

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  
PROFESSIONAL CONSULTING OFFICE BUILDING IN  
WARD- G, BLOCK NO-2, T.S. NO: 35 (OLD T.S.NO: G-1/108) OF  
VADASERY SOUTH VILLAGE AT KP ROAD, PARVATHIPURAM,  
NAGERCOIL DETAILED DEVELOPMENT PLAN NO: III,  
NAGERCOIL CITY MUNICIPAL CORPORATION,  
AGATHEESWARAM TALUK, KANYA KUMARI DISTRICT.

NAME OF OWNERS: 1. Dr. CHRISTUS SINGH THOMAS S/o. THOMAS  
2. SUJILA CHRISTUS W/o. Dr. CHRISTUS SINGH THOMAS  
No.505B/8, ASIRVATHAM NAGAR, VETOORNIMADAM,  
NAGERCOIL - 629 003.

SITE AREA DETAILS

|              | AS PER DOCUMENT<br>(SQM) | AS PER PATTA<br>(SQM) | AS PER SITE<br>(SQM) |
|--------------|--------------------------|-----------------------|----------------------|
| AREA OF SITE | 667.73                   | 664                   | 651.24               |

AREA DETAILS:  
AREA OF SITE = 664.00 SQM = 7147.24 SFT  
AREA OF SCHEME ROAD (C -C ROAD) WIDENING "① ② ③ ④" PORTION = 60.05 SQM = 646.37 SFT  
(HANDED OVER BY DOCUMENT NO: 159/2025)  
AREA OF SITE AFTER DELETION OF SCHEME ROAD WIDENING = 603.95 SQM = 6500.86 SFT

AREA OF SITE "A B C D E F" = 603.95 SQM = 6500.86 SFT

BUILDING AREA DETAILS

| FLOOR DETAILS | FSI AREA<br>(SQM) | NON FSI AREA<br>(SQM) | BUILT-UP AREA |          |
|---------------|-------------------|-----------------------|---------------|----------|
|               |                   |                       | SQM           | SFT      |
| STILT FLOOR   | -                 | 281.91                | 281.91        | 3034.45  |
| FIRST FLOOR   | 281.91            | -                     | 281.91        | 3034.45  |
| SECOND FLOOR  | 288.30            | -                     | 288.30        | 3103.24  |
| THIRD FLOOR   | 288.30            | -                     | 288.30        | 3103.24  |
| HEAD ROOM     | -                 | 41.14                 | 41.14         | 442.83   |
| TOTAL AREA    | 858.51            | 323.05                | 1181.56       | 12718.21 |

PARKING CALCULATION AS PER TNCDDBR 2019

CAR PARKING =  $\frac{\text{FSI AREA}}{100} = \frac{858.51}{100} = 9$  Nos.  
DA CAR PARKING = TOTAL NO OF CAR PARKING x 10%  
= 9 x 10% = 0.9 = 1 Nos.  
TWO WHEELER PARKING =  $\frac{\text{FSI AREA}}{25} = \frac{858.51}{25} = 35$  Nos.  
DA TW PARKING = TOTAL NO OF TW PARKING x 10%  
= 34 x 10% = 3.4 = 4 Nos.

| TYPE        | REQUIRED | PROVIDED |
|-------------|----------|----------|
| CAR         | 9        | 10       |
| TWO WHEELER | 35       | 35       |

| VACANT AREA DETAILS                                                                           | F.S.I = TOTAL FSI AREA<br>PLOT AREA | = 858.51<br>603.95 |
|-----------------------------------------------------------------------------------------------|-------------------------------------|--------------------|
| VACANT AREA = SITE AREA - STILT FLOOR AREA<br>= 603.95 - 281.91<br>= 322.04 SQM (3466.41 SFT) | = 1.42 < 2                          |                    |

ONLINE APPLICATION NO : SWP/BPA/0408857/2024

SWP/B.P/NLPA/KKD NO : 07/2025

L.P/NLPA/KKD NO : 06/2025

SCALE

|           |       |
|-----------|-------|
| PLAN      | 1:100 |
| SITE PLAN | 1:200 |
| TOPO PLAN | 1:400 |

Dr. C. SELVAMONY, M.E. (Struct.Eng.), Ph.D., FIV, MIE  
REGISTERED STRUCTURAL ENGINEER GR - I  
REG. NO: RSE-I/NLPA/2019/001  
DTCP, KANYAKUMARI DISTRICT.

SIGNATURE OF  
REGISTERED STRUCTURAL ENGINEER

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REGISTERED ENGINEER GR - I  
REG. NO: RE-I/NLPA/2019/003  
DTCP, KANYAKUMARI DISTRICT.

