

PP

APPROVAL RECORD

Planning Permission

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 REVISED AND ADDITIONAL
CONSTRUCTED OF SCHOOL BUILDING FOR "STELLA
MARY'S CBSE SCHOOL" IN R.S.NO.299/2A,2B,3B,4,
303/8A,8B,9,10A,10B,11,14B,304/2B,3B,4A2,4B,5,7A,9A,10
305/1B,2B,3,5A,5B,6,7,9 OF NEENDAKARAI 'B' VILLAGE,
GANAPATHIPURAM TOWN PANCHAYAT,
AGASTHEESWARAM TALUK,
KANNIYAKUMARI DISTRICT.

SHEET 2

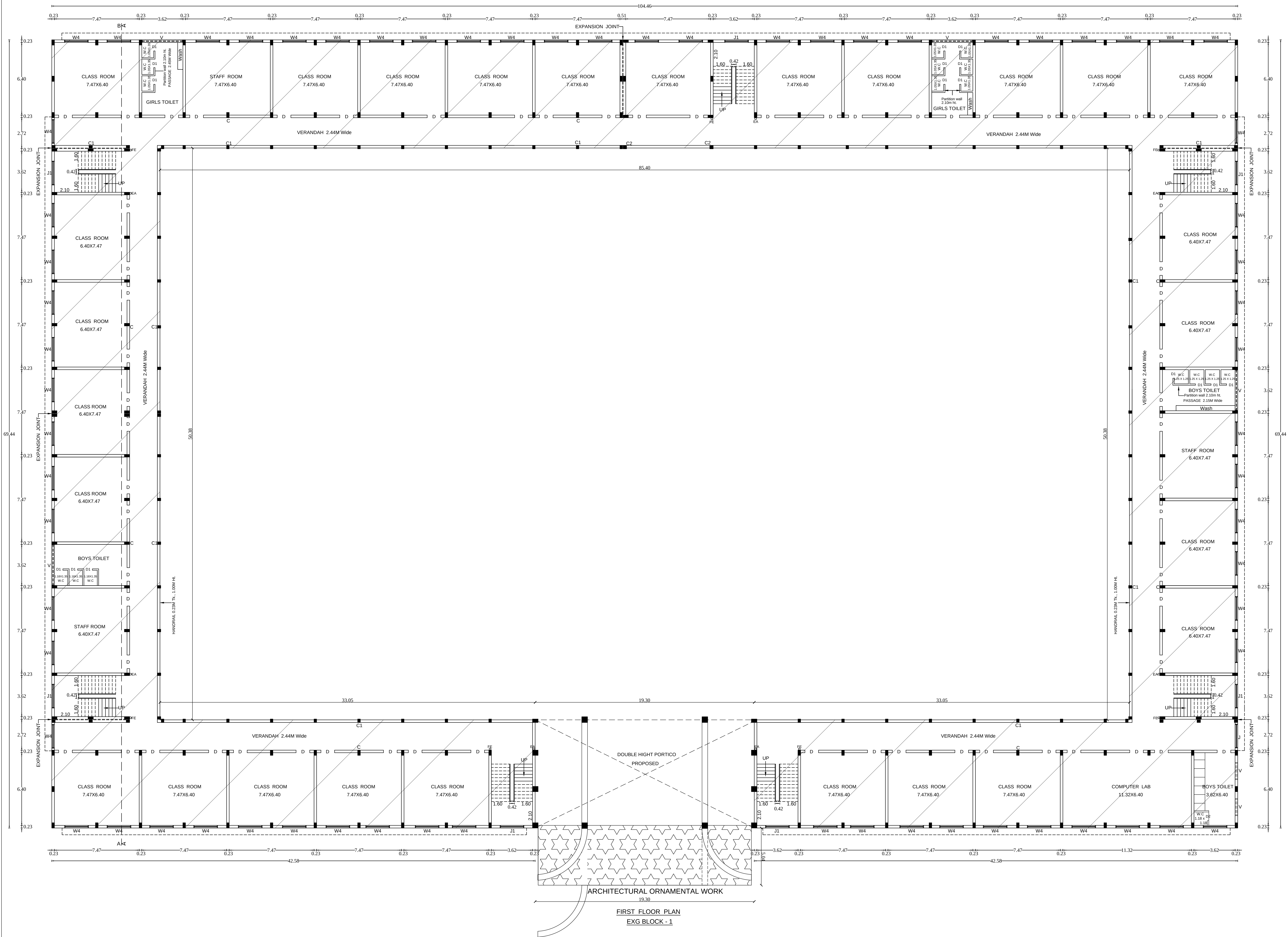
ALL DIMENSIONS ARE IN METER, SCALE 1:100

EXISTING AND ADDITIONAL BUILDING AREA DETAILS

Block And Building Details	Existing Approved Building Area		Constructed Building Area To Be Approved		Total Building Area	
	FSI Area sq.m	Non FSI sq.m	FSI Area sq.m	Non FSI sq.m	Total Area sq.m	Total Area sq.ft
Block - 1 First Floor	2767.32	-	-	-	2767.32	29787.43

JOINERIES DETAILS

D	1.20 X 2.10	Door
D1	0.75 X 2.10	Door
J	2.10 X 1.60	Jally
J1	2.10 X 0.80	Jally
W4	1.80 X 1.40	Window
V	3.62 X 0.80	Ventilator



Online Application No.SWP/BPA/475889/2025
B.P/DTCP.No.54/2026

V. V. V.
V. V. V. Prasad
Registered Construction Engineer
Reg. No: RCEIN/PA/2020/011
Ph: 73055 7430

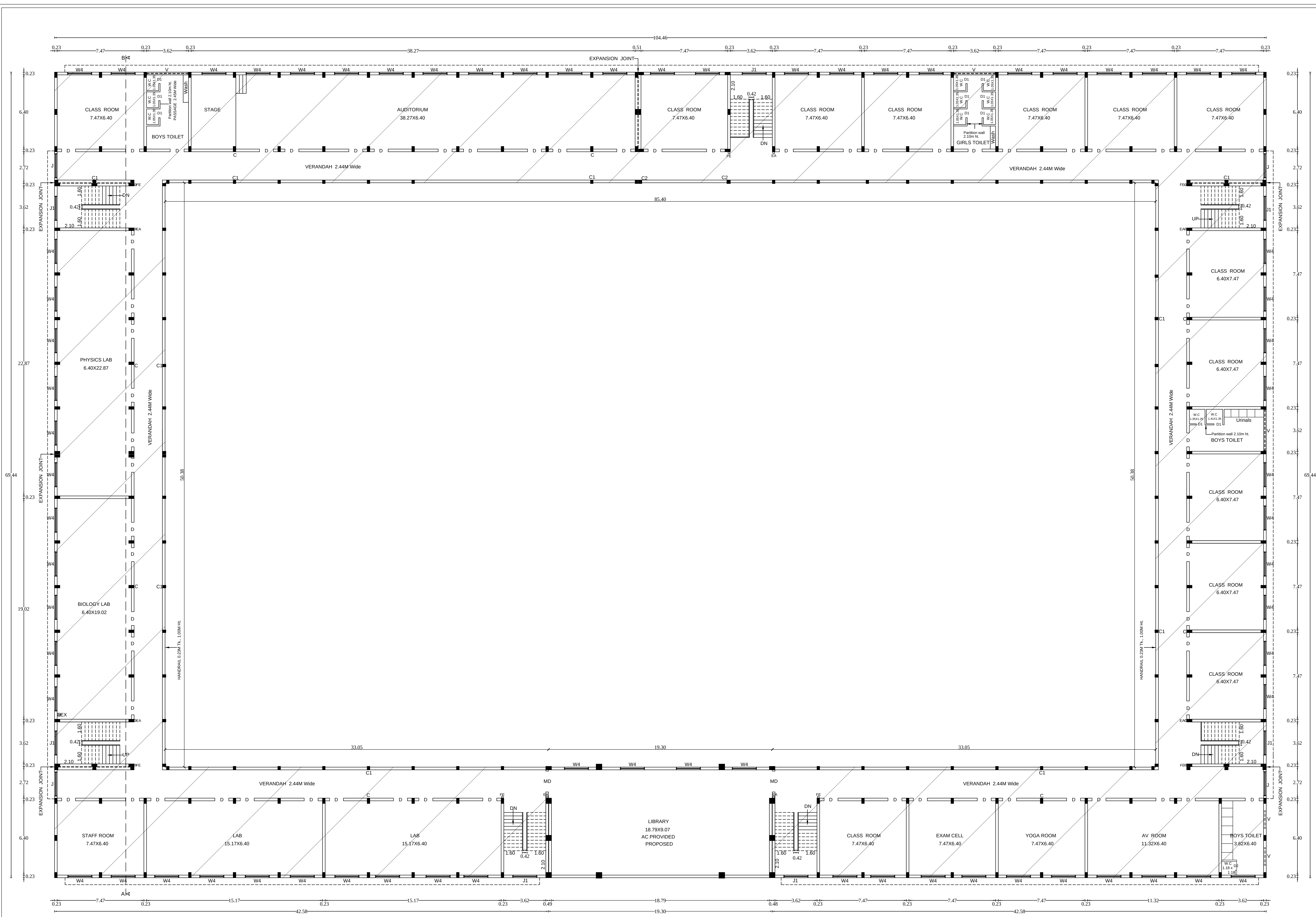
J. R. J.
J. R. J. Jeyaraj, M.E., Ph.D.,
Registered Structural Engineer
Reg. No: RSE/IN/PA/01020046
At: Thiruvananthapuram, Kerala - 695004

