

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Town Panchayat

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:

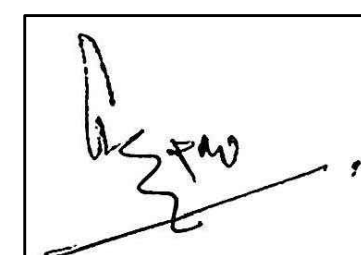
1. RAIN WATER HARVESTING RECYCLING IS TO BE PROVIDED.
2. BATH ROOM AND WASHBASIN RECYCLING WATER SYSTEM IS TO BE PROVIDED.
3. FIRE EXTINGUISHER IS TO BE PROVIDED.
4. EMERGENCY ALARM IS TO BE PROVIDED.
5. SOLAR ASSITED WATER HEATING SYSTEM IS TO BE PROVIDED.
6. WASTE WATER COLLECTED TO SUMP AND DISPOSED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

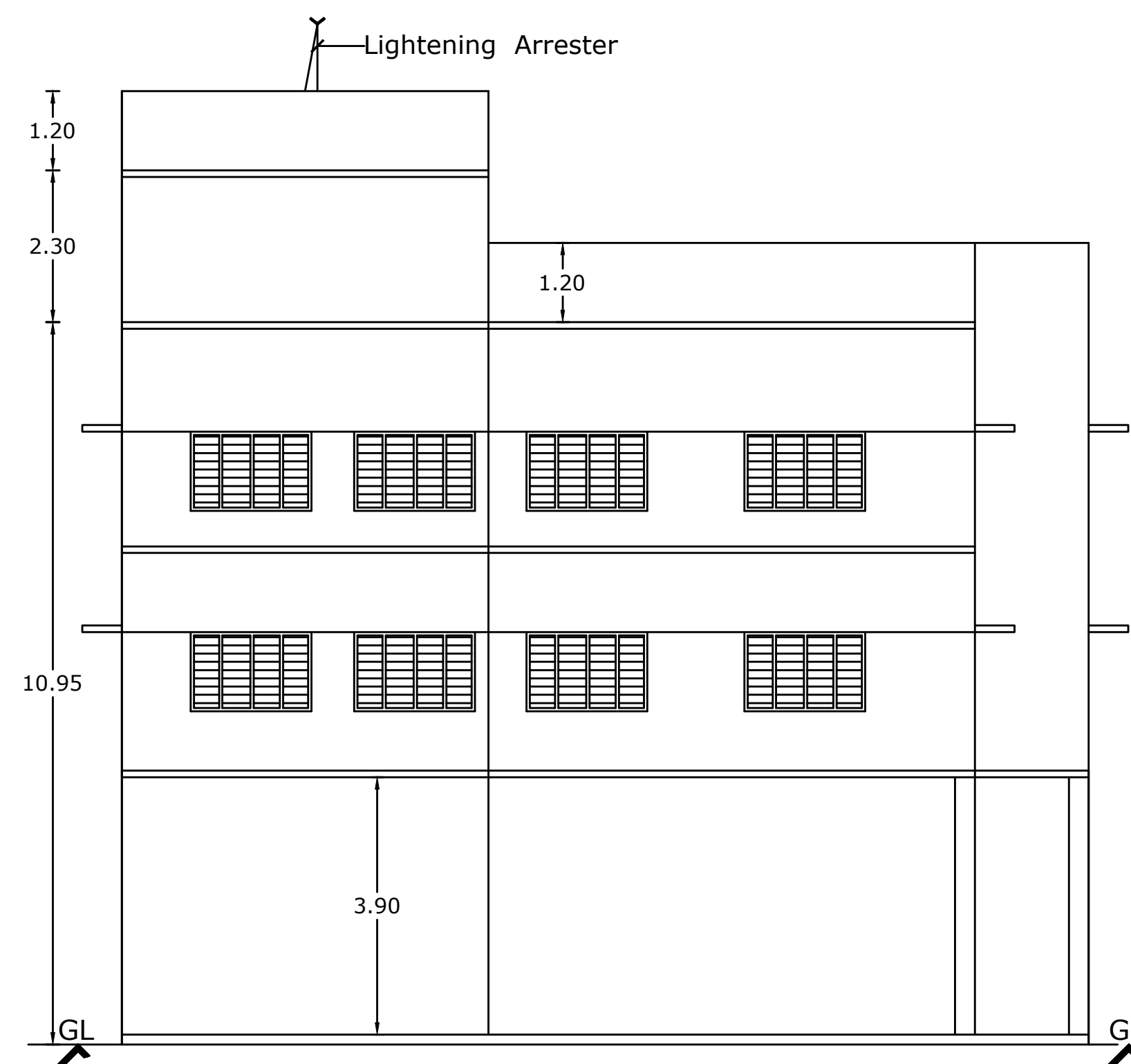
F.E - FIRE EXTINGUISHING SYSTEM.
E.A - EMERGENCY ALARAM.
P.P - PERCULATION PIT.

