

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

DTCP

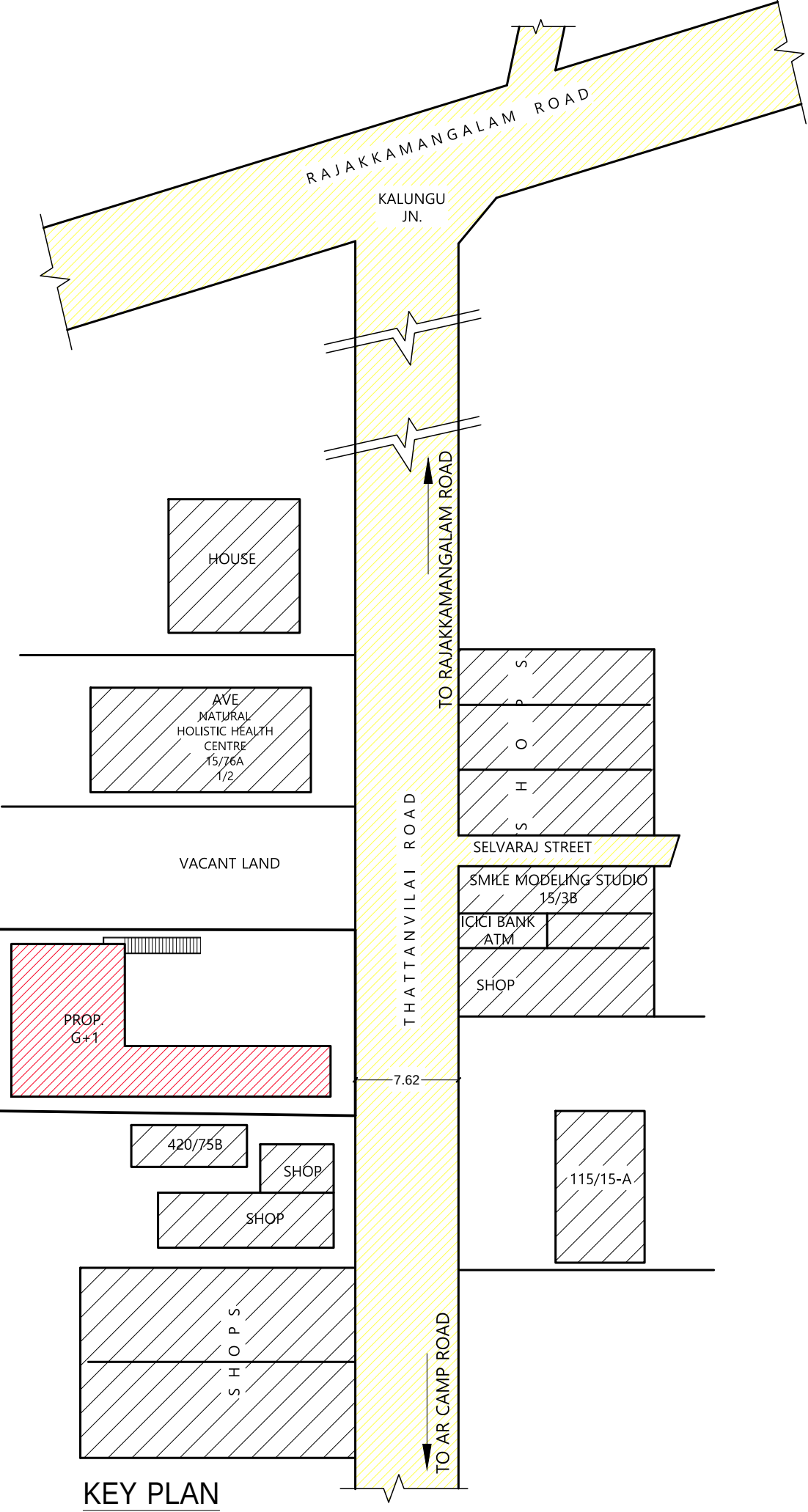