S. J.
S. J. Jeyaraj
Administrative Officer
Nova Educational Trust
Nannavakurichy

A. J.
A. J. Jeyaraj, M.E., Ph.D.,
Registered Structural Engineer
Reg. No: RSE/IN/PA/01020046
At: Thiruvananthapuram, Kerala - 695004

APPLICANT

REG.ARCHITECT



SECOND FLOOR PLAN EXG BLOCK - 1

PLAN SHOWING THE REVISED AND ADDITIONAL
 CONSTRUCTED OF SCHOOL BUILDING FOR "STELLA
 MARY'S CBSE SCHOOL" IN R.S.NO:299/2A,2B,3B,4,
 303/8A,8B,9,10A,10B,11,14B,304/2B,3B,4A2,4B,5,7A,9A,10
 305/1B,2B,3,5A,5B,6,7,9 OF NEENDAKARAI 'B' VILLAGE,
 GANAPATHIPURAM TOWN PANCHAYAT,
 AGASTHEESWARAM TALUK,
 KANNIYAKUMARI DISTRICT.

ALL DIMENSIONS ARE IN METER, SCALE 1:100

EXISTING AND ADDITIONAL BUILDING AREA D

	Existing Buildings	Constructed Buildings
--	-----------------------	--------------------------

	Approved Building Area		Building Area To Be Approved		Total Building Area	
Block And Building Details	FSI Area sq.m	Non FSI sq.m	FSI Area sq.m	Non FSI sq.m	Total Area sq.m	Total Area sq.ft
BLOCK - 1 Second Floor	2767.32	-	183.93	-	2951.25	31767.26

<u>JOINERIES DETAILS</u>		
D	1.20 X 2.10	Door
D1	0.75 X 2.10	Door
J	2.10 X 1.60	Jally
J1	2.10 X 0.80	Jally
W4	1.80 X 1.40	Window
V	3.62 X 0.80	Ventilator

Online Application No.SWP/BPA/475889/2025
B.P/DTCP.No.54/2026


Er. V. Sunil Prem
Registered Construction Engineer
Reg. No: RCE/NLPA/2020/011
Ph: 73056 73430

J. R. JULIUS, M.E., Ph.D.
Registered Structural Engineer
Rep. No.: RSE-1/NLPA/2020/02
4A1, Thakurapattam, Nagercoil - 826002

S. Johnson
Mr.S.JOHNSON
Administrative Officer
Nova Educational Trust
Manavalakurichy

At J ALEX ANDERSON, 6 Arch
Regd. Gen. Practitioner
RA/Gr-LIV, 10/10/2019/007
Cross Street, Chesham, Bucks
Nugent Rd, Mob +41 44003244

APPLICANT

REG.ARCHITECT

PLAN SHOWING THE REVISED AND ADDITIONAL
CONSTRUCTED OF SCHOOL BUILDING FOR "STELLA
MARY'S CBSE SCHOOL" IN R.S.NO.299/2A,2B,3B,4,
303/8A,8B,9,10A,10B,11,14B,304/2B,3B,4A2,4B,5,7A,9A,10
305/1B,2B,3,5A,5B,6,7,9 OF NEENDAKARAI 'B' VILLAGE,
GANAPATHIPURAM TOWN PANCHAYAT,
AGASTHEESWARAM TALUK,
KANNIYAKUMARI DISTRICT.

SHEET 4

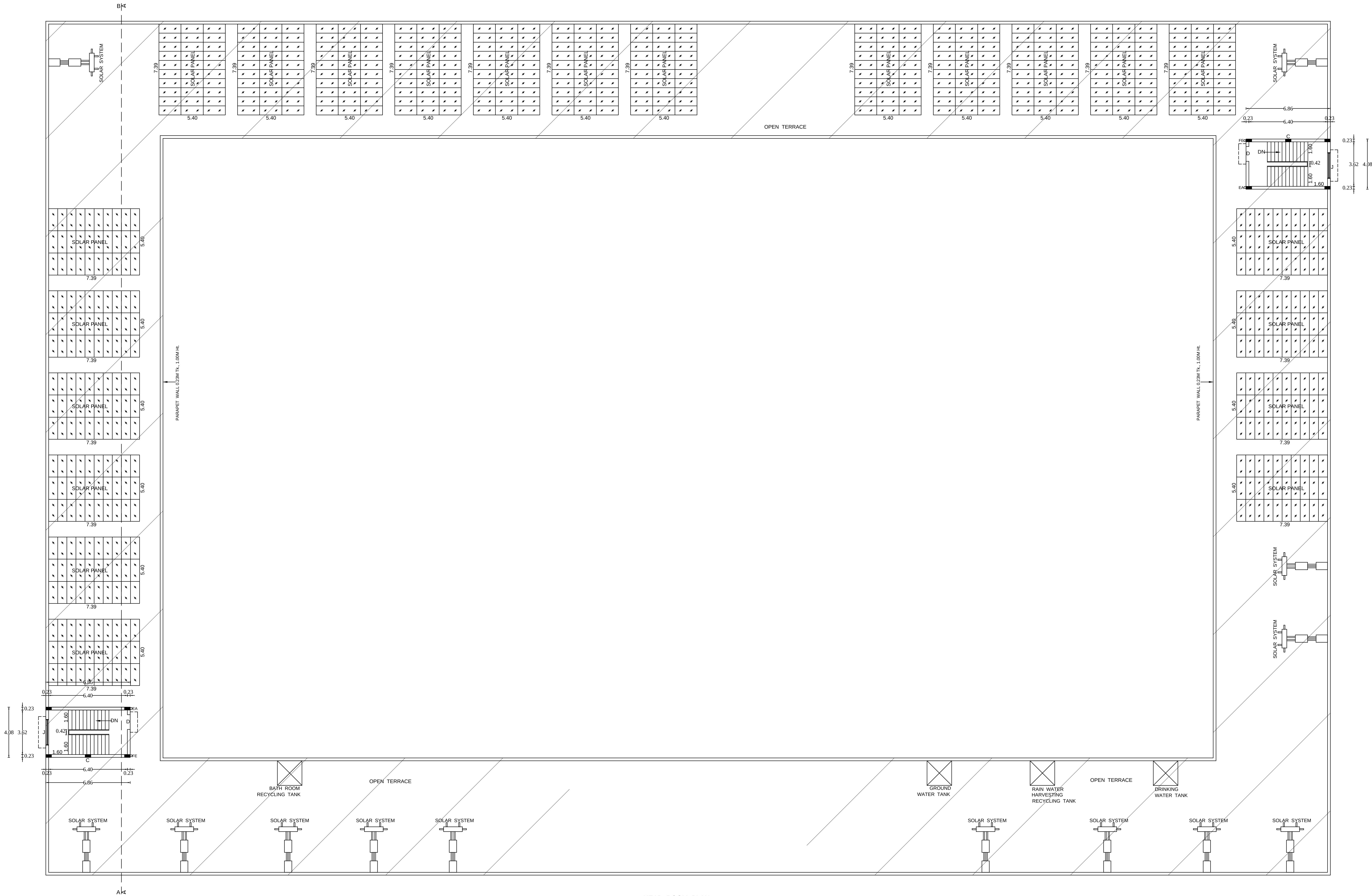
ALL DIMENSIONS ARE IN METER, SCALE 1:100

EXISTING AND ADDITIONAL BUILDING AREA DETAILS

Block And Building Details	Existing Approved Building Area		Constructed Building Area To Be Approved		Total Building Area	
	FSI Area sq.m	Non FSI sq.m	FSI Area sq.m	Non FSI sq.m	Total Area sq.m	Total Area sq.ft
BLOCK - 1	-	55.98	-	-	55.98	602.57
Head Room	-	-	-	-	-	-

JOINERIES DETAILS

D	1.20 X 2.10	Door
D1	0.75 X 2.10	Door
J	2.10 X 1.60	Jally
J1	2.10 X 0.80	Jally
W4	1.80 X 1.40	Window
V	3.62 X 0.80	Ventilator



