

PP

APPROVAL RECORD

Planning Permission

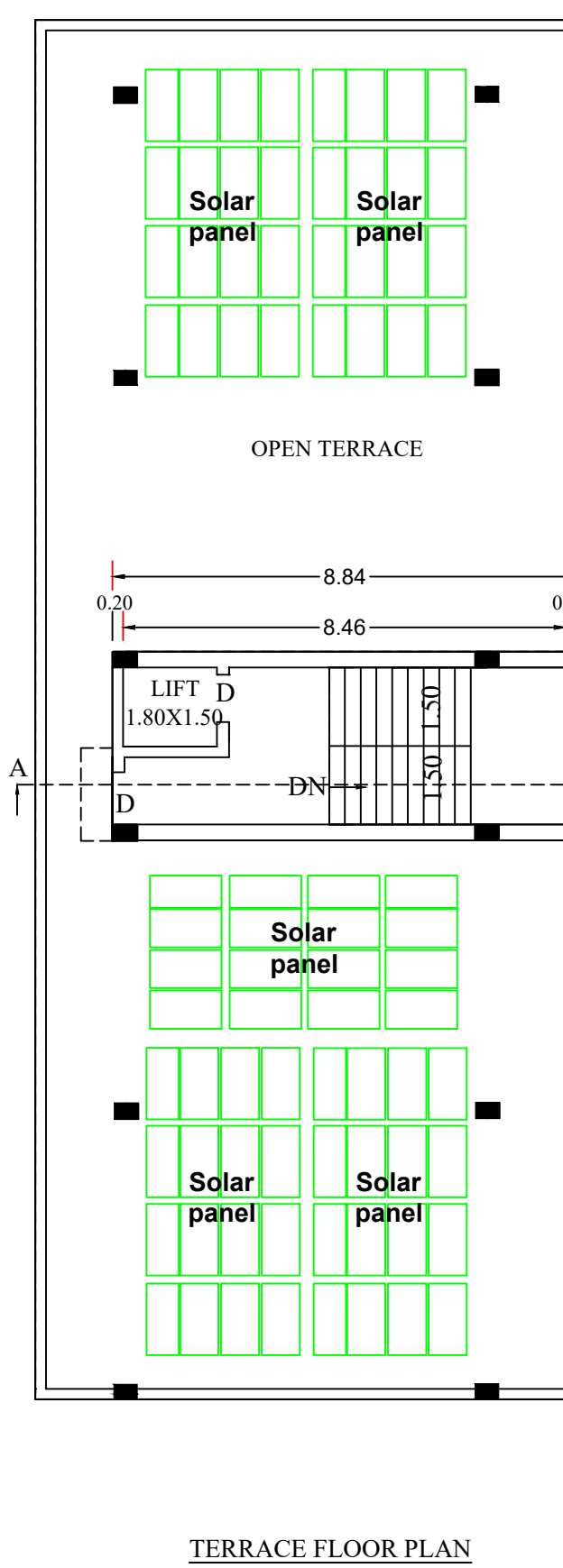