SCHEDULE OF JOINERY

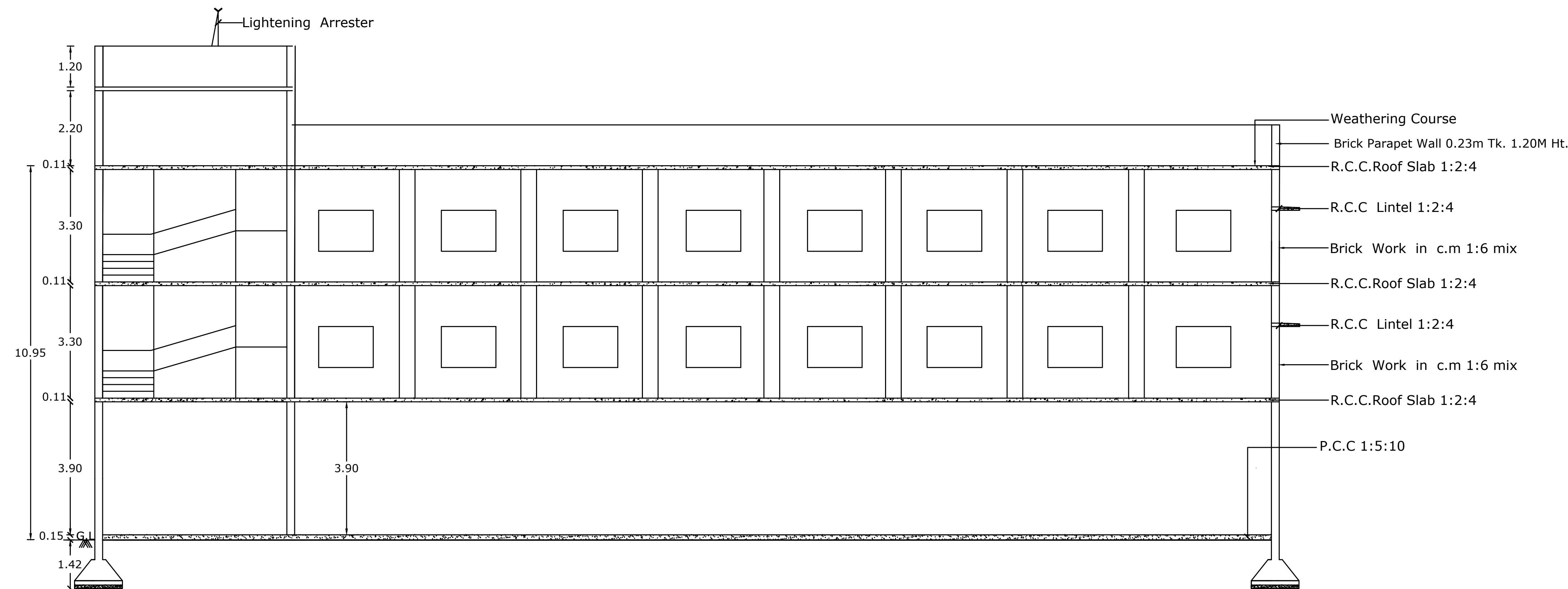
R.S	ROLLING SHUTTER	3.05X 2.10
D	DOOR	1.83X 2.10
D1	DOOR	0.90X 2.10
W	WINDOW	1.83X 1.50
V	VENTILATOR	0.90X 0.60

OFFICE USE:-

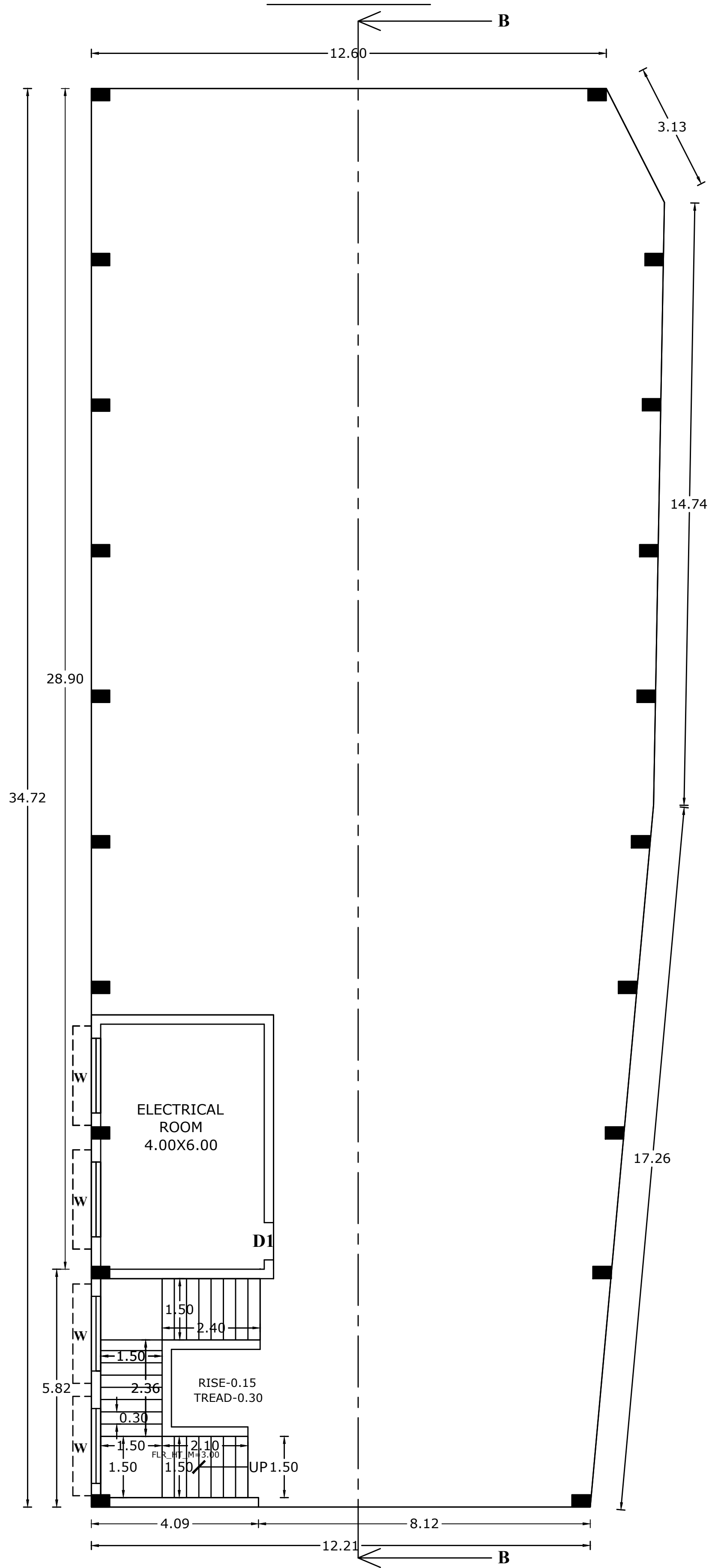
 Ar J ALEX CARUBIAR , s Arch Registered Architect RA/G-1/TVL/MAR/2012/002 Cross Building, Chinnamuram in Nagercoil. Mob: 9446032489	 J. R. JULIUS, M.E., Ph.D., Registered Structural Engineer Reg. No : RSE-TAMILNADU/2020/006 4A1,Thalavaipuram, Nagercoil - 629004
ARCHITECT	STRUCTURAL ENGINEER
 APPLICANT	 Ar J ALEX CARUBIAR , s Arch Registered Architect RA/G-1/TVL/MAR/2012/002 Cross Building, Chinnamuram in Nagercoil. Mob: 9446032489
	REGISTERED ENGINEER



