

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

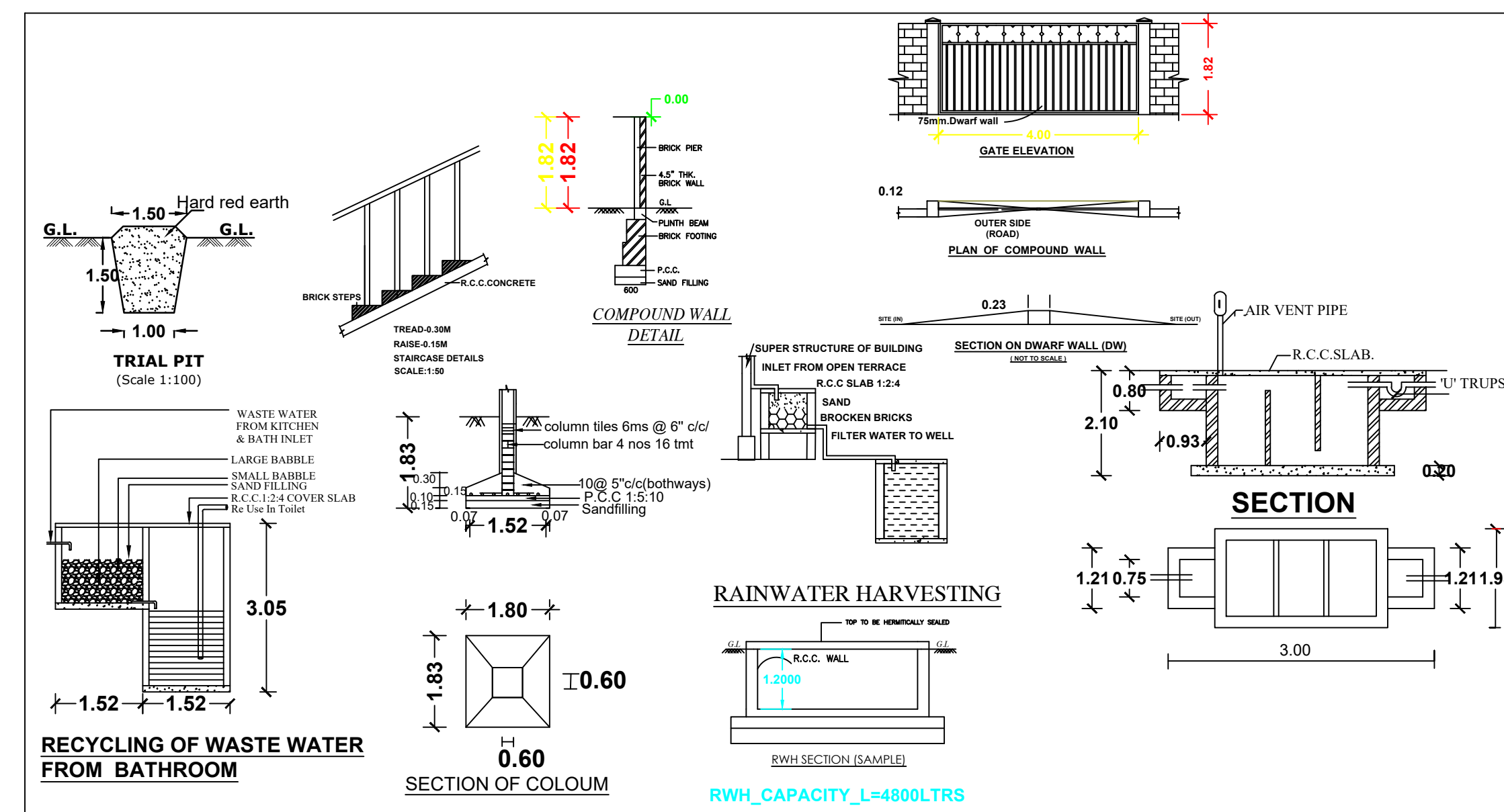