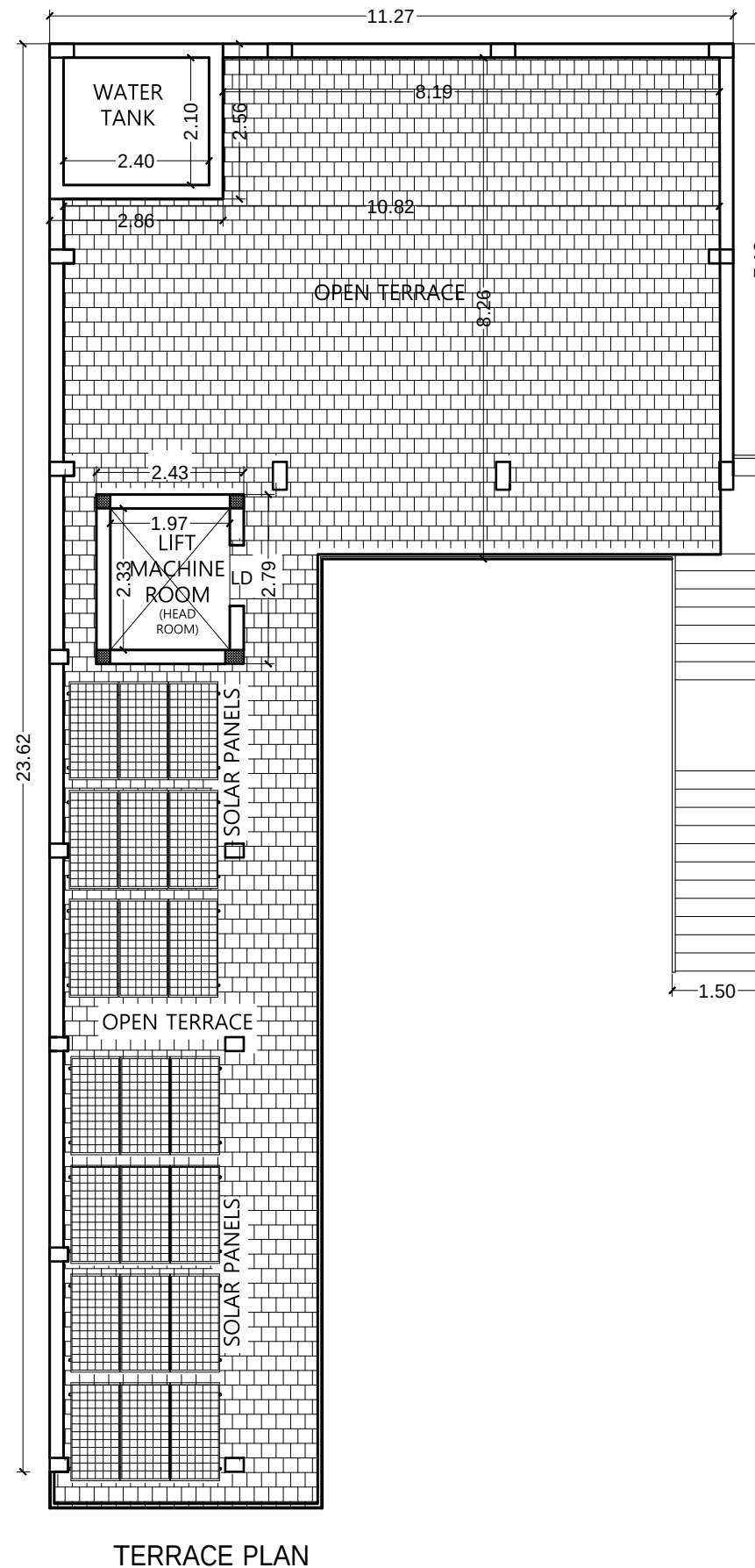
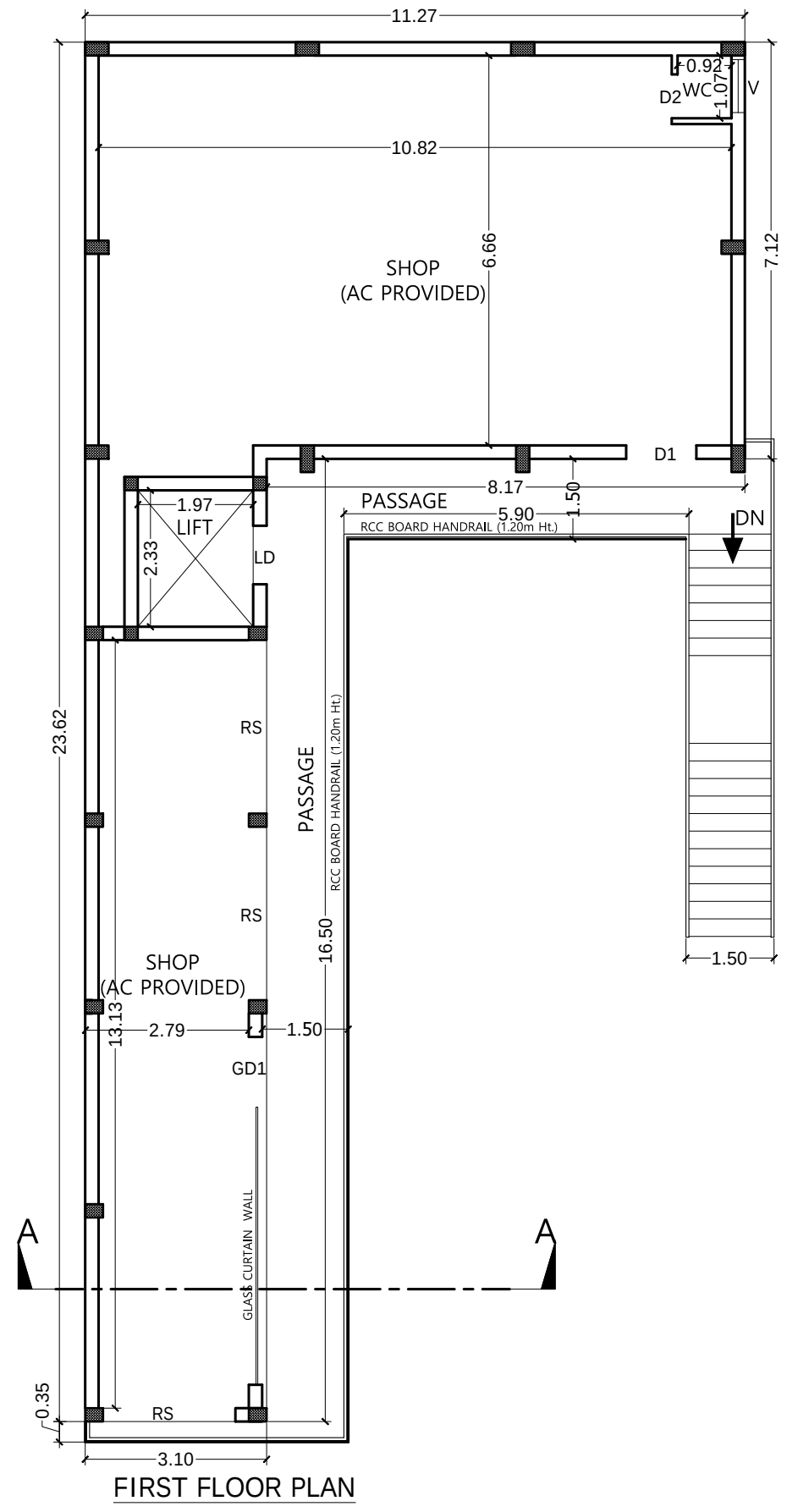
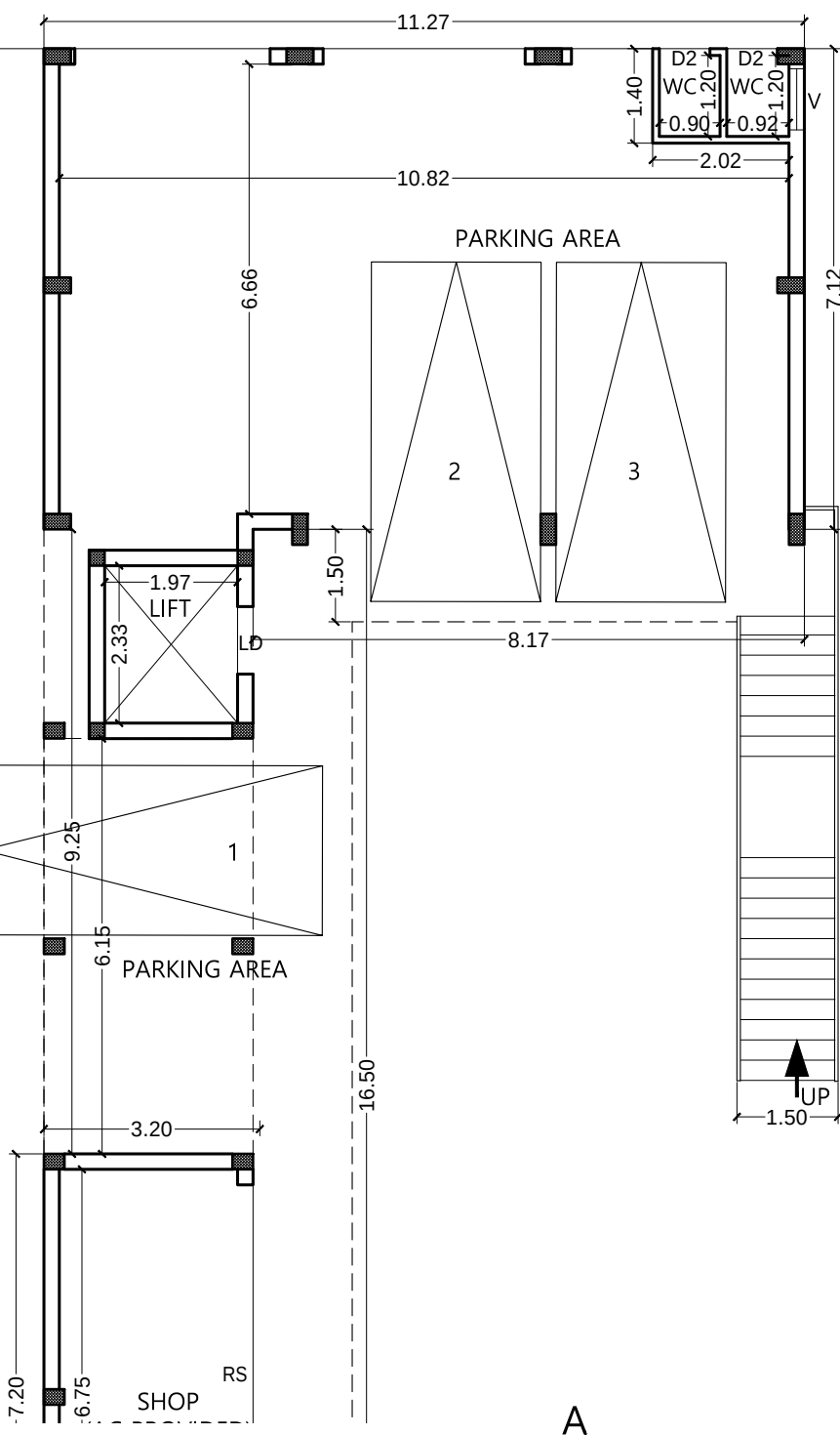