SIGNATURE OF  
ARCHITECT (OR) REGISTERED ENGINEER

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

SIGNATURE OF  
REGISTERED CONSTRUCTION ENGINEER

Christus Singh Thomas  
Sujila Christus

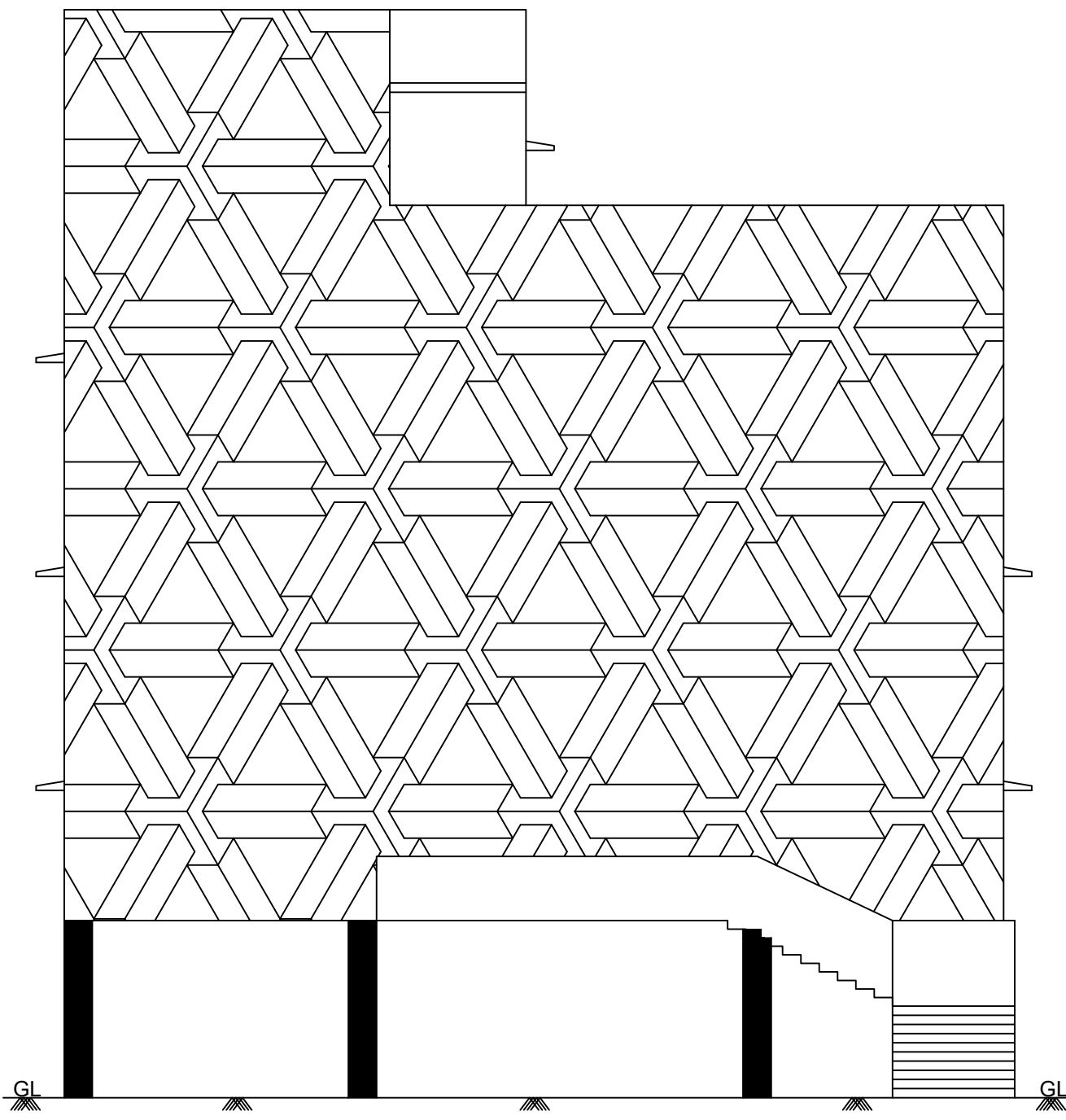
SIGNATURE OF REGISTERED DEVELOPER (OR)  
LAND AND BUILDING OWNERS

ENGINEER / CONTRACTOR:

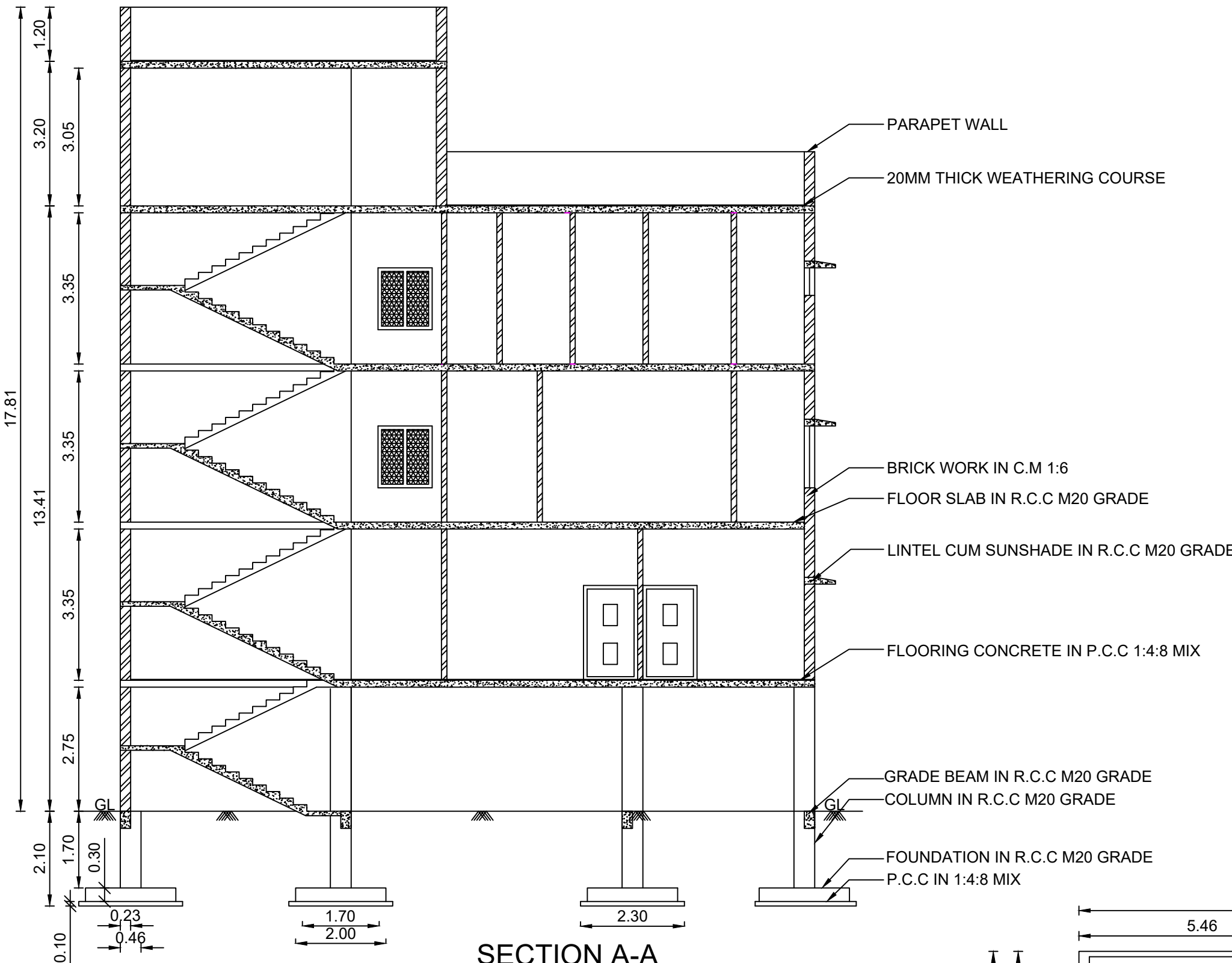
CIVILTECH CONSTRUCTIONS  
99/1A, 4th Street, Weavers Colony,  
Nagercoil - 629 001. | M: 77083 09700  
E-Mail: civilteck@gmail.com

CONSULTANT:

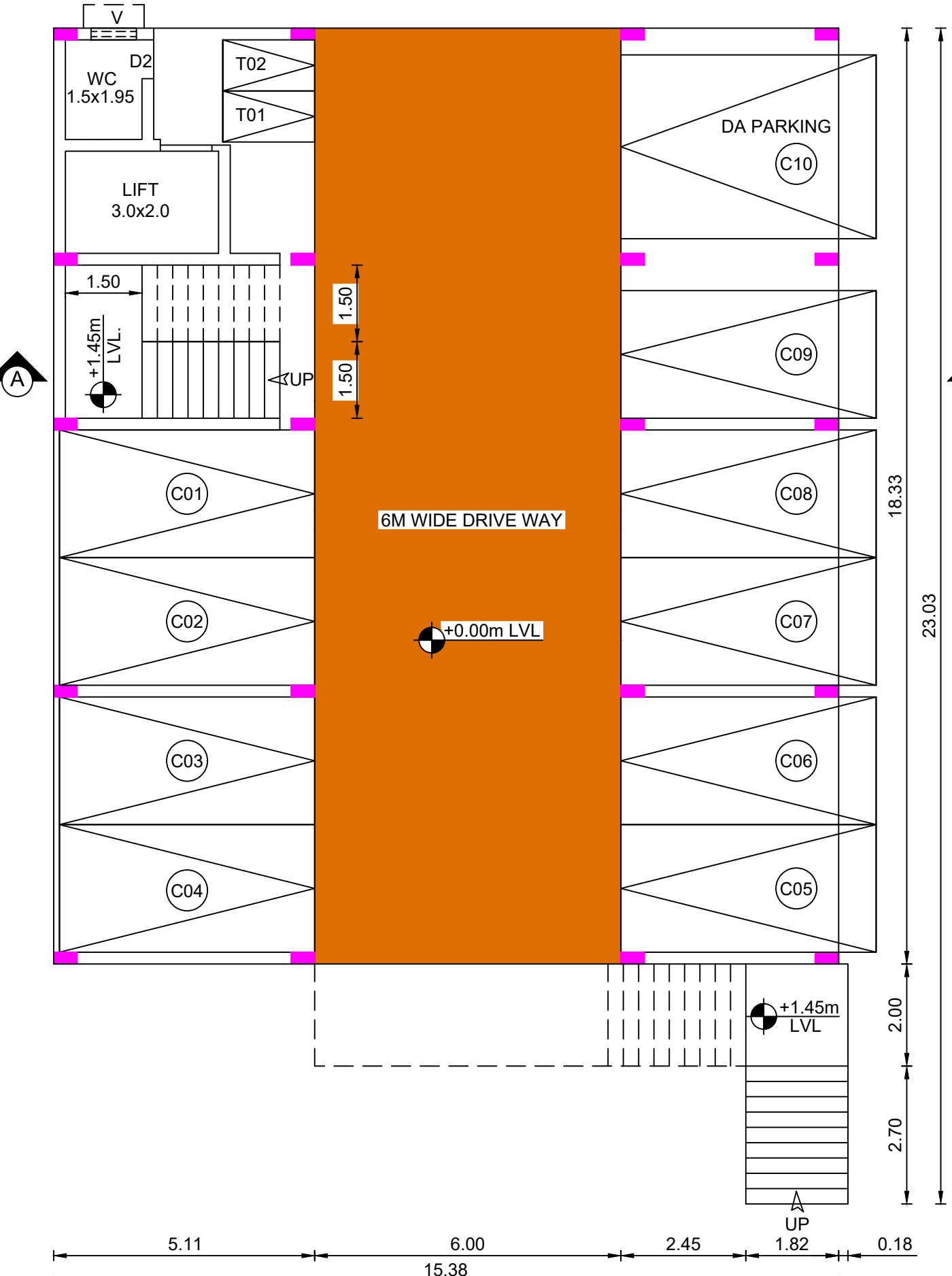
abura BUILDERS  
ABIRA BUILDERS PRIVATE LIMITED  
No.340A, First Floor, Bakkiyam Complex,  
Rajakkamangalam Road, Chettikulam,  
Nagercoil - 629 002. T: 04652- 356 006