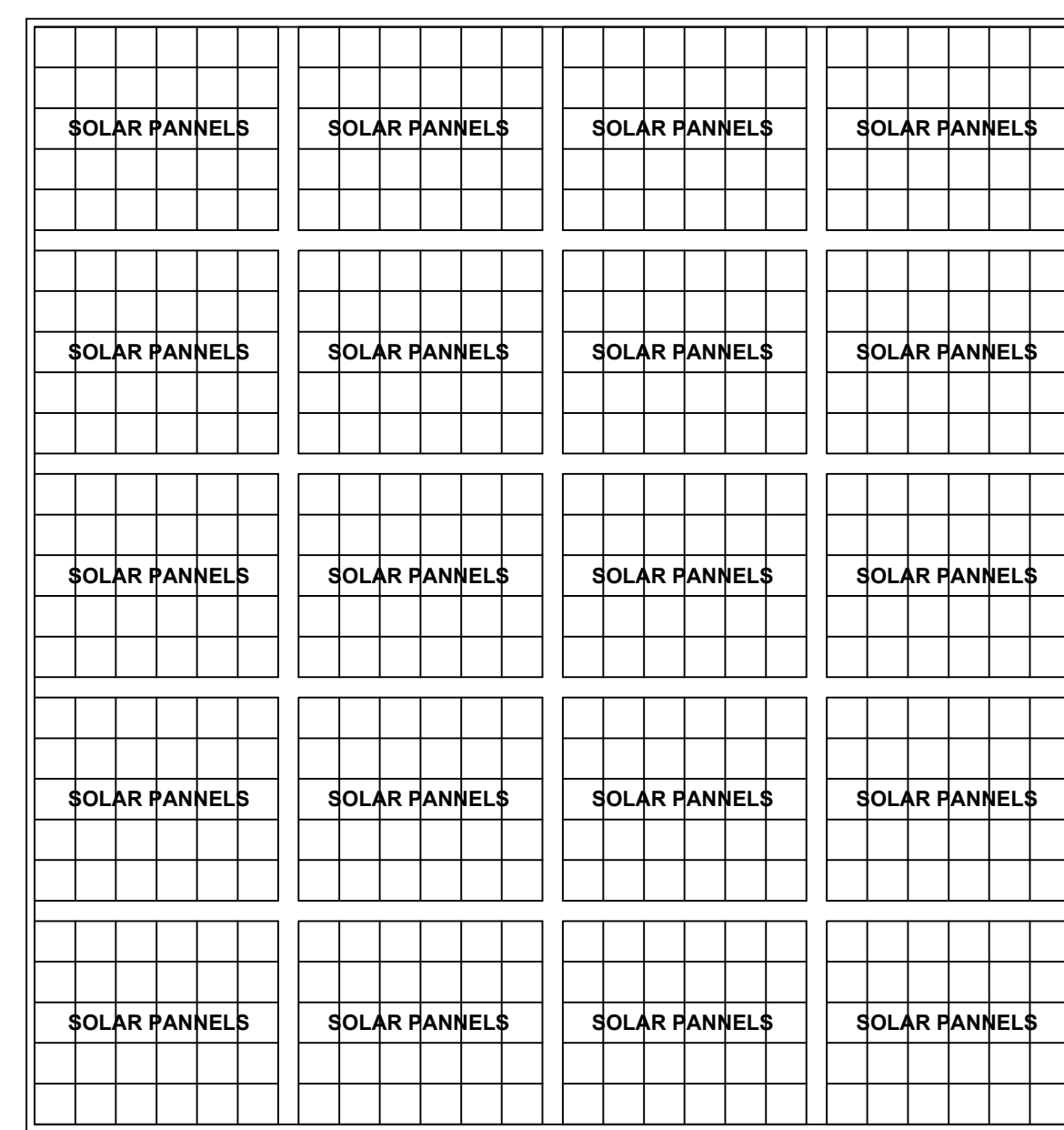
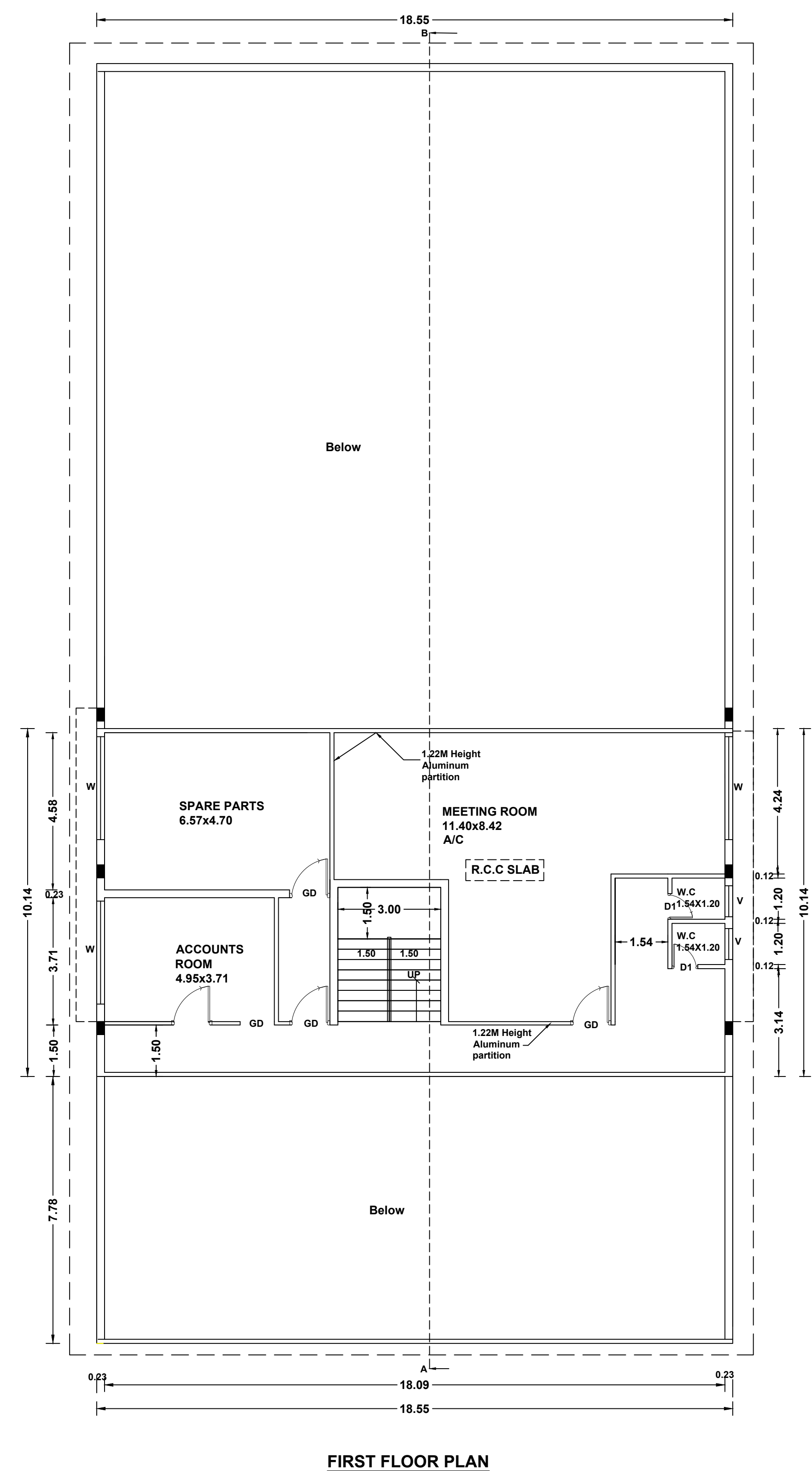