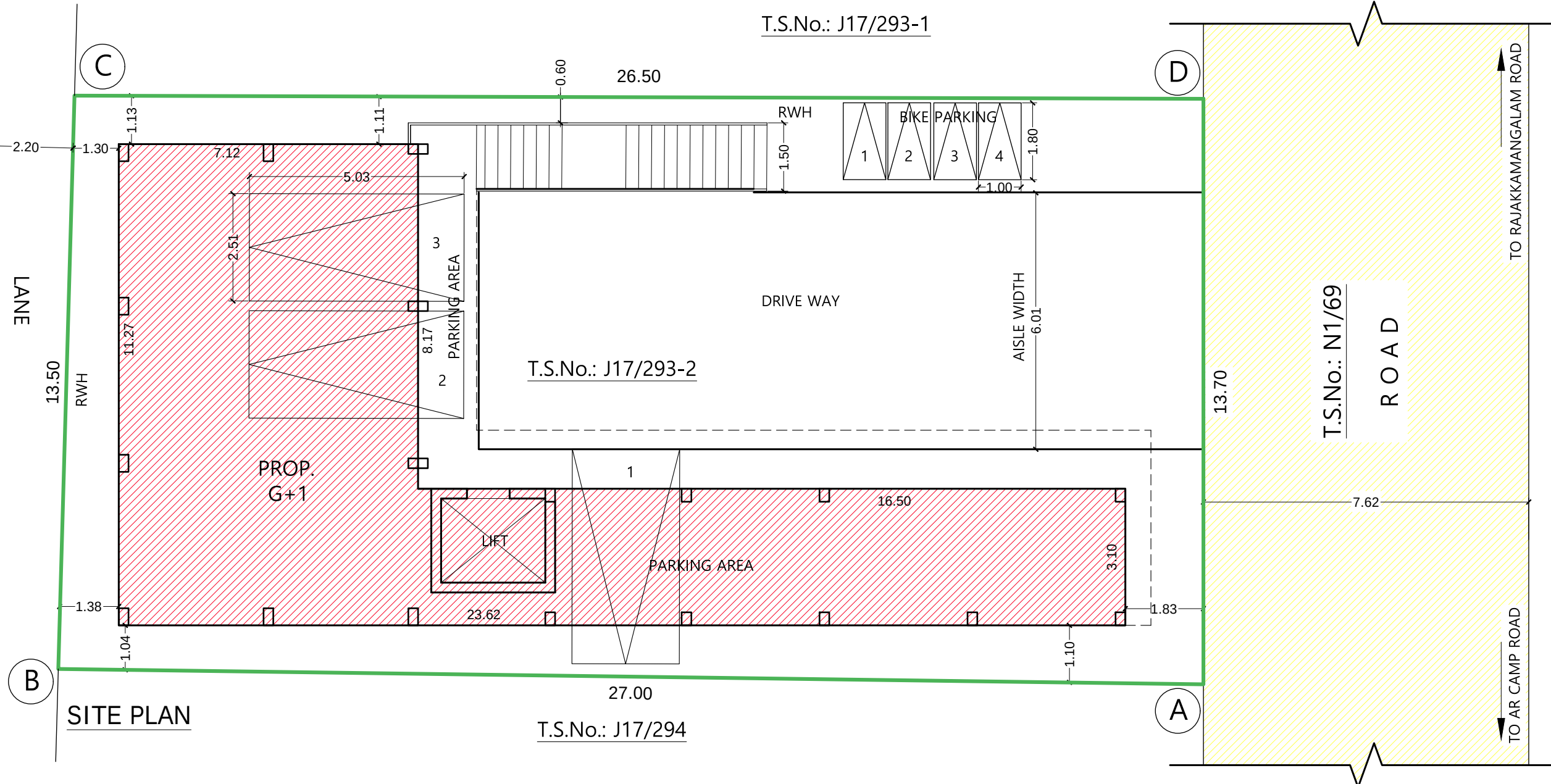
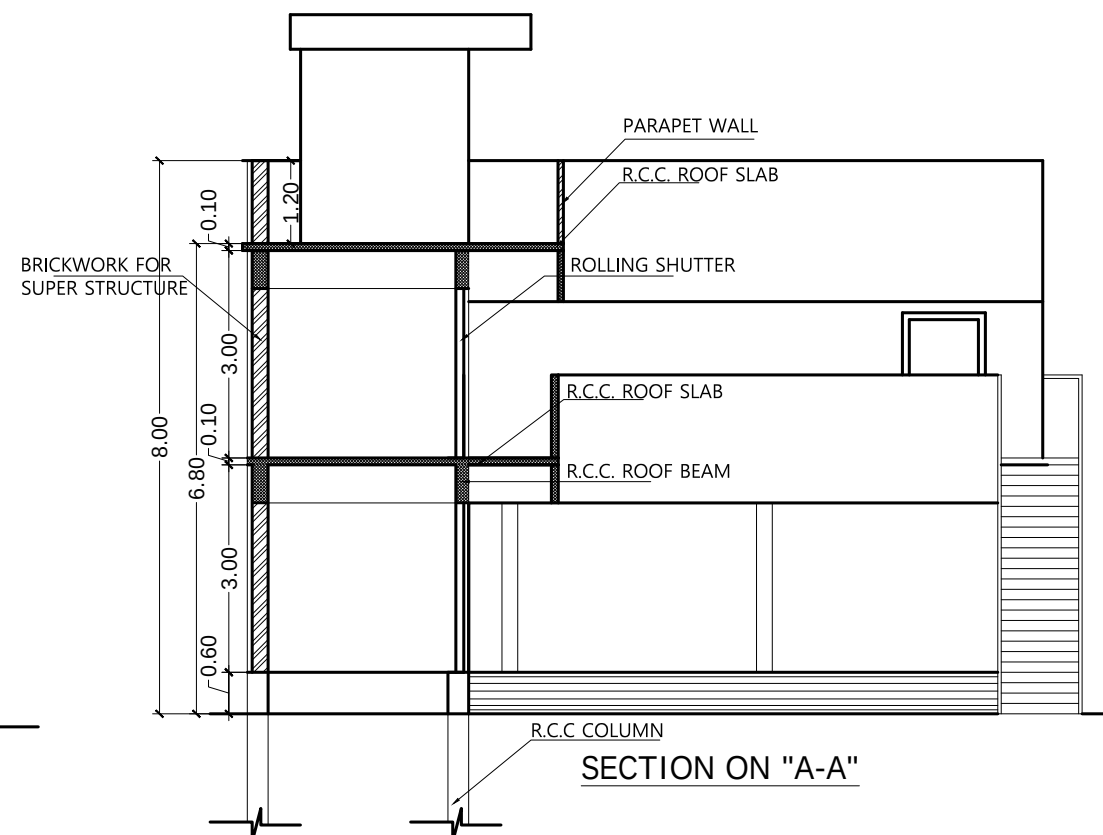