HEAD ROOM PLAN
EXG BLOCK - 1

Online Application No.SWP/BPA/475889/2025
B.P/DTCP.No.54/2026

V. V. Srinivasan
Er. V. V. Srinivasan
Registered Construction Engineer
Reg. No: RCEIN/PA/2020/11
Ph: 73058 73432

J. R. Jeyaraj
J. R. Jeyaraj, M. E., Ph.D.,
Registered Structural Engineer
Reg. No: RSE/IN/PA/2020/04
At: Thiruvananthapuram, Kerala - 695004

S. S. Johnson
S. S. Johnson
Administrative Officer
Nora Educational Trust
Manavalakurichi

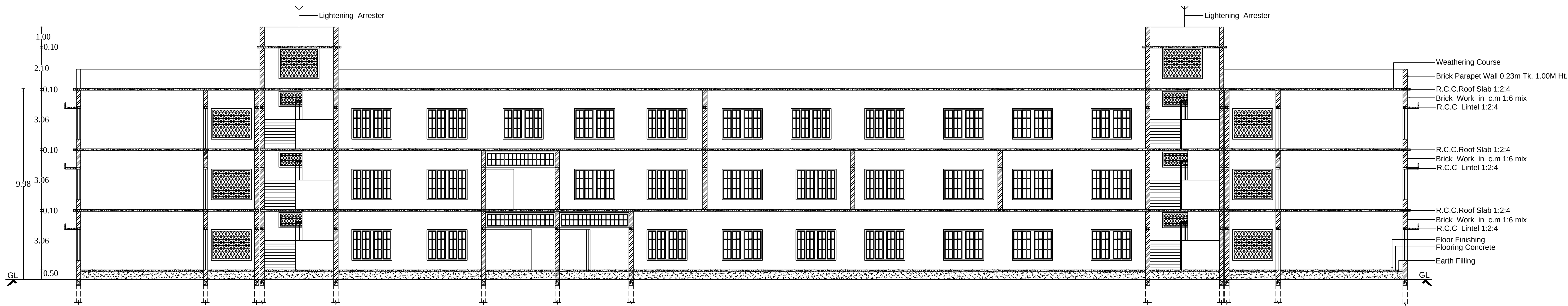
S. S. Johnson
S. S. Johnson
Administrative Officer
Nora Educational Trust
Manavalakurichi

APPLICANT

REG.ARCHITECT



ELEVATION



SECTION ON A-B

PLAN SHOWING THE REVISED AND ADDITIONAL
CONSTRUCTED OF SCHOOL BUILDING FOR "STELLA
MARY'S CBSE SCHOOL" IN R.S.NO:299/2A,2B,3B,4,
303/8A,8B,9,10A,10B,11,14B,304/2B,3B,4A2,4B,5,7A,9A,10
305/1B,2B,3,5A,5B,6,7,9 OF NEENDAKARAI 'B' VILLAGE,
GANAPATHIPURAM TOWN PANCHAYAT,
AGASTHEESWARAM TALUK,
KANNIYAKUMARI DISTRICT.

SHEET 5

ALL DIMENSIONS ARE IN METER, SCALE 1:100

Online Application No.SWP/BPA/475889/2025
B.P/DTCP.No.54/2026

V. S. S. Prem
Er. V.Sunil Prem
Registered Construction Engineer
Reg. No: RCE/MLPA/2020/011
Ph: 73056 73430

J. R. JULIUS
J. R. JULIUS, M.E., Ph.D.,
Registered Structural Engineer
Reg. No: RSE/MLPA/2020/006
44/Tranavapuram, Nagercoil - 826004

S. Johnson
Mr.S.JOHNSON
Administrative Officer
Novya Educational Trust
Manavathakurichy

Alex
Alex
Architect
Reg. No: RA/2017/007
44/Tranavapuram, Nagercoil - 826004

APPLICANT

REG.ARCHITECT

PLAN SHOWING THE REVISED AND
ADDITIONAL CONSTRUCTED OF SCHOOL
BUILDING FOR "STELLA MARY'S CBSE
SCHOOL" IN R.S.NO:299/2A,2B,3B,4,303/8A,
8B,9,10A,10B,11,14B,304/2B,3B,4A2,4B,5,7A,
9A,10, 305/1B,2B,3,5A,5B,6,7,9 OF
NEENDAKARAI 'B' VILLAGE,
GANAPATHIPURAM TOWN PANCHAYAT,
AGASTHEESWARAM TALUK,
KANNIYAKUMARI DISTRICT.

SHEET 7

ALL DIMENSIONS ARE IN METER, SCALE 1:100

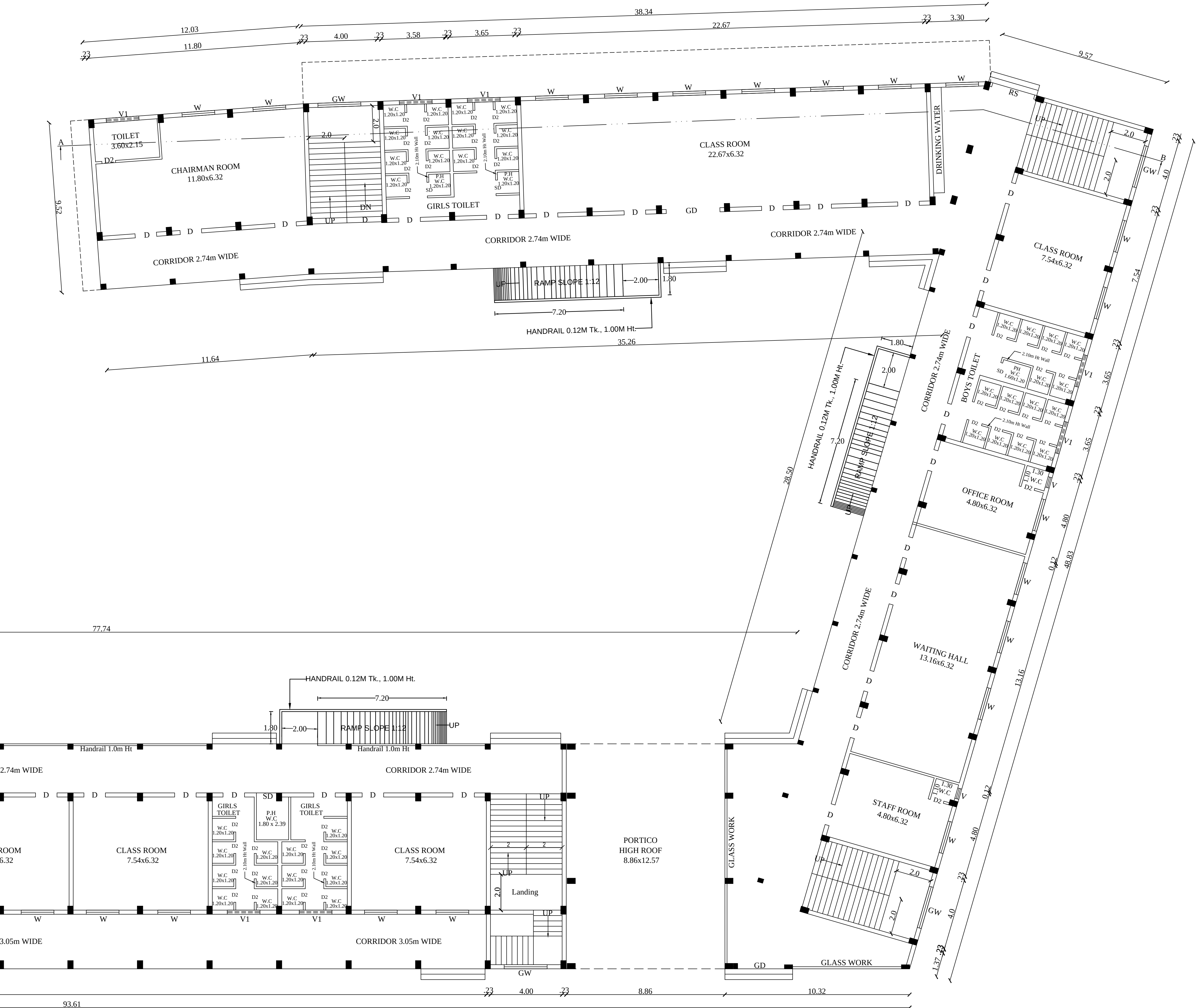
ADDITIONAL BUILDING AREA DETAILS

Block And Building Details	FSI Area sq.m	Non FSI sq.m	Total Area sq.m	Total Area sq.ft
BLOCK - 2	440.86	-	440.86	4745.42
Basement Floor	2281.38	-	2281.38	24556.77
Ground Floor	2281.38	-	2281.38	24556.77

JOINERIES DETAILS

D	DOOR	1.20m X 2.10m
SD	SLIDING DOOR	1.20m X 2.10m
D2	DOOR 2	0.76m X 2.10m
LD	LIFT DOOR	1.00m X 2.10m
GD	GRILL DOOR	3.00m X 2.10m
W	WINDOW	1.83m X 1.52m
GW	GRILL WINDOW	2.40m X 1.52m
V	VENTILATION	0.60m X 0.60m
V1	VENTILATION	1.83m X 0.60m