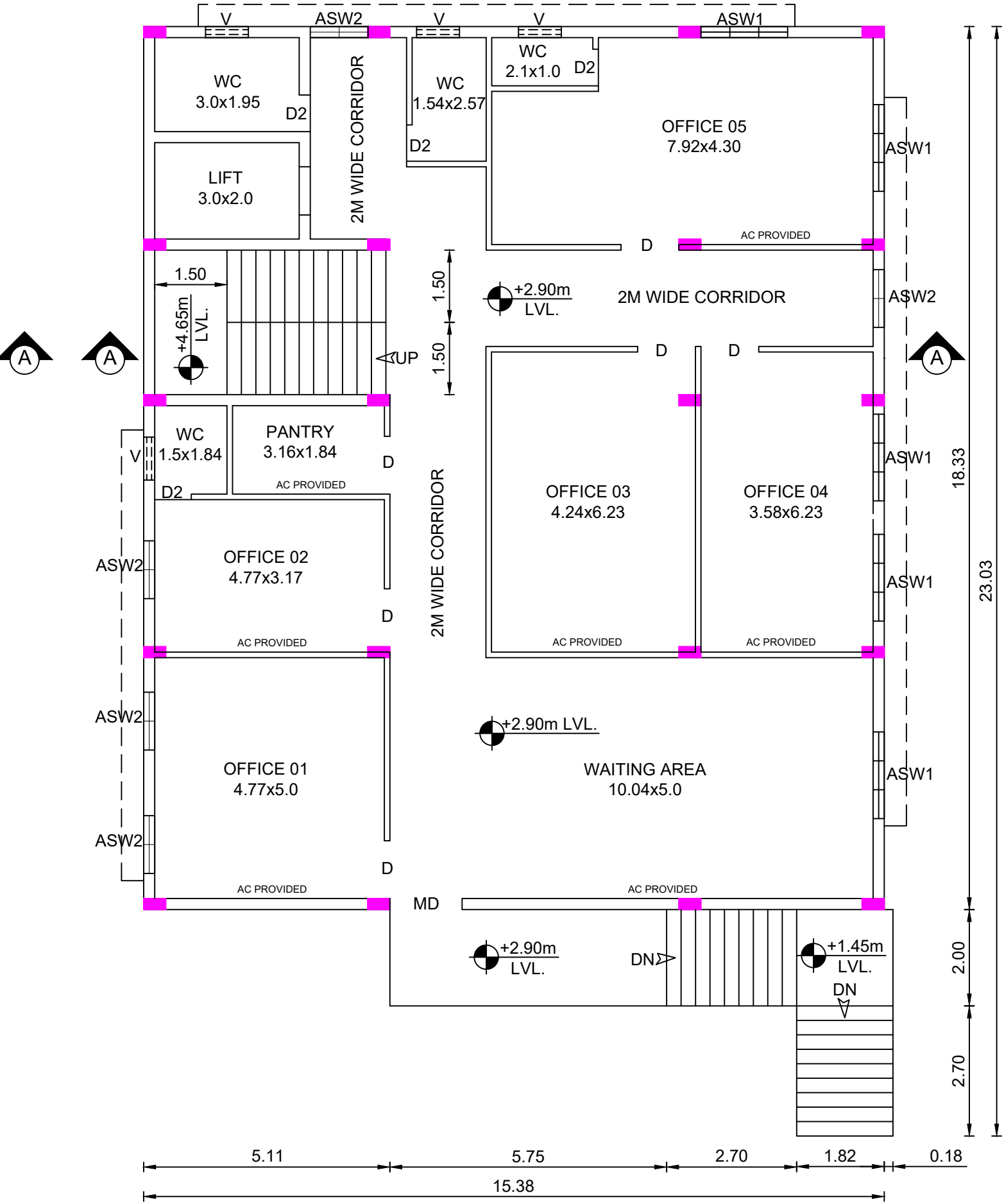
ELEVATION



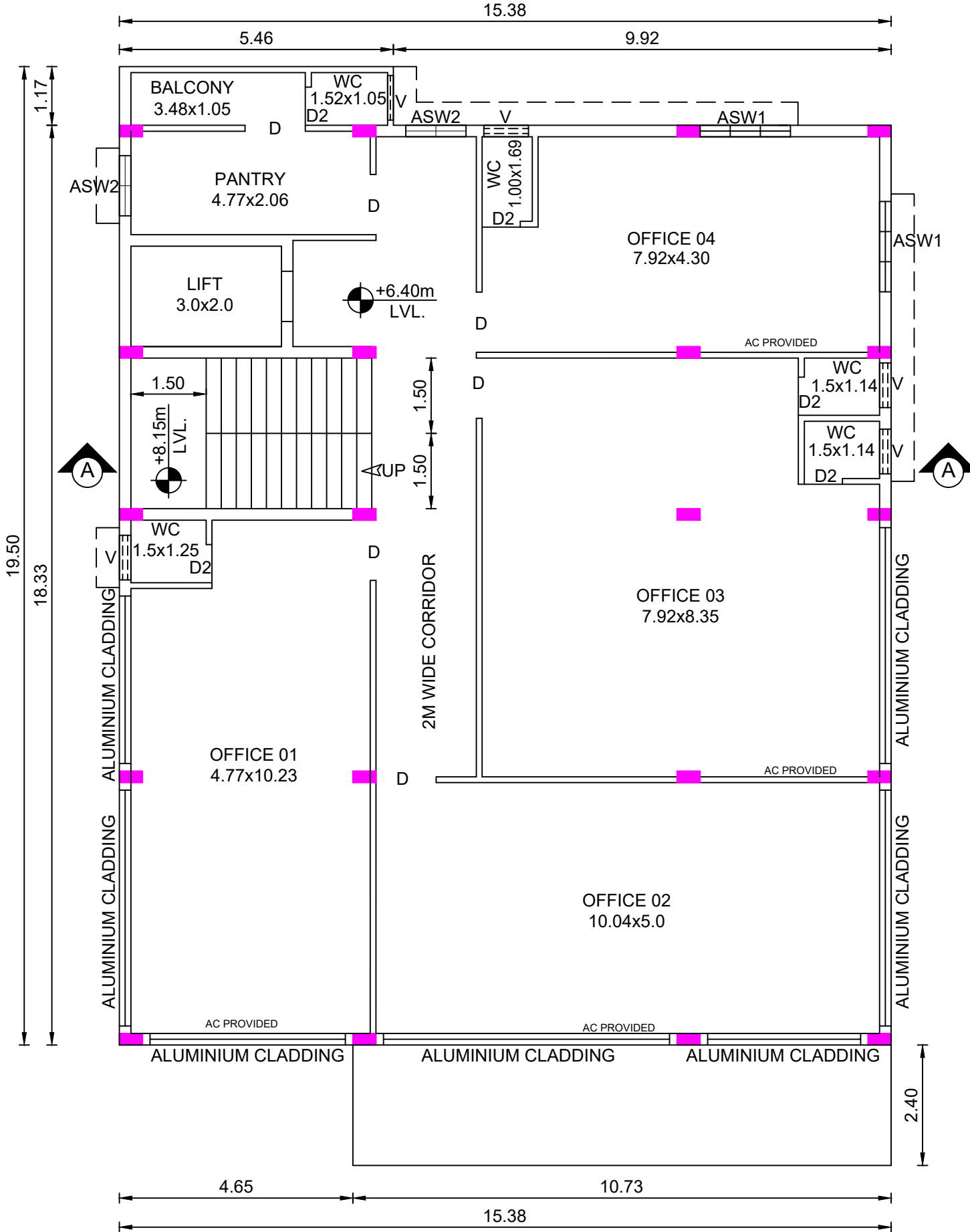
SECTION A-A



FLOOR PLAN



FIRST FLOOR PLAN



SCOND FLOOR PLAN

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.

IN THIS BUILDING, MECHANICAL VENTILATION (AC)  
WILL BE DONE TO THE REQUIRED ROOMS.

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

JOINERY DETAILS

| TYPE | DESCRIPTION | SIZE      |
|------|-------------|-----------|
| MD   | DOOR        | 1.5x2.10  |
| D    | DOOR        | 1.2x2.10  |
| D1   | DOOR        | 1.0x2.10  |
| D2   | DOOR        | 0.76x2.10 |
| ASW1 | WINDOW      | 1.80x1.37 |
| ASW2 | WINDOW      | 1.20x1.37 |
| V    | VENTILATION | 0.89x0.61 |

COLOUR INDEX

|                      |  |
|----------------------|--|
| SITE BOUNDARY        |  |
| PROPOSED BUILDING    |  |
| DRIVE WAY            |  |
| EXISTING BUILDING    |  |
| EXISTING ROAD        |  |
| SCHEME ROAD WIDENING |  |

DRAWING SHEET SIZE: A1

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| AREA OF SITE "①②③④⑤⑥"                                                                             | = 603.95 SQM = 6500.86 SFT |

## BUILDING AREA DETAILS

| FLOOR DETAILS | FSI AREA<br>(SQM) | NON FSI AREA<br>(SQM) | BUILT-UP AREA |          |
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## PARKING CALCULATION AS PER TNCDBR 2019

