

PP

APPROVAL RECORD

Planning Permission

Salem

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 CONSTRUCTION

OF A COMMERCIAL BUILDING IN

Re.Sy.Nos: 315/3A1B, 315/3A1C2 OF COLLACHEL

VILLAGE (New Village:REETAPURAM), AT ANAKUZH,

REETAPURAM TOWN PANCHAYAT,KALKULAM TALUK,

KANNIYAKUMARI DISTRICT.

ALL DIMENSIONS ARE IN METER

AREA DETAILS

PARTICULAR	SQ.MT	SQ.FT
 SITE AREA	696.00	7491.74
 PLINTH AREA		
STILT FLOOR	464.96	5004.82
FIRST FLOOR	464.96	5004.82
SECOND FLOOR	464.96	5004.82
HEAD ROOM	34.10	367.05
TOTAL BUILDUP AREA	1428.98	15381.51
OPEN AREA	231.04	2486.92

NOTES:

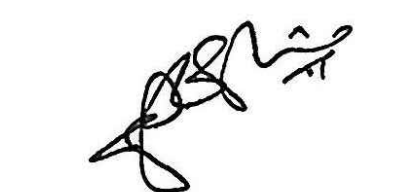
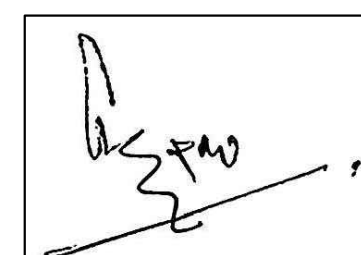
1. RAIN WATER HARVESTING RECYCLING IS TO BE PROVIDED.
2. BATH ROOM AND WASHBASIN RECYCLING WATER SYSTEM IS TO BE PROVIDED.
3. FIRE EXTINGUISHER IS TO BE PROVIDED.
4. EMERGENCY ALARM IS TO BE PROVIDED.
5. SOLAR ASSITED WATER HEATING SYSTEM IS TO BE PROVIDED.
6. WASTE WATER COLLECTED TO SUMP AND DISPOSED 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.

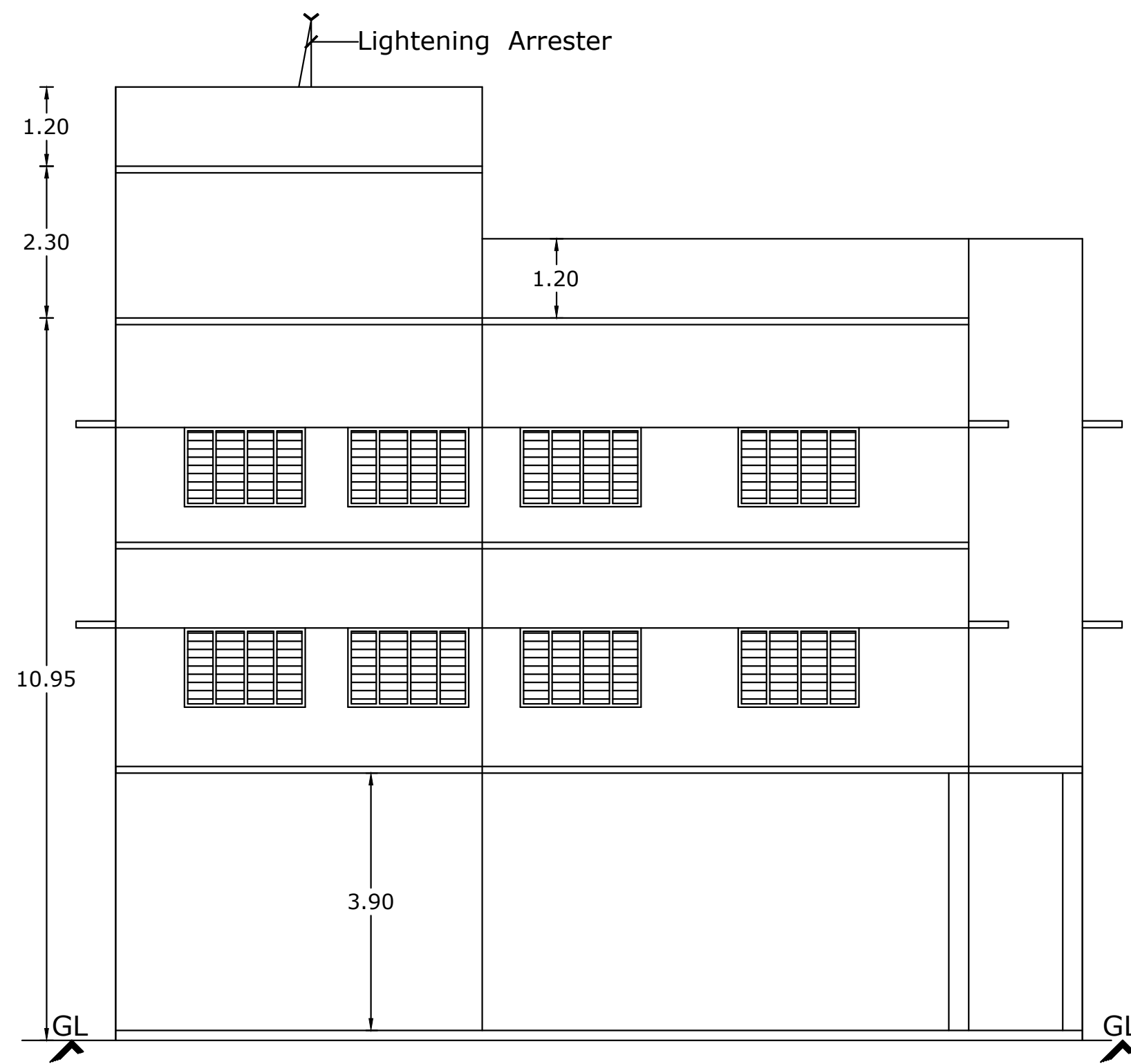
F.E - FIRE EXTINGUISHING SYSTEM.
E.A - EMERGENCY ALARAM.
P.P - PERCULATION PIT.

SCHEDULE OF JOINERY

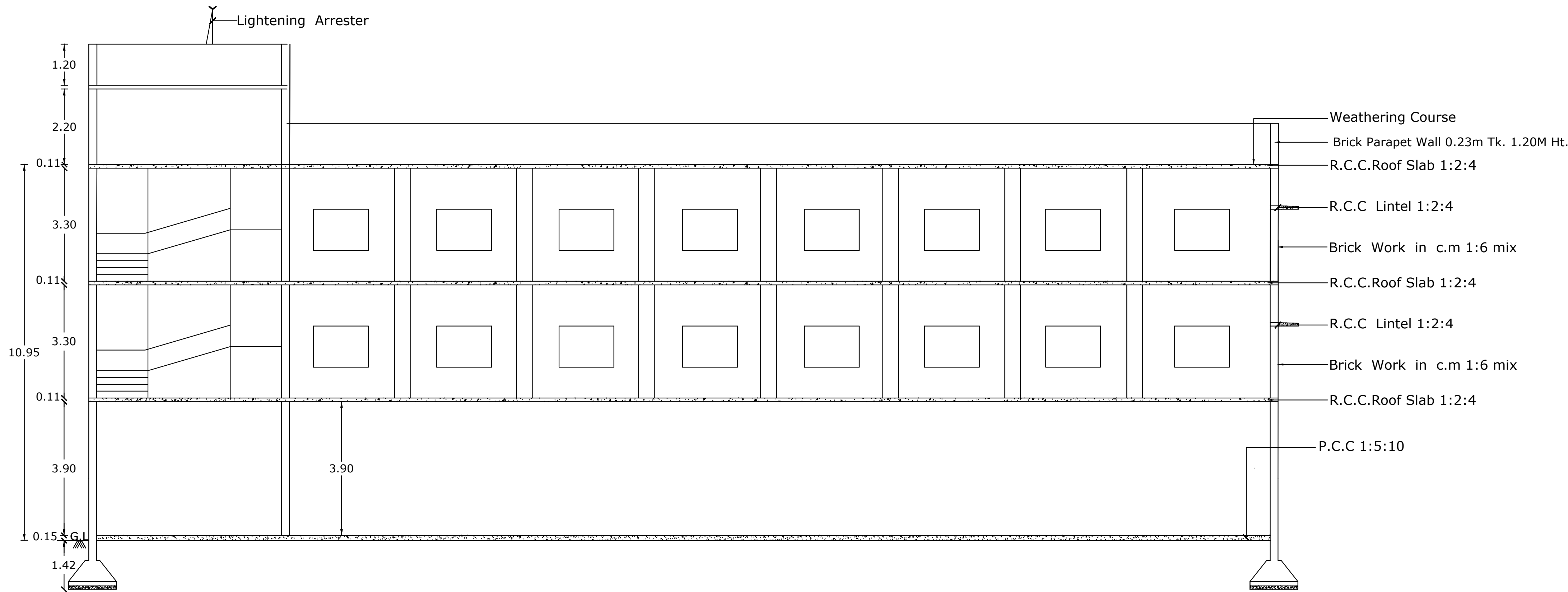
R.S	ROLLING SHUTTER	3.05X 2.10
D	DOOR	1.83X 2.10
D1	DOOR	0.90X 2.10
W	WINDOW	1.83X 1.50
V	VENTILATOR	0.90X 0.60

