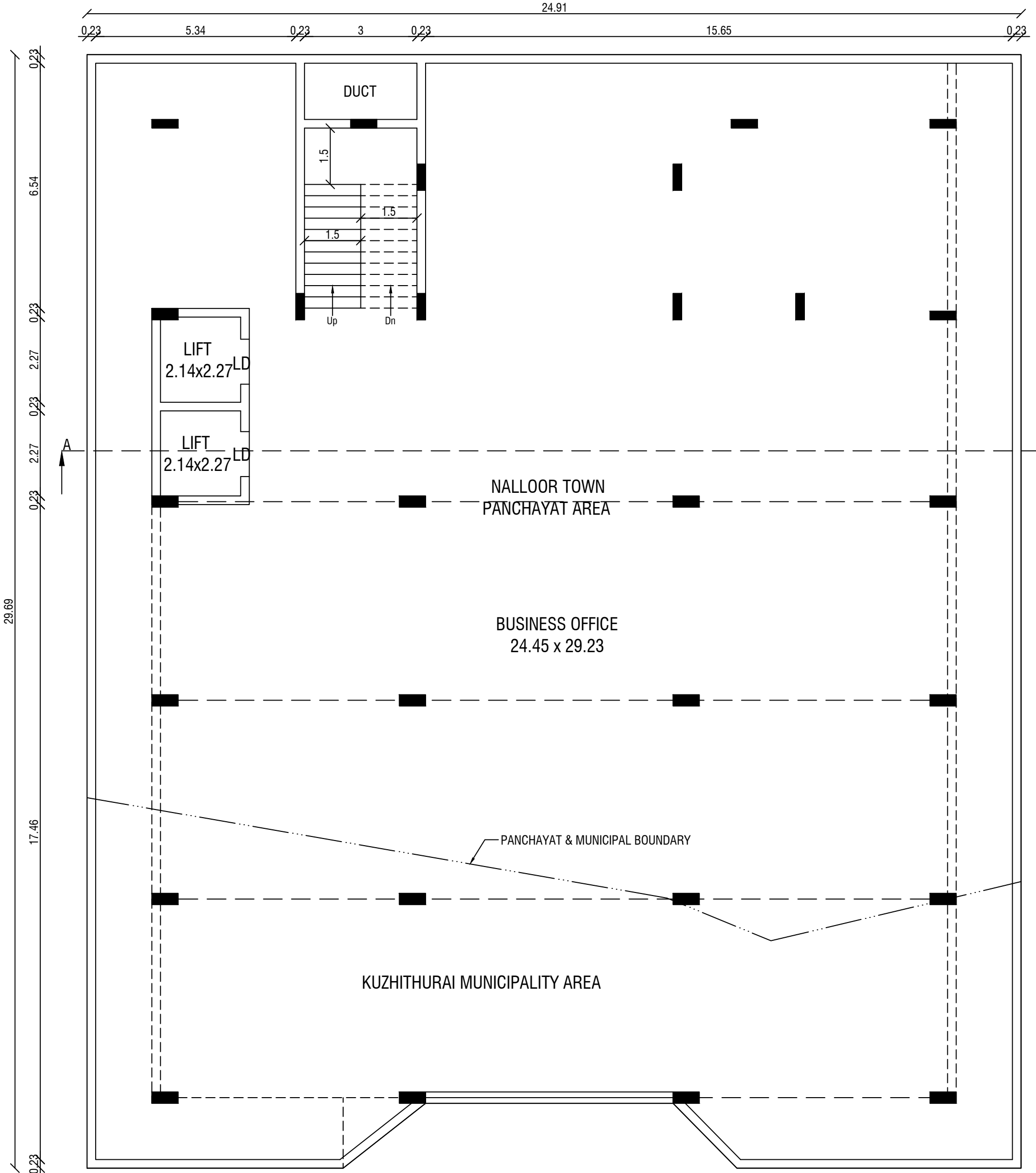
HEAD ROOM PLAN



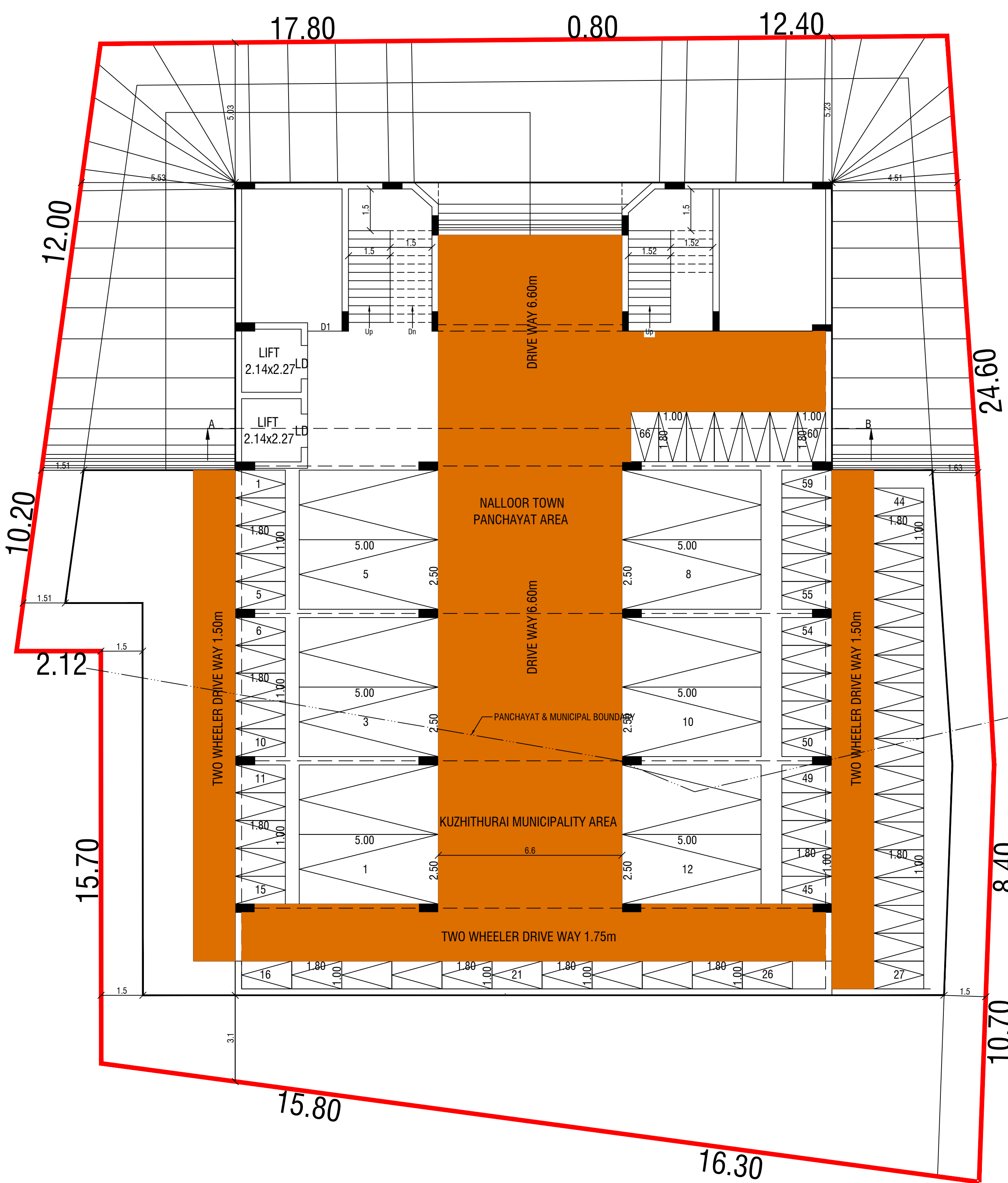
GROUND FLOOR PLAN



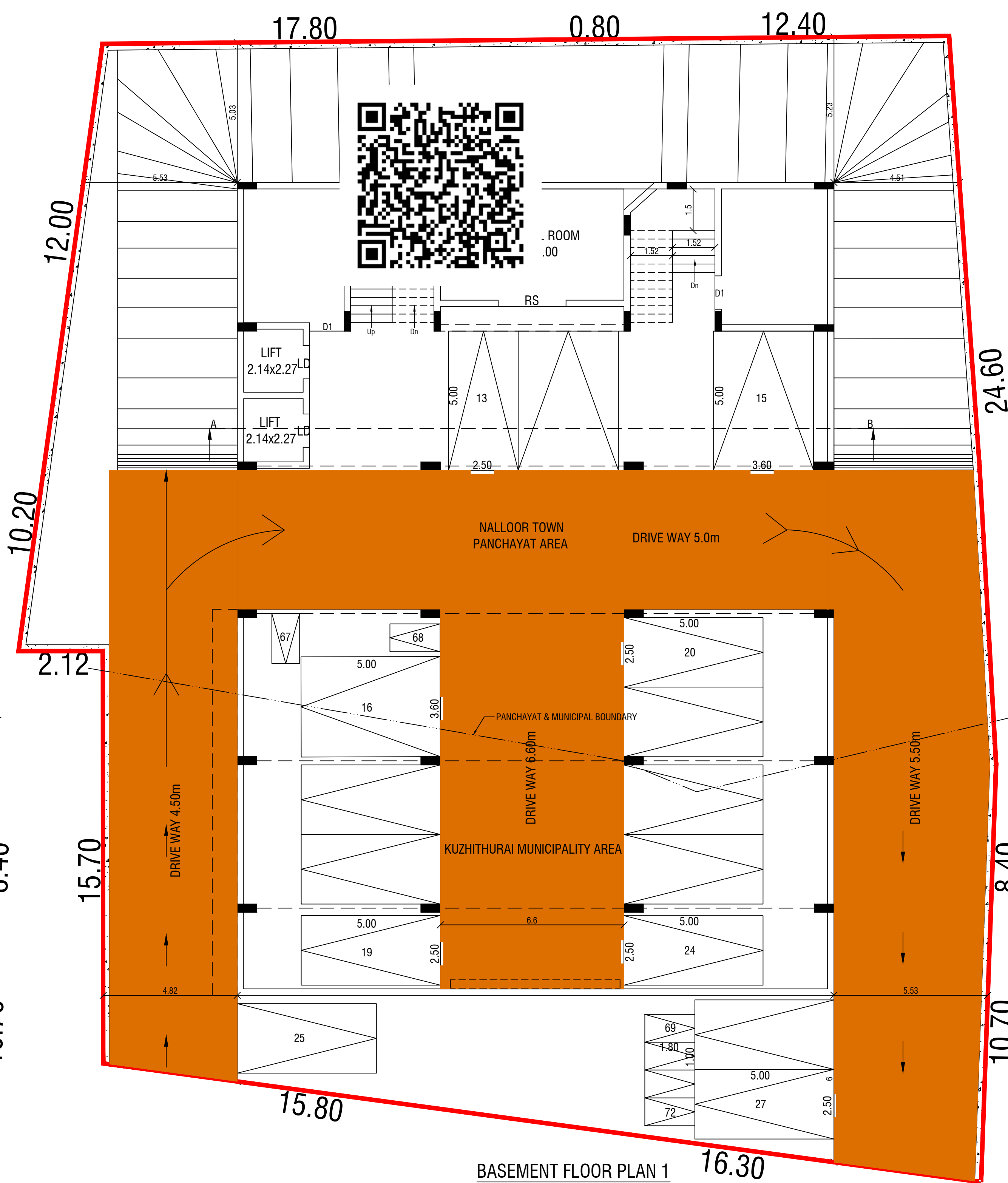
