

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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A HOTEL BUILDING, IN R.S Nos: 524/4B, 524/5B2, 524/7A1B, AT KOVALAM, KOVALAM VILLAGE, KANYAKUMARI TOWN PANCHAYAT, AGASTHEESWARAM TALUK, CONSENTED KANYAKUMARI DETAILED DEVELOPMENT PLAN NO - IV, KANYAKUMARI DISTRICT.

Name Of Owner : Mr.V.RAMA SUBRAMONIAM.

CONSENTED KANYAKUMARI DETAILED DEVELOPMENT PLAN NO- IV
LAND USE VARIATION - PUBLIC PURPOSE USE CHANGE TO
COMMERCIAL USE (DIRECTOR TOWN & COUNTRY PLANNING,
CHENNAI, ROC.No:7644/2024/TCP6, DATED:24.07.2024)

AREA DETAILS			
ORIGINAL SITE AREA	: 1593.00 Sq.m		
	FSI AREA in Sq.m	NON FSI AREA in Sq.m	TOTAL AREA in Sq.m
BASEMENT FLOOR AREA	-	514.84	514.84
GROUND FLOOR AREA	514.84	46.36	561.20
FIRST FLOOR AREA	514.84	46.36	561.20
SECOND FLOOR AREA	561.20	-	561.20
THIRD FLOOR AREA	561.20	-	561.20
FOURTH FLOOR AREA	561.20	-	561.20
TERRACE FLOOR AREA	-	81.48	81.48
TOTAL FLOOR AREA	2713.28	689.04	3402.32
FLOOR AREA RATIO			
TOTAL FLOOR AREA = 2713.28 SITE AREA = 1593.00 = 1.70 < 2.00			
ALL DIMENSION ARE IN METERS SCALE 1 : 100			

NOTES:		SCHEDULE OF JOINERIES :	
1. RAIN WATER HARVESTING RECYCLING IS TO BE PROVIDED.	W1 WINDOW	0.90 X 1.40	
2. BATH ROOM AND WASHBASIN RECYCLING WATER SYSTEM IS TO BE PROVIDED.	W2 WINDOW	1.40 X 1.40	
3. FIRE EXTINGUISHER IS TO BE PROVIDED.	W3 WINDOW	2.00 X 1.40	
4. EMERGENCY ALARM IS TO BE PROVIDED.	W4 WINDOW	2.50 X 1.40	
5. SOLAR ASSTED WATER HEATING SYSTEM IS TO BE PROVIDED.	D1 DOOR	0.70 X 2.10	
6. WASTE WATER COLLECTED TO SUMP AND DISPOSED BY PRIVATE SEWAGE TRUCKS.	D2 DOOR	0.71 X 2.10	
7. SOLID WASTE DISPOSED BY MUNICIPAL TRUCKS.	D3 DOOR	0.80 X 2.10	
8. RAIN WATER PERCULATION PIT IS TO BE PROVIDED.	D4 DOOR	0.90 X 2.10	
9. DRINKING WATER PROVIDED AS PER MUNICIPAL NORMS.	D5 DOOR	1.00 X 2.10	
10. 'U' TRAP PROVIDED & OR SEPTIC TANK AND WATER TANK.	D6 DOOR	1.20 X 2.10	
11. SEWAGE TREATMENT PLANT TO BE PROVIDED.	D7 DOOR	1.45 X 2.10	
F.E - FIRE EXTINGUISHING SYSTEM.	D8 DOOR	1.50 X 2.10	
E.A - EMERGENCY ALARM.	D9 DOOR	2.10 X 3.00	
P.P - PERCULATION PIT.	V VENTILATION	0.90 X 2.10	
12. ALL ROOMS PROVIDED CENTRALIZED AIR CONDITIONING	RS ROLLING SHUTTER	3.05 X 2.10	
13. ALL TOILETS PROVIDED DUCT VENTILATION.			

ONLINE APPLICATION:SWP/BPA/396366/2024

SWP/BP/ADKKD NO :04/2025

LP/ADKKD NO : 04/2025

OFFICE USE ONLY:

R. Venkadesh
R. VENKADESH, B.E.,
Registered Engineer Gr. III
RE-III/KKDTCP/001/2022
S.E. CONSTRUCTION
M.M. Plaza, Beach Road, Jn., Ngl-2
Cell : 9444535446