OFFICE USE:-

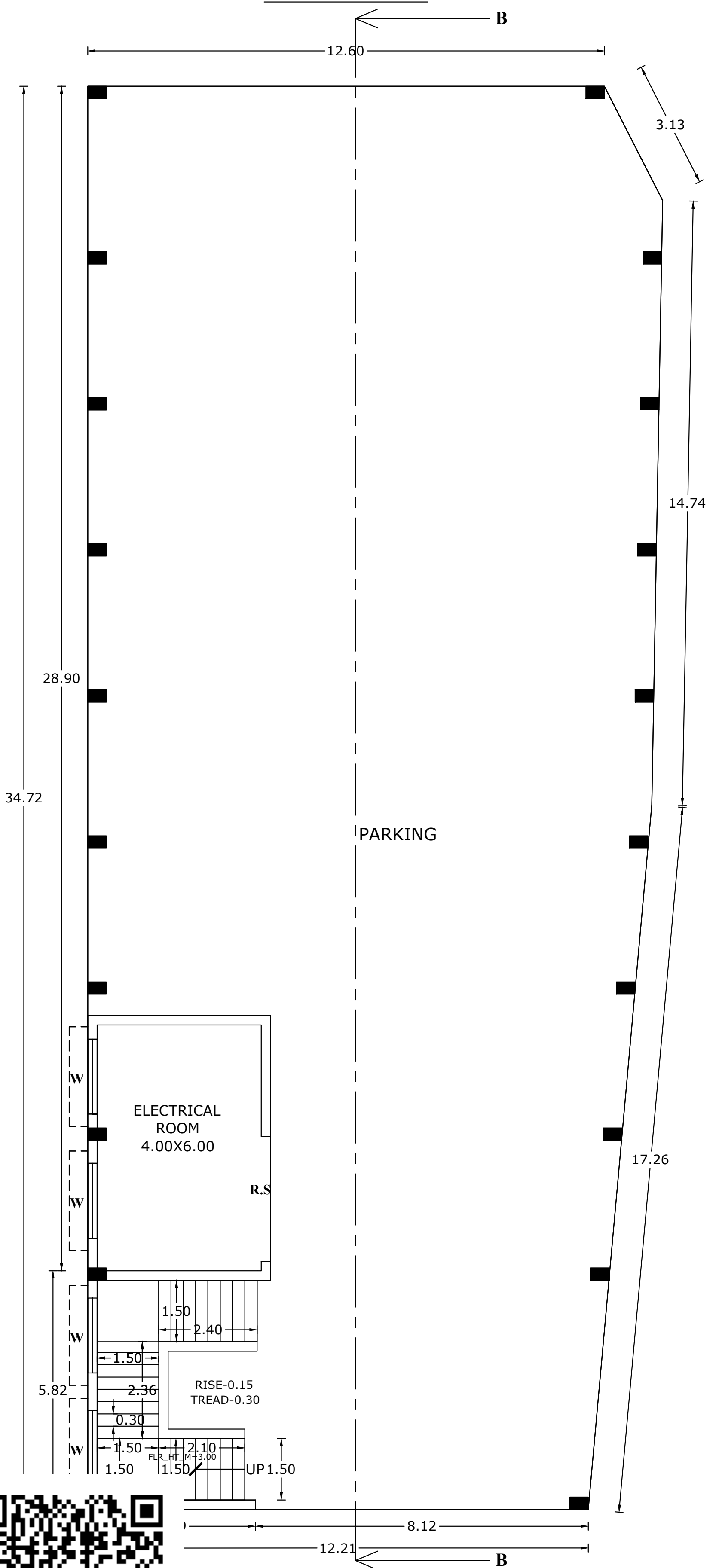
 Ar J ALEX CARUBIAR / s Arch Registered Architect RA/G-1/TVL/MAR/2013/002 Cross Building, Chinnampalam in Nagercoil. Mob : 9406324889	 J. R. JULIUS, M.E., Ph.D., Registered Structural Engineer Reg. No : RSE-TAMILNADU/2020/006 4A1,Thalavaipuram, Nagercoil - 629004
ARCHITECT	STRUCTURAL ENGINEER
 APPLICANT	 Ar J ALEX CARUBIAR / s Arch Registered Architect RA/G-1/TVL/MAR/2013/002 Cross Building, Chinnampalam in Nagercoil. Mob : 9406324889 REGISTERED ENGINEER