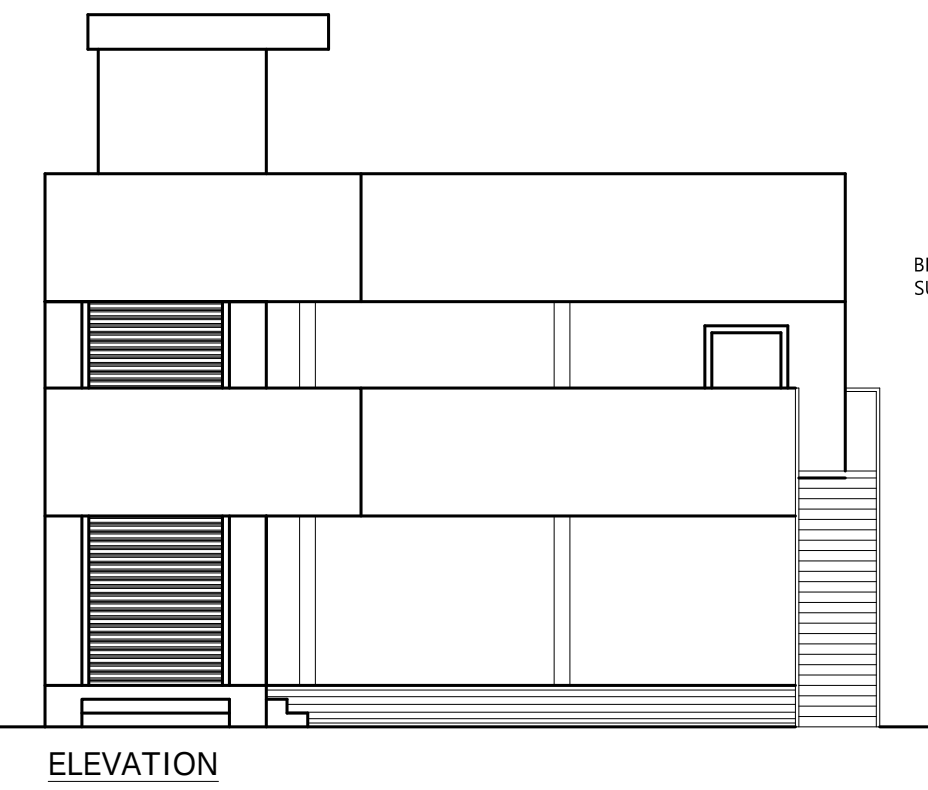
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING, AFTER DEMOLISHING THE EXISTING BUILDING WITH DOOR No.: 76, IN New T.S.No.:J17/293-2 (Old T.S.No.: J4/30-12), OF NAGERCOIL SOUTH VILLAGE, AT KEEZHARAMANPUTHOOR, NAGERCOIL CITY MUNICIPAL CORPORATION., (NAGERCOIL DETAIL DEVELOPMENT PLAN No.: XII)