V. RAMA SUBRAMONIAM
0102, CEDAR TOWER,
EDEN PARK, CHENNAI-603103

V. Rama Subramoniam
APPLICANT

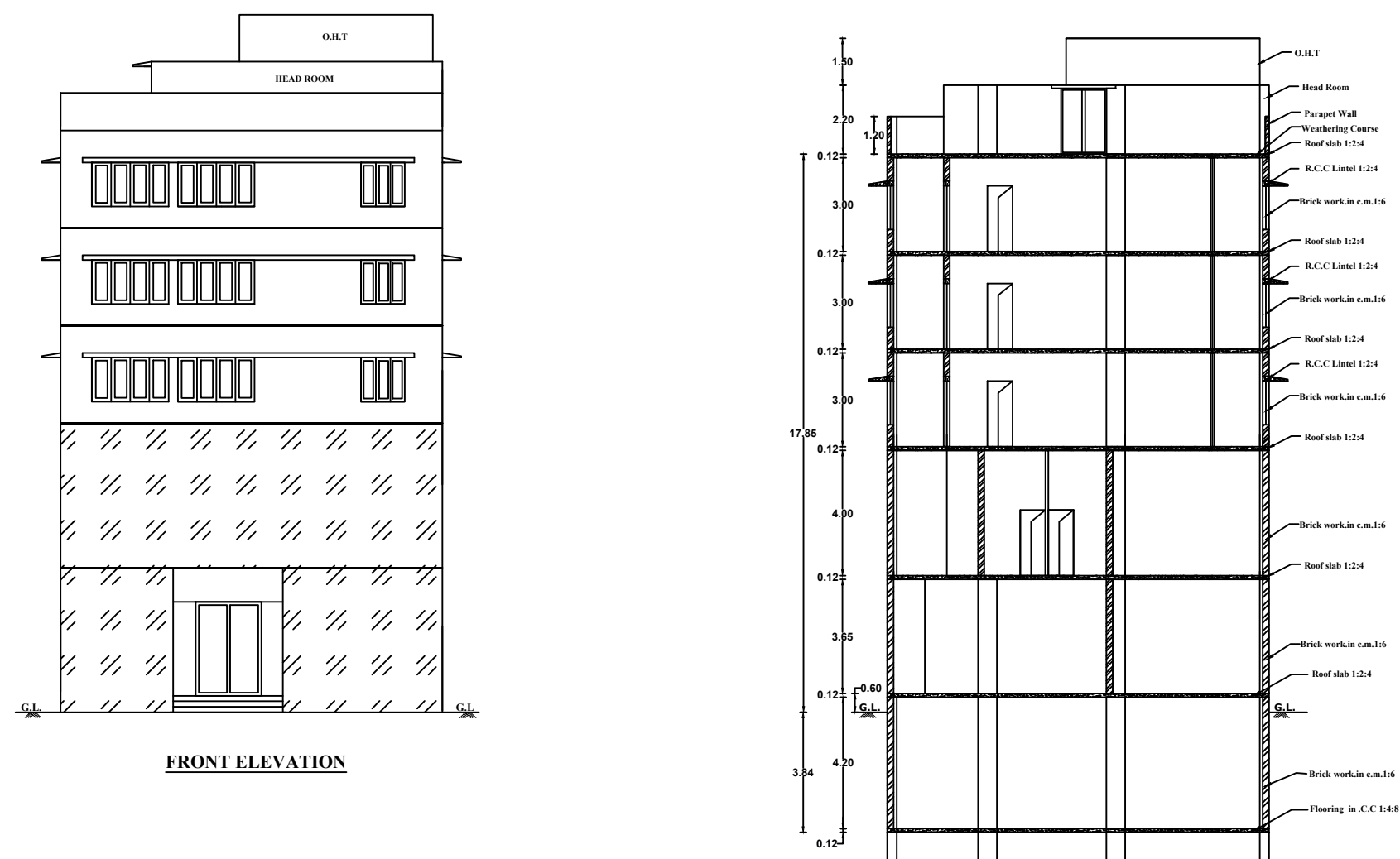
V. Sunil Prem
Er. V. Sunil Prem
Registered Construction Engineer
Reg. No: RCE/NLPA/2020/011