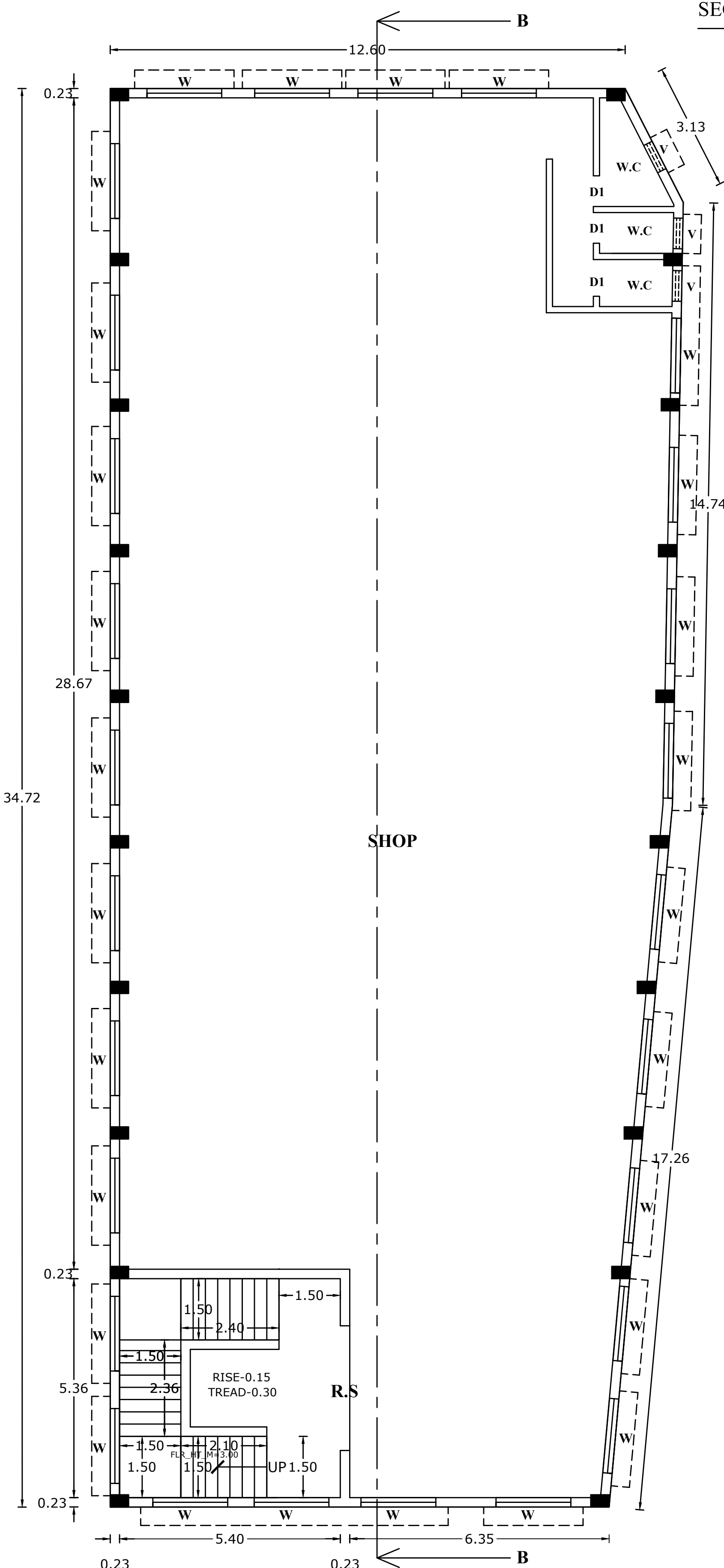
ELEVATION



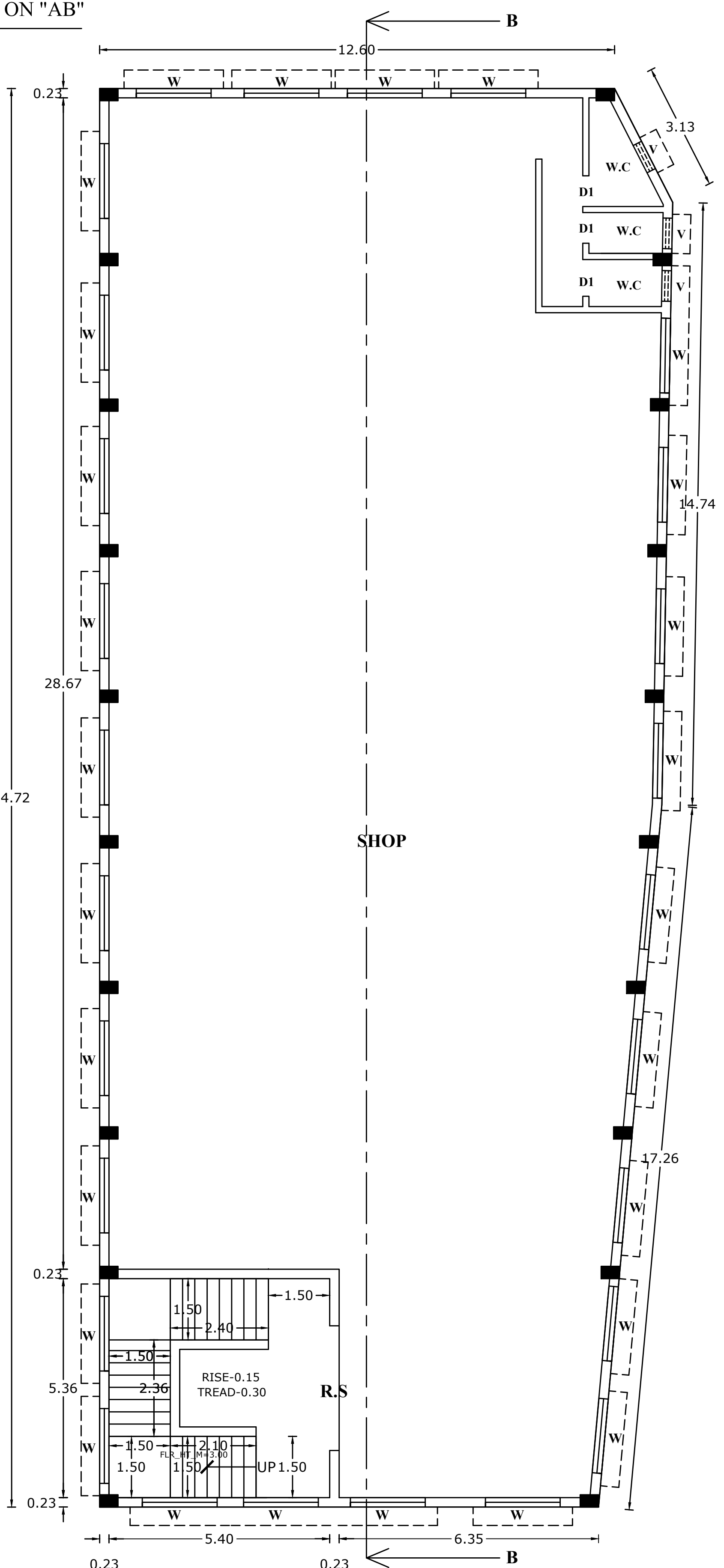
SECTION ON "AB"



