

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

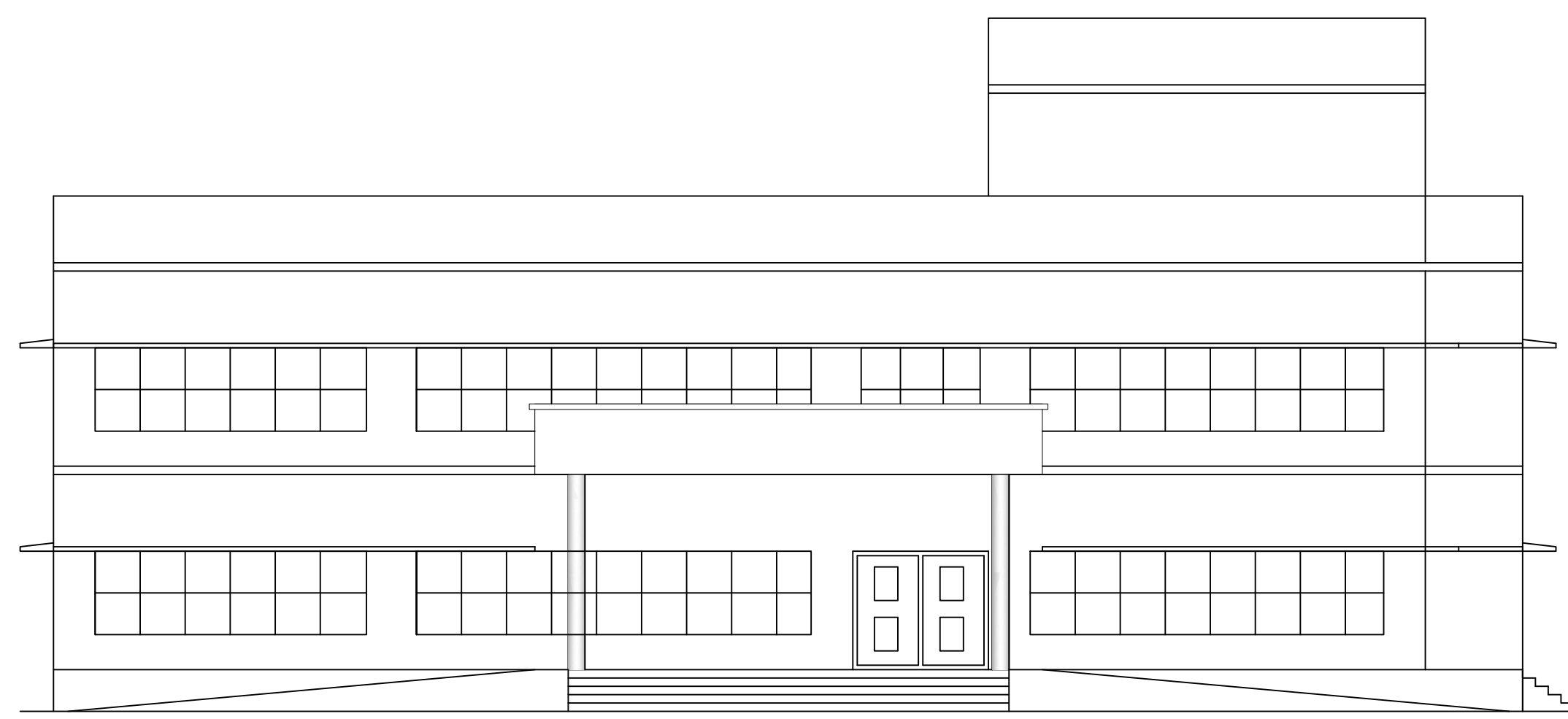
Town Panchayat

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

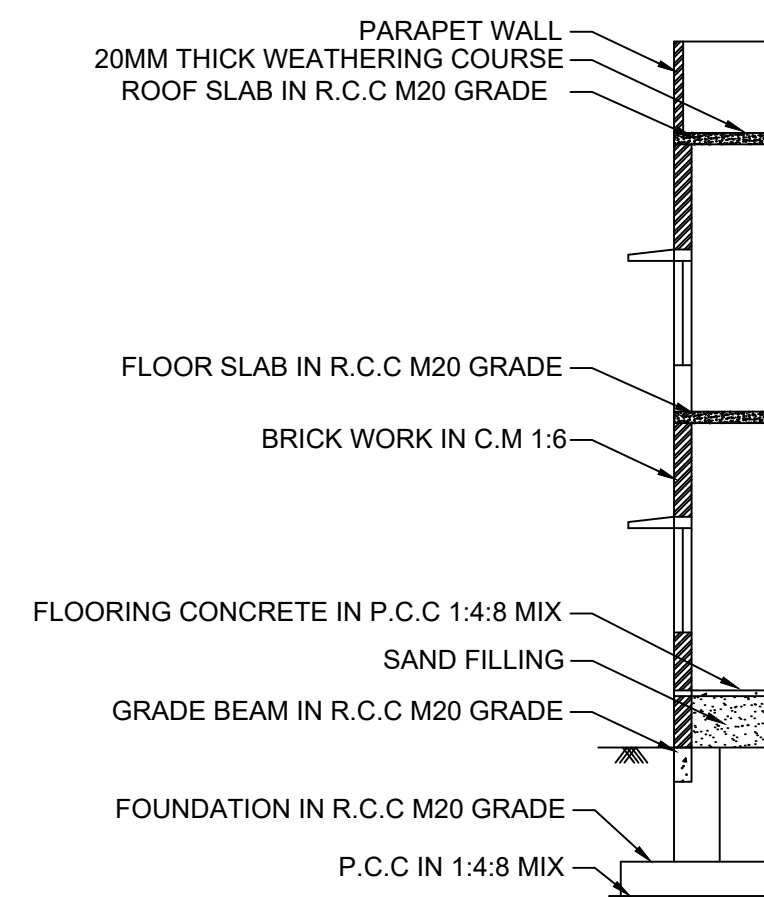
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF
HOSPITAL BUILDING IN R.SY. NO: 764/4C2 OF THOVALAI