CONSTRUCTION ENGINEER

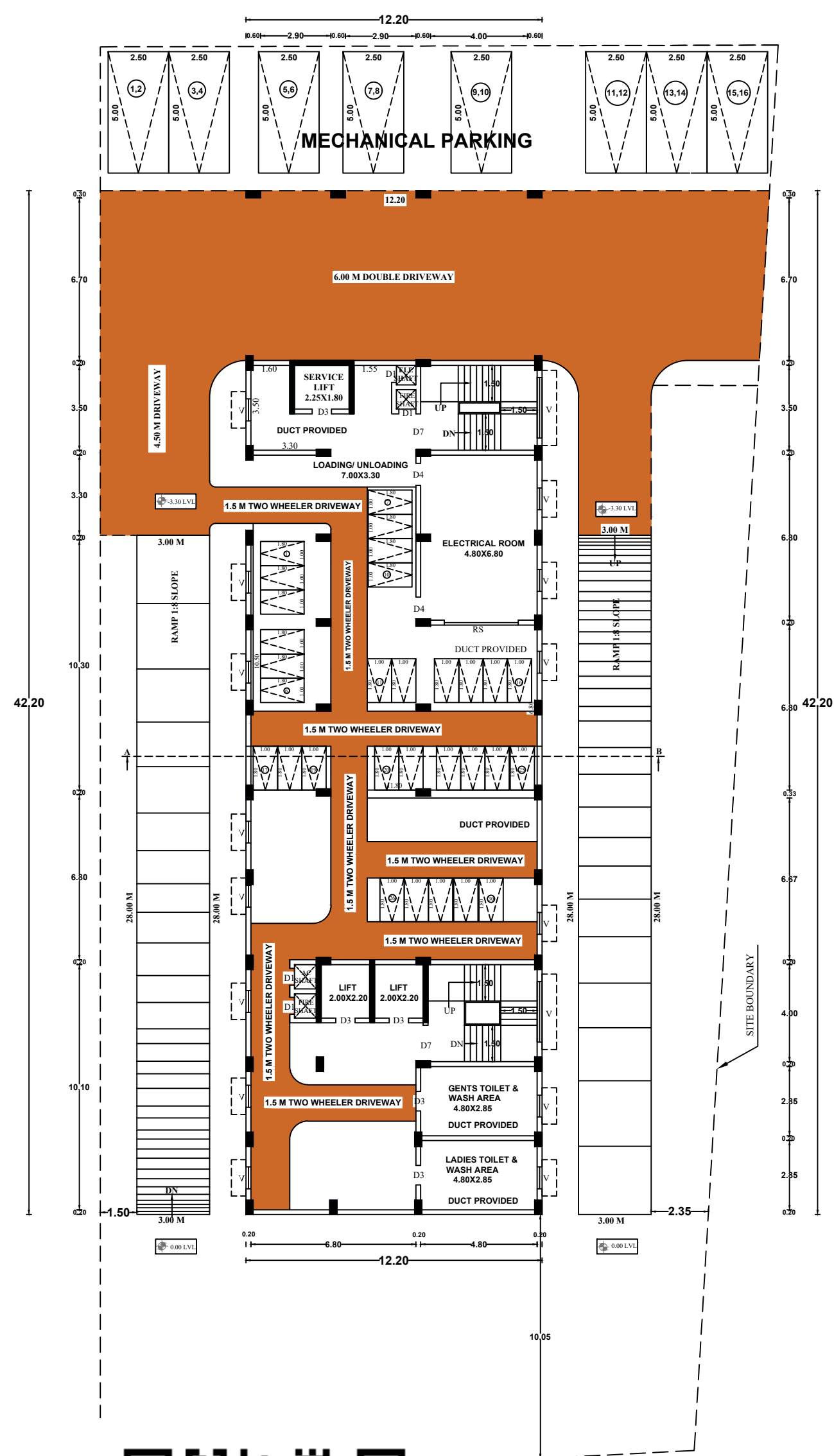
R. Arat R.M. Wilson
R. ARAT R.M. WILSON, M.E. Structural, C. Structural Engrg.,
Registered Structural Engineer Grade - I
Municipal Local Planning Authority, PSE-1 NLPA 2019 002
"BHARAT CONSTRUCTIONS"
77A1 OPP TO NARUL NATHAN
ASARIPALLAM MEDICAL COLLEGE ROAD
NAGERCOIL - 624 001
Cell: 900339 18270, 944331 82701