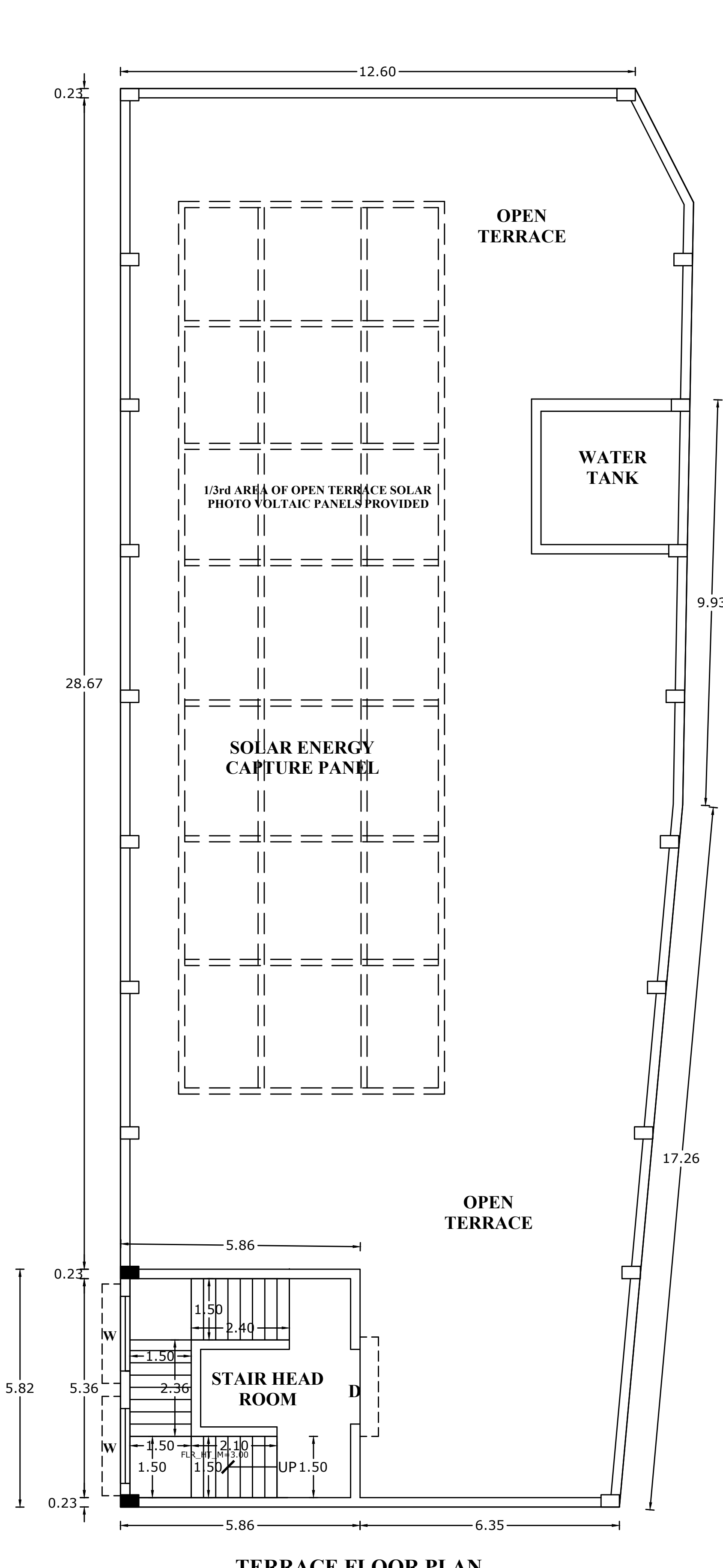
STILT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