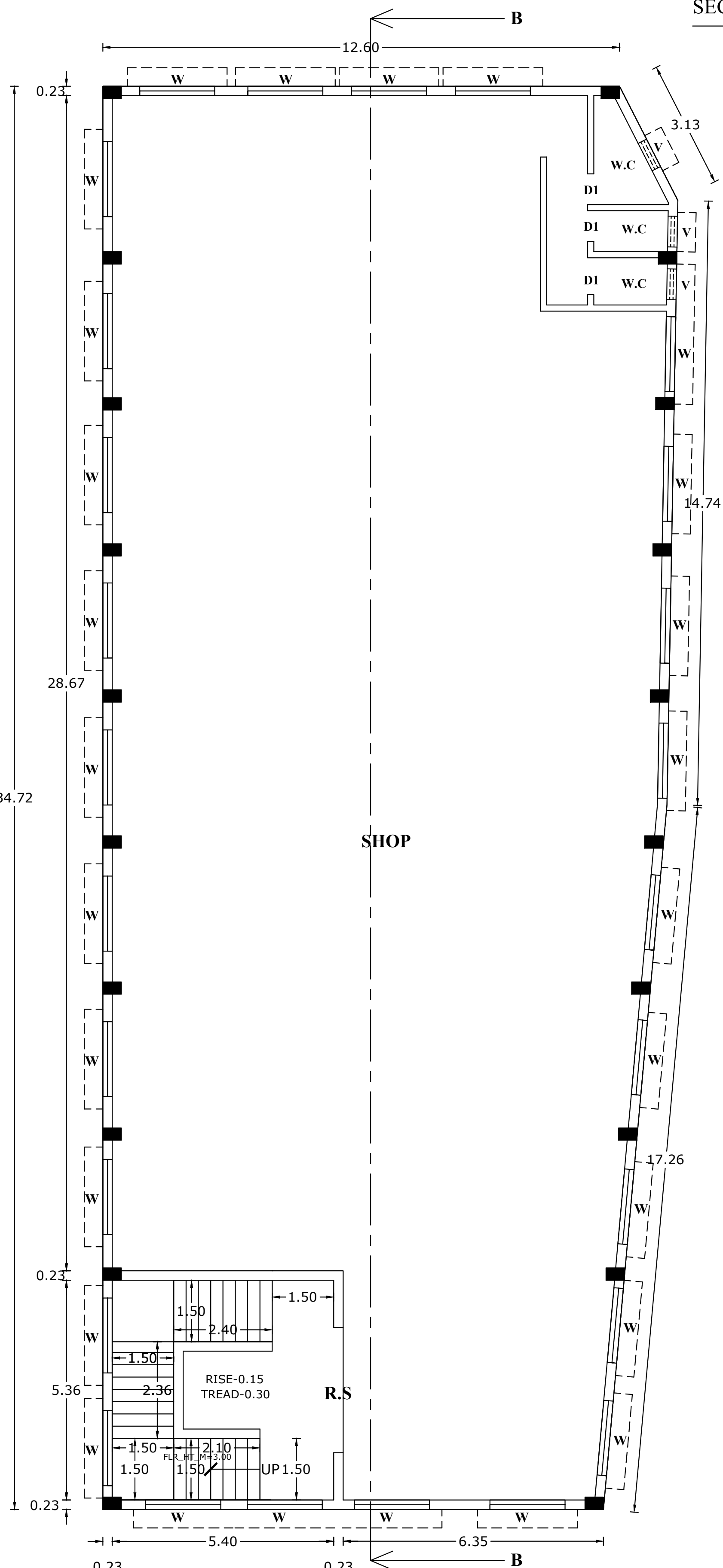
ELEVATION



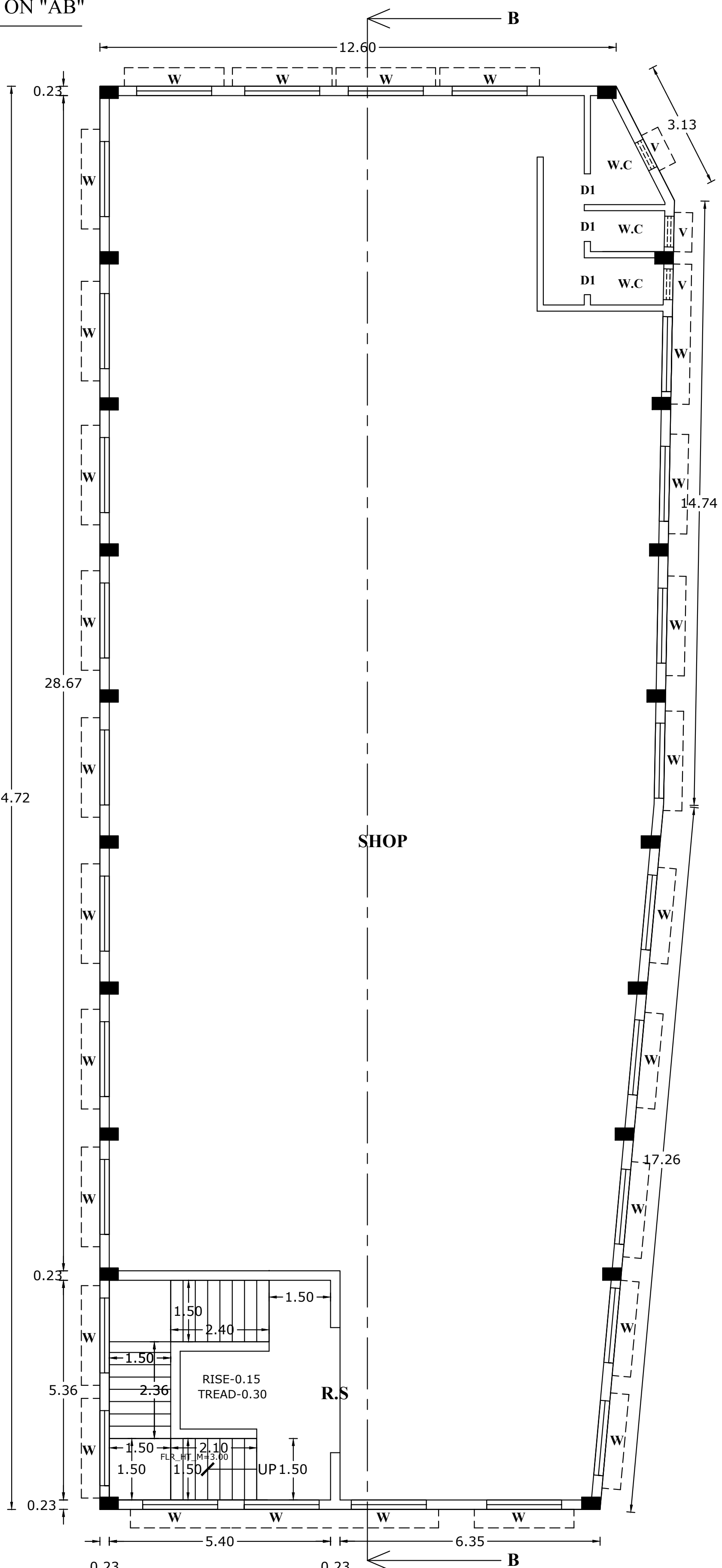
SECTION ON "AB"



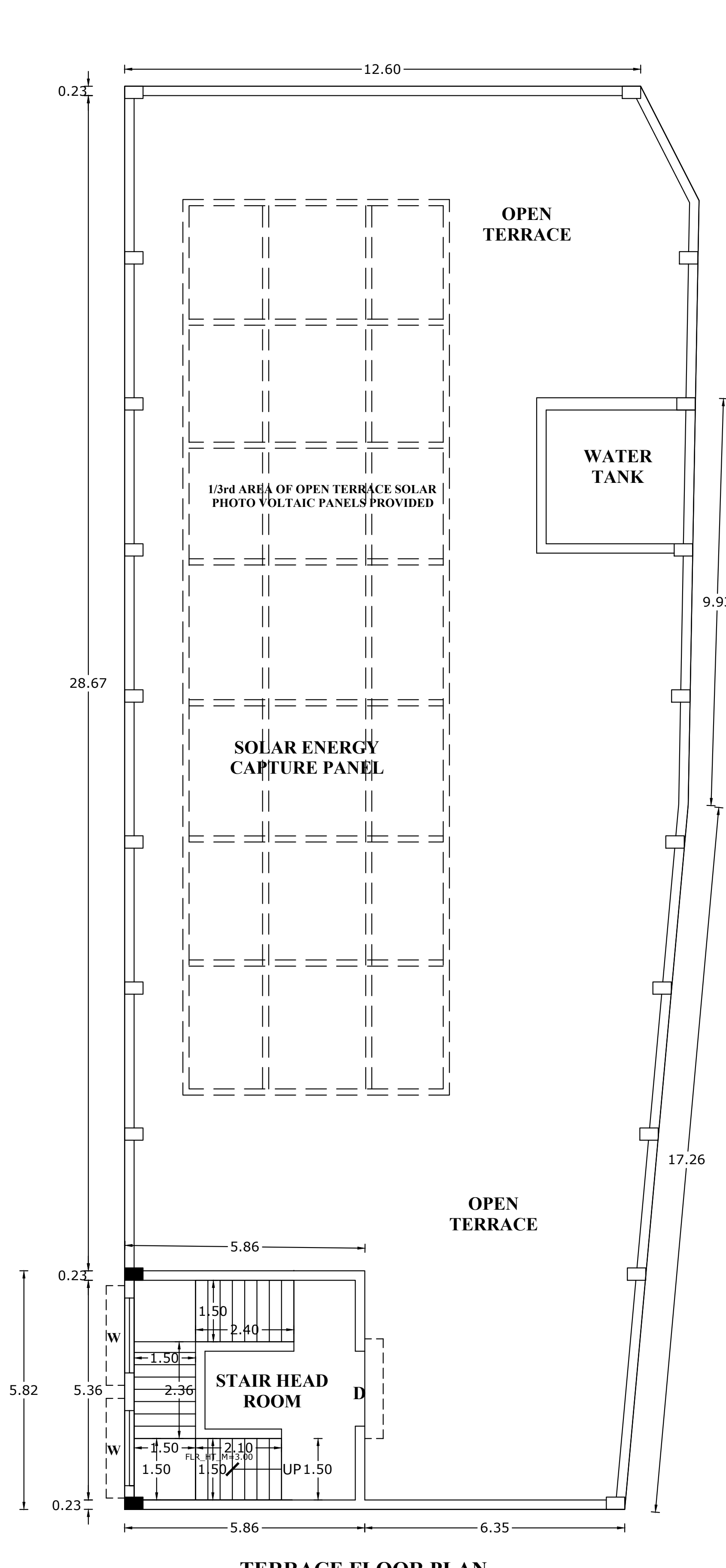
STILT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