BASEMENT FLOOR PLAN (BLOCK - 2)



GROUND FLOOR PLAN (BLOCK - 2)

Online Application No.SWP/BPA/475889/2025
B.P/DTCP.No.54/2026

Br. V. Srinil Prem
Registered Construction Engineer
Reg. No: RCE/PA/2020/011
Ph: 73056 73430

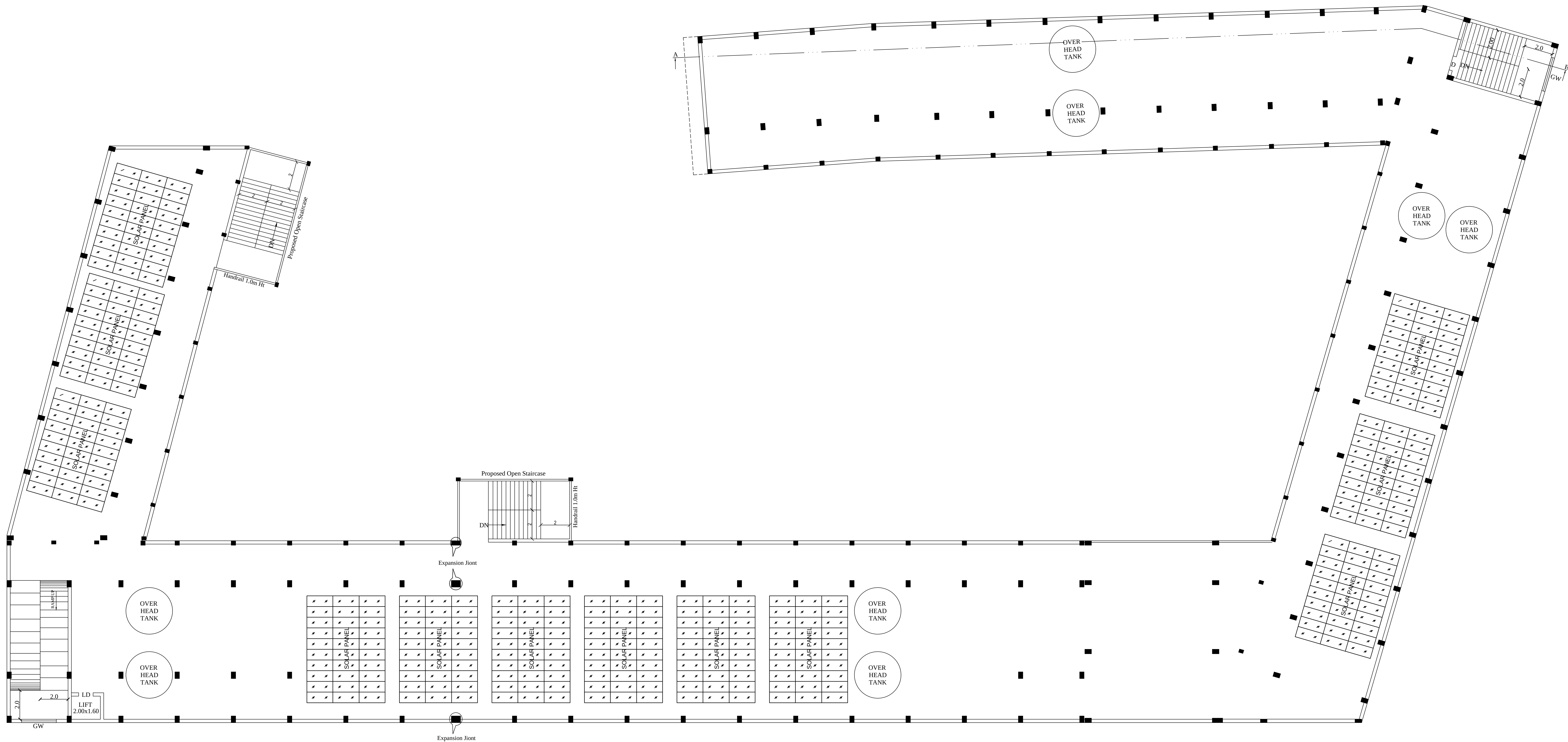
J. R. JULIUS, M.E., Ph.D.,
Registered Structural Engineer
Reg. No: RSE - 016/PA/2020/006
481 Theppuram, Nagercoil - 824004

Mr. S. JOHNSON
Administrative Officer
Nova Educational Trust
Manavalakurthy

Mr. S. JOHNSON
Administrative Officer
Nova Educational Trust
Manavalakurthy

APPLICANT

REG. ARCHITECT



HEAD ROOM PLAN (BLOCK - 2)

PLAN SHOWING THE REVISED AND
ADDITIONAL CONSTRUCTED OF SCHOOL
BUILDING FOR "STELLA MARY'S CBSE
SCHOOL" IN R.S.NO:299/2A,2B,3B,4,303/8A,
8B,9,10A,10B,11,14B,304/2B,3B,4A2,4B,5,7A,
9A,10, 305/1B,2B,3,5A,5B,6,7,9 OF
NEENDAKARAI 'B' VILLAGE,
GANAPATHIPURAM TOWN PANCHAYAT,
AGASTHEESWARAM TALUK,
KANNIYAKUMARI DISTRICT.

SHEET 10

ALL DIMENSIONS ARE IN METER, SCALE 1:100

ADDITIONAL BUILDING AREA DETAILS

Block And Building Details	FSI Area sq.m	Non FSI sq.m	Total Area sq.m	Total Area sq.ft
BLOCK - 2 Head Room	-	74.02	74.02	796.75

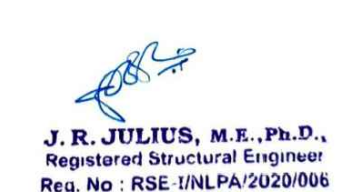
JOINERIES DETAILS

D	DOOR	1.20m X 2.10m
SD	SLIDING DOOR	1.20m X 2.10m
D2	DOOR 2	0.76m X 2.10m
LD	LIFT DOOR	1.00m X 2.10m
GD	GRILL DOOR	3.00m X 2.10m
W	WINDOW	1.83m X 1.52m
GW	GRILL WINDOW	2.40m X 1.52m
V	VENTILATION	0.60m X 0.60m
V1	VENTILATION	1.83m X 0.60m

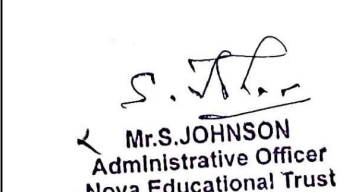
Online Application No.SWP/BPA/475889/2025
B.P/DTCP.No.54/2026



Br. V. Sunil Prem
Registered Construction Engineer
Reg. No: RCE/NLP/2020/011
Ph: 73056 73430



J. R. JITUTS, M.E., Ph.D.,
Registered Structural Engineer
Reg. No: RSE/THL/PK/00201960
6A/Thiruvananthapuram, Nagercoil - 82004



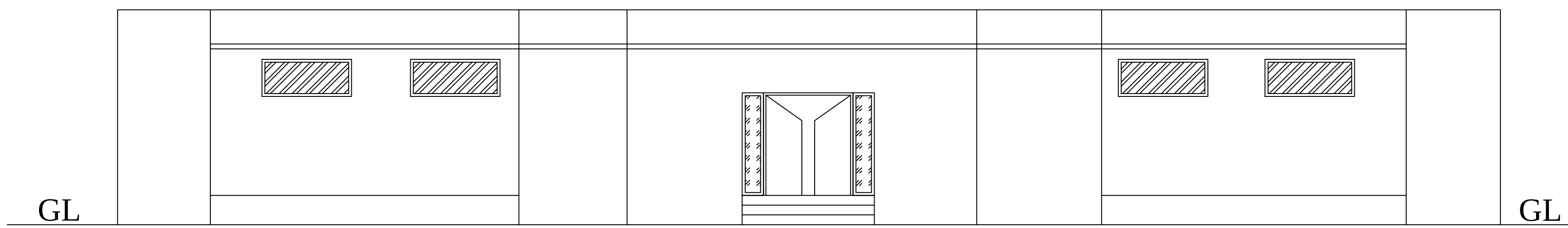
Mr. S. JOHNSON
Administrative Officer
Nova Educational Trust
Manavalakurichy