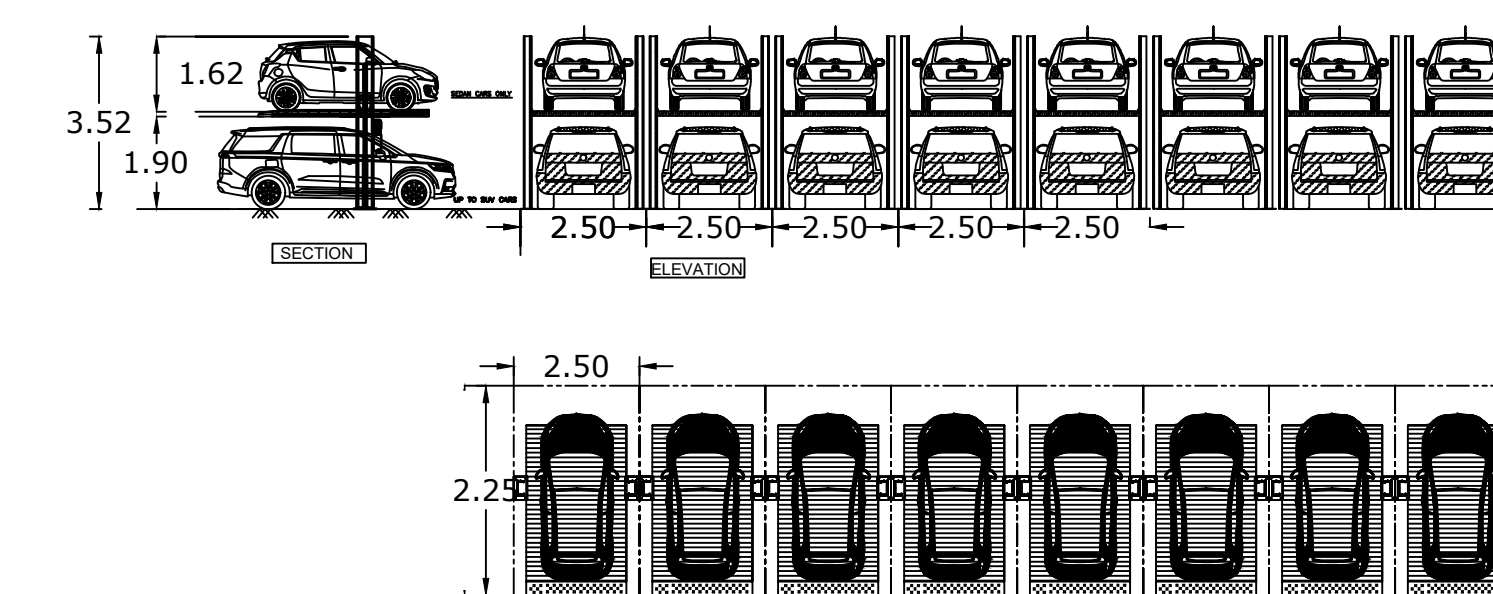


TERRACE FLOOR PLAN

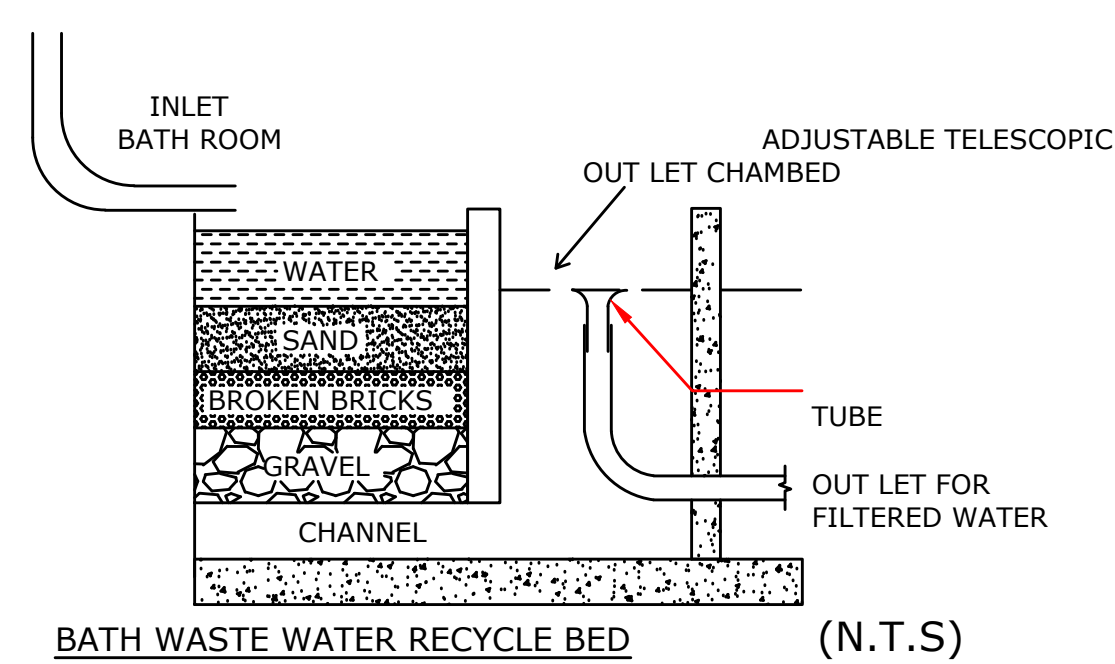
PLAN SHOWING THE PROPOSED CONSTRUCTION
OF A COMMERCIAL BUILDING IN
Re.Sy.Nos: 315/3A1B, 315/3A1C2 OF COLLACHEL
VILLAGE (New Village:REETAPURAM), AT ANAKUZH,
REETAPURAM TOWN PANCHAYAT,KALKULAM TALUK,
KANNIYAKUMARI DISTRICT.

ALL DIMENSIONS ARE IN METER			
SITE AREA DETAILS			
R.S.NO	AS PER DOCUMENT		AS PER PATTa
315/3A1B	404.70		400.00
315/3A1C2	323.74		296.00
TOTAL	728.44		696.00
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> $= \frac{G.F.}{SITE\ AREA} \times 100$ $= \frac{464.96}{696.00} \times 100$ $= 66.80\%$	<u>PARKING CALCULATIONS</u> Shop Area = 929.92 Sq.m = 929.92 - 50.00 = 879.92 Sq.m
<u>FLOOR SPACE INDEX</u> $= \frac{F.F + S.F}{SITE\ AREA}$ $= \frac{825.55}{696.00} = 1.18 < 2.0$	50 Sq.m = 1 Car Space $\frac{879.92}{50} = 17.59 \text{ SAY } 18$ = 18 Car Space 50 Sq.m = 1 Two Wheeler Space $\frac{879.92}{50} = 17.59 \text{ SAY } 18$ = 18 Two Wheeler Space
	Provided Car parking = 18 car Space
	Provided Two Wheeler parking = 20 Two Wheeler Space
	INCLUDING 2 NOS CAR AND TWO WHEELER PARKING
	SPACE PROVIDED FOR PHYSICALLY CHALLENGED PERSON