VILLAGE AT NATIONAL HIGHWAYS NH 944, THOVALAI,
ARALVAIMOZHI TOWN PANCHAYAT, THOVALAI TALUK,
KANYA KUMARI DISTRICT.

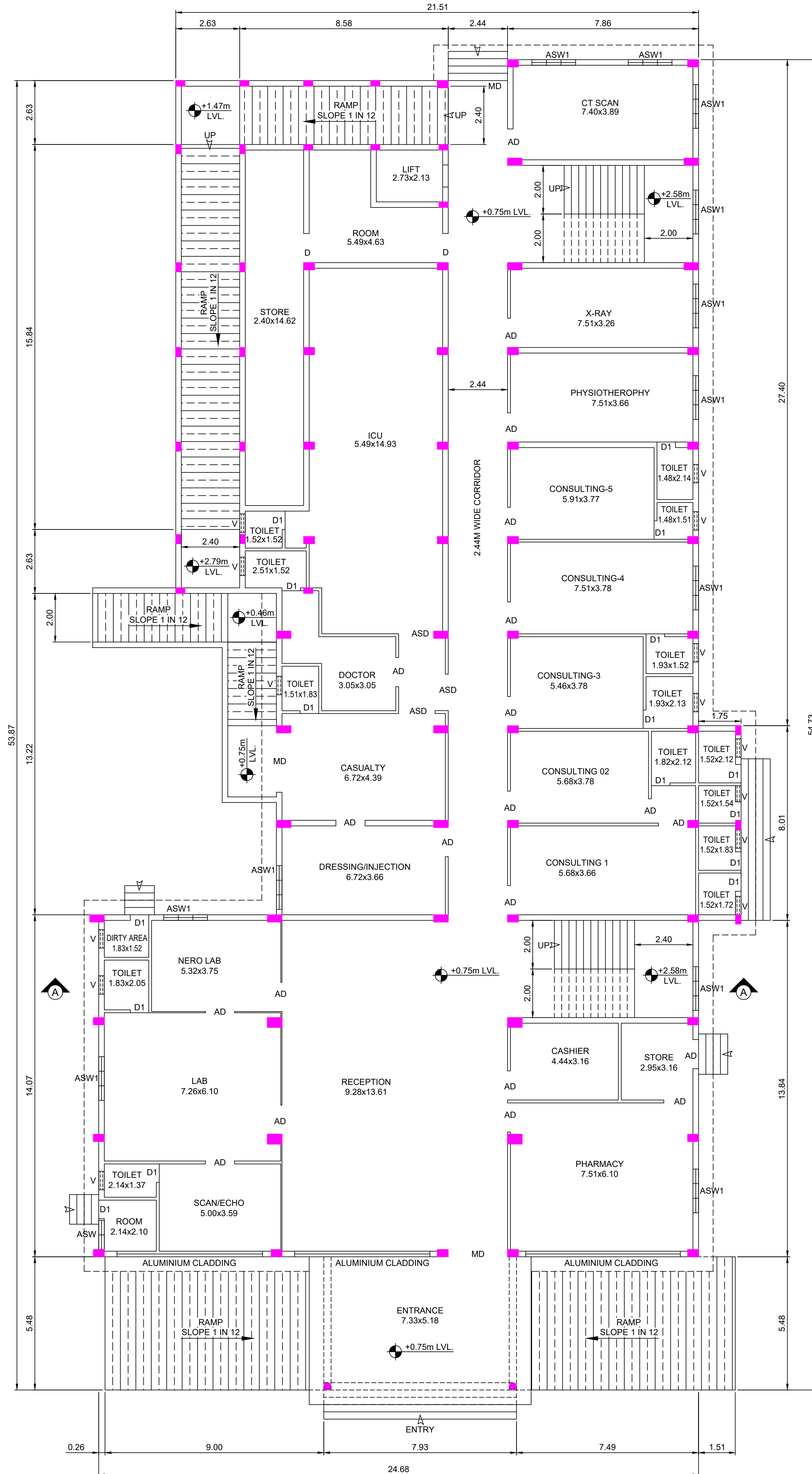
NAME OF OWNER: Dr. R. L. SUNJAY PRADHEP
S/o. Dr. A. RAJAPPAN,
No.25-23, AMBROSE VEEDU,
MUTHU NAGAR, THOVALAI,
KANYA KUMARI DIST - 629 302.