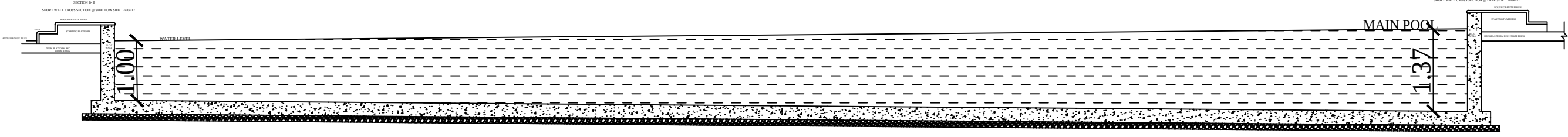
NOVA EDUCATIONAL TRUST
MANAVALAKURICHY

APPLICANT

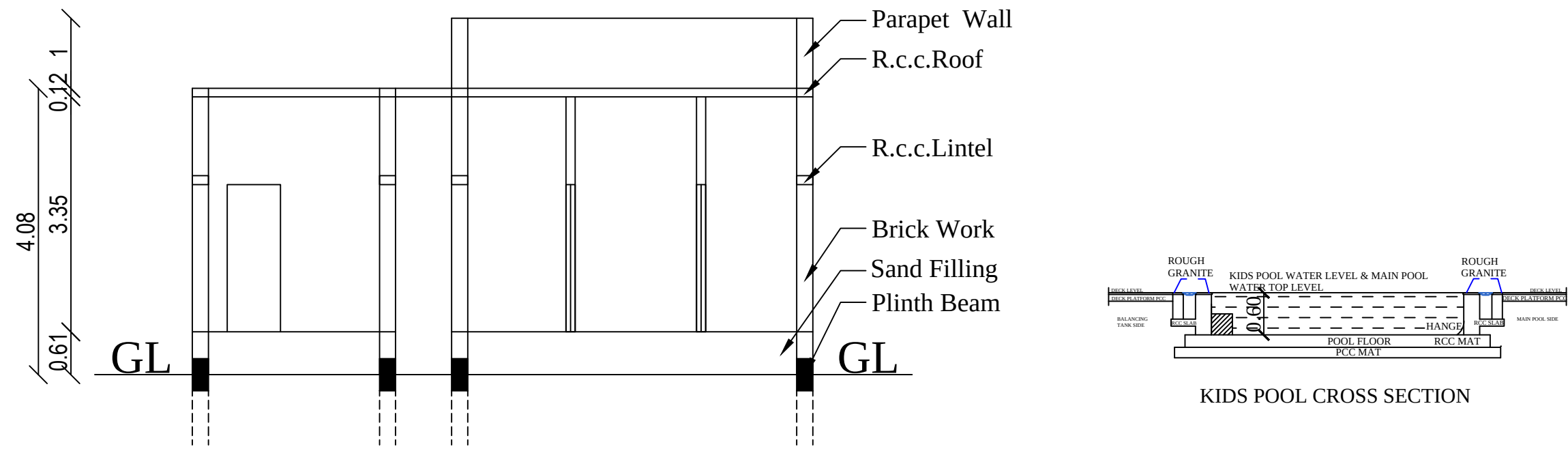
REG. ARCHITECT



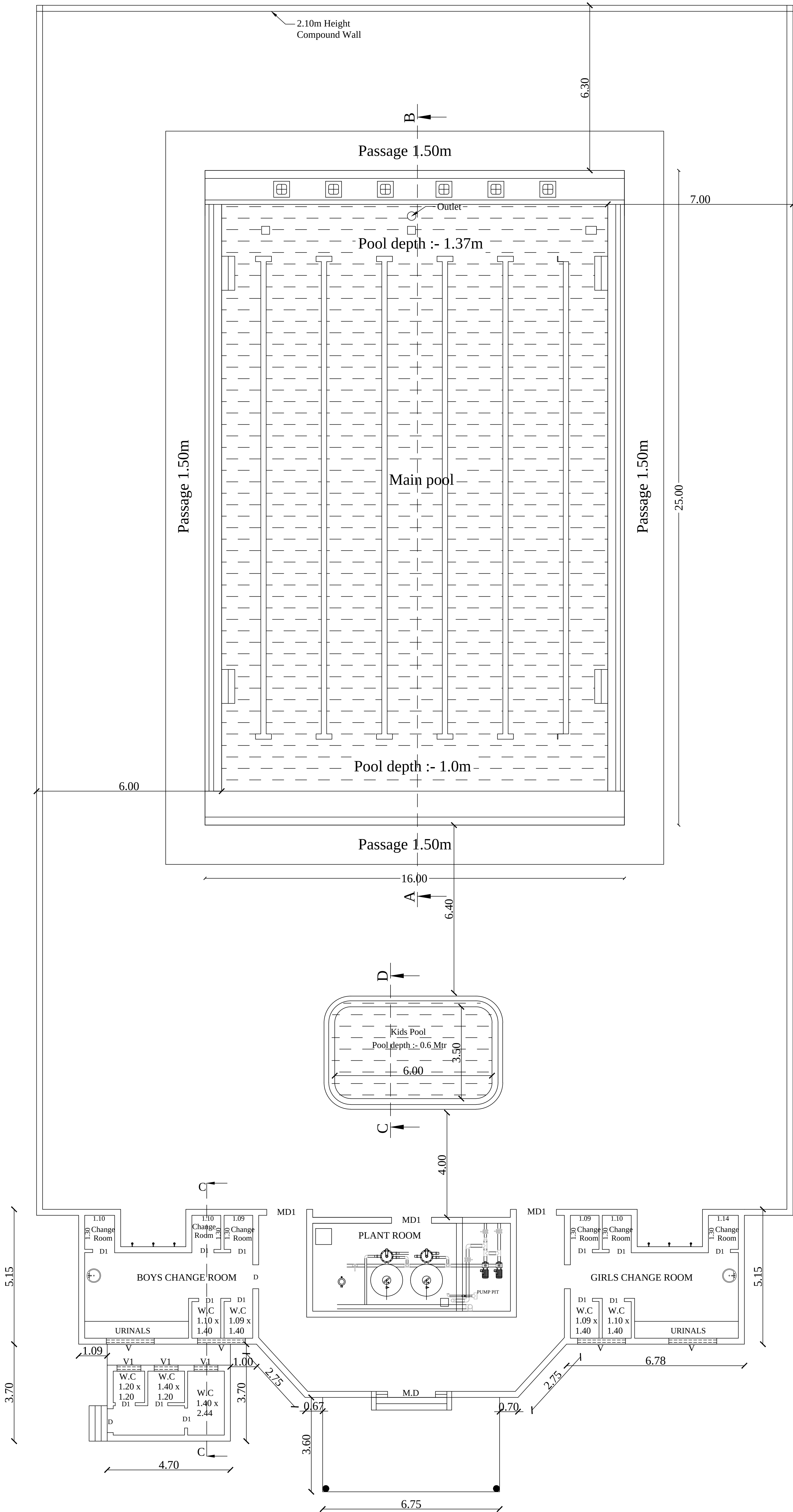
ELEVATION



SECTION ON A-B



SECTION ON C-C



PUBLIC SWIMMING POOL PLAN

PLAN SHOWING THE REVISED
ADDITIONAL CONSTRUCTED OF DRESSING
ROOM & W.C AND SWIMMING POOL
BUILDING FOR "STELLA MARY'S CBSE
SCHOOL" IN R.S.NO:299/2A,2B,3B,4,303/8A,
8B,9,10A,10B,11,14B,304/2B,3B,4A2,4B,5,7A,
9A,10, 305/1B,2B,3,5A,5B,6,7,9 OF
NEENDAKARAI 'B' VILLAGE,
GANAPATHIPURAM TOWN PANCHAYAT,
AGASTHEESWARAM TALUK,
KANAIYAKUMARI DISTRICT. SHEET 11

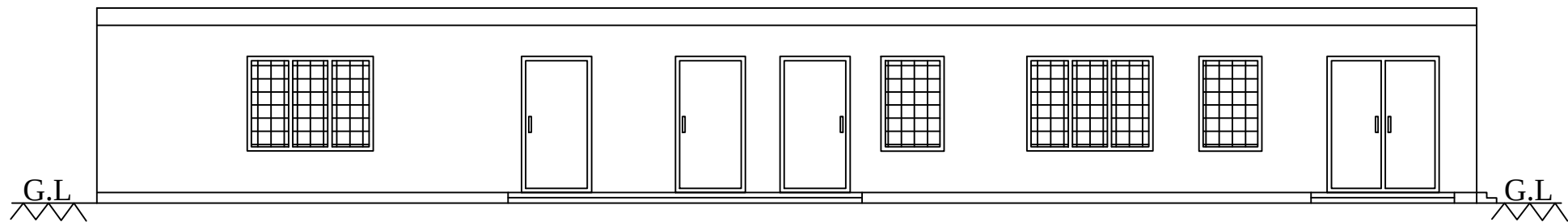
ALL DIMENSIONS ARE IN METER, SCALE 1:100
ADDITIONAL BUILDING AREA DETAILS

Block And Building Details	FSI Area sq.m	Non FSI sq.m	Total Area sq.m	Total Area sq.ft
BLOCK - 3				
Dressing Room and W.C	192.64	-	192.64	2073.58
Swimming Pool	421.00	-	421.00	4531.64
Total Floor	613.64	-	613.64	6605.22