SITE PLAN
SCALE 1:100



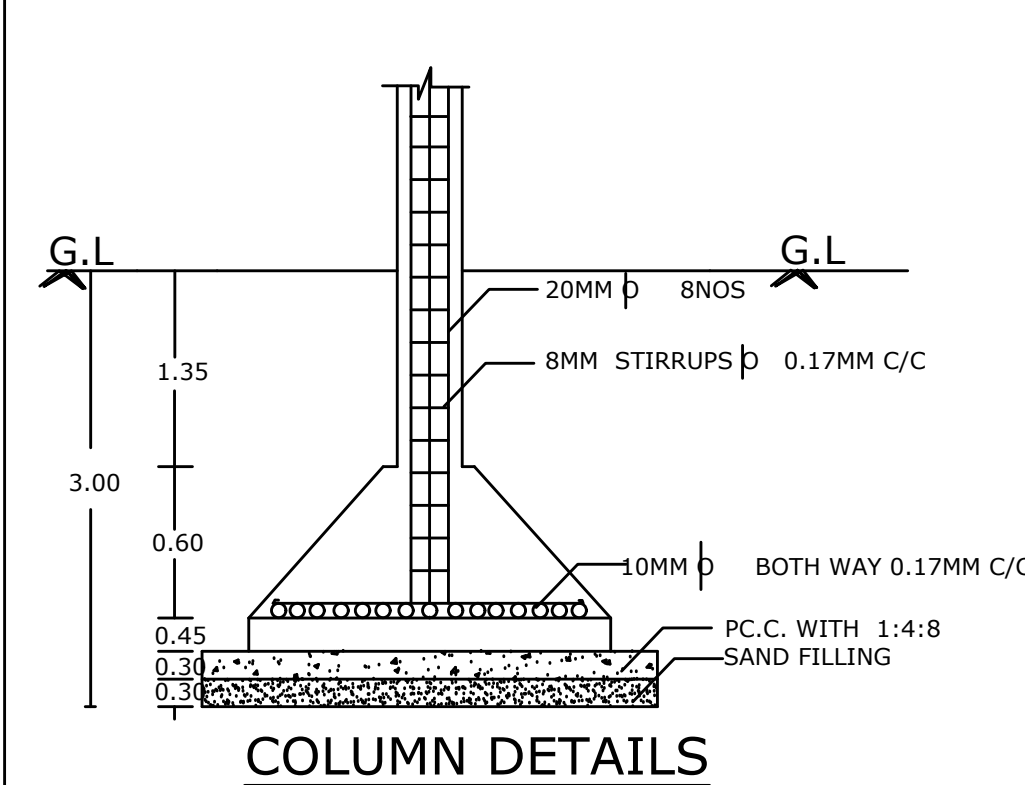
Technical drawing of a rainwater harvesting system, showing a cross-section and a plan view.

Labels:

- SUPER STRUCTURE OF BUILDING
- INLET FROM OPEN TERRACE
- R.C.C. 1:2.4
- SAND FILLING
- BRICK JELLY BED
- SUMP AND FILTER BED
- (N.T.S)

Dimensions:

- Channel length: 1.98
- Bed width: 0.23
- Sump width: 1.52
- Sump height: 1.96
- Inlet width: 0.23



PERFORATED SLAB WITH HOLES

SAND FILLING

BRICK JELLY BED

B.W. WITH HOLES

P.C.C. 1:5:10 MIX

1.52

0.46

0.46

0.46

PERCOLATION PIT

(N.T.S.)

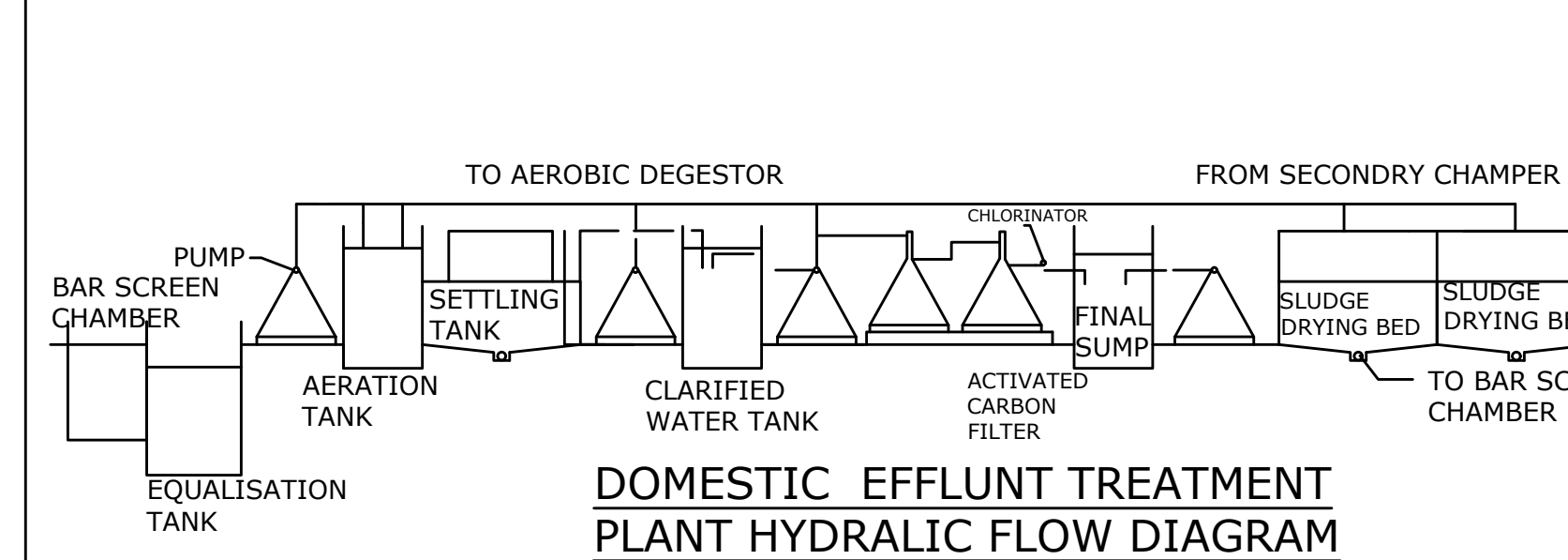


Diagram illustrating a closed loop solar water heating system. The system includes a storage tank, solar collectors, a pump, and various valves and headers. Key components labeled include:

- SHUTT OFF VALVE
- PERFORATOR PIPE
- SHUTT OFF VALVE
- UPPER HEADER
- DRAIN
- LOWER HEADER
- PUMP
- PUMP FOR FORCED FLOW (500 LPD AND ABOVE)
- RETURN HEADER SHUTT OFF VALVE
- SOLAR COLLECTORS
- COLD WATER INLET
- HOT WATER
- TAMPERING VALVE
- HEATING ELEMENT
- STORAGE TANK DRAIN VALVE

DETAILS OF SOLAR WATER HEATER (N.T.S.)