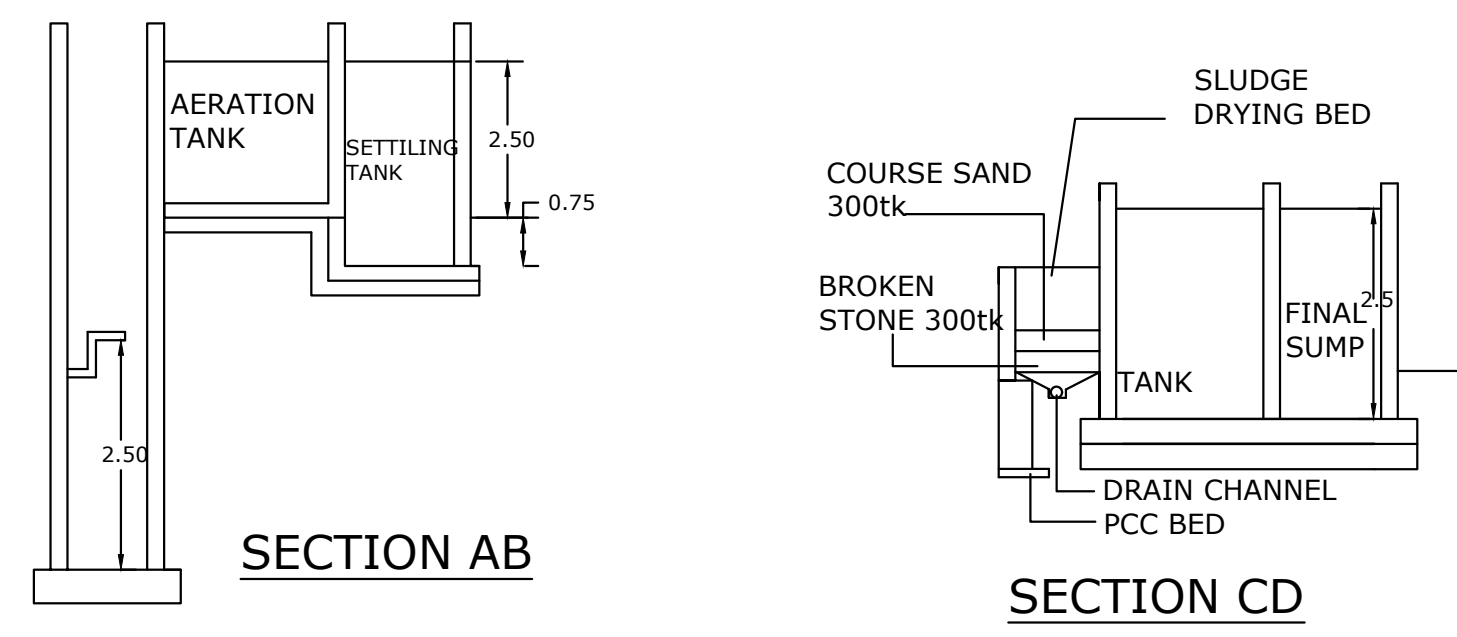
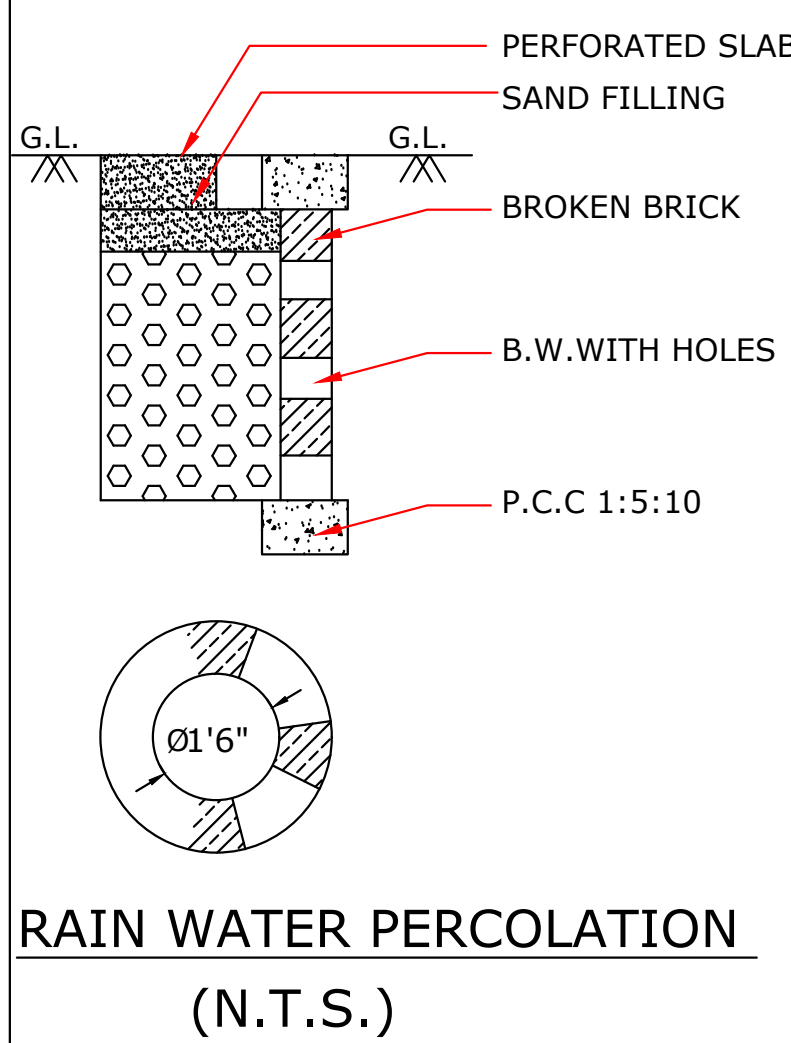
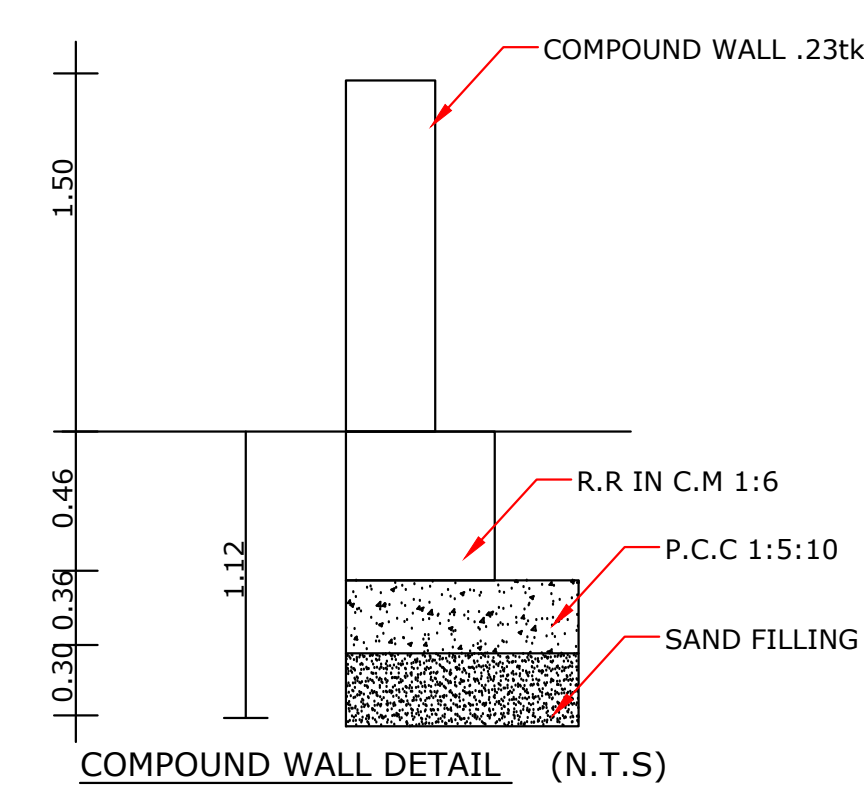