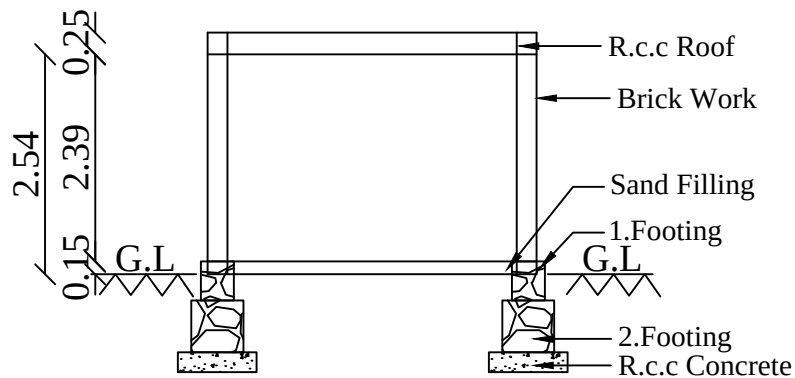
JOINERIES DETAILS		
MD	MAIN DOOR	1.52m X 2.10m
MD1	MAIN DOOR	1.82m X 2.10m
D	DOOR	0.91m X 2.10m
D1	DOOR 1	0.84m X 2.10m
JW	JOLLY WORK	1.83m X 1.52m
V	VENTILATION	1.83m X 0.60m

Online Application No.SWP/BPA/475889/2025
B.P/DTCP.No.54/2026

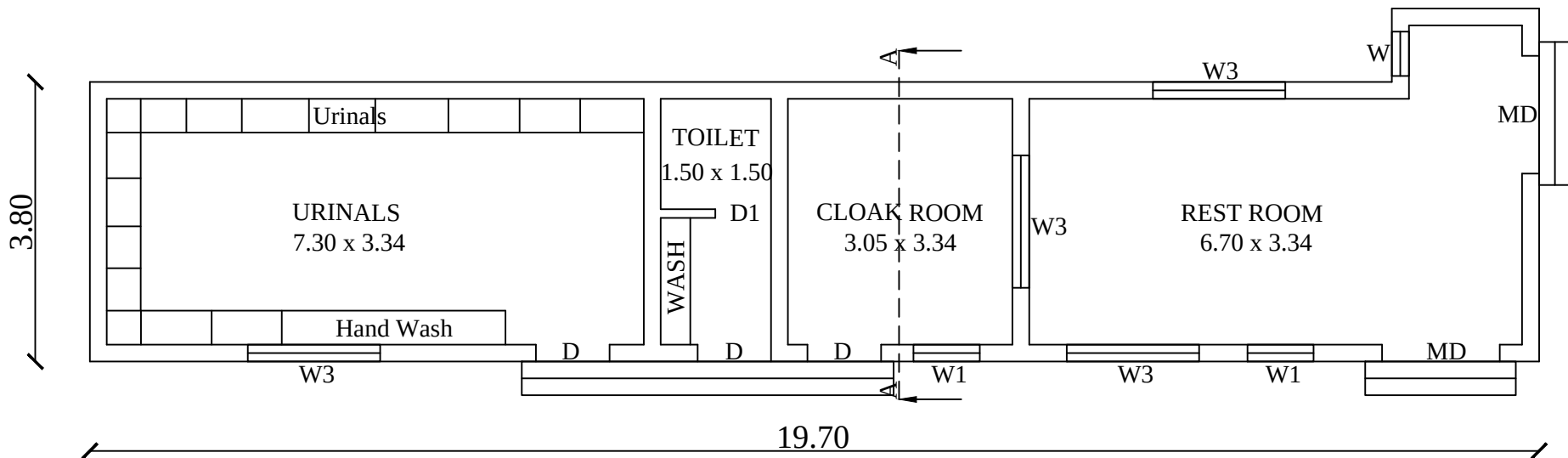
 Mr. S. Sunil Prem Registered Construction Engineer Reg. No: RSE /INLPA/2020/011 Ph: 73056 73430	 J. R. JULIUS, M.E., Ph.D., Registered Structural Engineer Reg. No: RSE /INLPA/2020/006 441/Tralavapuram, Nagercoil - 826094
 Mr. S. JOHNSON Administrative Officer Nova Educational Trust Manavalakurichy	 Mr. J. ALEX, Registered Structural Engineer Reg. No: RSE /INLPA/2020/002 441/Tralavapuram, Nagercoil - 826094
APPLICANT	REG.ARCHITECT



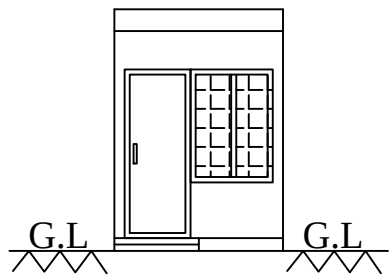
ELEVATION



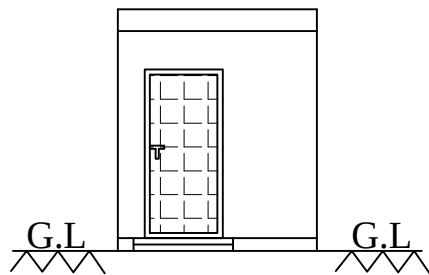
SECTION ON - AA



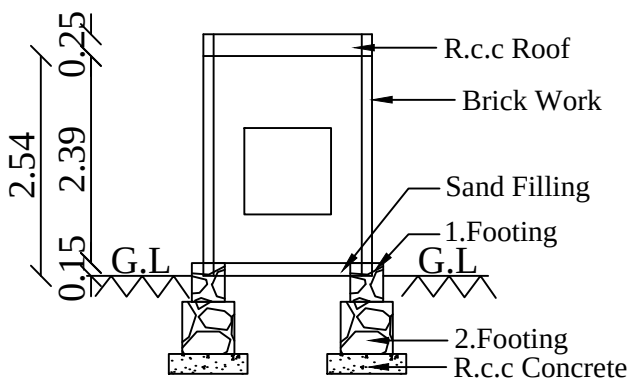
CLOAK & DRIVER ROOM
BLOCK - 4



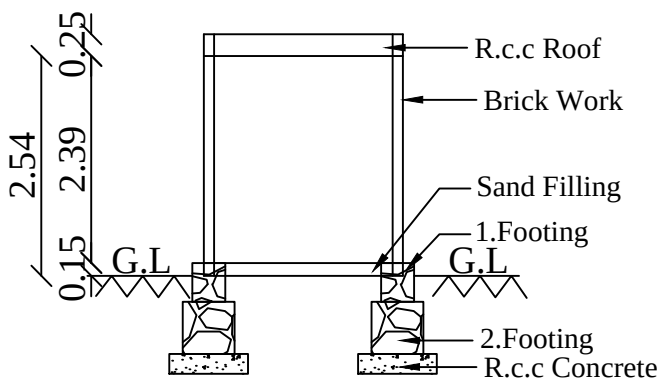
ELEVATION



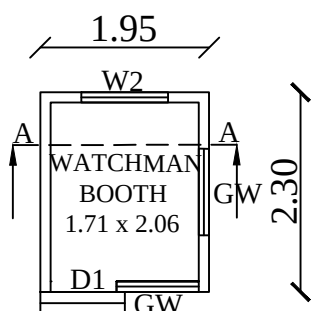
ELEVATION



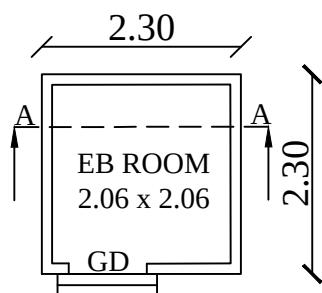
SECTION ON - AA



SECTION ON - AA



WATCH MAN BOOTH PLAN
BLOCK - 5



EB ROOM
BLOCK - 6

PLAN SHOWING THE REVISED
ADDITIONAL CONSTRUCTED BUILDING OF
CLOAK ROOM, WATCH MAN ROOM AND
EB ROOM FOR STELLA MARY'S CBSE
SCHOOL IN R.S.NO:299/2A,2B,3B,4,303/8A,
8B,9,10A,10B,11,14B,304/2B,3B,4A2,4B,5,7A,
9A,10,305/1B,2B,3,5A,5B,6,7,9 OF
NEENDAKARAI 'B' VILLAGE,
GANAPATHIPURAM TOWN PANCHAYAT,
AGASTHEESWARAM TALUK,
KANNIYAKUMARI DISTRICT.

