Verified RealEstate™

REFERENCE
SWP/BPA/131347/2024

ISSUED
21 March 2024

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,
Chennai 600 097, India

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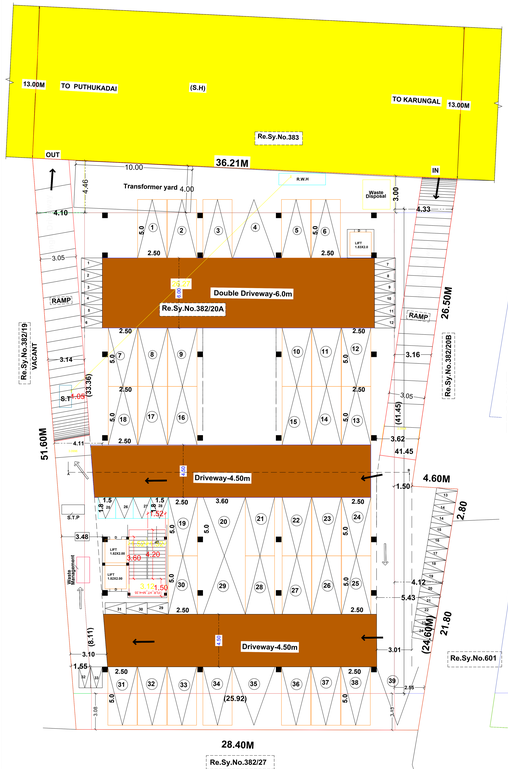
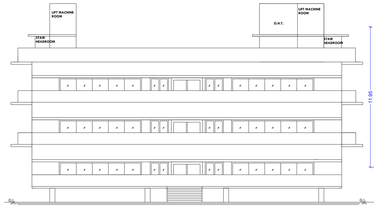
DIGITALLY VERIFIED RECORD

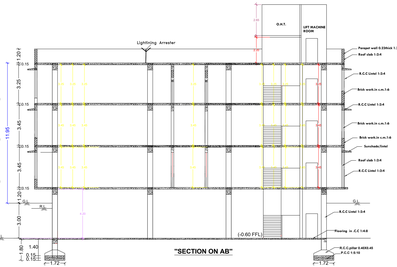
**PLAN SHOWING THE REVISED & ADDITIONAL PROPOSED CONSTRUCTION OF RETAIL SHOP BUILDING, IN Re.Sy.No.382/20A, OF MIDALAM 'A' VILLAGE, AT PUTHUKADAI ROAD, KARUNGAL, KARUNGAL TOWN PANCHAYAT, KILLYOOR TALUK, KANNIYAKUMARI DISTRICT.**
**APPROVED PLAN NO. Online Application No.SWP/BPA/0003594/2022**
**LP/AD.TCP.Kanyakumari District No.1/2023,**
**SWP/BP/AD.TCP.Kanyakumari District No.1/2023.**
**Name of owner:- J.KEERTHIGA, W/o.M.Balaji**