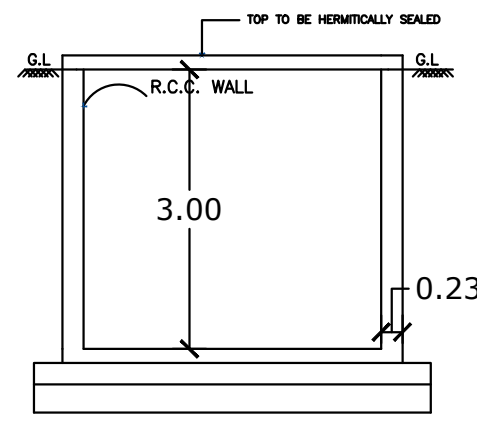
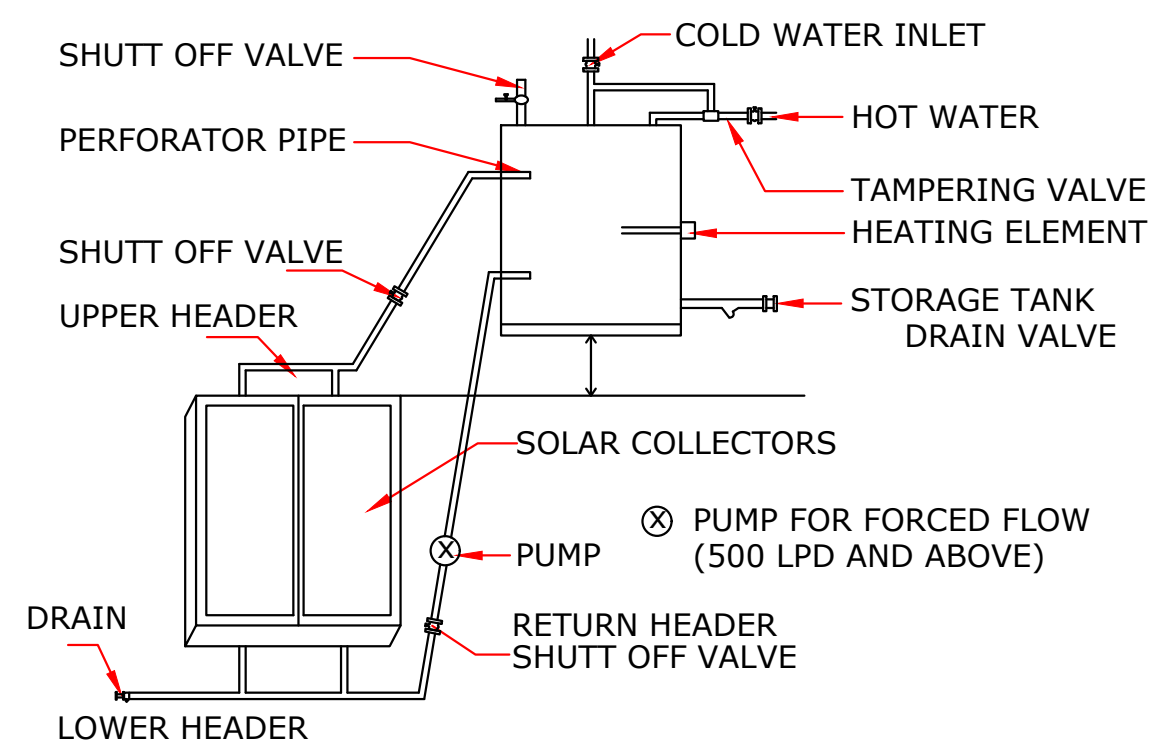
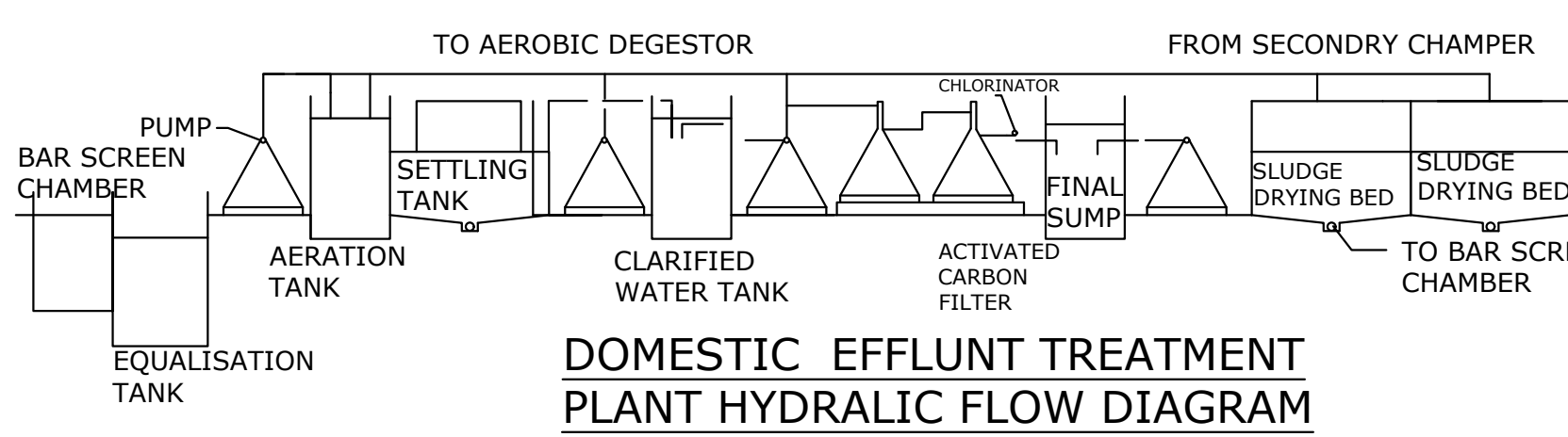
