

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari
Kanniyakumari district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

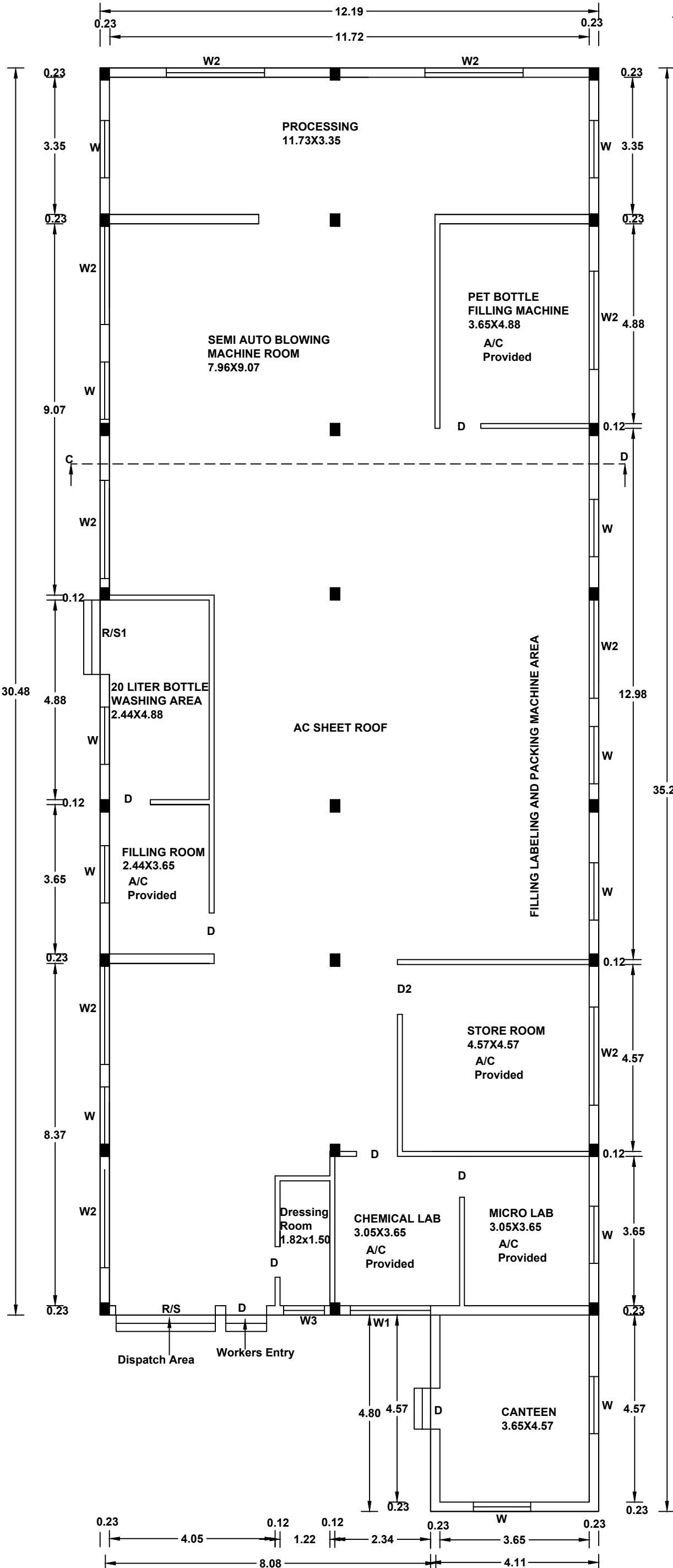
PURPOSE
Industrial

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.