|                                                                                  |  |  |  |
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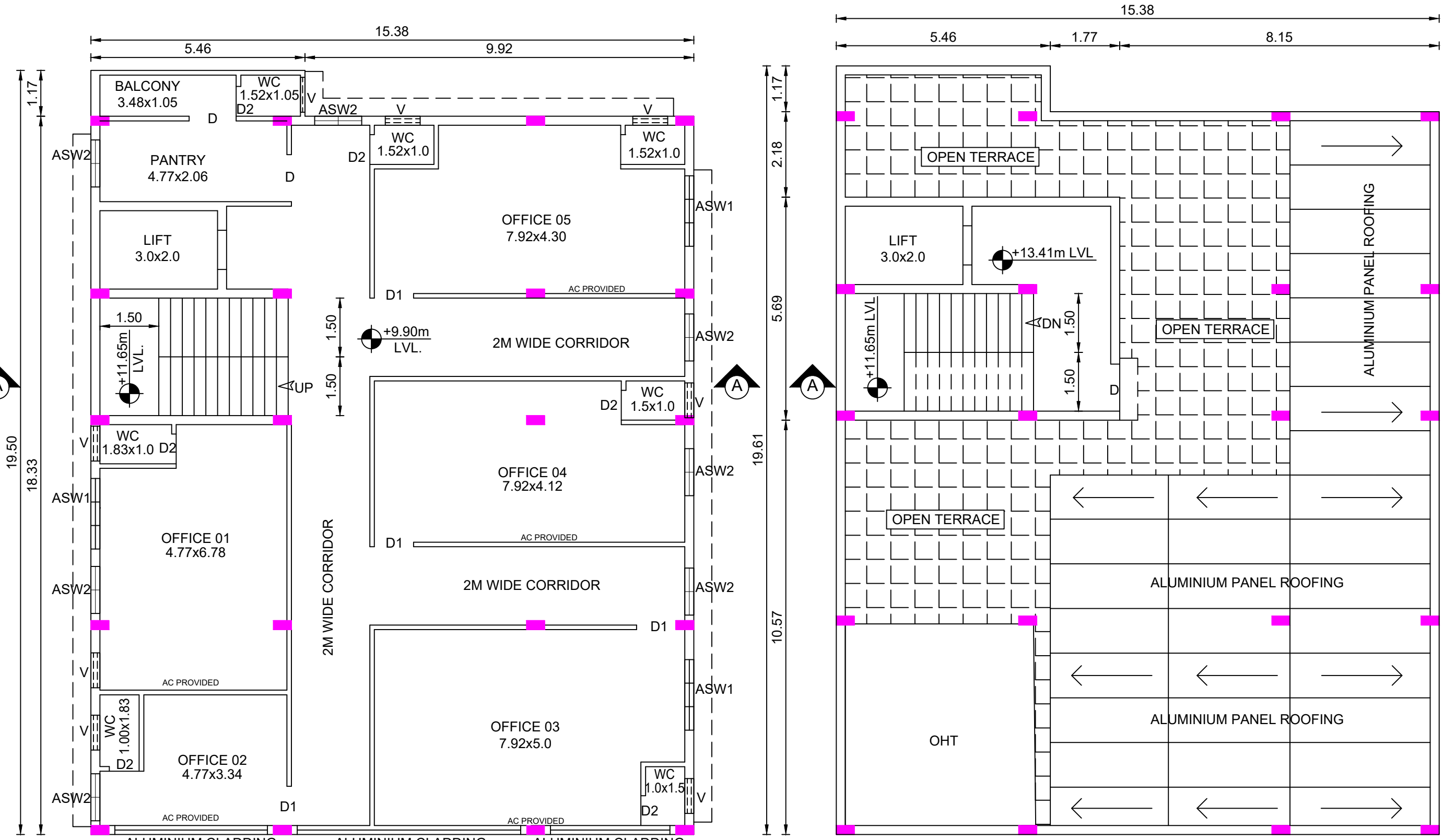
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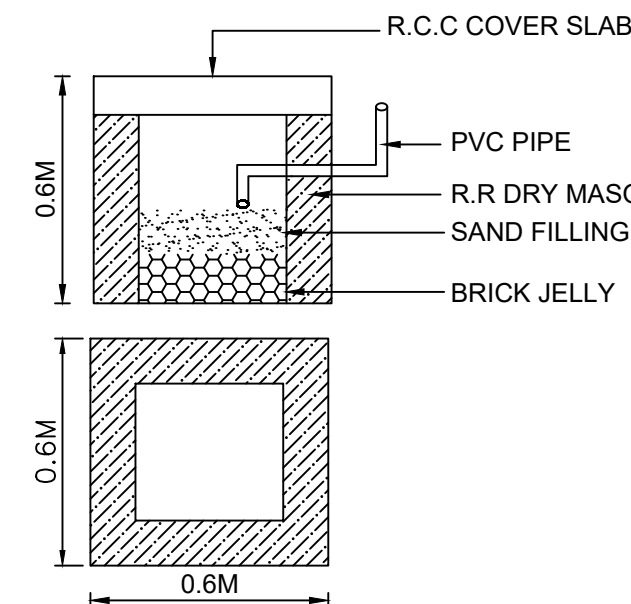