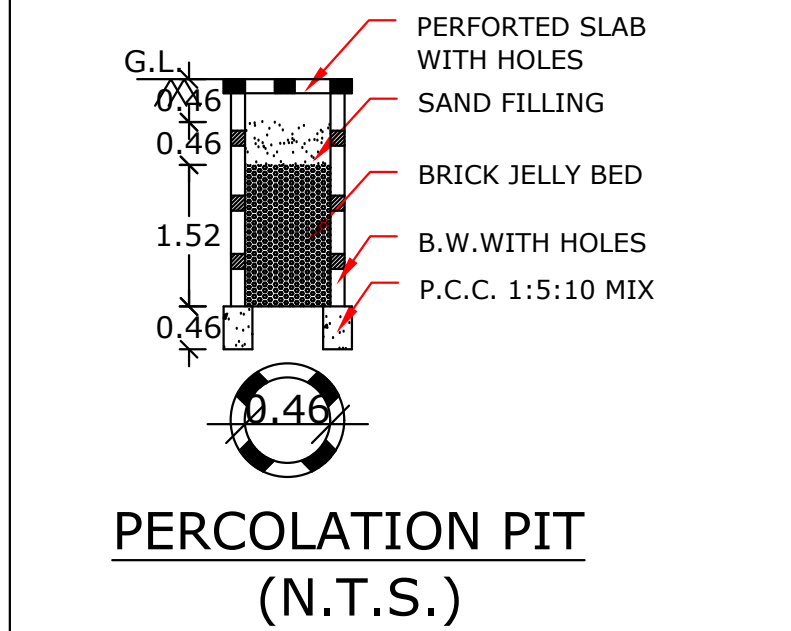
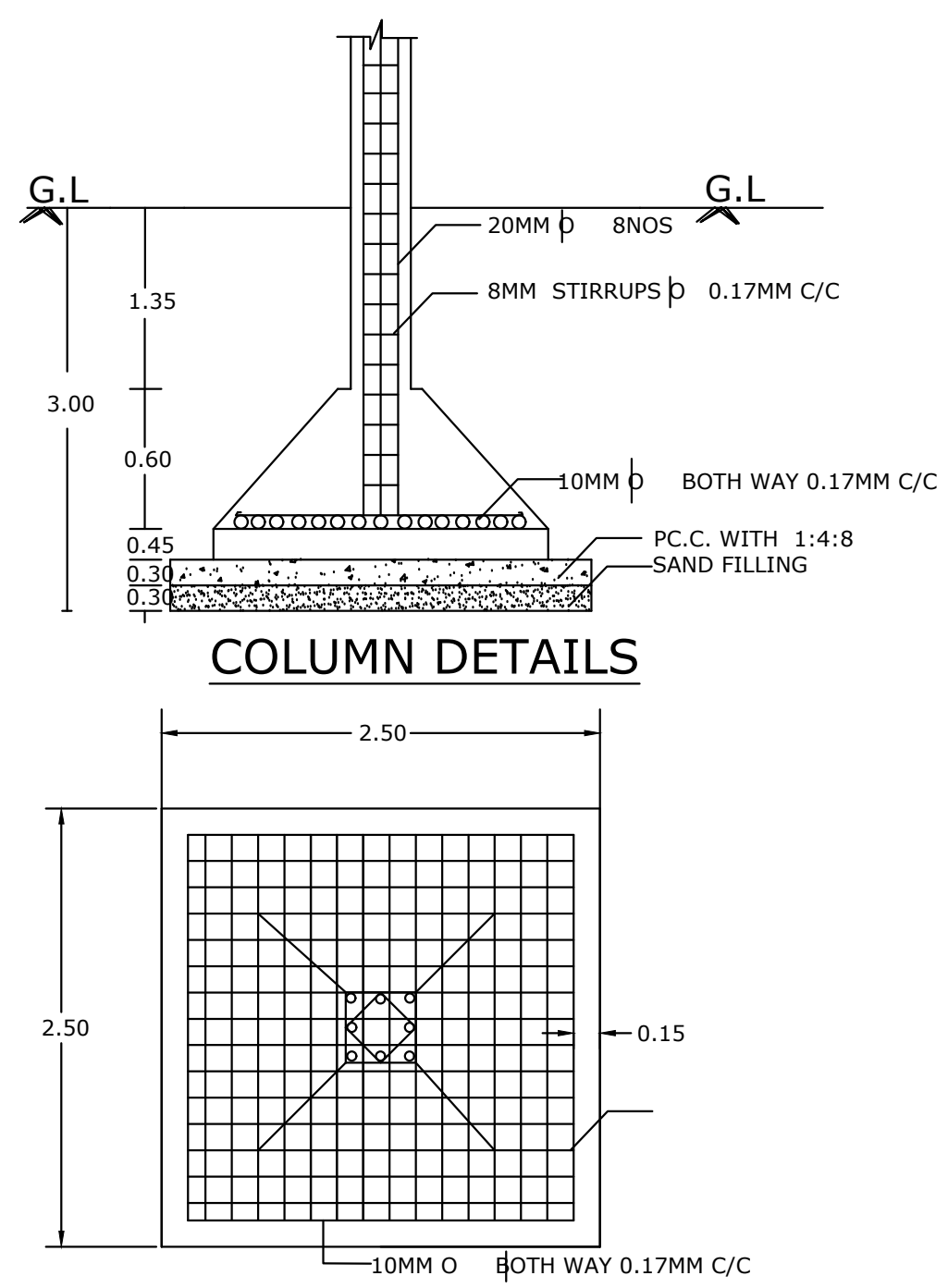