V. Sunil Prem
V. Sunil Prem
Registered Engineer - Gr-II
Reg. No: RA/RE-II/NLPA/2020/003

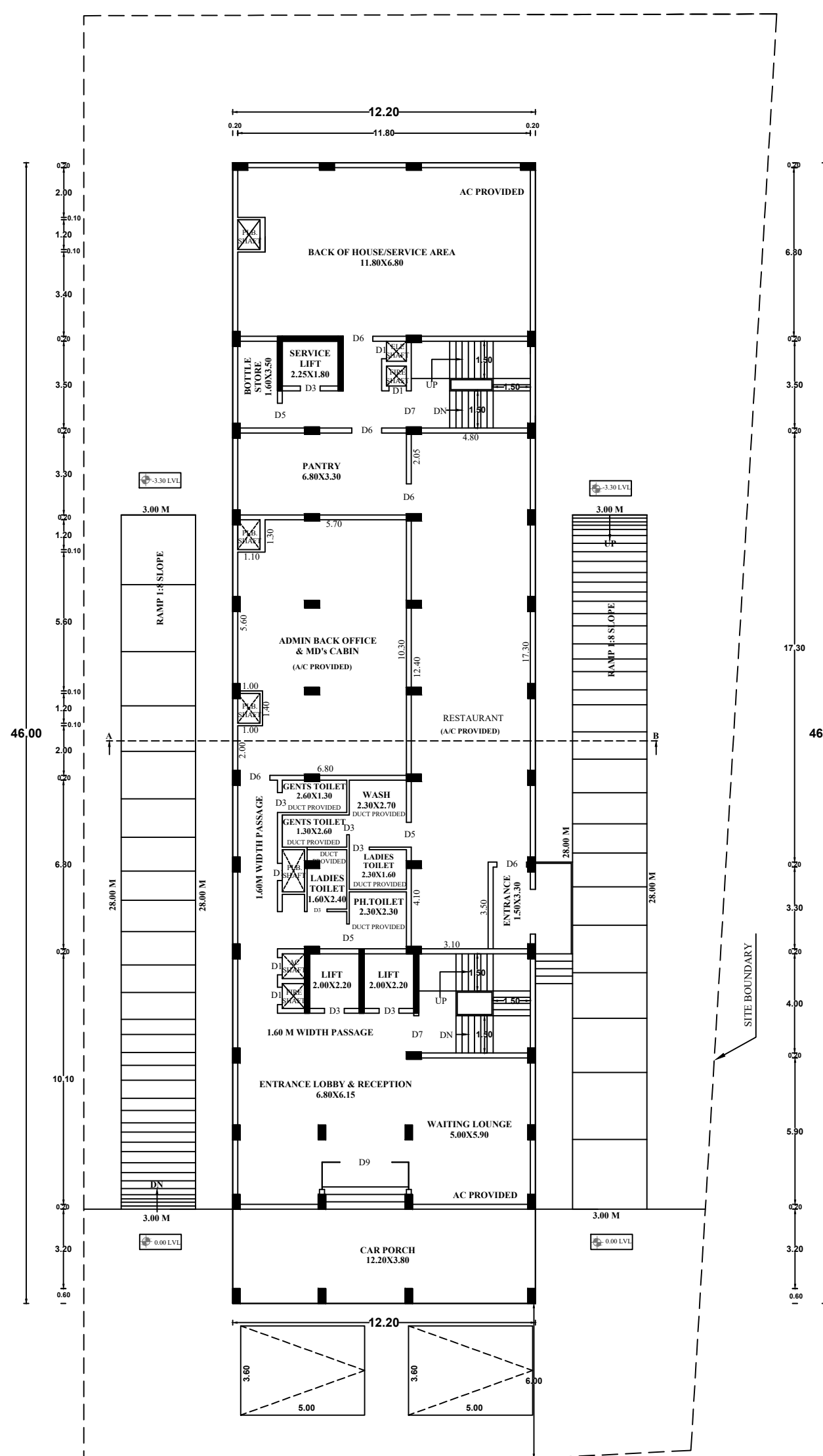
REGISTERED ENGINEER



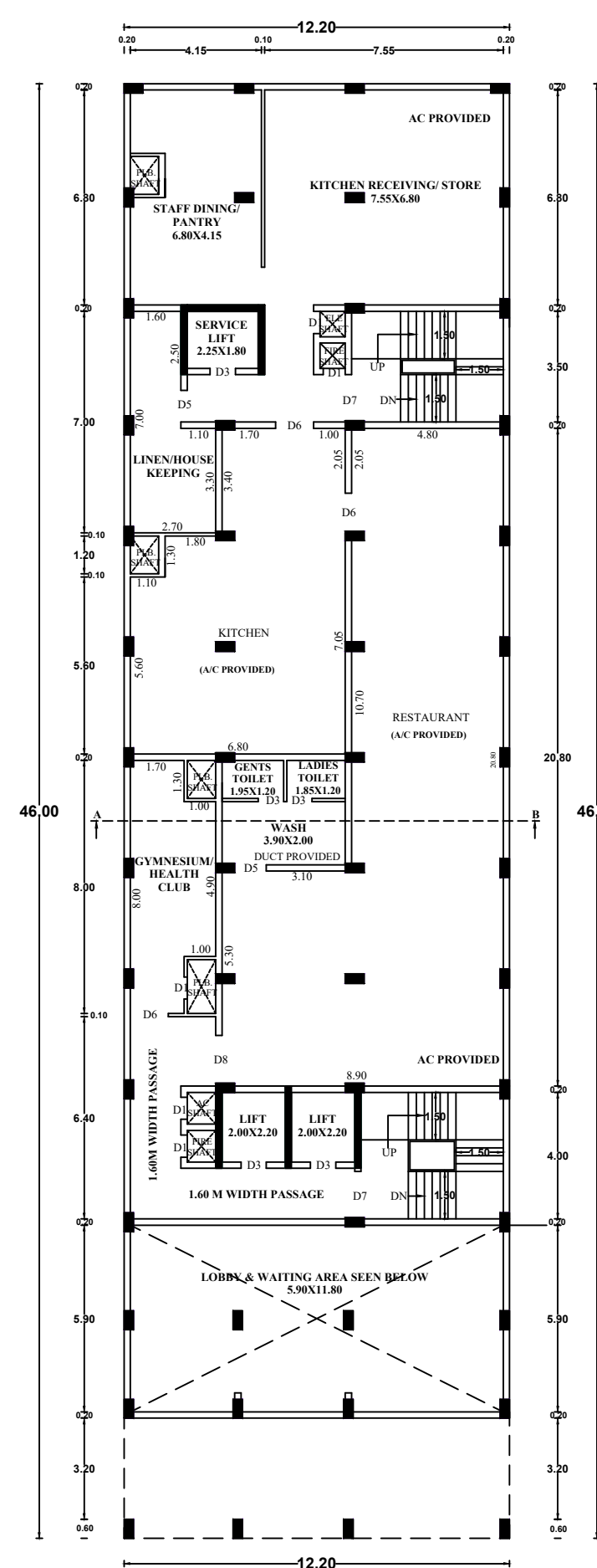