FIRST FLOOR PLAN



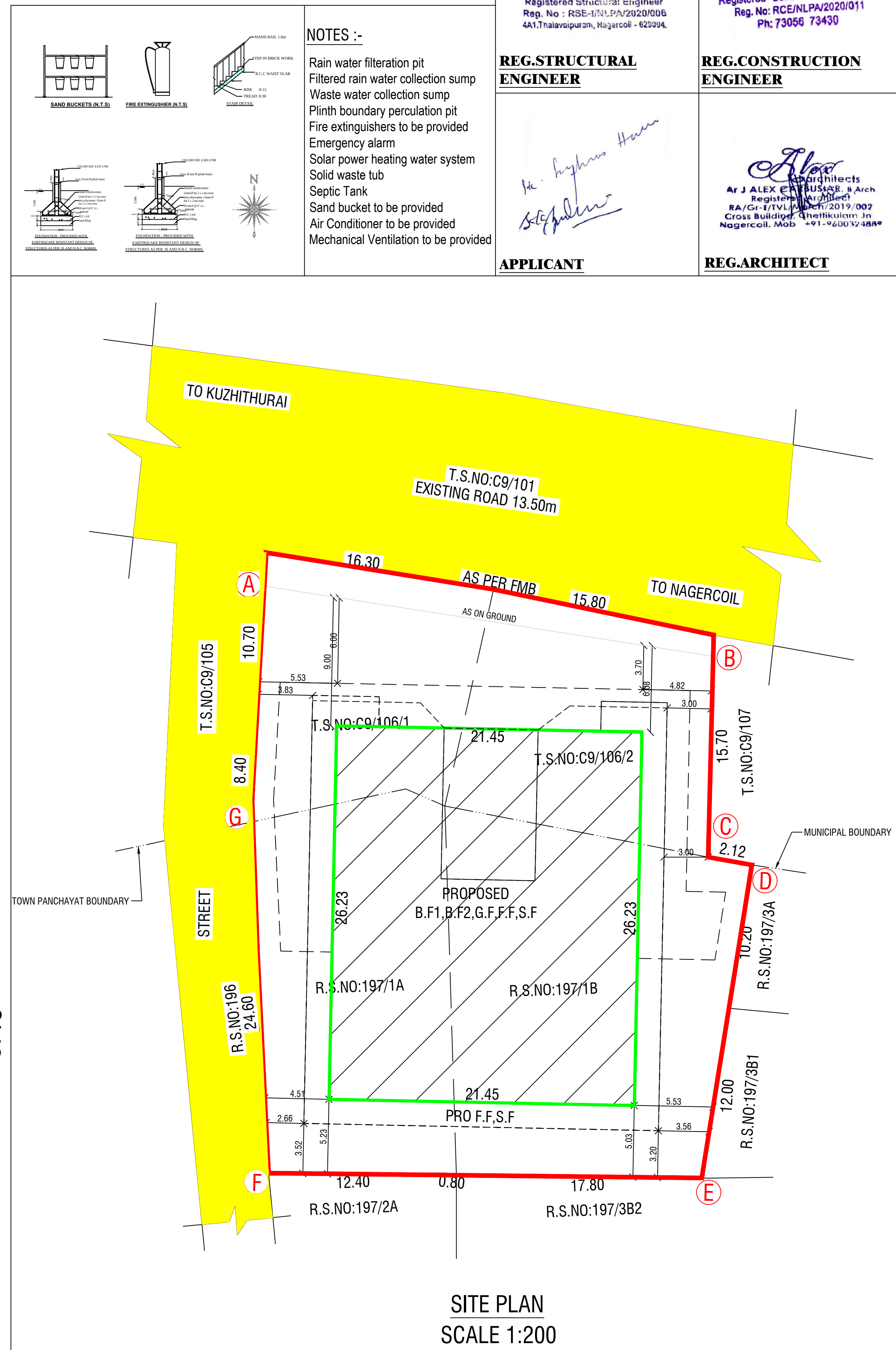
SECOND FLOOR PLAN



BASEMENT FLOOR PLAN 2



BASEMENT FLOOR PLAN 1



SITE PLAN
SCALE 1:200

REVISED PLAN SHOWING
THE ADDITIONAL CONSTRUCTION
OF SHOP & BUSINESS OFFICE BUILDING
IN T.S.NOs:106/1,106/2,WARD:C,
BLOCK-9 AT KUZHITHURAI
MUNICIPALITY, & R.S.Nos:197/1A,1B
IN NALLOOR VILLAGE AND TOWN
PANCHAYAT, VILAVANCODE TALUK,
KANYAKUMARI DISTRICT.