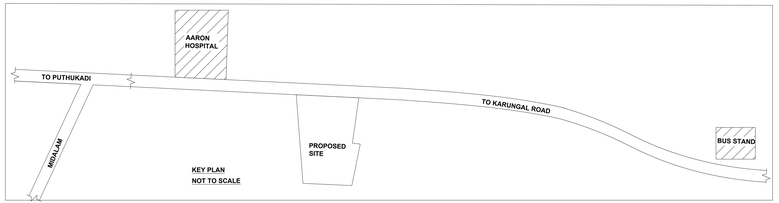

**BASEMENT FLOOR PLAN & SITE PLAN**
**SCALE 1:100**



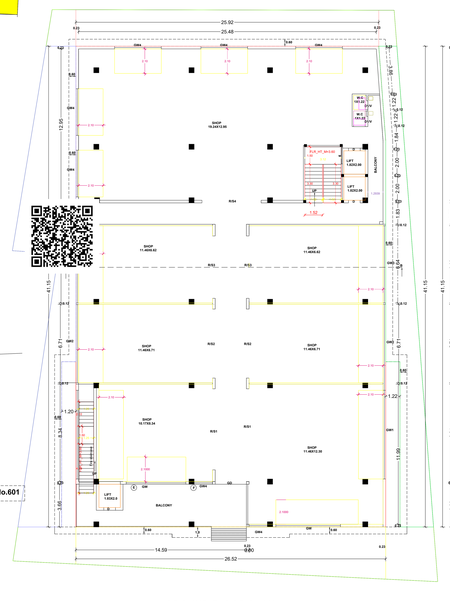

**FRONT ELEVATION**



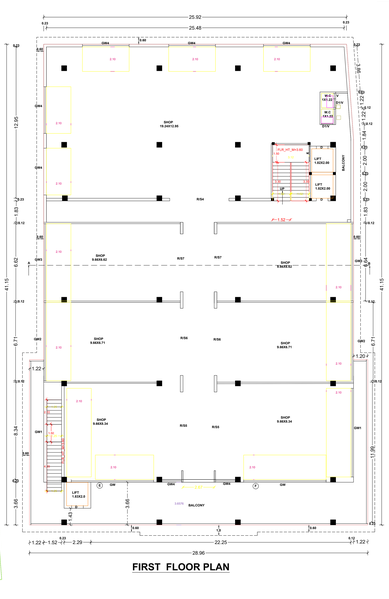

**"SECTION ON AB"**



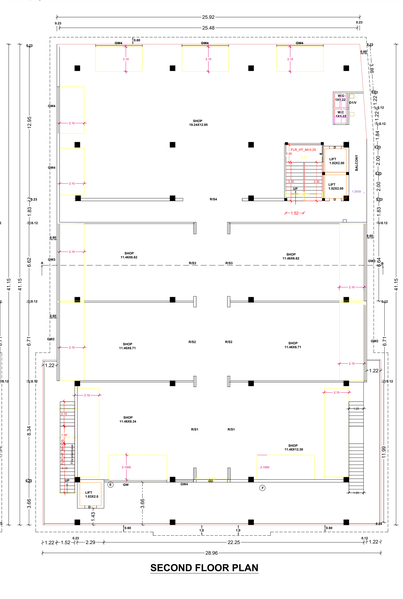

**KEY PLAN**
**NOT TO SCALE**



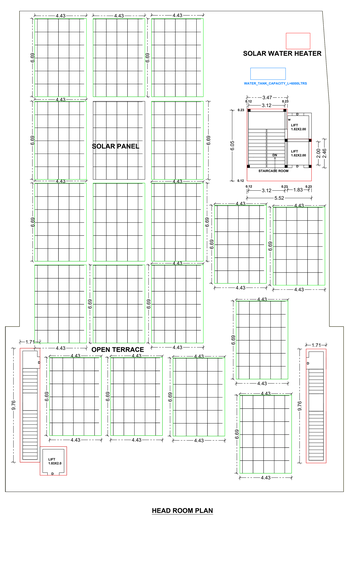

**GROUND FLOOR PLAN**



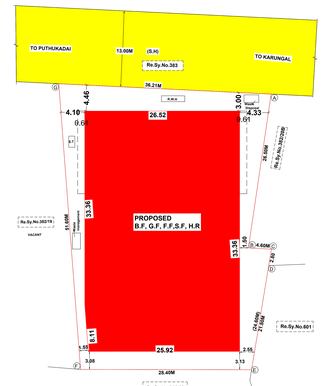

**FIRST FLOOR PLAN**



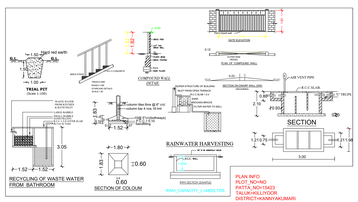

**SECOND FLOOR PLAN**




**HEAD ROOM PLAN**




**SITE PLAN**
**SCALE 1:200**




| AREA OF DETAILS | | | |
|---|---|---|---|
| SITE AREA | : 1570.00sq.m | (16899 sq.ft) | |
| | FO AREA in Sq.m | NON FO AREA in Sq.m | TOTAL AREA in Sq.m |
| BASEMENT FLOOR(Parking) | - | 1068.74 | 1068.74 |
| GROUND FLOOR AREA(Shop) | 1068.74 | - | 1068.74 |
| FIRST FLOOR AREA(Shop) | 1133.33 | - | 1133.33 |
| SECOND FLOOR AREA(Shop) | 1133.33 | - | 1133.33 |
| HEAD ROOM AREA | - | 67.77 | 67.77 |
| TOTAL FLOOR AREA | 3335.40 | 1136.51 | 4471.71 |
| AREA OF VACANT | : 446.77 sq.m(469sq.ft) | | |
| FLOOR AREA RATIO FSI : 3335.40 To 1500.00 FSI : 2.22 To 2.00 | PLOT COVERAGE PC : 1133.33 X100=51.84% To 65.00% | | |