SHEET 12

ALL DIMENSIONS ARE IN METER, SCALE 1:100

ADDITIONAL BUILDING AREA DETAILS

Block And Building Details	FSI Area sq.m	Non FSI sq.m	Total Area sq.m	Total Area sq.ft
Block - 4 Cloak Room	76.85	-	76.85	827.21
Block - 5 Watchman Booth	4.49	-	4.49	48.33
Block - 6 EB Room	5.29	-	5.29	56.94
Total Floor	86.63	-	86.63	976.48

JOINERIES DETAILS

MD	MAIN DOOR	1.60m X 2.10m
D	DOOR	1.00m X 2.10m
D1	DOOR 1	0.76m X 2.10m
GD	GRIL DOOR	0.90m X 2.10m
W	WINDOW	0.60m X 1.35m
W1	WINDOW 1	0.90m X 1.35m
W2	WINDOW 2	1.00m X 1.00m
W3	WINDOW 3	1.80m X 1.35m

Online Application No.SWP/BPA/475889/2025
B.P/DTCP.No.54/2026

Er. V. Sunil Prem
Registered Construction Engineer
Reg. No: RCE/NLPA/2020/011
Ph: 73056 73430

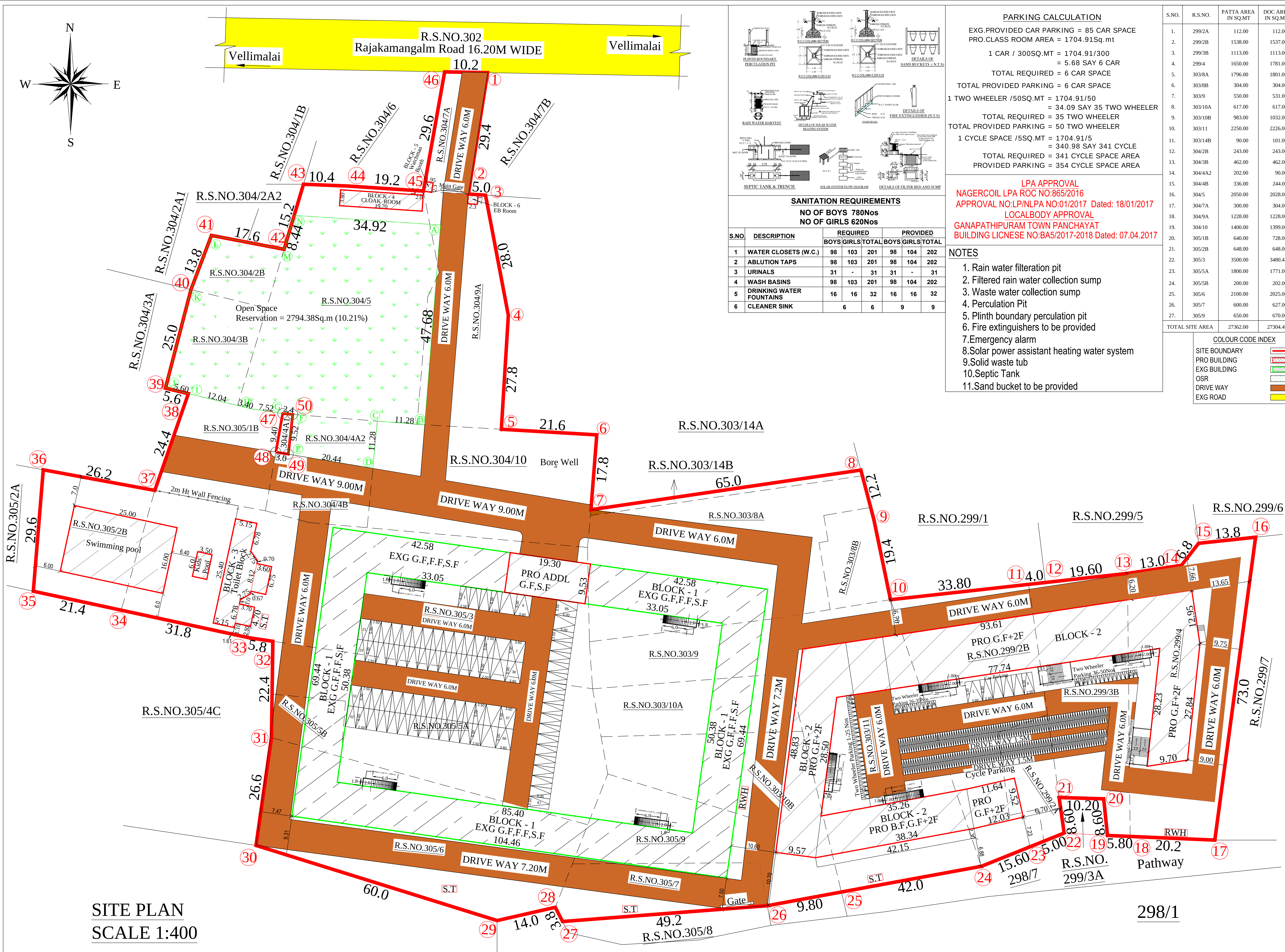
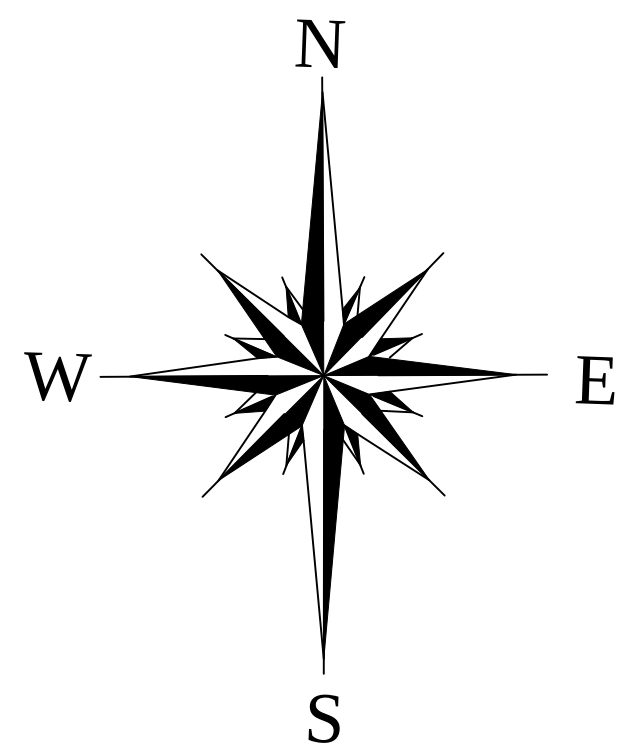
J. R. JULIUS, M.E., Ph.D.,
Registered Structural Engineer
Reg. No : RSE-1/NLPA/2020/006
4A1,Thalavaipuran, Nagercoil - 629094

Mr.S.JOHNSON
Administrative Officer
Nova Educational Trust
Manavalakurichy

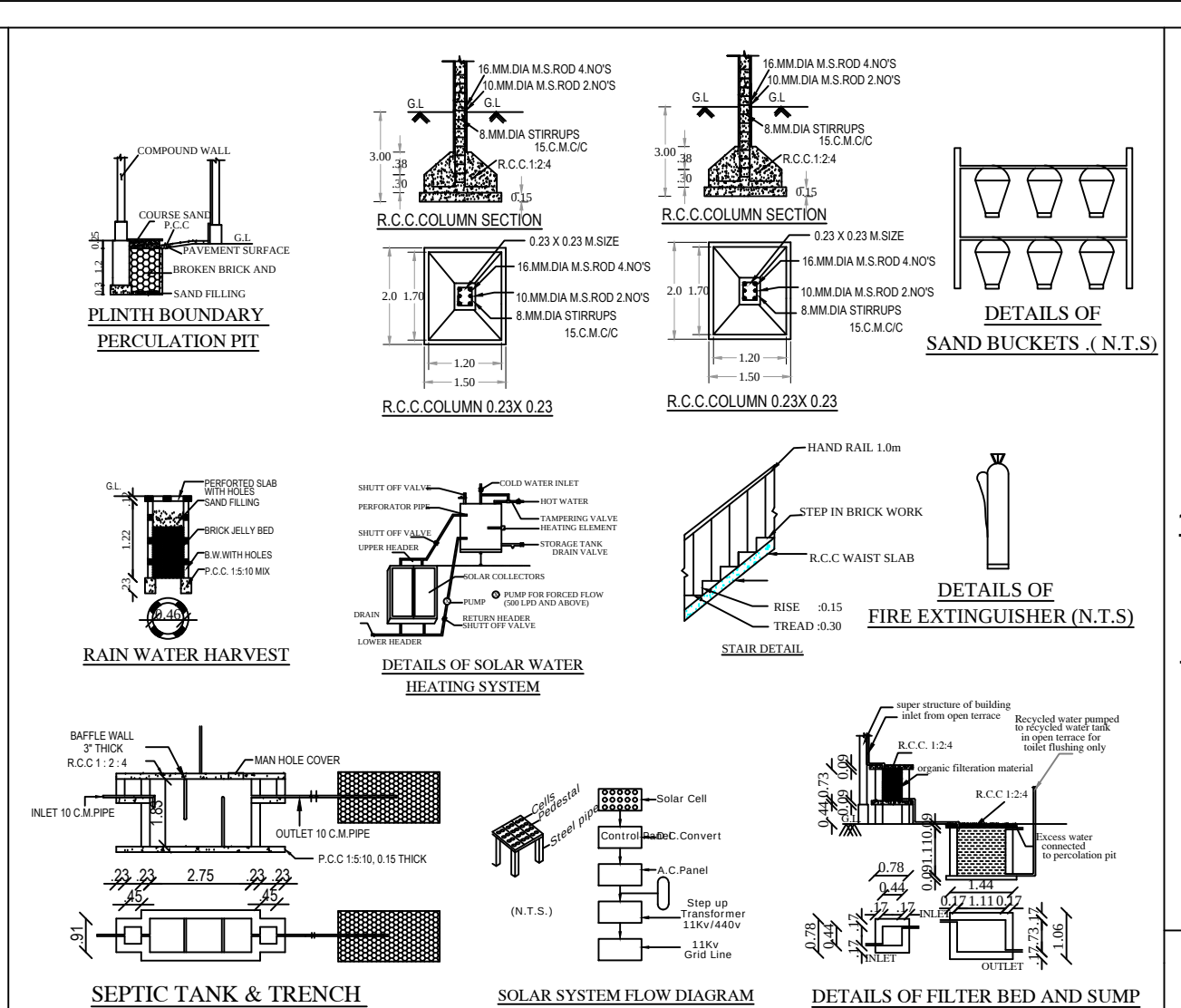
Ar J ALEX ARCHITECTS, 8 Arch
Registered Architect
RA/G-1/TVN/2019/002
Cross Buiyilg,Chenikulam, Jn
Nagercoil, Mb - 91-9600324889