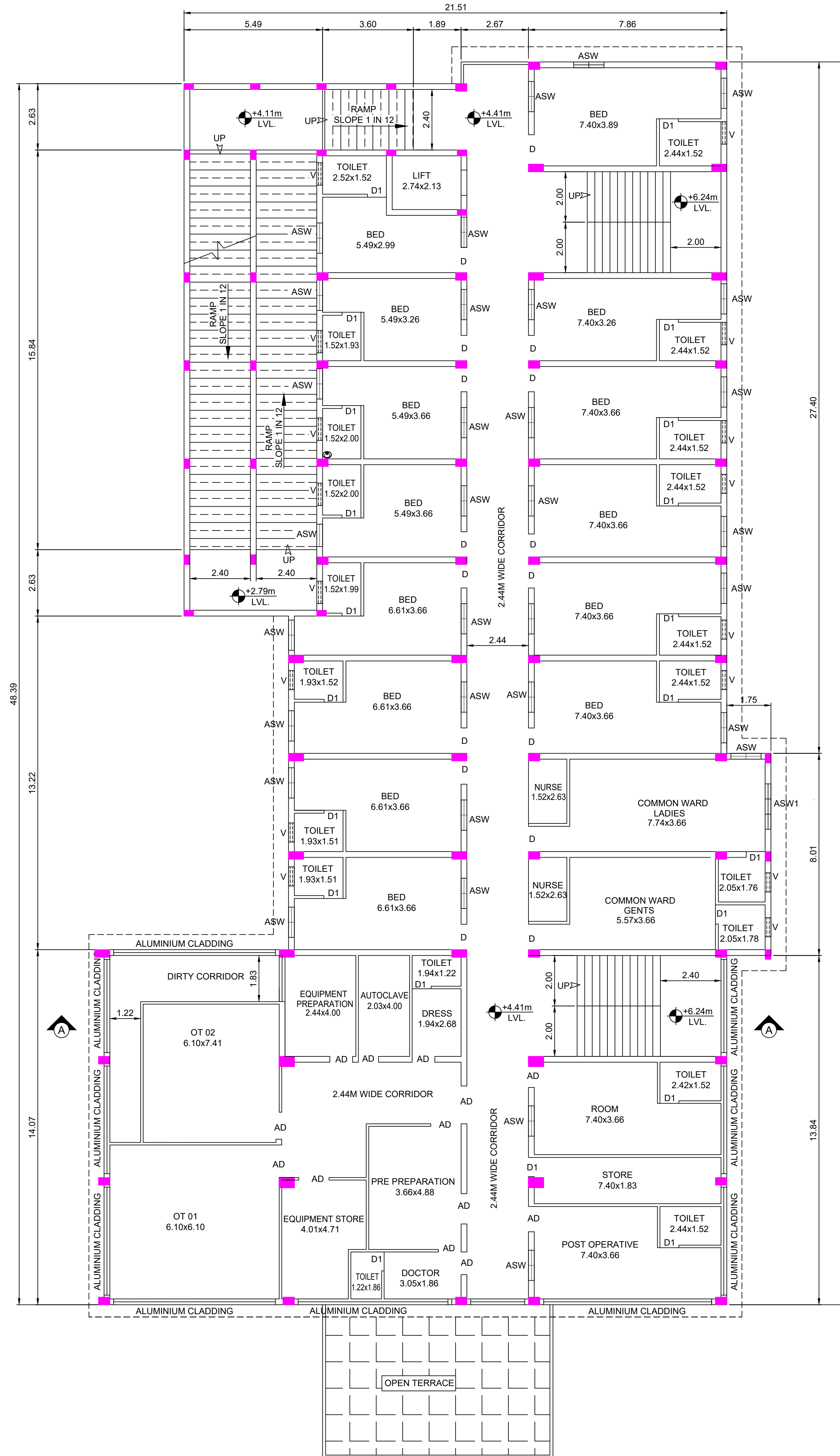
ELEVATION



SECTION ON A-A



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SITE AREA DETAILS		
DESCRIPTION	SQM	SFT
AS PER SITE	4048	43572.31
AS PER DOCUMENT	4048	43572.31
AS PER FMB / PATTI	4048	43572.31

BUILDING AREA DETAILS		
DESCRIPTION	SQM	SFT
GROUND FLOOR	1107.01	11915.76
FIRST FLOOR	986.02	10721.07
HEAD ROOM	302.77	3258.99
TOTAL AREA	2405.80	25885.81

NON F.S.I AREA = HEAD ROOM
= 302.77 SQM
F.S.I AREA = TOTAL AREA - NON FSI AREA
= 2405.80 - 302.77
= 2103.03 SQM

VACANT AREA DETAILS		
VACANT AREA = SITE AREA - GROUND FLOOR AREA = 4048 - 1107.01 = 2940.99 SQM (31656.55 SFT)		

F.S.I = TOTAL FSI AREA
PLOT AREA
= 2103.03
4048
= 0.52 < 2

PLOT COVERAGE = GROUND FLOOR AREA x 100
PLOT AREA
= (1107.01 / 4048) = 0.2735 x 100