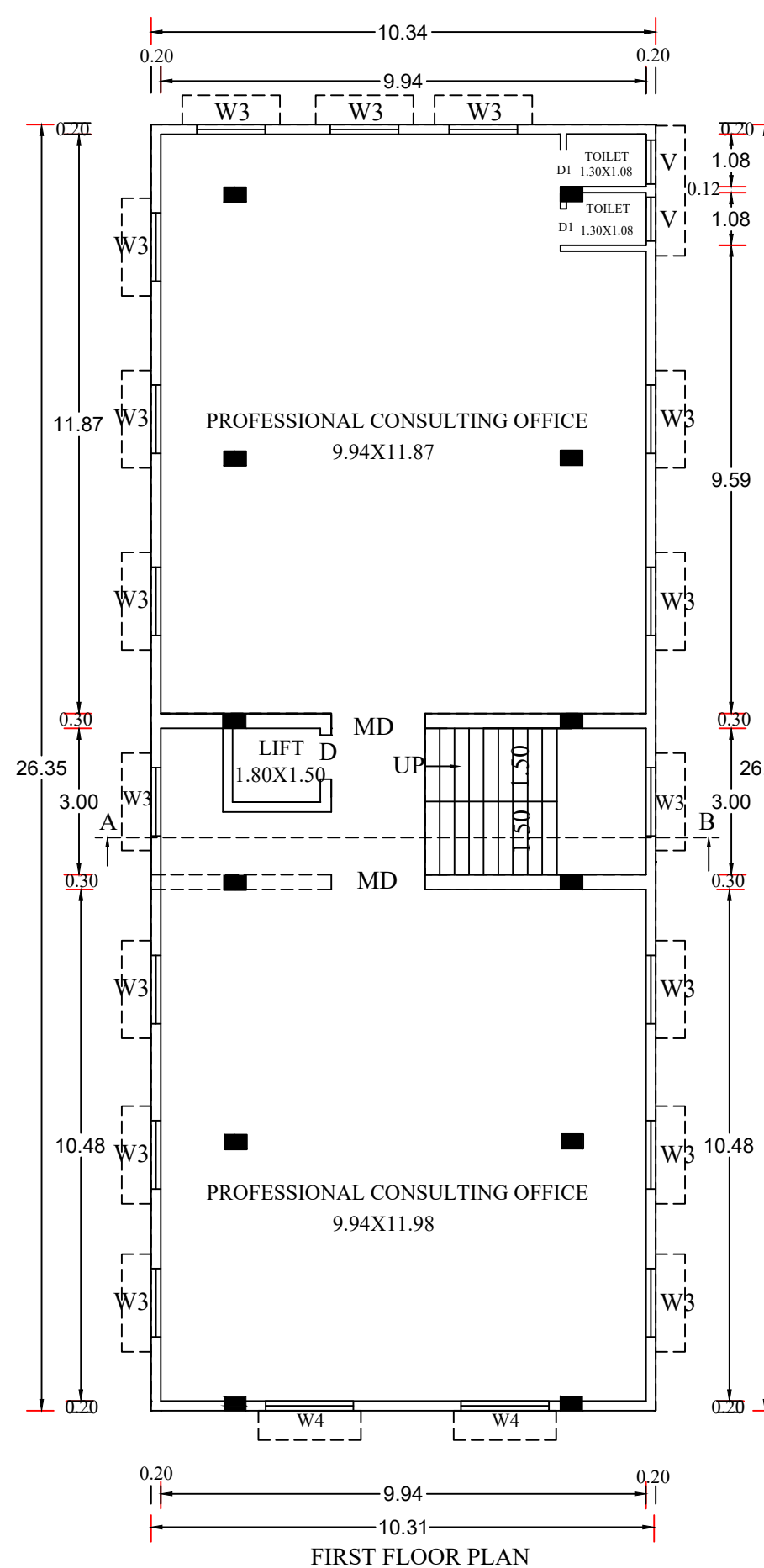
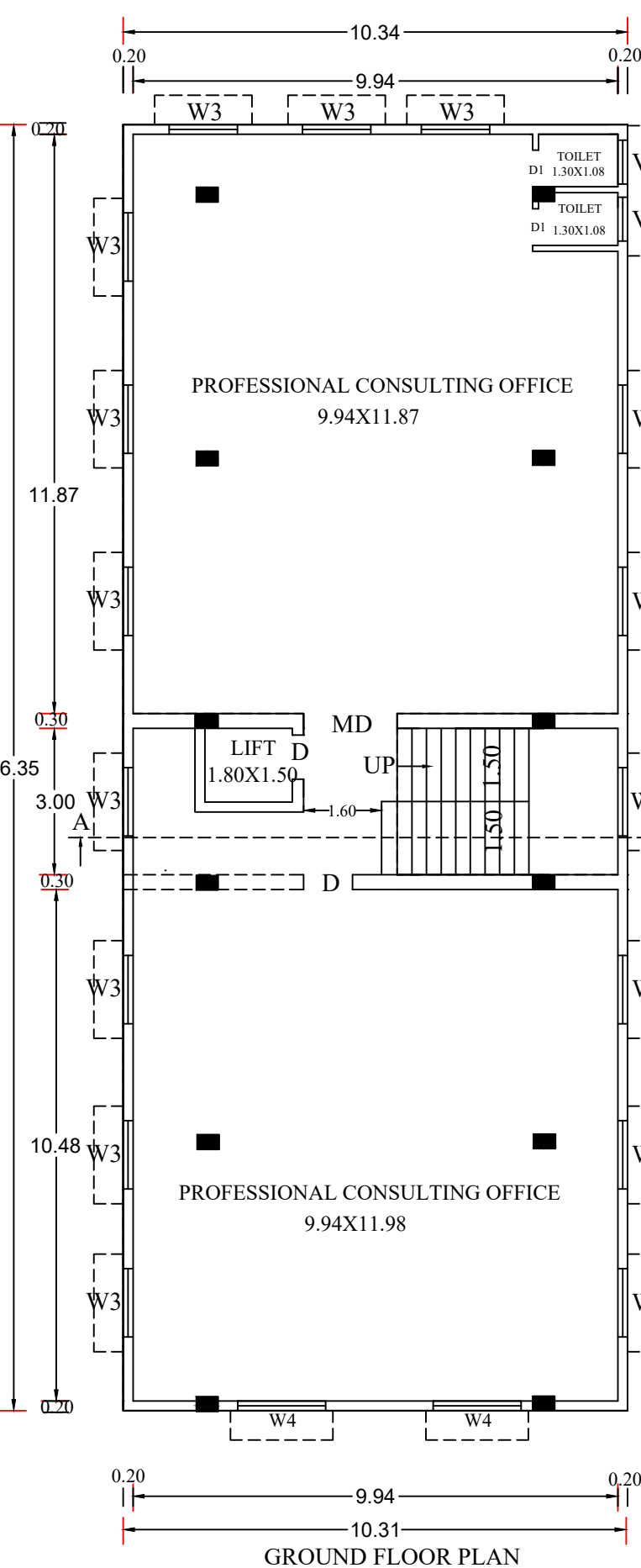