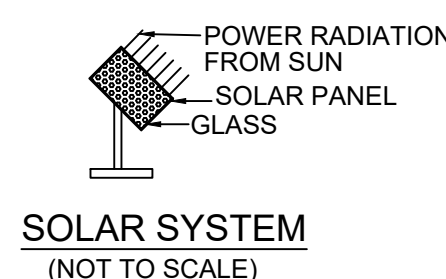
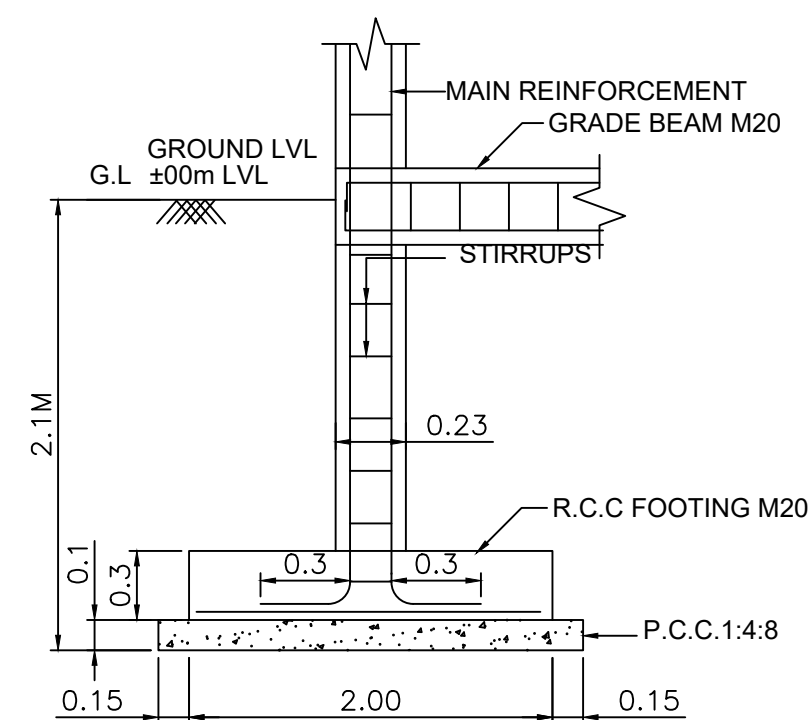
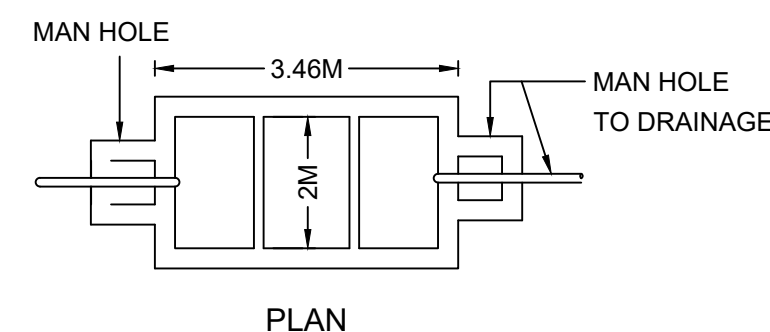
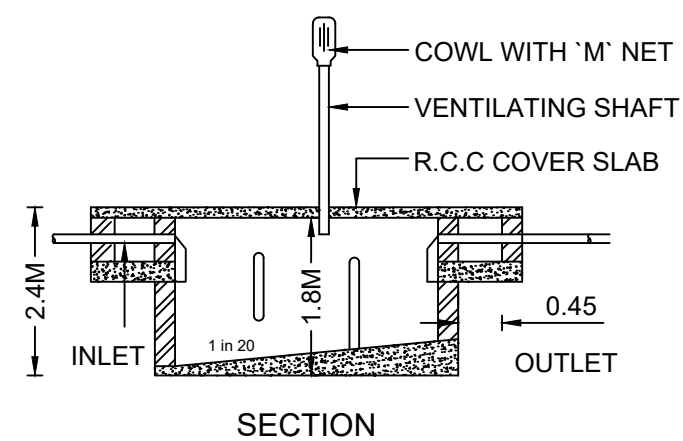
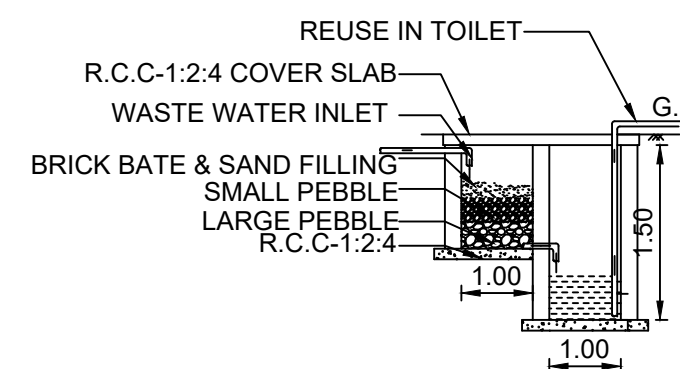
SIGNATURE OF  
ARCHITECT (OR) REGISTERED ENGINEER