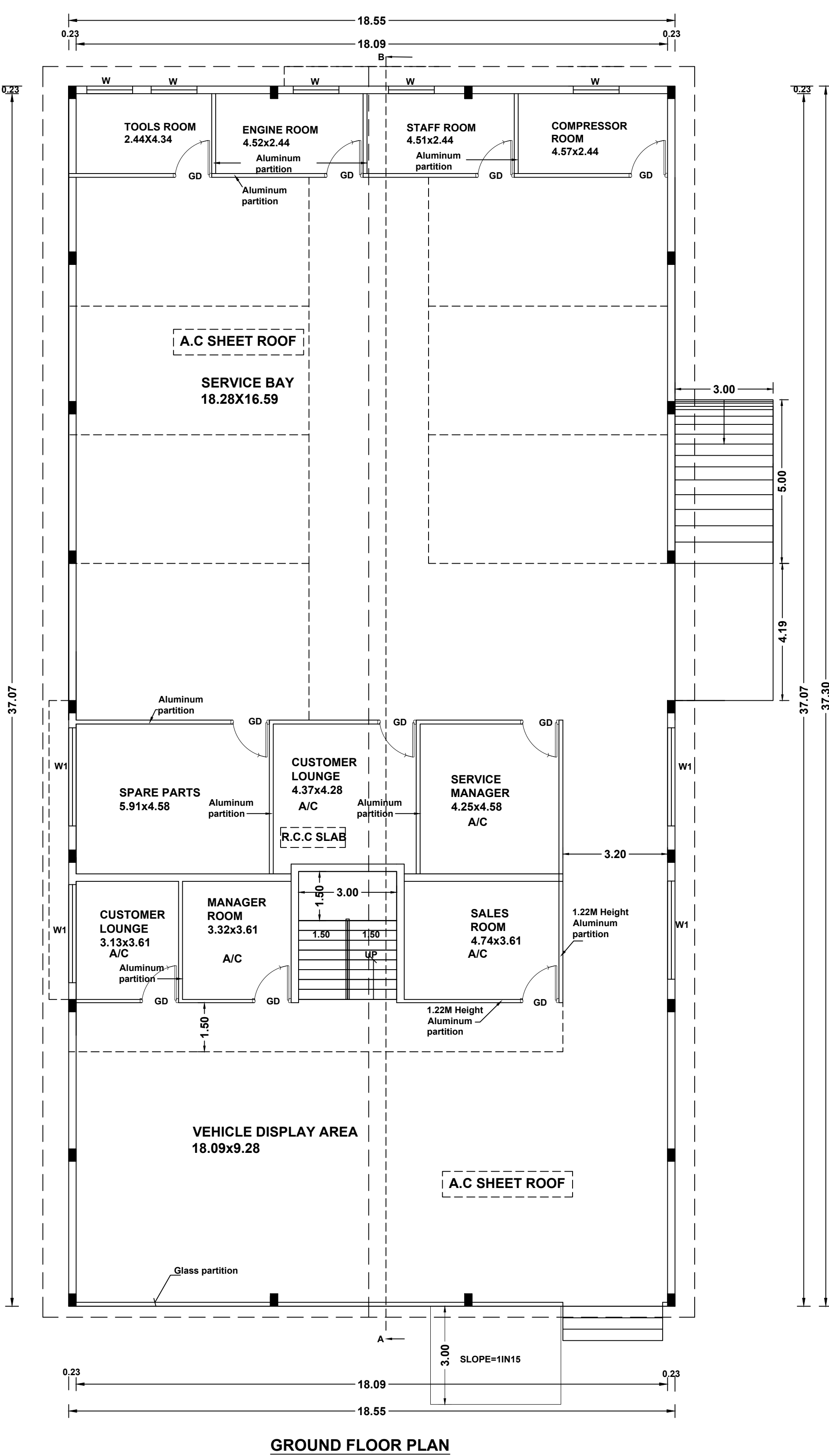
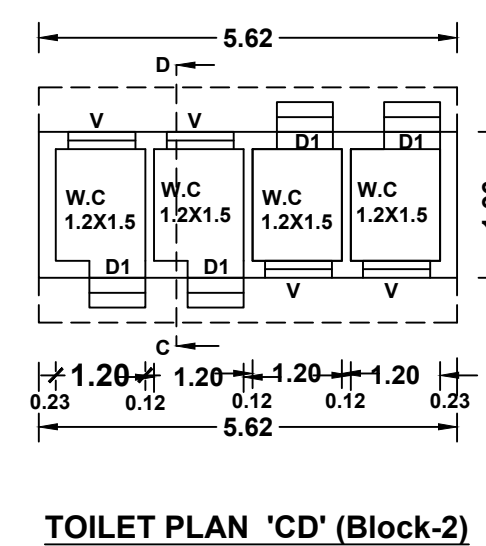