SECTION ON AB



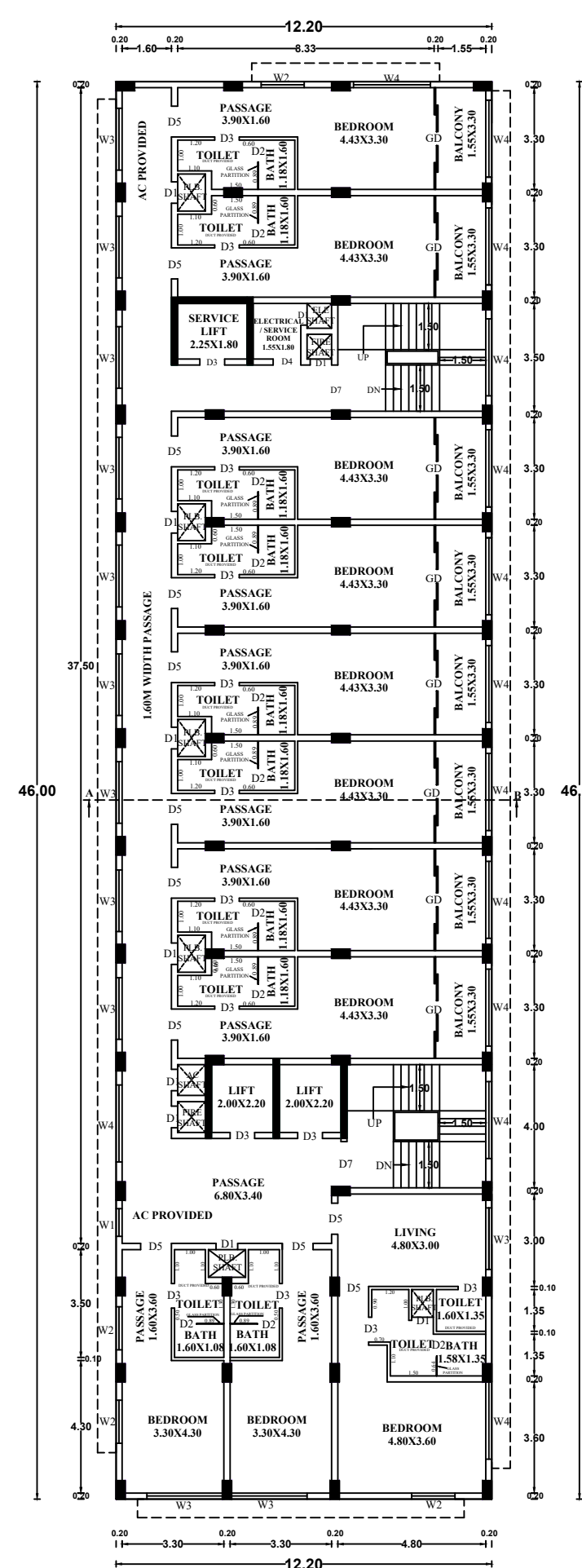
1ST FLOOR PLAN



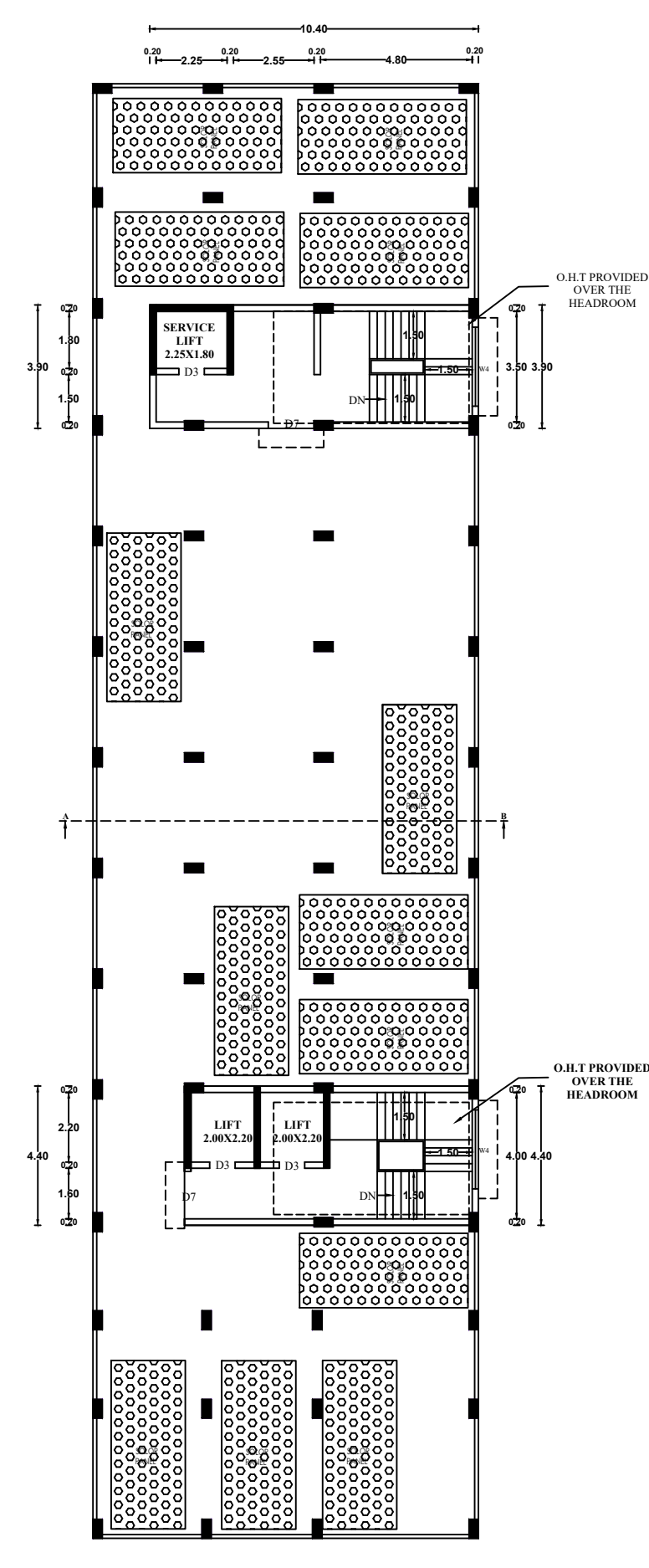
GROUND FLOOR PLAN



FIRST FLOOR PLAN