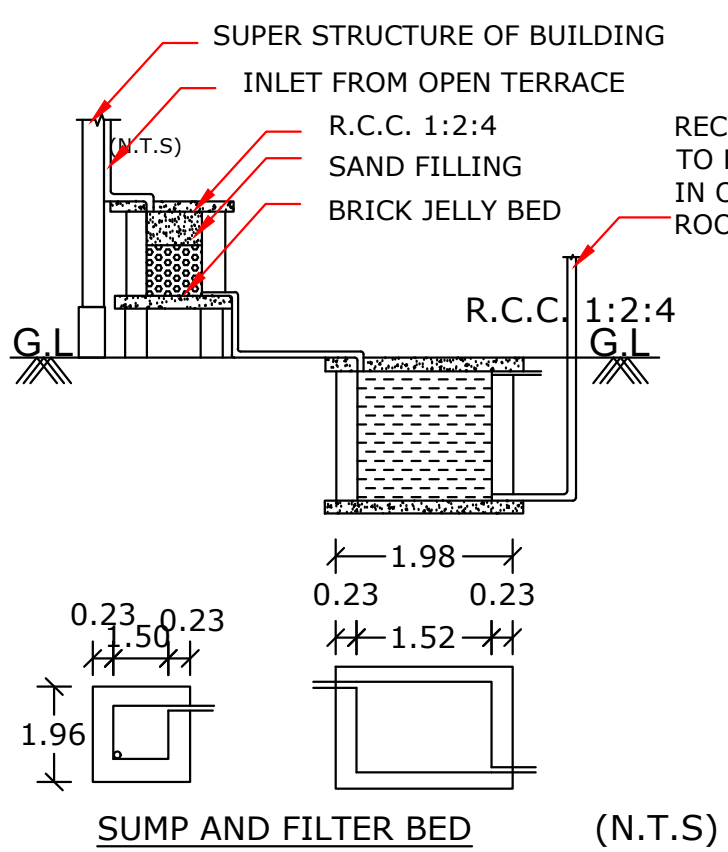
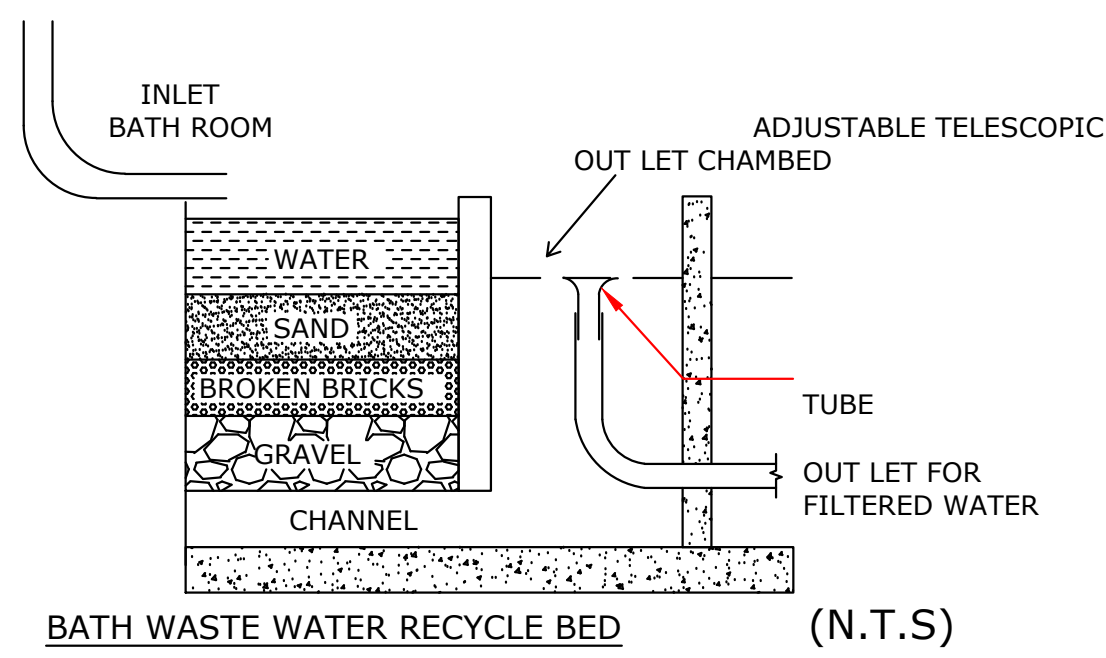
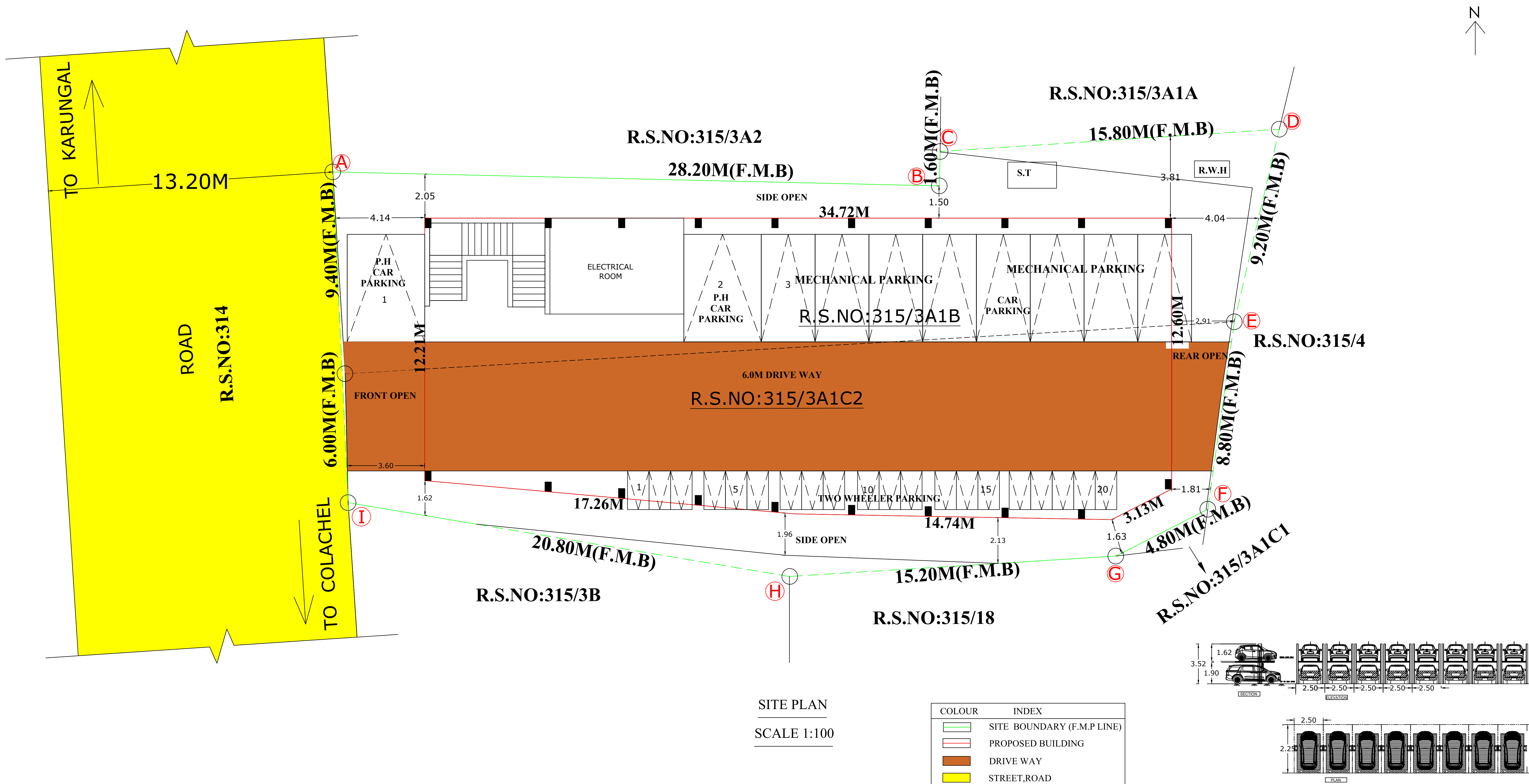