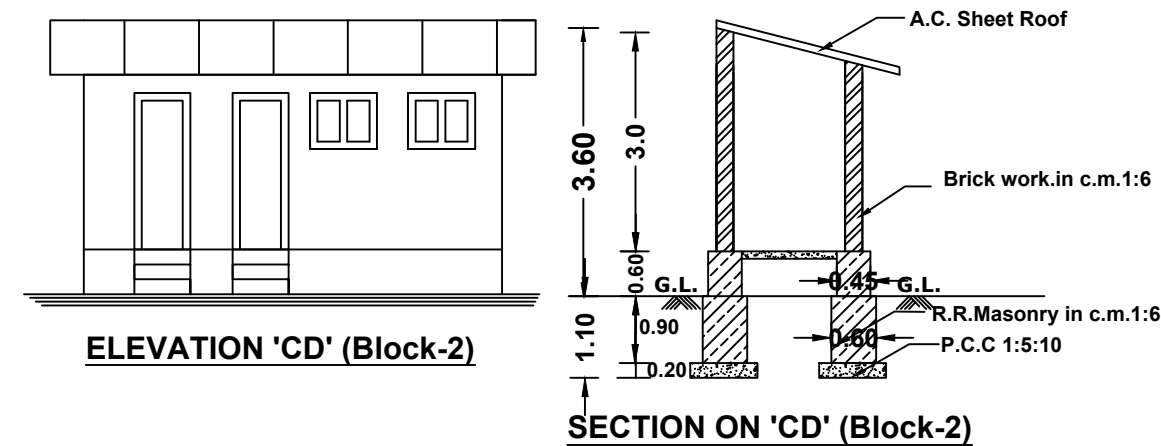
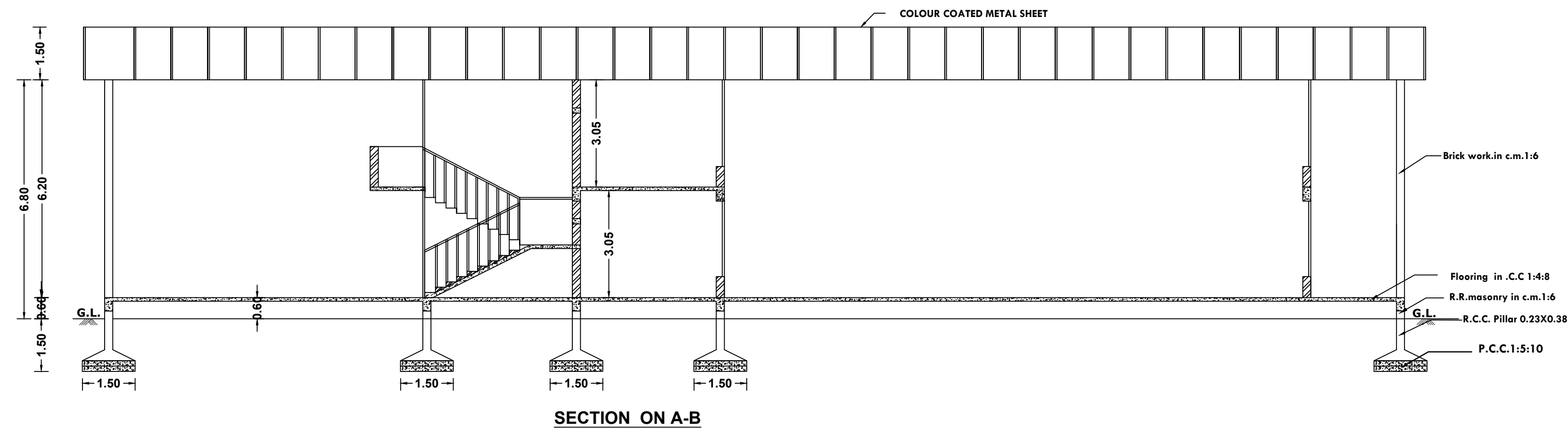