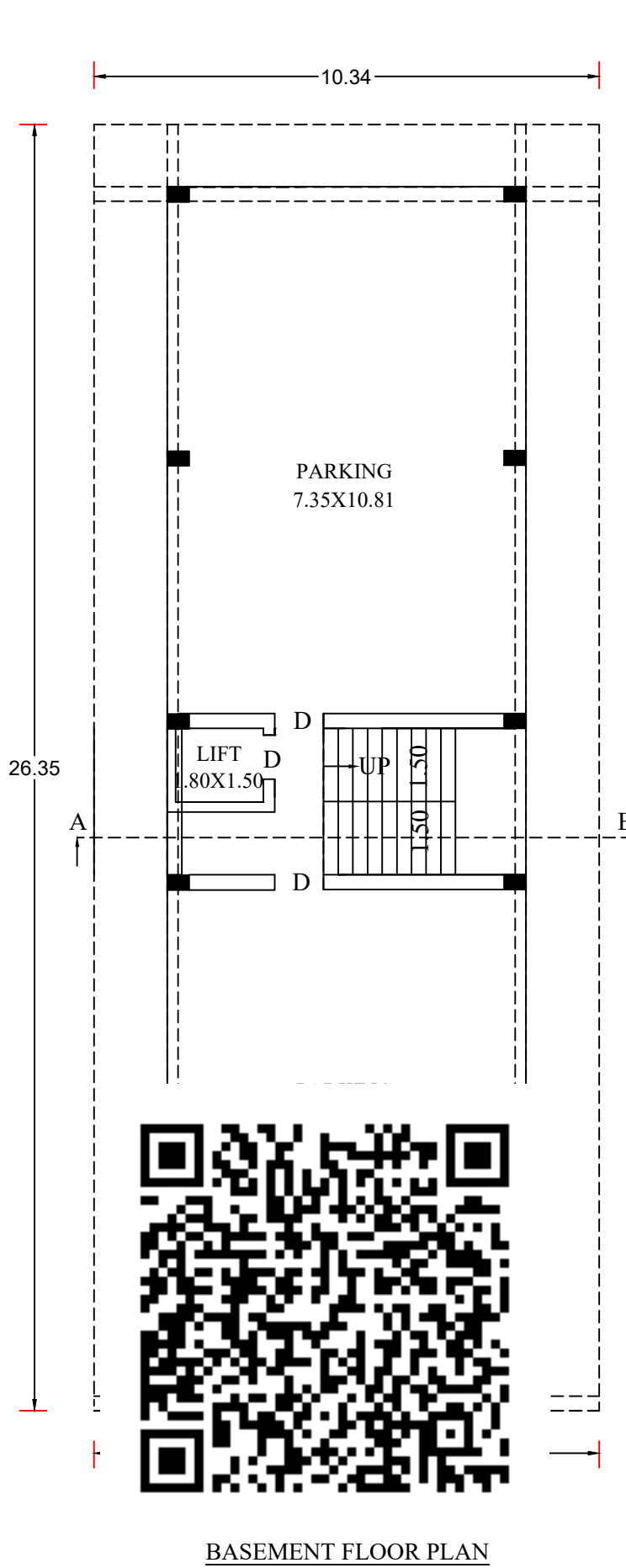
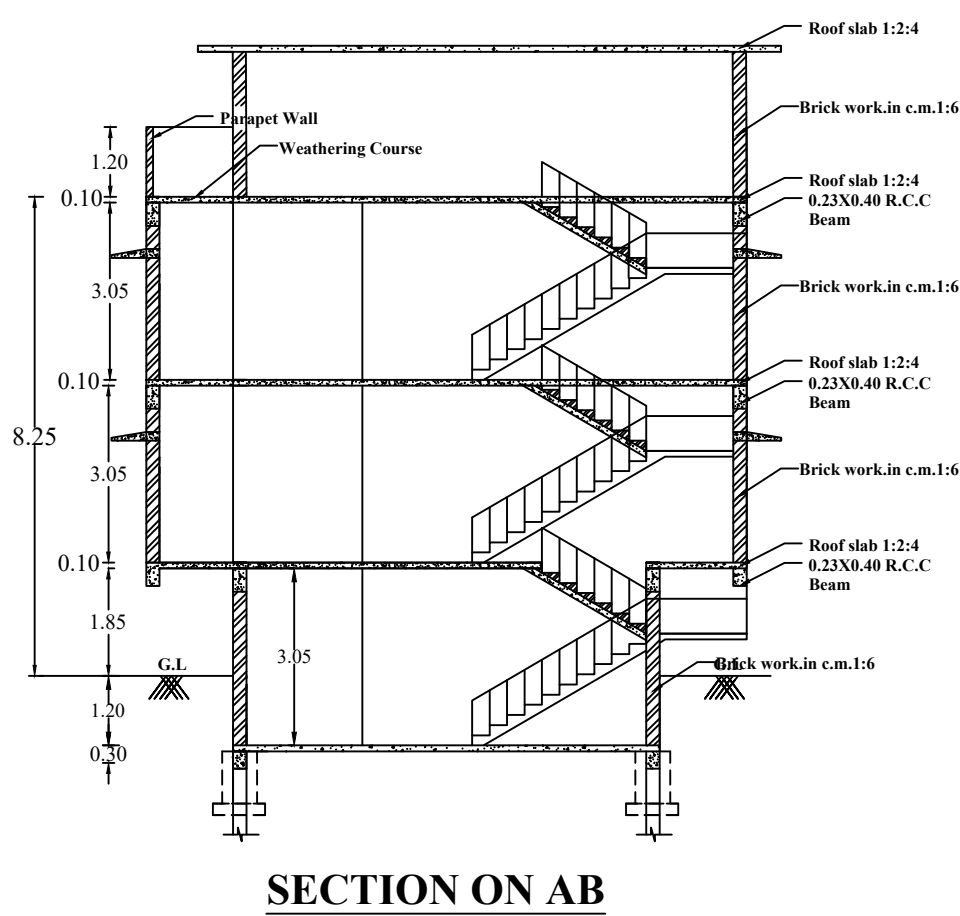