TERRACE FLOOR PLAN

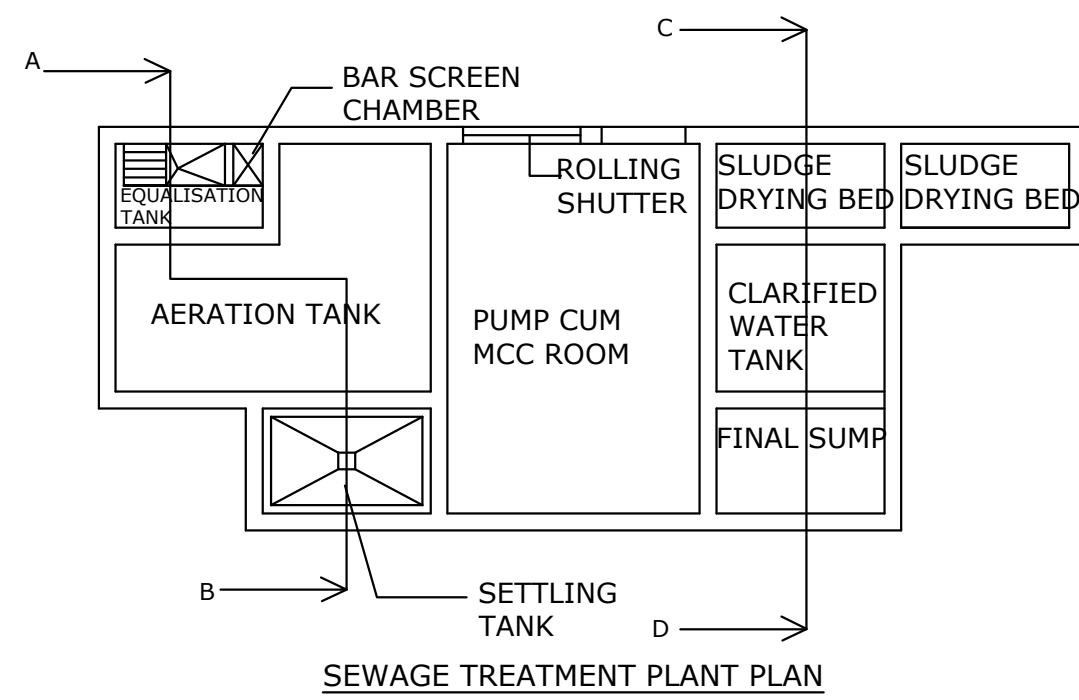
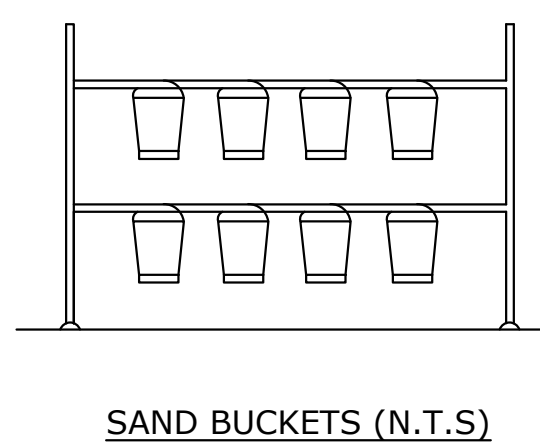
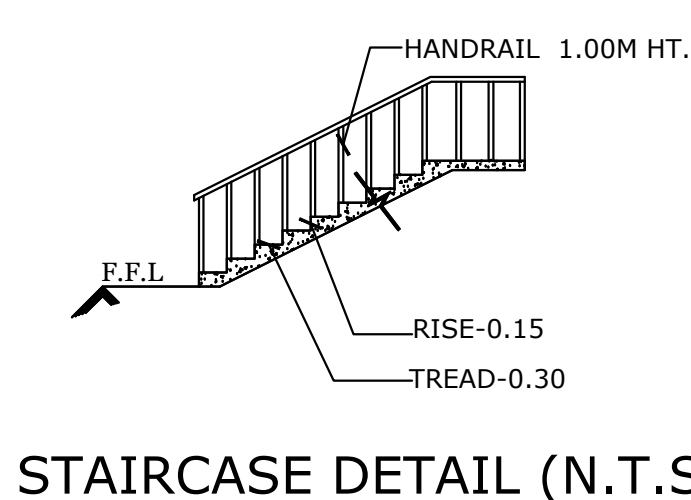
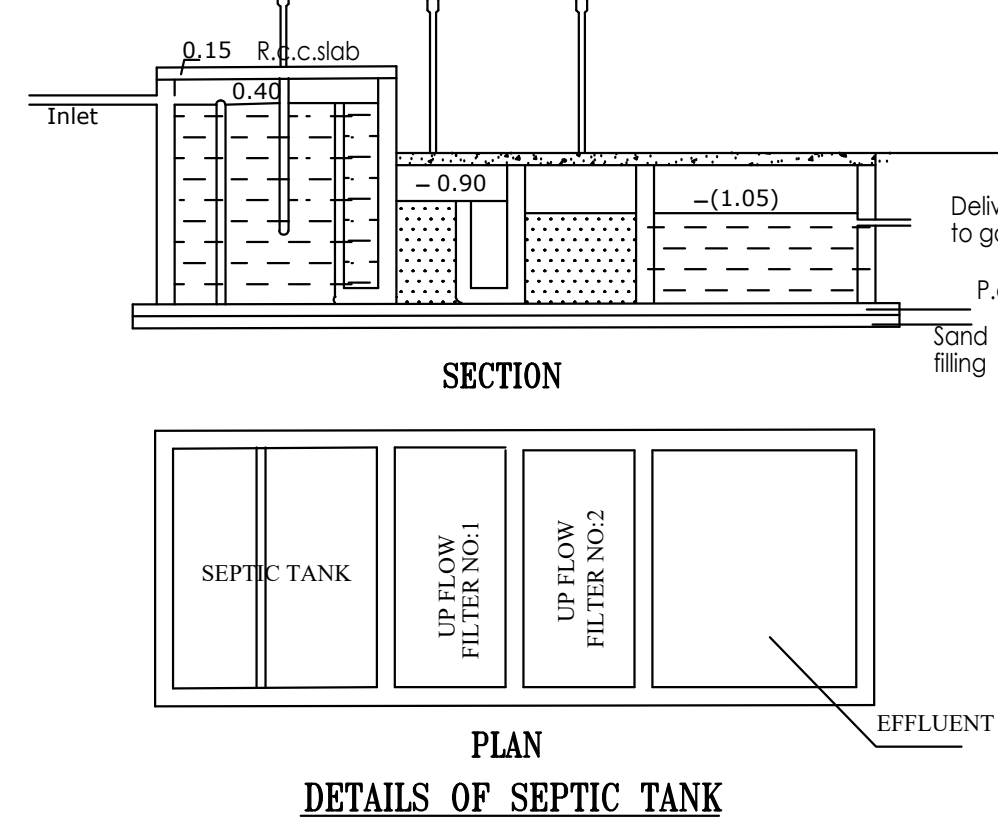


FSI AREA CALCULATION			
SHOP BUILDING DETAILS	FSI	NON FSI	TOTAL
STILT FLOOR	-----	464.96	464.96
FIRST FLOOR	464.96	-----	464.96
SECOND FLOOR	464.96	-----	464.96
HEAD ROOM	-----	34.10	34.10
TOTAL	929.92	499.06	1428.98

<u>PLOT COVERAGE</u>	<u>PARKING CALCULATIONS</u>
$\frac{\text{G.F.}}{\text{SITE AREA}} \times 100$ $= \frac{464.96}{696.00} \times 100$ $= 66.80\%$	$\begin{aligned} \text{Shop Area} &= 929.92 \text{ Sq.m} \\ &= 929.92 - 50.00 \\ &= 879.92 \text{ Sq.m} \end{aligned}$ $\begin{aligned} 50 \text{ Sq.m} &= 1 \text{ Car Space} \\ \frac{879.92}{50} &= 17.59 \text{ SAY } 18 \\ &= 18 \text{ Car Space} \end{aligned}$ $\begin{aligned} 50 \text{ Sq.m} &= 1 \text{ Two Wheeler Space} \\ \frac{879.92}{50} &= 17.59 \text{ SAY } 18 \\ &= 18 \text{ Two Wheeler Space} \end{aligned}$
<u>FLOOR SPACE INDEX</u>	
$\frac{\text{F.F.+S.F.}}{\text{SITE AREA}}$ $= \frac{825.55}{696.00} = 1.18 < 2.0$	$\begin{aligned} \text{Provided Car parking} &= 18 \text{ car Space} \\ \text{Provided Two Wheeler parking} &= 20 \text{ Two Wheeler Space} \\ \text{INCLUDING 2 NOS CAR AND TWO WHEELER PARKING} & \\ \text{SPACE PROVIDED FOR PHYSICALLY CHALLENGED PERSON} & \end{aligned}$



- NOTE:**
- * Exhaust Fan to be provided ☒
 - * Storm Water drainage system provided
 - * Rain Water Harvesting / Conservation of
 - * Rain Water Structures to be provided
 - * Bath and wash basin water treated and refuse to toilet and gardening purpose
 - * Rain Water Recycling System to be provided
 - * Fire protecting and fire Extinguisher System to be provided
 - * Emergency Alarm to be provided
 - * Solar Photovoltaic Panels provided
 - * Lightning protection to be provided
 - * Solar Assisted Water heating system to be provided
 - * Solid waste tub to be provided
 - * sewage water to be used to garden purpose
 - * Drinking water Facilities to be provided
 - * Installation of cctv units provided
 - * Acoustics, Sound insulation and noise control system to be provided
 - * Building to be designed for handicapped people



OFFICE USE:-

**ONLINE APPLICATION NO:
SWP/BPA/0388260/2024
SWP/BP/ADKKD NO:72/2024
LP/ADKKD NO: 33/2024**

Alex architects
Ar J ALEX CARBUSIAR / B Arch
Registered Architect
RA/Gr-I/TVL/Mad/2019/002
Cross Building, Chennikulam In
Nagercoil, Megh - 60032488

ARCHITECT

APPLICANT


J. R. JULIUS, M.E., Ph.D.,
Registered Structural Engineer
Reg. No : RSE-INLPA/2020/006
4A1, Thalavapuram, Nagercoil - 629004

STRUCTURAL ENGINEER

REGISTERED ENGINEER

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.