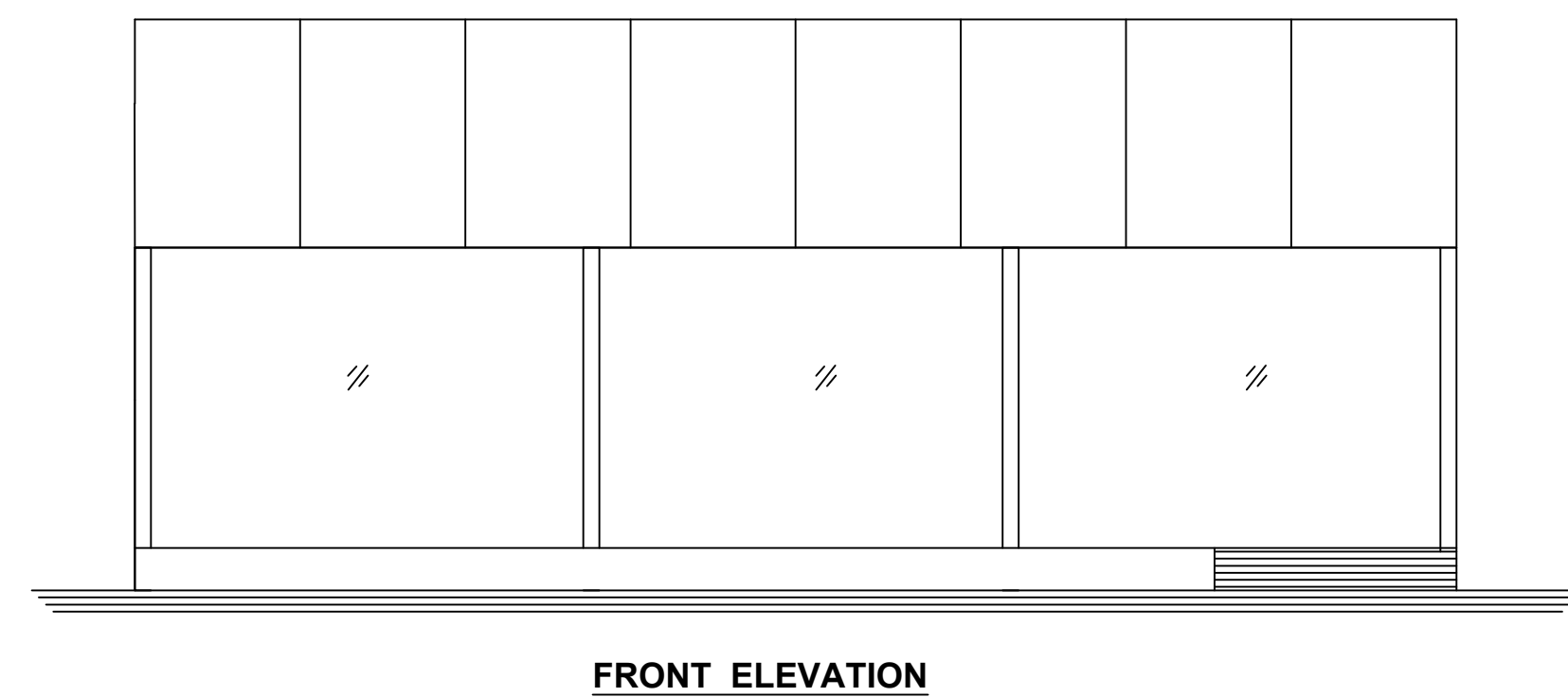
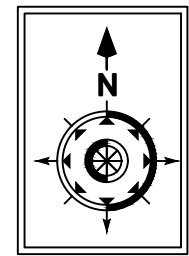
Building Plan