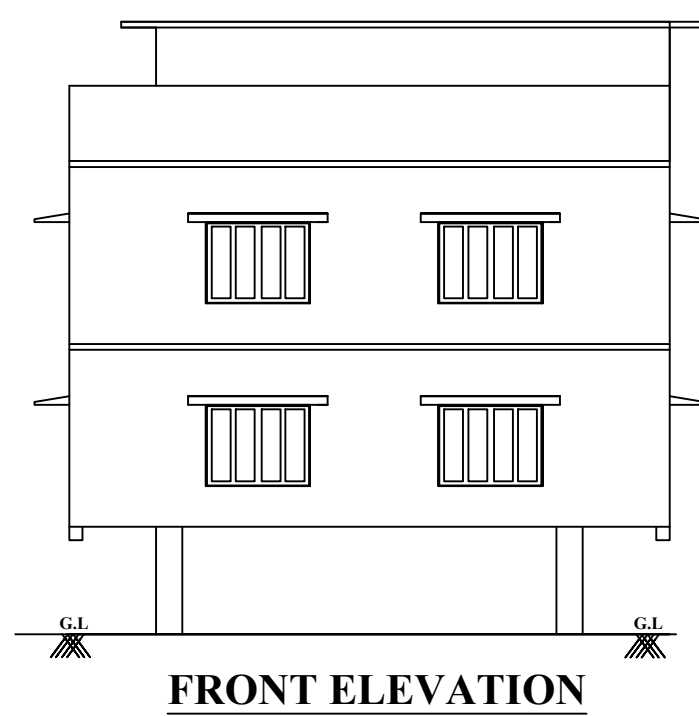
Kanniyakumari
Kanniyakumari district, Tamil Nadu