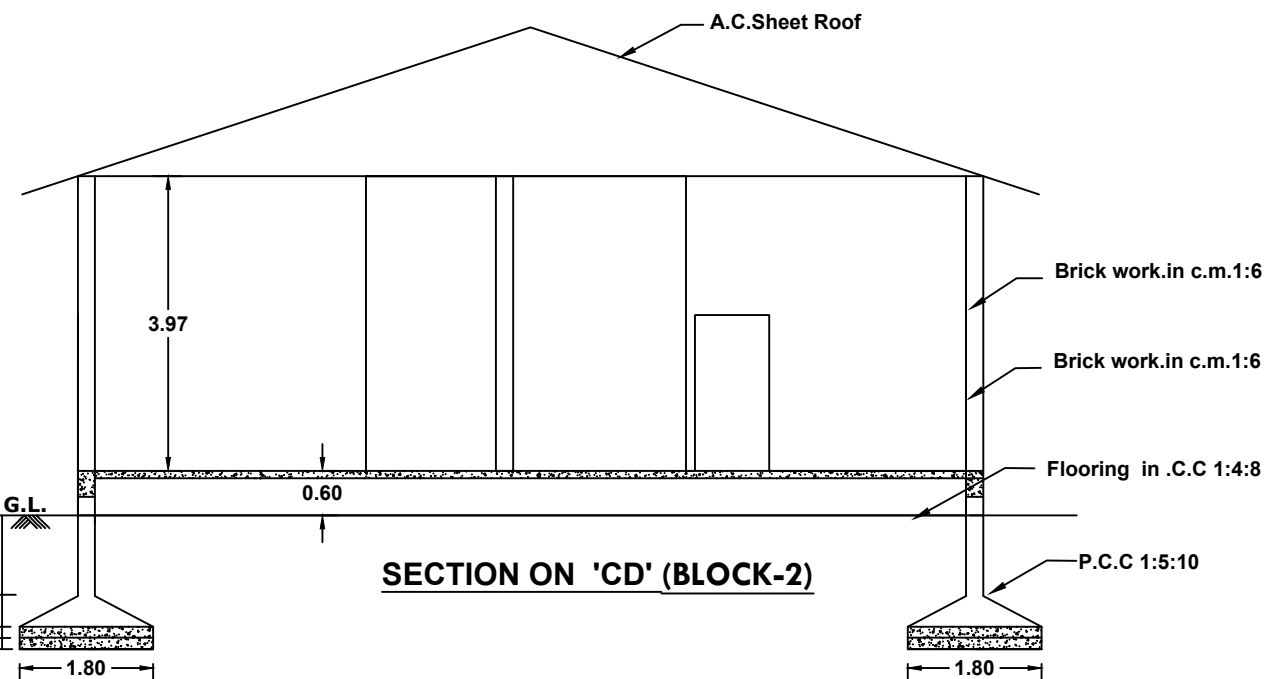


FRONT VIEW (BLOCK-2)