= 27.35%

NOTES:

- RAIN WATER HARVESTING RECYCLING IS TO BE PROVIDED.
- BATH ROOM AND WASHBASIN RECYCLING WATER SYSTEM IS TO BE PROVIDED.
- FIRE EXTINGUISHER IS TO BE PROVIDED.
- EMERGENCY ALARM IS TO BE PROVIDED.
- SOLAR ASSISTED WATER HEATING SYSTEM IS TO BE PROVIDED.
- WASTE WATER COLLECTED TO SUMP AND DISPOSED BY PRIVATE SEWAGE TRUCKS.
- SOLID WASTE DISPOSED BY MUNICIPAL TRUCKS.
- RAIN WATER PERCOLATION PIT IS TO BE PROVIDED.
- DRINKING WATER PROVIDED AS PER MUNICIPAL NORMS.
- 'U' TRAP PROVIDED & OR SEPTIC TANK AND WATER TANK.
- SEWAGE TREATMENT PLANT TO BE PROVIDED.
- F.E - FIRE EXTINGUISHING SYSTEM.
- E.A - EMERGENCY ALARM.
- P.P - PERCOLATION PIT.

CERTIFIED THAT PROVISIONS SHALL BE MADE TO RAIN WATER HARVESTING ARRANGEMENTS SYSTEM IN THE PROPOSED CONSTRUCTION.