OFFICE USE:-

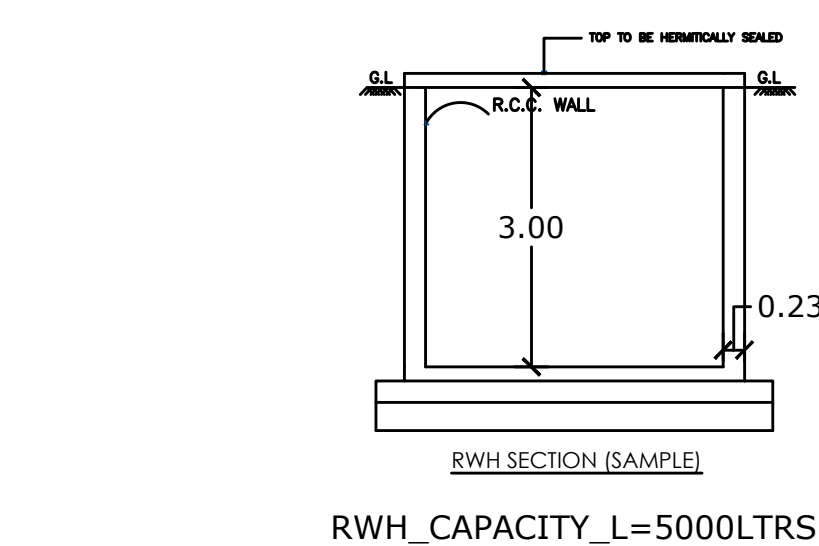
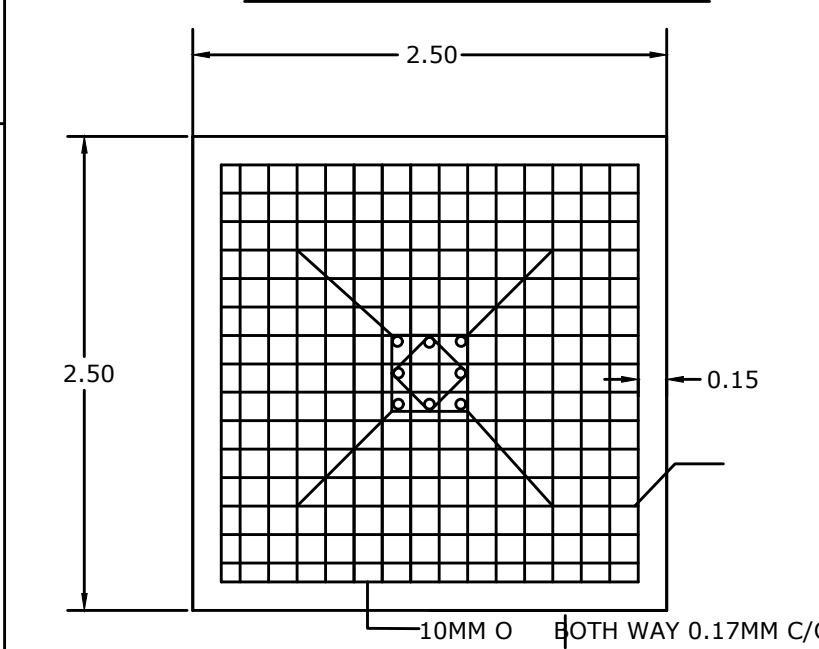


Figure 10: Compound wall detail (N.T.S). This cross-sectional diagram shows a compound wall with a height of 1.50m. The base is a 0.46m wide concrete foundation. Below the foundation is a 0.38m thick sand filling layer. The wall is constructed with R.R. in C.M 1:6 and P.C.C 1:5:10. The wall is labeled "COMPOUND WALL DETAIL (N.T.S)".



PERFORATED SLAB

SAND FILLING

BROKEN BRICK

B.W. WITH HOLES

P.C.C 1:5:10

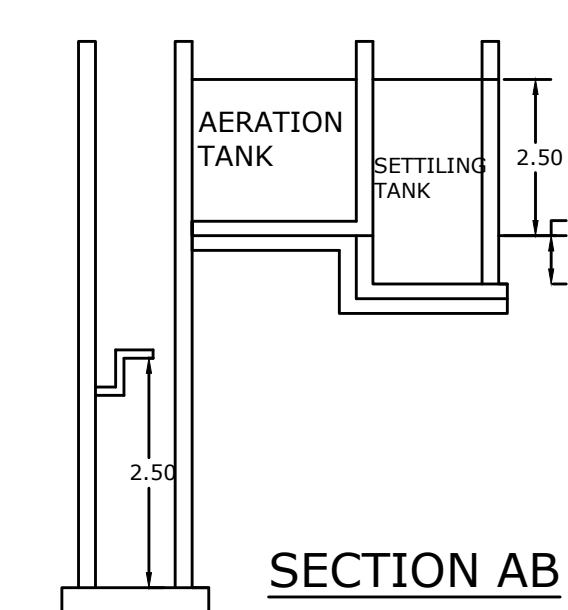
G.L.

G.L.

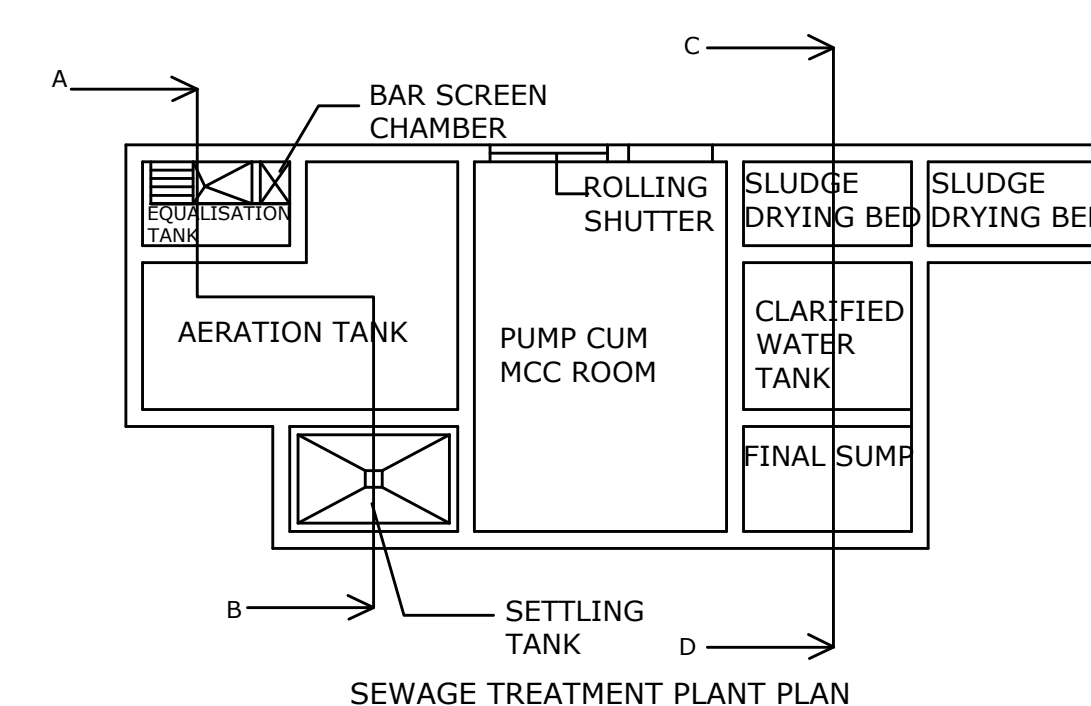
01' 6"