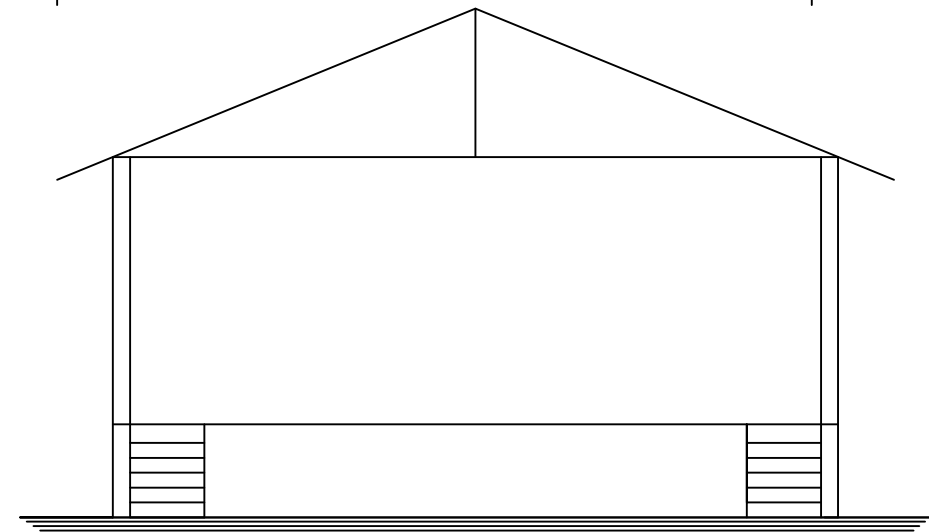


GROUND FLOOR PLAN

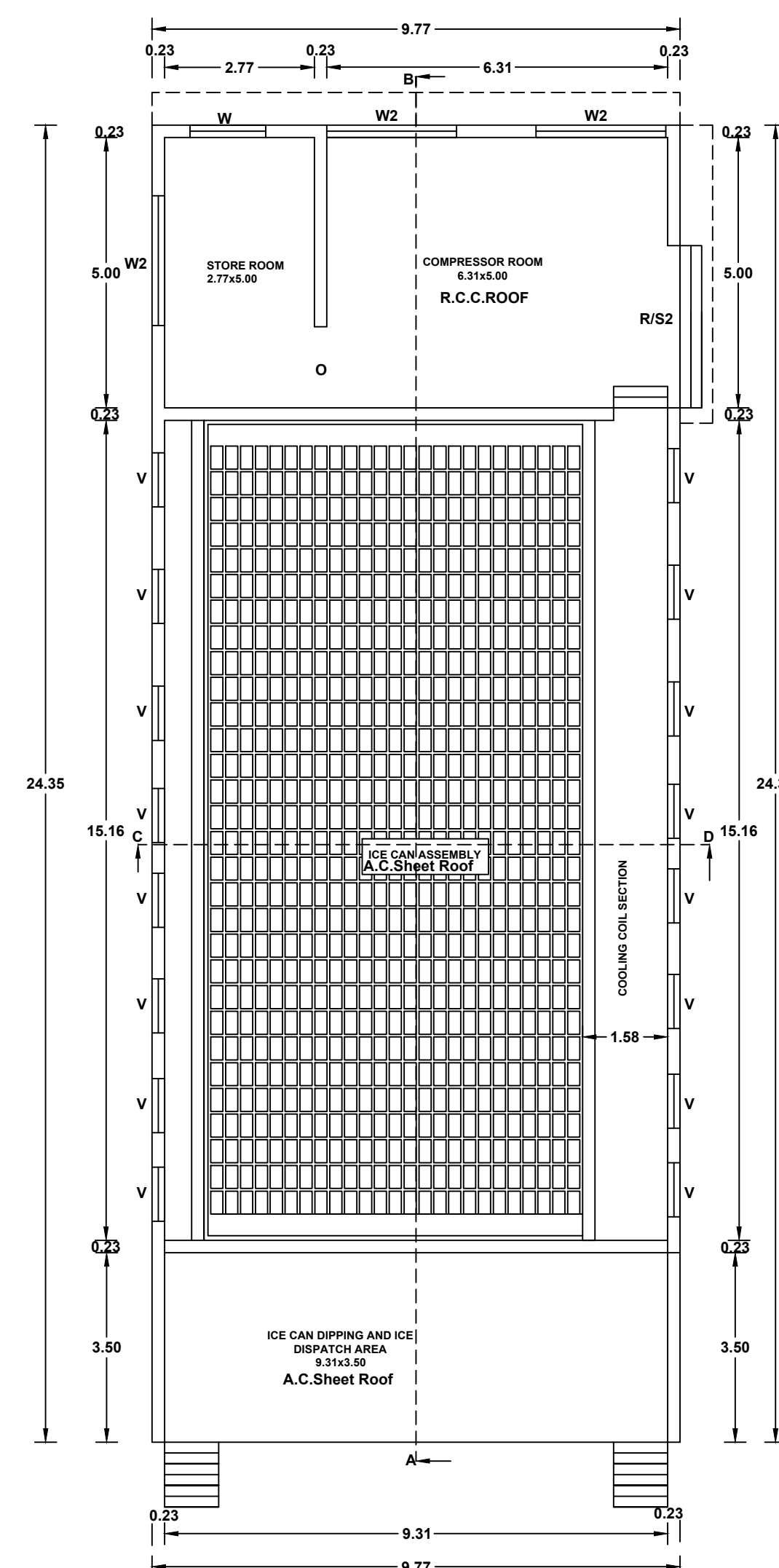
G WATER PLANT-BLOCK-2)