APPROVAL TYPE
Building Plan

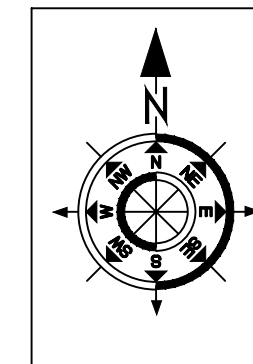
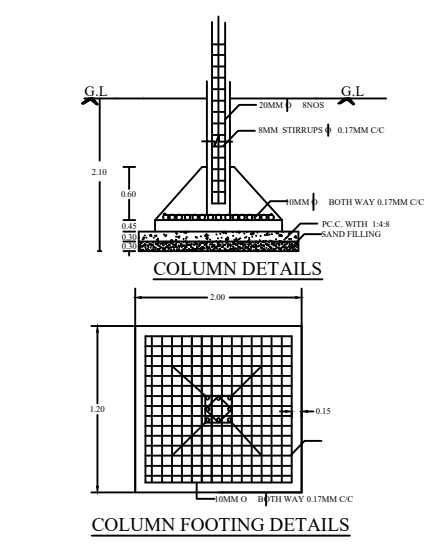
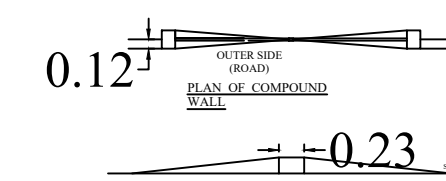
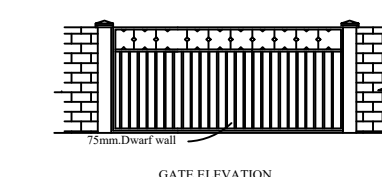
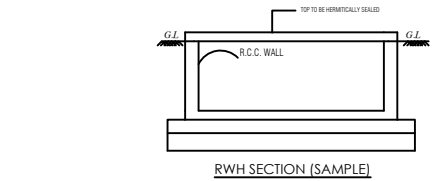
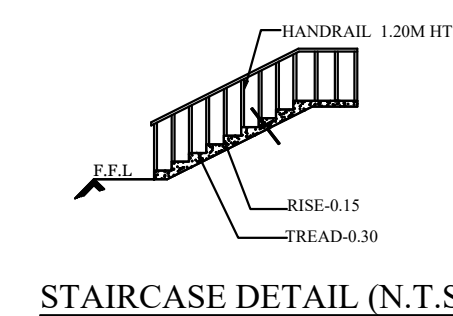
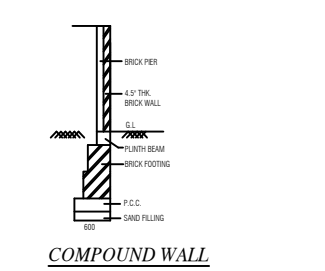
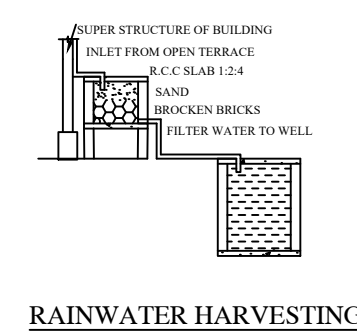
ISSUING AUTHORITY
DTCP