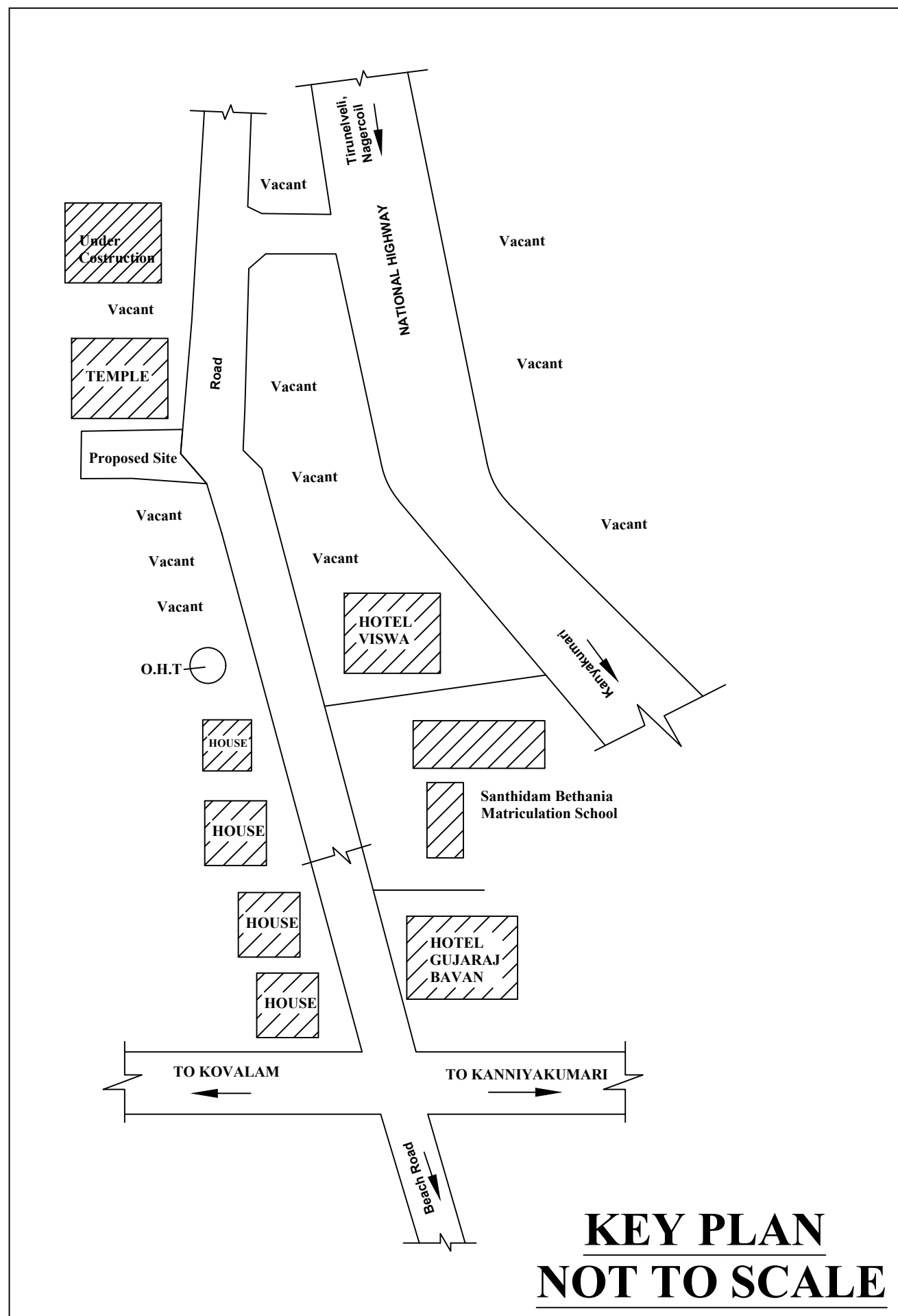
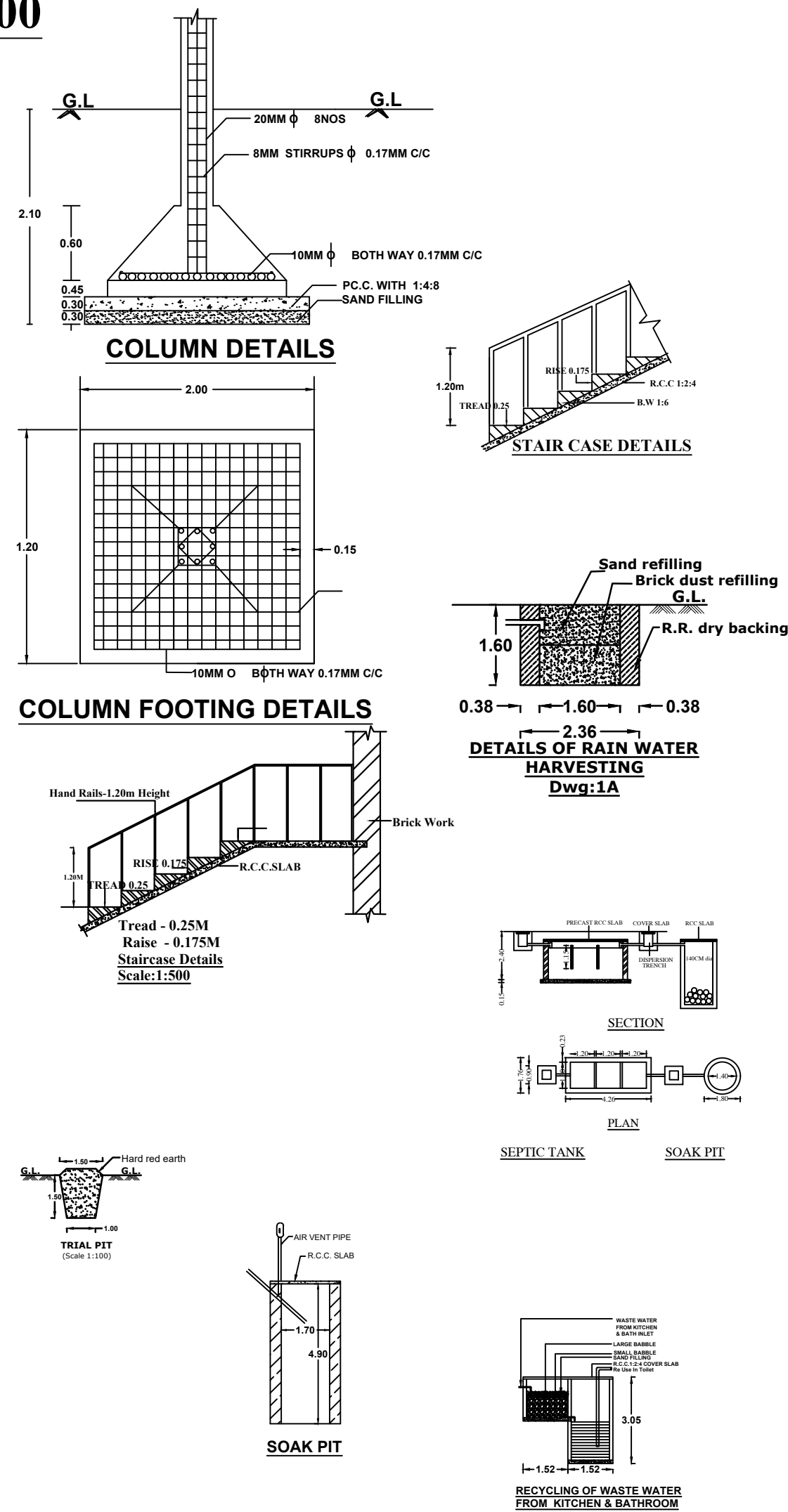
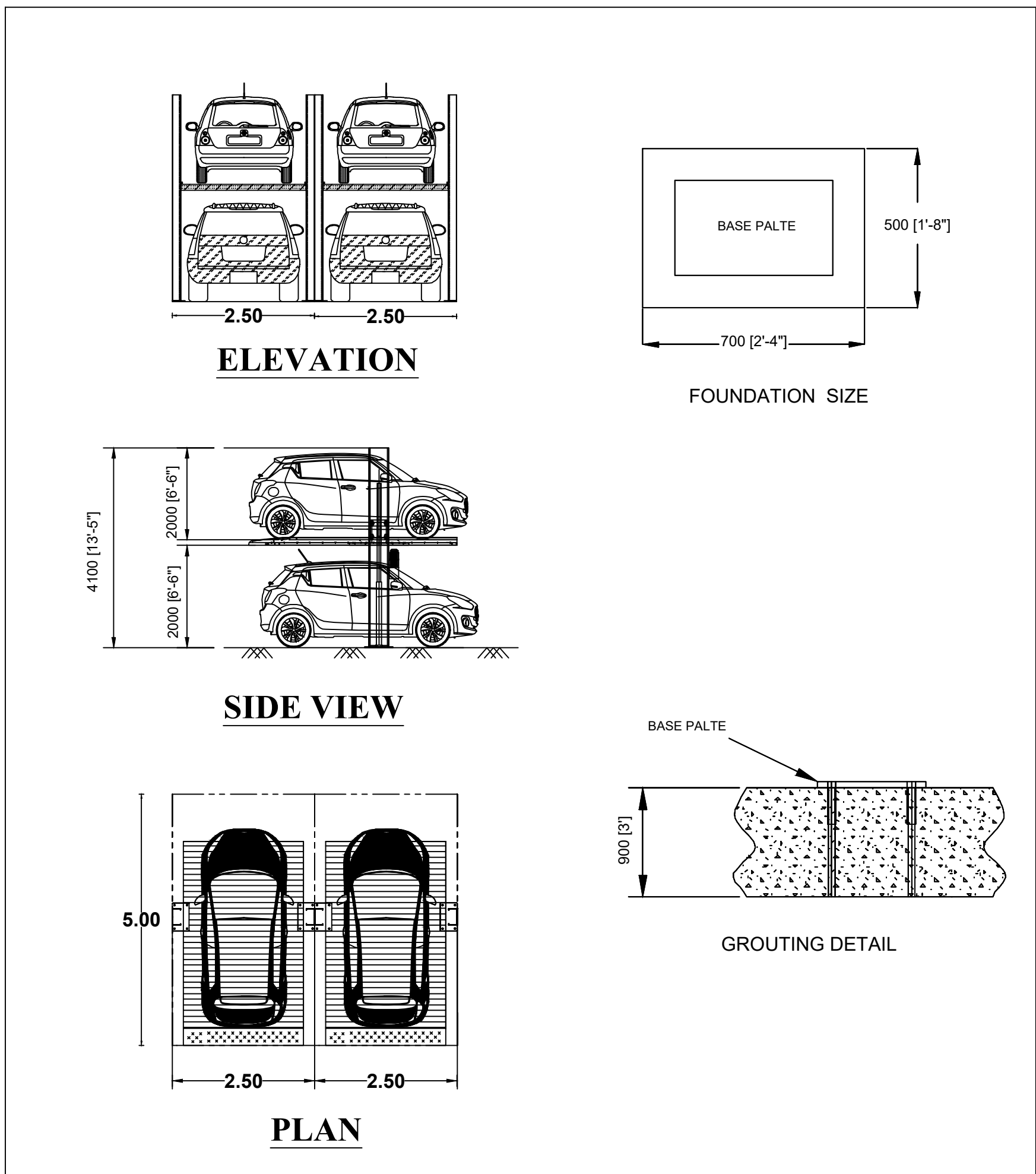
TYPICAL FLOOR PLAN
(SECOND, THIRD & FOURTH)



TERRACE FLOOR PLAN



<i>V. Sunil Prem</i> Er. V. Sunil Prem Registered Construction Engineer Reg. No: RCE/NLPA/2020/011 CONSTRUCTION ENGINEER	<i>V. Sunil Prem</i> V. Sunil Prem Registered Engineer - Gr-II Reg. No: RA/RE-II/NLPA/2020/003 REGISTERED ENGINEER
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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.