SCALE		
PLAN	1:100	
SITE PLAN	1:200	
TOPO PLAN	1:400	

COLOUR INDEX		
ROAD		
SITE BOUNDARY		
PROPOSED BUILDING		
DRIVE WAY		
EXISTING BUILDING		

ONLINE APPLICATION NO :
SWP/B.P/NLPA/KKD NO :
L.P/ NLPA NO :

Er. C. ANTO SAHAYA JASER
REGISTERED STRUCTURAL ENGINEER Gr-II
REG. NO: 150/LS/2022/00027
NAGERCOIL CITY MUNICIPAL CORPORATION
M: (+91) 8520655022

SIGNATURE OF ARCHITECT (OR) REGISTERED ENGINEER

Lion Er. R. RAJIV
REGISTERED CONSTRUCTION ENGINEER
REG. NO: RCE/NLPA/2019/004
DTCP, KANYAKUMARI DISTRICT.
M: (+91) 944 5444 911

SIGNATURE OF REGISTERED DEVELOPER (OR) LAND AND BUILDING OWNERS

ENGINEER / CONTRACTOR:
ideat
ENGINEERING CONSTRUCTIONS
Ideal Tower, Chettikulam, Nagercoil - 629 001
Phone: 04652 - 234021, Mobile: 8220050001
e-mail: admin@ideaconstructions.in, web: www.ideaconstructions.in

CONSULTANT:
abura
BUILDERS
ABURA BUILDERS PRIVATE LIMITED
No.340A, First Floor, Buddiyam Complex,
Rajakkamangalam Road, Chettikulam,
Nagercoil - 629 002, T: 04652 - 356 006

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HOSPITAL BUILDING IN R.SY. NO: 764/4C2 OF THOVALAI VILLAGE AT NATIONAL HIGHWAYS NH 944, THOVALAI, ARALVAIMOZHI TOWN PANCHAYAT, THOVALAI TALUK, KANYA KUMARI DISTRICT.

NAME OF OWNER: Dr. R. L. SUNJAY PRADHEP
S/o. Dr. A. RAJAPPAVU,
No.25-23, AMBROSE VEEDU,
MUTHU NAGAR, THOVALAI,
KANYA KUMARI DIST - 629 302.

SITE AREA DETAILS		
DESCRIPTION	SQM	SFT
AS PER SITE	4048	43572.31
AS PER DOCUMENT	4048	43572.31
AS PER FMB / PATTA	4048	43572.31

BUILDING AREA DETAILS		
DESCRIPTION	SQM	SFT
GROUND FLOOR	1107.01	11915.76
FIRST FLOOR	996.02	10721.06
HEAD ROOM	302.77	3258.99
TOTAL AREA	2405.80	25895.81

NON F.S.I AREA = HEAD ROOM
= 302.77 SQM
F.S.I AREA = TOTAL AREA - NON F.S.I AREA
= 2405.80 - 302.77
= 2103.03 SQM

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VACANT AREA = SITE AREA - GROUND FLOOR AREA = 4048 - 1107.01 = 2940.99 SQM (31656.55 SFT)		

F.S.I = TOTAL F.S.I AREA
PLOT AREA
= 2103.03
4048
= 0.52 < 2
PLOT COVERAGE = GROUND FLOOR AREA / PLOT AREA
= (1107.01 / 4048) = 0.2735 x100
= 27.35%

NOTES:

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PARKING CALCULATION		
CAR PARKING REQUIREMENTS:		
= FSI AREA	100	
= (2103.03 / 100) = 21.03		
= 22 Nos.		

DA CAR PARKING REQUIREMENTS:		
= TOTAL NO OF CAR PARKING x 10%		
= 22 x 10% = 2.2		
= 3 Nos.		

TWO WHEELER PARKING REQUIREMENTS:		
= FSI AREA	100	
= (2103.03 / 100) = 21.03		
= 22 Nos.		

DA TWO WHEELER PARKING REQUIREMENTS:		
= TOTAL NO OF TW PARKING x 10%		
= 22 x 10% = 2.2		
= 3 Nos.		