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.



**SITE PLAN
SCALE 1:100**



PLAN SHOWING THE PROPOSED CONSTRUCTION OF PROFESSIONAL CONSULTING OFFICE BUILDING, IN NEW TOWN SURVEY NO IN WARD:F BLOCK:8 T.Sy.No:14, (Old T.Sy.No:F1/14-2), OF VADASERY SOUTH VILLAGE AT M.S ROAD, NAGERCOIL CITY MUNICIPAL CORPORATION, AGASTEESWARAM TALUK , KANYAKUMARI DISTRICT. (HACA)

NAME OF OWNER : R.MANIKANDA KUMARAN, S/o. Raveendran.

AREA DETAILS

SITE AREA : 463.496.Sq.m (4989.Sq.ft)			
	FSI AREA IN SQ.M	NON FSI AREA IN SQ.M	TOTAL AREA IN SQ.M
BASEMENT FLOOR AREA	---	271.66	271.66
GROUND FLOOR AREA	241.84	29.82	271.66
FIRST FLOOR AREA	241.84	29.82	271.66
HEAD ROOM	---	30.94	30.94
TOTAL FLOOR AREA	483.68	362.24	845.92

FLOOR AREA RATIO:	PLOT COVERAGE RATIO:	Parking calculation Shop Building
483.68 / 463.496 = 1.04 < 2.00	271.66X100 / 463.496 = 58.61%	Total build up Area = 483.69 sq.m (PROFESSIONAL CONSULTING OFFICE)
SCHEDULE OF JOINERIES :		1 car space for every 100 sq.m
R/S	ROLLING SHUTTER	Required car parking = 483.69/100 = 4.83
D1	DOOR	SAY 5 NOS
D	DOOR	Visitor car space = 1 car
MD	MAIN DOOR	Provided car parking = 6 car
W3	WINDOW	1 two wheeler space for every 25 sq.m
W4	WINDOW	Required two wheeler parking = 483.69/25 = 19.34
V	VENTILATOR	SAY 20 NOS
Mr. R.Manikandakumaran S/o. Raveendran 833, Timber Tippo Road, Ranithottam Nagercoil-629001		Visitor two wheeler space = 1 two wheeler
		Provided two wheeler parking = 21 two wheeler

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 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.

CERTIFICATE

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

ONLINE APPLICATION:SWP/BPA/0464227/2025

SWP/BP/NLPA/KKD NO : 11/2025

L.P/NLPA/KKD No: 09/2025

P. PRATAP CHANDER, B.E. MBA REGISTERED CONSTRUCTION ENGINEER Registration No CE/KKOTCP/008/2022 PRATAP CONSULTANTS & CONTRACTORS 98/1 - Vailiyar Compound, Erulappapuram Jn, Nagercoil -629 002. CONSTRUCTION ENGINEER	P. PRATAP CHANDER, B.E. MBA REGISTERED ENGINEER GRADE-II Registration No RE-II/KKOTCP/008/2022 PRATAP CONSULTANTS & CONTRACTORS 98/1 - Vailiyar Compound, Erulappapuram Jn, Nagercoil -629 002. 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

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.