THIRD FLOOR PLAN

TERRACE PLAN

BRICK WORK IN  
C.M 1:5 MIX  
R.C.C. M20 GRADE  
20MM JELLY

STAIRCASE DETAILS  
(NOT TO SCALE)RAINWATER  
HARVESTING DETAILS  
DRG - 1A  
(NOT TO SCALE)SOLAR SYSTEM  
(NOT TO SCALE)TYPICAL SECTION OF  
R.C.C COLUMN FOUNDATION  
(NOT TO SCALE)SEPTIC TANK DETAILS  
(NOT TO SCALE)RECYCLING OF WASTE WATER  
KITCHEN & BATH ROOM  
(NOT TO SCALE)

## NOTES:

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## SITE PLAN

## KEY PLAN

## JOINERY DETAILS

| TYPE | DESCRIPTION | SIZE      |
|------|-------------|-----------|
| MD   | DOOR        | 1.5x2.10  |
| D    | DOOR        | 1.2x2.10  |
| D1   | DOOR        | 1.0x2.10  |
| D2   | DOOR        | 0.76x2.10 |
| ASW1 | WINDOW      | 1.80x1.37 |
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## COLOUR INDEX

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| SITE BOUNDARY        |  |
| PROPOSED BUILDING    |  |
| DRIVE WAY            |  |
| EXISTING BUILDING    |  |
| EXISTING ROAD        |  |
| SCHEME ROAD WIDENING |  |

DRAWING SHEET SIZE: A1

# 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**  
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Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