TYPE	REQUIRED	PROVIDED
CAR	22	26
TWO WHEELER	22	37
DA CAR	3	3
DA TWO WHEELER	3	4

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	2.44x2.13
AD	ALUMINIUM DOOR	1.20x2.13
ASD	ALUMINIUM SLIDING DOOR	1.50x2.13
D	DOOR	0.91x2.13
D1	DOOR	0.76x2.13
ASW	ALUMINIUM SLIDING WINDOW	1.20x1.37
ASW1	ALUMINIUM SLIDING WINDOW	1.80x1.37
V	VENTILIATOR	0.76x0.76

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SIGNATURE OF REGISTERED STRUCTURAL ENGINEER

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REGISTERED ENGINEER GRADE I
REG. NO: RE-JKKOTCP/002/2023
DTCP, KANYAKUMARI
Mob: 9442642789

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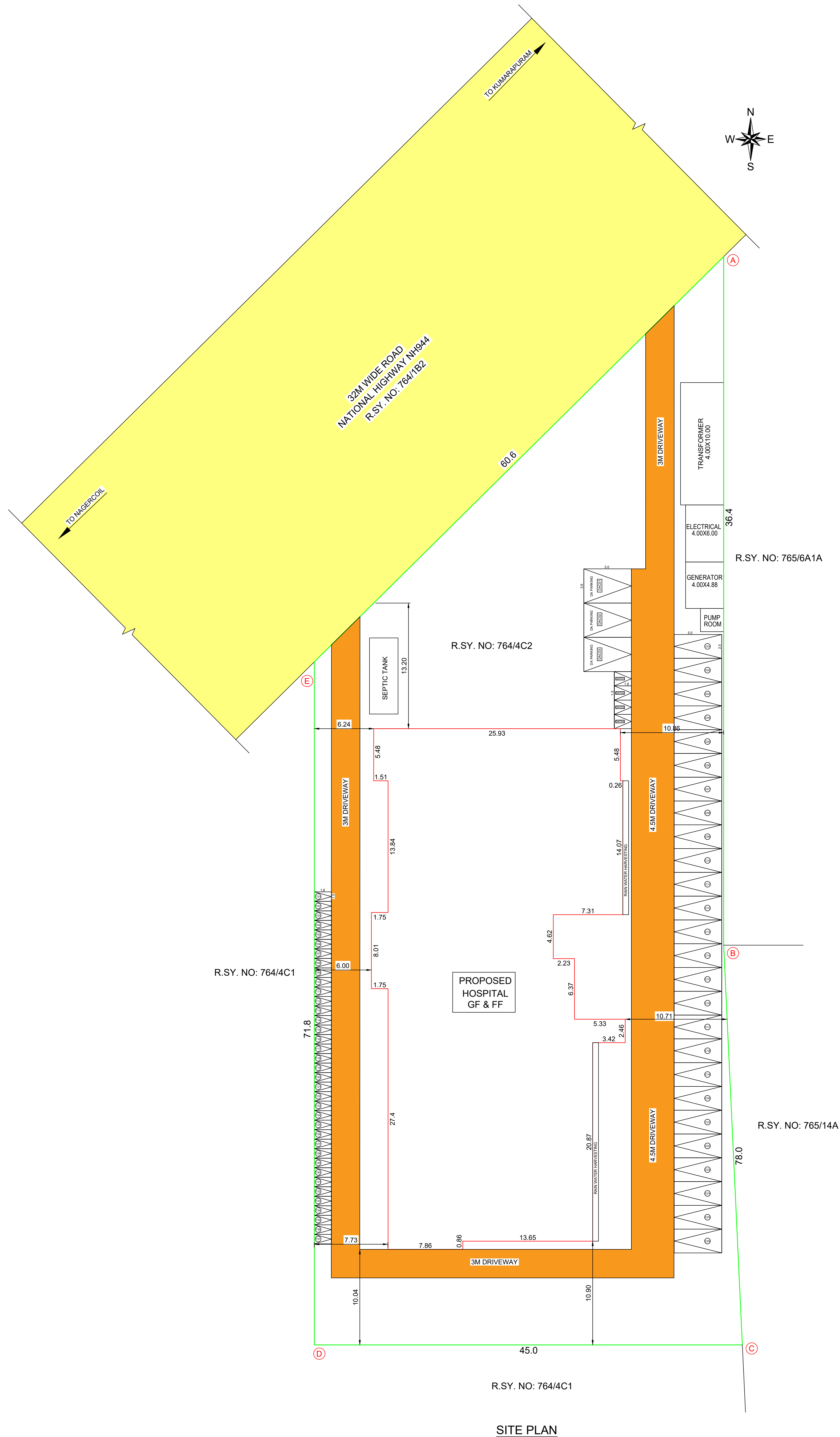
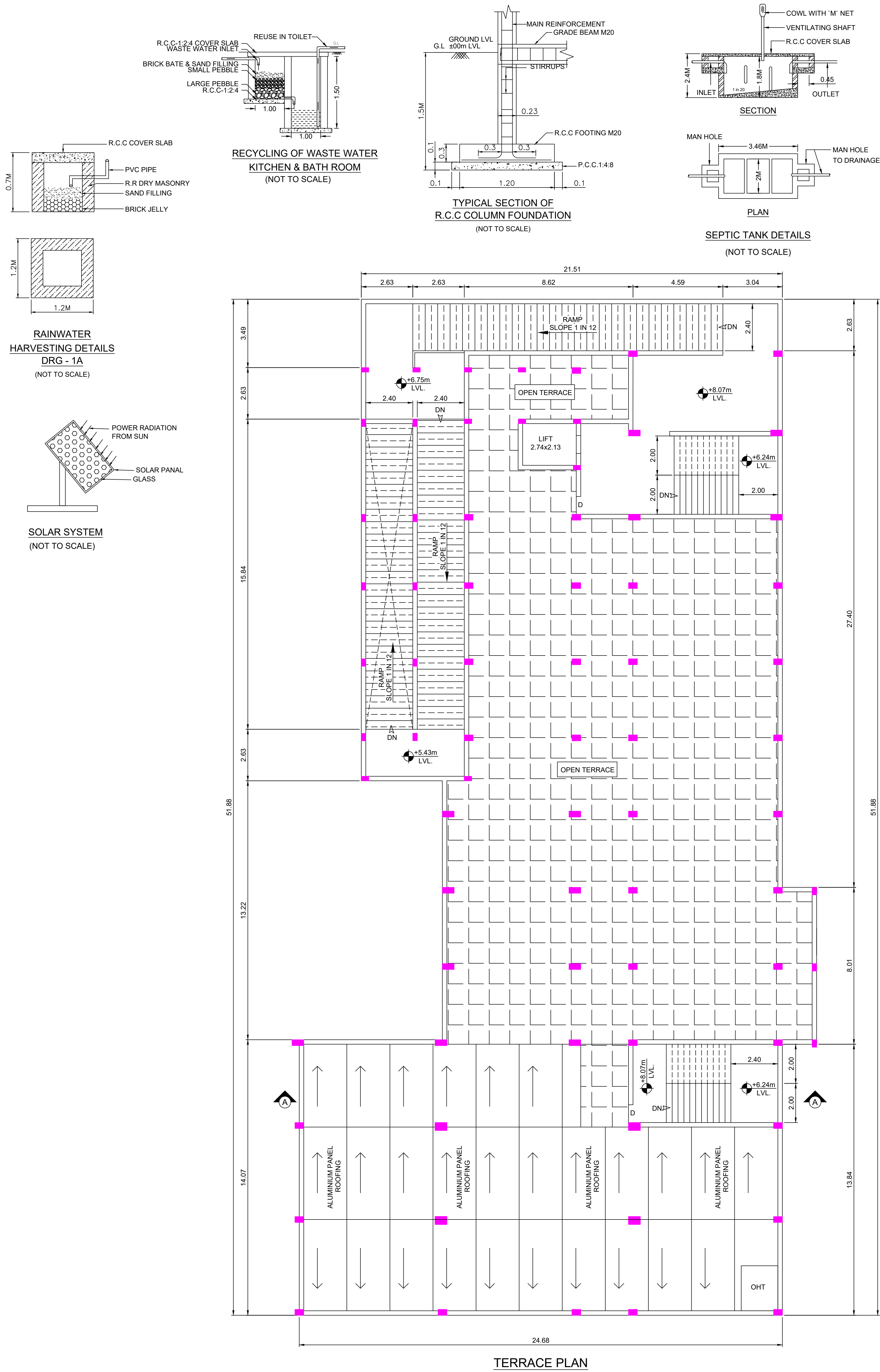
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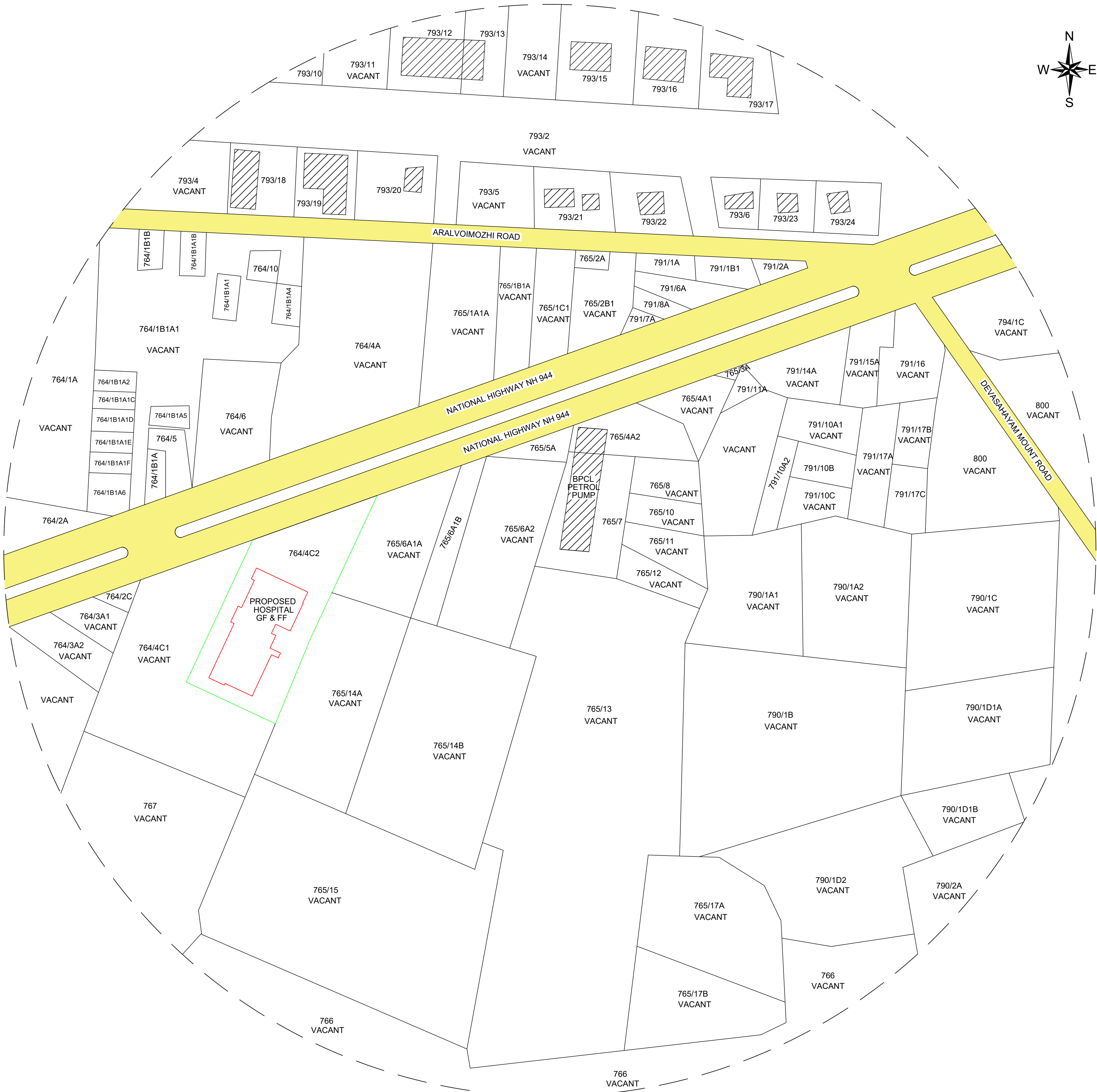
ideat ENGINEERING CONSTRUCTIONS
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Phone: 04652 - 234021, Mobile: 8220050001
e.mail: admin@idealconstructions.in, web: www.idealconstructions.in

CONSULTANT:
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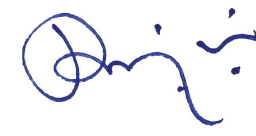
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CONSULTANT:
 ABIRA BUILDERS PRIVATE LIMITED
No.340A, First Floor, Bakkiyam Complex,
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Nagercoil - 629 002. T: 04652- 356 006

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.