APPLICANT

REG.ARCHITECT



SITE PLAN
SCALE 1:400



SANITATION REQUIREMENTS

NO OF BOYS 780Nos
NO OF GIRLS 620Nos

S.NO	DESCRIPTION	REQUIRED			PROVIDED		
		BOYS	GIRLS	TOTAL	BOYS	GIRLS	TOTAL
1	WATER CLOSETS (W.C.)	98	103	201	98	104	202
2	ABLUTION TAPS	98	103	201	98	104	202
3	URINALS	31	-	31	31	-	31
4	WASH BASINS	98	103	201	98	104	202
5	DRINKING WATER FOUNTAINS	16	16	32	16	16	32
6	CLEANER SINK	6	6	12	9	9	18

PARKING CALCULATION

EXG.PROVIDED CAR PARKING = 85 CAR SPACE
PRO.CLASS ROOM AREA = 1704.91Sq.mt

1 CAR / 300SQ.MT = 1704.91/300 = 5.68 SAY 6 CAR

TOTAL REQUIRED = 6 CAR SPACE
TOTAL PROVIDED PARKING = 6 CAR SPACE

1 TWO WHEELER /50SQ.MT = 1704.91/50 = 34.09 SAY 35 TWO WHEELER

TOTAL REQUIRED = 35 TWO WHEELER
TOTAL PROVIDED PARKING = 50 TWO WHEELER

1 CYCLE SPACE /5SQ.MT = 1704.91/5 = 340.98 SAY 341 CYCLE

TOTAL REQUIRED = 341 CYCLE SPACE AREA
PROVIDED PARKING = 354 CYCLE SPACE AREA

LPA APPROVAL
NAGERCOIL LPA ROC NO:865/2016
APPROVAL NO-LP/NLPA NO:01/2017 Dated: 18/01/2017
LOCALBODY APPROVAL
GANAPATHIPURAM TOWN PANCHAYAT
BUILDING LICNESE NO:BA5/2017-2018 Dated: 07.04.2017

- NOTES**
1. Rain water filtration pit
 2. Filtered rain water collection sump
 3. Waste water collection sump
 4. Percolation Pit
 5. Plinth boundary percolation pit
 6. Fire extinguishers to be provided
 7. Emergency alarm
 8. Solar power assistant heating water system
 9. Solid waste tub
 10. Septic Tank
 11. Sand bucket to be provided

S.NO.	R.S.NO.	PATTA AREA IN SQ.MT	DOC AREA IN SQ.MT
1.	299/2A	112.00	112.00
2.	299/2B	1538.00	1537.00
3.	299/3B	1113.00	1113.00
4.	299/4	1650.00	1781.00
5.	303/8A	1796.00	1801.00
6.	303/8B	304.00	304.00
7.	303/9	550.00	531.00
8.	303/10A	617.00	617.00
9.	303/10B	983.00	1032.00
10.	303/11	2250.00	2226.00
11.	303/14B	90.00	101.00
12.	304/2B	243.00	243.00
13.	304/3B	462.00	462.00
14.	304/4A2	202.00	90.06
15.	304/4B	336.00	244.00
16.	304/5	2050.00	2028.00
17.	304/7A	300.00	304.00
18.	304/9A	1228.00	1228.00
19.	304/10	1400.00	1399.00
20.	305/1B	640.00	728.00
21.	305/2B	648.00	648.00
22.	305/3	3500.00	3480.43
23.	305/5A	1800.00	1771.00
24.	305/5B	200.00	202.00
25.	305/6	2100.00	2025.00
26.	305/7	600.00	627.00
27.	305/9	650.00	670.00
TOTAL SITE AREA		27362.00	27304.49

COLOUR CODE INDEX

SITE BOUNDARY: Red line
PRO BUILDING: Green line
EXG BUILDING: Blue line
OSR: Yellow line
DRIVE WAY: Brown line
EXG ROAD: Orange line

SITE PLAN SHOWING THE REVISED AND ADDITIONAL CONSTRUCTED OF SCHOOL BUILDING FOR "STELLA MARY'S CBSE SCHOOL" IN R.S.NO:299/2A,2B,3B,4,303/8A,8B,9,10A,10B,11,14B,304/2B,3B,4A2,4B,5,7A,9A,10, 305/1B,2B,3,5A,5B,6,7,9 OF NEENDAKARAI 'B' VILLAGE, GANAPATHIPURAM TOWN PANCHAYAT, AGASTHEESWARAM TALUK, KANNIYAKUMARI DISTRICT. SHEET 13

ALL DIMENSIONS ARE IN METER, SCALE 1:400

SITE AREA DETAILS		SQ.M	SQ.FT
AS PER DOCUMENTS		27744.00	298636.42
AS PER PATTA		27362.00	294524.57

EXISTING AND ADDITIONAL CONSTRUCTED BUILDING AREA DETAILS

Block And Building Details	Existing Approved Building Area in Sq.m		Proposed Additional Construction Area in Sq.m		Total Building Area	
	FSI Area sq.m	Non FSI sq.m	FSI Area sq.m	Non FSI sq.m	Total Area sq.m	Total Area sq.ft
BLOCK - 1 Ground Floor	2767.32	-	183.93	-	2951.25	31767.26
First Floor	2767.32	-	-	-	2767.32	29787.43
Second Floor	2767.32	-	183.93	-	2951.25	31767.26
Head Room	-	55.98	-	-	55.98	602.57
BLOCK - 2 Basement Floor	-	-	440.86	-	440.86	4745.42
Ground Floor	-	-	2281.38	-	2281.38	24556.77
First Floor	-	-	2170.02	-	2170.02	23358.10
Second Floor	-	-	2281.38	-	2281.38	24556.77
Head Room	-	-	-	74.02	74.02	796.75
BLOCK - 3 Toilet Block	-	-	192.64	-	192.64	2073.58
Swimming Pool	-	-	421.00	-	421.00	4531.64
OSR	-	-	-	-	-	-
BLOCK - 4 Cloak Room	-	-	76.85	-	76.85	827.21
BLOCK - 5 Watch man booth	-	-	4.49	-	4.49	48.33
BLOCK - 6 EB Room	-	-	5.29	-	5.29	56.94
Total Floor	8301.96	55.98	8241.77	74.02	16673.73	179476.00

FLOOR SPACE INDEX

FLOOR SPACE INDEX = EXG + PRO AREA / SITE AREA

= (8301.96 + 8241.77) / 27362.00

= 16543.73 / 27362.00

= 0.605 < 2.00

Online Application No.SWP/BPA/475889/2025
B.P/DTCP.No.54/2026

Er. V. Sunil Prem
Registered Construction Engineer
Reg. No: RCE/INLPA/2020/011
Ph: 73058 73430

J. R. JULIUS, M.E., Ph.D.,
Registered Structural Engineer
Reg. No: RSE/INLPA/2020/006
At: Thalayapuram, Nagercoil - 629004

Mr. S. JOHNSON
Administrative Officer
Nova Educational Trust
Manavalakurichi

APPLICANT

REG. ARCHITECT

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.