ALL DIMENSIONS ARE IN METER, SCALE 1:200 SHEET NO:1

APPLICANT NAME:
S.K.SOPHILAL HARRIS
S.K.SOPHEEN HARRIS

SITE AREA DETAILS

T.S.Nos. & R.S.Nos.	AS PER DOCUMENTS	AS PER PATTI
Kuzhithurai C9/106/1	270.40	277.00
Municipality C9/106/2	283.36	283.00
Nalloor 197/1A	431.12	400.00
Town Panchayat 197/1B	336.79	450.00
TOTAL AREA	1321.68	1410.00

LEAST AREA SHOULD BE CONSIDERED AS SITE AREA

BUILDING AREA DETAILS

Floor Details	Use of Floor	FSI Area sq.m	Non FSI sq.m	Total Area sq.m	Total Area sq.ft
BASEMENT FLOOR 2	Parking	---	777.73	777.73	8371.48
BASEMENT FLOOR 1	Parking	---	626.62	626.62	6744.93
GROUND FLOOR	SHOP	562.70	---	562.70	6056.90
FIRST FLOOR	OFFICE	646.18	---	646.18	6955.48
SECOND FLOOR	OFFICE	724.87	---	724.87	7802.50
HEAD ROOM	---	---	23.39	23.39	251.77
TOTAL FLOOR	---	1933.75	1427.74	3361.49	36183.06

OPEN SPACE AREA: 758.98 SQ.M

MUNICIPALITY BUILDING AREA DETAILS

Floor Details	Use of Floor	FSI Area sq.m	Non FSI sq.m	Total Area sq.m	Total Area sq.ft
BASEMENT FLOOR 2	Parking	---	267.32	267.32	2883.99
BASEMENT FLOOR 1	Parking	---	193.32	193.32	2080.89
GROUND FLOOR	SHOP	129.40	---	129.40	1392.86
FIRST FLOOR	OFFICE	132.95	---	132.95	1431.07
SECOND FLOOR	OFFICE	181.42	---	181.42	1952.80
HEAD ROOM	---	---	23.39	23.39	251.77
TOTAL FLOOR	---	443.77	461.24	905.01	9741.51

TOWN PANCHAYAT BUILDING AREA DETAILS

Floor Details	Use of Floor	FSI Area sq.m	Non FSI sq.m	Total Area sq.m	Total Area sq.ft
BASEMENT FLOOR 2	Parking	---	509.81	509.81	5487.59
BASEMENT FLOOR 1	Parking	---	433.30	433.30	4664.04
GROUND FLOOR	SHOP	433.30	---	433.30	4664.04
FIRST FLOOR	OFFICE	513.23	---	513.23	5524.40
SECOND FLOOR	OFFICE	543.45	---	543.45	5849.69
HEAD ROOM	---	---	23.39	23.39	251.77
TOTAL FLOOR	---	1489.98	966.50	2456.48	26441.53

PARKING CALCULATION

SHOP:
Plinth area:G.F = 562.70 SQ.M
Excluding The First 50 Sq.m
car parking required area: 562.70 - 50 = 512.70 / 50 = 10.25 say 11 car
Two wheeler parking required area: 512.70 / 50 = 10.25 say 11 No's
OFFICE:
Plinth area:F.F + S.F = 646.18 + 724.87 = 1371.05 Sq.m
1 Car For Every 100 Sq.m and 1 Two Wheeler For Every 25 Sq.m
car parking required area: 1371.05 / 100 = 13.71 say 14 car
Two wheeler parking required area: 1371.05 / 25 = 54.84 say 55 No's
Visitor's Parking 10% = 2 car & 6 two wheeler provided
Required Parking = 27 Cars, 72 Two Wheelers
Provided Parking = 27 Cars, 72 Two Wheelers

FLOOR SPACE INDEX	COLOUR CODE DETAILS
F.S.I. = FLOOR AREA / SITE AREA = 1933.75 / 1321.68	SITE
F.S.I. = 1.463 < 2.0	PRO BUILDING
	DRIVE WAY
	EXG ROAD

EXG.BUILDING APPROVAL DETAILS

- TIRUNELVELI REGION APPROVAL NO:15/2014
Roc No:1277/2014 Date:18.07.2014
- KUZHITHURAI MUNICIPALITY APPROVAL NO:80/2014
Date:03/09/2014
- NALLOOR TOWN PANCHAYAT APPROVAL NO:56/2014-2015
Date:25/08/2014

SWP/BP/ADKKD NO:22/2024

OFFICE USE

REG.STRUCTURAL ENGINEER	REG.CONSTRUCTION ENGINEER
APPLICANT	REG.ARCHITECT

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.