RAIN WATER PERCOLATION

(N.T.S.)

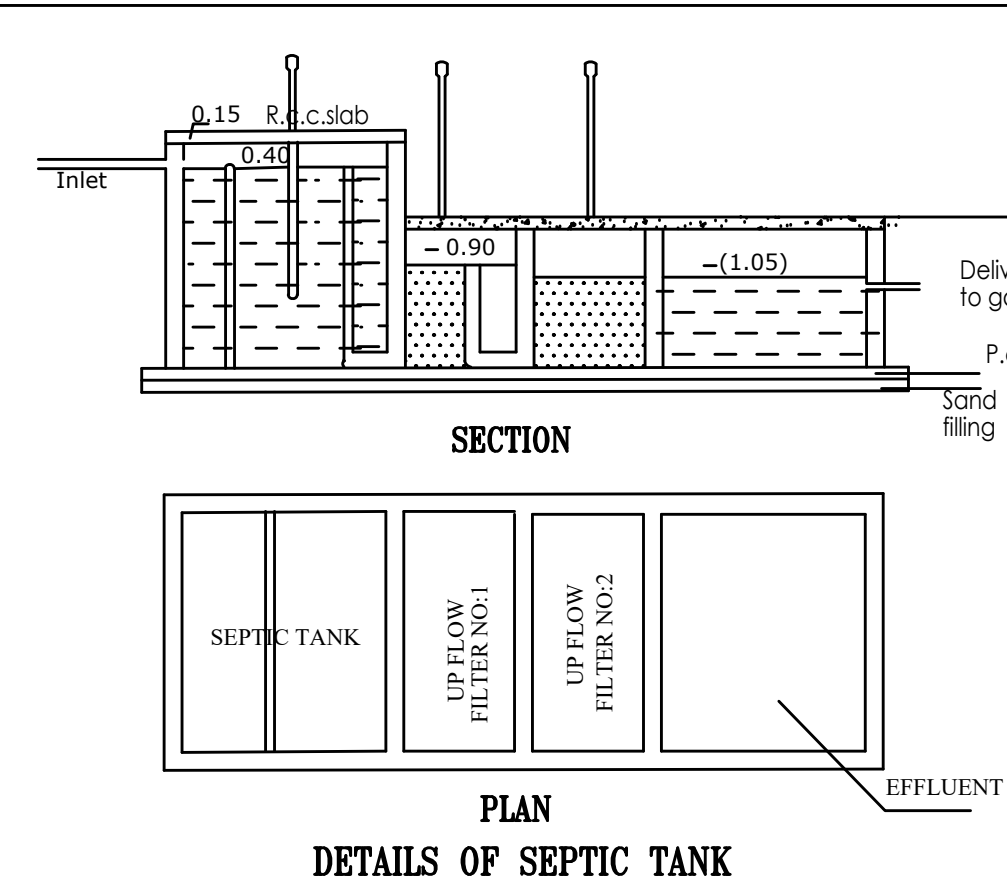


A cross-sectional diagram of a wastewater treatment tank and sump assembly. The diagram shows a rectangular tank with a sloped bottom leading to a central sump. Above the tank is a layer of 'SLUDGE DRYING BED'. To the left of the tank, there is a vertical structure containing 'COURSE SAND 300tk' and 'BROKEN STONE 300tk'. Below the tank, a 'DRAIN CHANNEL' leads to a 'PCC BED'. The sump is labeled 'FINAL SUMP' and has a 'TANK' label pointing to its side. The entire assembly is labeled 'SECTION CD' at the bottom.



NOTE:

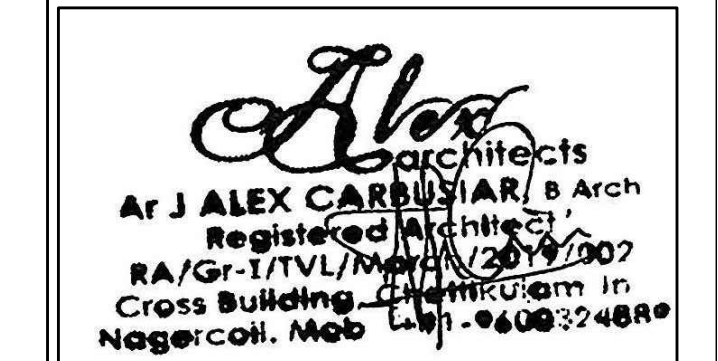
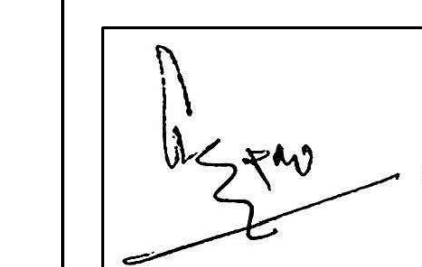
- * Exhaust Fan to be provided ☒
- * Storm Water drainage system provided
- * Rain Water Harvesting / Conservation of
- * Rain Water Structures to be provided
- * Bath and wash basins water treated and refuse to toilet and gardening purpose
- * Rain Water Recycling System to be provided
- * Fire protecting 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



STAIRCASE DETAIL (N.T.S)



SAND BUCKETS (N.T.S.)



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

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



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.