NAME OF OWNER : Mr.P.SANTHAKUMAR

76, KEEZHARAMANPUTHUR,
THATTANVILAI,
NAGERCOIL-2



- 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 ASSISTED 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 PERCOLATION 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.
 12. INCINERATOR PROVIDED.
- FE - FIRE EXTINGUISHING SYSTEM.
EA - EMERGENCY ALARM.
PP - PERCOLATION PIT.

SITE AREA DETAILS		
Sl. No.	T.S.No.	EXTENT AREA IN Sq.m. As per Document
1	New (J17/293-2) Old (J-4/ 30-12)	361.082

AREA STATEMENT				
AREA OF SITE		361.082 Sq.m.	3886.685.ft.	
BUILDING AREA		FLOOR WISE AREA IN Sq.m.		BUILTUP AREA
FLOOR	FSI AREA AREA IN Sq.m.	NON FSI AREA AREA IN Sq.m.	AREA IN Sq.m.	AREA IN Sq.ft.
GROUND FLOOR	23.00	143.40	166.40	1790.50
FIRST FLOOR	166.40	-	166.40	1790.50
HEAD ROOM	-	7.00	7.00	75.32
TOTAL	189.40	150.40	339.80	3656.32

% OF PLOT COVERAGE $\frac{166.40 \times 100}{361.082} = 47\%$
 $47 < 70\%$

F.S.I $\frac{189.40}{361.082} = 0.52$
 $0.52 < 2$

HEIGHT OF THE BUILDING : 6.80m

JOINERIES		
RS	ROLLING SHUTTER	3.00x2.10
D1	DOOR	1.00x2.10
D2	TOILET DOOR	0.75x2.10
GD1	GLASS DOOR	1.00x2.10
LD	LIFT DOOR	0.90x2.10
V	VENTILATOR	0.60x0.45

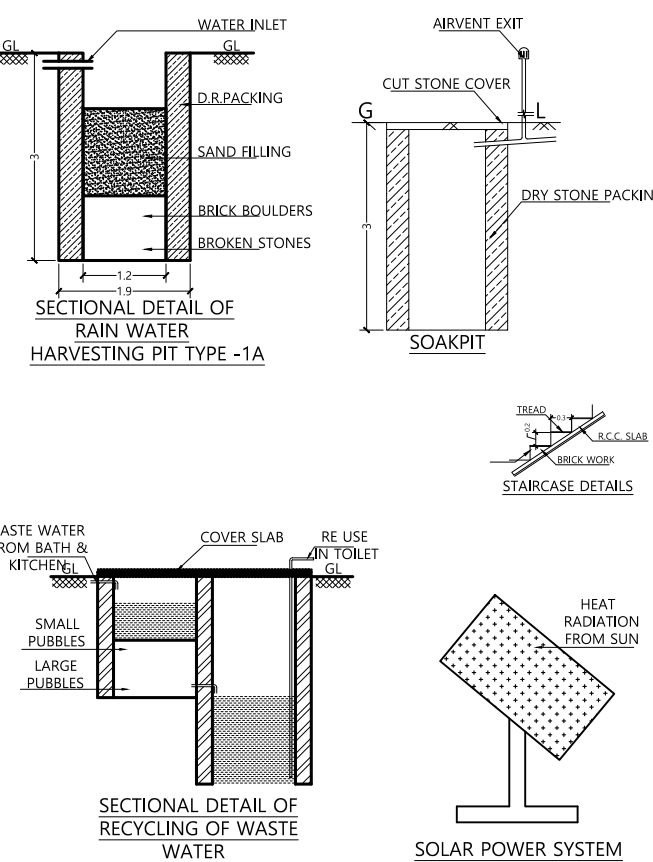
COLOUR INDEX	
SITE BOUNDARY	
PROPOSED	
ROAD / LANE	
INTERNAL ROAD	

CERTIFICATE
Certified that provision shall be made to provide rain water harvesting arrangements system in the proposed construction.

FE - FIRE EXTINGUISHER.
EA - EMERGENCY ALARM.
PP - PERCOLATION PIT.

PARKING DETAILS
PARKING SPACES (FOR COMMERCIAL)
ABOVE 50 Sq.m. EVERY 50 Sq.m. = 1 CAR SPACE
COMMERCIAL FSI AREA = $\frac{189.40-50}{50} = 3\text{CARS}$
REQUIRED TWO WHEELER SPACE = 3 TWO WHEELER SPACES
PROVIDED CAR SPACE = 3Nos.
PROVIDED TWO WHEELER SPACE = 4Nos.
General Note :
Where the prescriptions are based on the total Floor Space Index (FSI) area, the number of car/two wheeler parking spaces required shall be calculated for 75% of the total plinth area in the buildings.

SWP/BP/NLPA/KKD NO : 02/2025
LP/NLPA/KKD NO : 02/2025
ONLINE APPLICATION : SWP/BPA/403096/2024



Er. J. JOHN LEABON
Registered Engineer - RE
Reg. No: RE - 111/NLPA/2020/019
MARSHILL CONSTRUCTION
J.K. Complex, Opp. D.D.R. Press
Neyyoor Road, Monday Market
Mob: 9443321481
REGISTERED ENGINEER
P.SANTHAKUMAR
SIGNATURE OF OWNER

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.