**"ALL DIMENSIONS AREA IN METER"**

| SCALE | PLAN =1:100<br>SITE PLAN=1:200 |
|---|---|
| E.A<br>F.E | -EMERGENCY ALARM<br>-FIRE EXTINGUISHER |

1Car Space and 1 two wheeler space for every 30sq.m or part thereof excluding the first 30sq.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 | 7.00 | 2.10 |
| GW1-GLASS WINDOW | 7.00 | 2.10 |
| GW2-GLASS WINDOW | 6.70 | 2.10 |
| GW3-GLASS WINDOW | 6.00 | 2.10 |
| GW4-GLASS WINDOW | 4.00 | 2.10 |
| W-Window | 1.40 | 1.40 |
| R/S1-ROLLING SHUTTER | 3.05 | 2.40 |
| R/S2-ROLLING SHUTTER | 5.57 | 2.40 |
| R/S3-ROLLING SHUTTER | 6.57 | 2.40 |
| R/S4-ROLLING SHUTTER | 2.48 | 2.40 |
| R/S5-ROLLING SHUTTER | 4.87 | 2.40 |
| GD-GLASS DOOR | 3.05 | 2.10 |
| D-DOOR | 1.00 | 2.10 |
| D1-Door | 0.75 | 2.10 |
| V-VENTILATOR | 0.45 | 0.90 |

**PARKING CALCULATION**

| FLOOR AREA | |
|---|---|
| Total Floor Area Area Deducting Area | =3335.39sq.m<br>= 3335.39x75=2501.40 |
| 1 car space = 75 sq.m<br>First 1Sq.m<br>Next 2435.40sq.m | DBC<br>= 1 car space<br>= Nil<br>=2435.40/ 75 car space = 32 |
| 3435.40sq.m | =3435.40 / 75 = 33 Two wheelers |
| Required Parking Area | =33car space & 33 Two wheelers |
| Provided Parking Area | =33 car space & 33 Two wheelers |

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

Total Open Terrace Area= 1111.73 sq.m = 370.57 sq.m
4.43x8.69 =29.63x19 = 562.97 sq.m
Solar Panels Area = 370.57 sq.m

Online Application No. SWP/BPA/0131347/2024

SWP/B.P/AD.KKD.NO:23/2024
(REVISED PLAN)

J.KEERTHIGA, W/o.M.Balaji
SIGNATURE OF OWNER

Ar. J. ALEX EDWARD, B.Arch.
Reg.No.CA/2000/30000
Flat No.C1, Sri Durga Apartments, 3, Sri Durga Nagar Extn., Nagercoil - 629 001.
Cell No.9443127425, 9894087425
Email: alexedward@rediffmail.com
Website: www.alexarchitect.com

SIGNATURE OF ARCHITECT ENGINEER

K. SUNDARAMOORTHY, B.Sc., B.E.,
Diploma in Valuation,
Diploma in Engineering Geology - 2
Diploma in Computer Aided Civil Engineering Design
"Ganesh Nilayam", Nagercoil - 629 001.
Cell No.9443127425, 9894087425
Email: sundaramoorthy.k@gmail.com

SIGNATURE OF STRUCTURAL ENGINEER

K. SUNDARAMOORTHY, B.Sc., B.E.,
Diploma in Valuation,
Diploma in Engineering Geology - 2
Diploma in Computer Aided Civil Engineering Design
"Ganesh Nilayam", Nagercoil - 629 001.
Cell No.9443127425, 9894087425
Email: sundaramoorthy.k@gmail.com

SIGNATURE OF REGISTERED ENGINEER

PLAN INFO
PLOT_NO=NO
PAITA_NO=15423
TALUK=KILLIYOOR
DISTRICT=KANNIYAKUMARI
VILLAGE=MIDALAM
SURVEY/SUB_TYPE=KARUNGAL TOWN PANCHAYAT
AREA_TYPE=OTHERS
LAND_USE_ZONE =COMMERCIAL
ROAD_WIDTH=13.00
ROAD_TYPE=OTHERS
AVG_PLOT_DEPTH=31.40
AVG_PLOT_WIDTH= 32.40
PLOT_AREA_NO=1570.00
AREA_UNIT=1989.85
ABC_CODE=1.00000000
AS_PER_DOCUMENT=1570.00
CRZ=NO
COASTAL_ZONE=NO
BUILDING_NEAR_TO_RIVER=NO
DSR_APPLICABLE =NO
DSR_SURRENDER_OR_BUYBACK=BUYBACK
PREMIUM_FSI_REQUIRED=YES
AIRPORT_NEAR_BUILDING=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
NOC_FOR_CONSTRUCTION_NEAR_AIRPORT_AUTHORITY=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
BARRIER_FREE_ACCESS_FOR_PHYSICALLY_CHALLENGED_PEOPLE=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FWE_DEPT=NO
NOC_FOR_HERITAGE_EXISTS=NO
BLOCK_1_A-SHOP_MEMBER_COUNT=42
IF_HERITAGE_TOWN_LESDITHAN_1KM_RADIUS=NO
RSRH_DECLARED=YES

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.