ISSUING AUTHORITY

Rural Panchayat

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.



REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF
CAR SHOW ROOM BUILDING, IN R.S.No.133/1A1B, 133/1A2,
133/2A, OF THEREKALPUTHOOR VILLAGE,
AT THEREKALPUTHOOR, THEREKALPUTHOOR VILLAGE
PANCHAYAT, AGASTHEESWARAM TALUK,
KANYAKUMARI DISTRICT.
PLAN APPROVED NO:
ONLINE APPLICATION NO. : SWP/BPA/379970/2024
SWP/BP/NLPA/KKD.NO. : 62/2024
LP/NLPA/KKD.NO. : 26/2024

Revised and Proposed Construction of Car Show Room Building:

BUILDING DETAILS	SITE AREA : 2384.75 Sq.Mt.,		
	FSI Area in Sq.mt.	Non FSI Area in Sq.mt.	TOTAL AREA in Sq.mt.
GROUND FLOOR AREA			
OFFICE AREA (R.C.Roof)	190.02	-	190.02
SERVICE & WASH AREA (A.C.Roof)	363.18	-	363.18
VEHICLE DISPLAY AREA (A.C.Roof)	140.85	-	140.85
FIRST FLOOR AREA			
OFFICE AREA	190.02	-	190.02
TOTAL	884.07	-	884.07

TOTAL FSI AREA: 884.07Sq.Mt., FSI = 0.49 < 1.50

TOTAL BUILTUP AREA : 884.07Sq.Mt.

BUILDING DETAILS	REVISED APPROVAL AREA		
	FSI Area in Sq.m	Non FSI Area in Sq.m	TOTAL AREA in Sq.m
GROUND FLOOR AREA (BLOCK-1)			
OFFICE AREA (R.C.C.Roof)	188.10	-	188.10
SERVICE & WASH AREA (A.C.Roof)	359.50	-	359.50
VEHICLE DISPLAY AREA (A.C.Roof)	144.32	-	144.32
FIRST FLOOR AREA (Block-1)			
OFFICE AREA	188.10	-	188.10
TOILET PLAN -A.C.Roof (Block-2)	11.02	-	11.02
TOTAL	891.04	-	891.04

VACANT AREA : 1681.81Sq.mt.

FLOOR AREA RATIO: 891.04= 0.37 < 1.50
2384.75

1 Car space for every 100 sq.m of gross area including the office area, service area, wash area, etc. This space is exclusive of the space provided for the display of new vehicles but inclusive of the space required for parking of service vehicles.

Parking calculation:	
Required Parking:	
GROUND FLOOR AREA	
OFFICE AREA	= 188.10 = 1.88
	100
Say = 2 Car & 2 Two Wheeler space	
SERVICE & WASH AREA	= 359.50 = 3.59
	100
Say = 4 Car & 4 Two Wheeler space	
VEHICLE DISPLAY AREA	= 144.32 = 1.44
	100
Say = 2 Car & 2 Two Wheeler space	
FIRST FLOOR AREA	
OFFICE AREA	= 188.10 = 1.88
	100
Say = 2 Car & 2 Two Wheeler space	
100 sq.m	
Required Parking area = 10 car space & 10 Two wheeler space	
Provided Parking area = 10 car space & 10 Two wheeler space	

"ALL DIMENSIONS ARE IN METER"

SCALE PLAN =1:100

SITE PLAN=1:200

E.A -EMERGENCY ALARM

F.E -FIRE EXTINGUISHER

CERTIFICATE

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

JOINERY DETAILS

TYPE	SIZE	DESCRIPTION
GD-GLASS DOOR	1.20	2.10
D1-DOOR	1.20	2.10
W-WINDOW	1.40	1.80
W1-WINDOW	3.00	1.80
V-VENTILATOR	0.90	0.75

COLOUR INDEX	
SITE BOUNDARY	
EXISTING ROAD	
PROPOSED BUILDING	
EXISTING BUILDING	

ONLINE APPLICATION NO. : SWP/BPA/543397/2025

SWP/BP/NLPA/KKD.NO. : 39/2025

LP/NLPA/KKD.NO. : 25/2025

Name of owner: S ANWAR NIZATH
S/o M. Shahul Hameed,
60, Colony West,
Ramavaramapuram,
Nagercoil-1

SIGNATURE OF LAND AND BUILDING OWNER

J. R. JULIUS, M.E., Ph.D.
Registered Structural Engineer
Reg. No : RSE-UNLPA/2020/106
4A1, Thiruvallur, Nagercoil - 626004

SIGNATURE OF STRUCTURAL ENGINEER

Ar J ALEX CARBUSIAK, a Arch
Registered Architect
RA/Gr.F/TVI/March/2019/007
Cross Building, Cheruvu, Nagercoil-1. Ph: 9449124889

SIGNATURE OF ARCHITECT ENGINEER

K. SUNDARAVALLI, D.Arch., B.E.
Engineer & Architect
Registered Engineer Grade - II
No.120/2019/0015
S.M.S. CONSTRUCTION,
40, 1st Floor, Alexandra Press Road,
Nagercoil-1. Ph: 236073, 9443775554

SIGNATURE OF REGISTERED ENGINEER



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.