SECTION ON 'CD' (BLOCK-2)

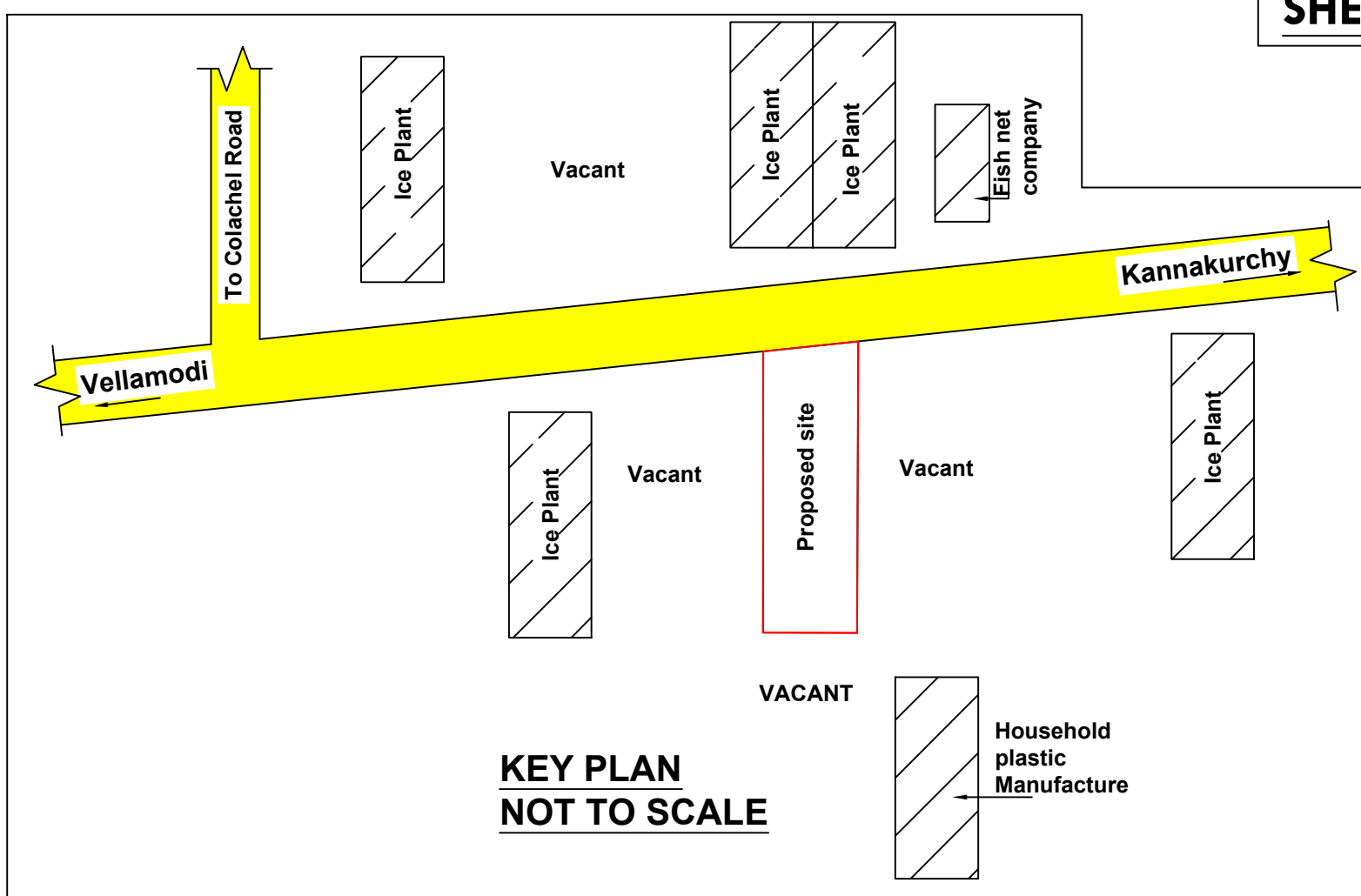


FRONT VIEW (BLOCK-1)

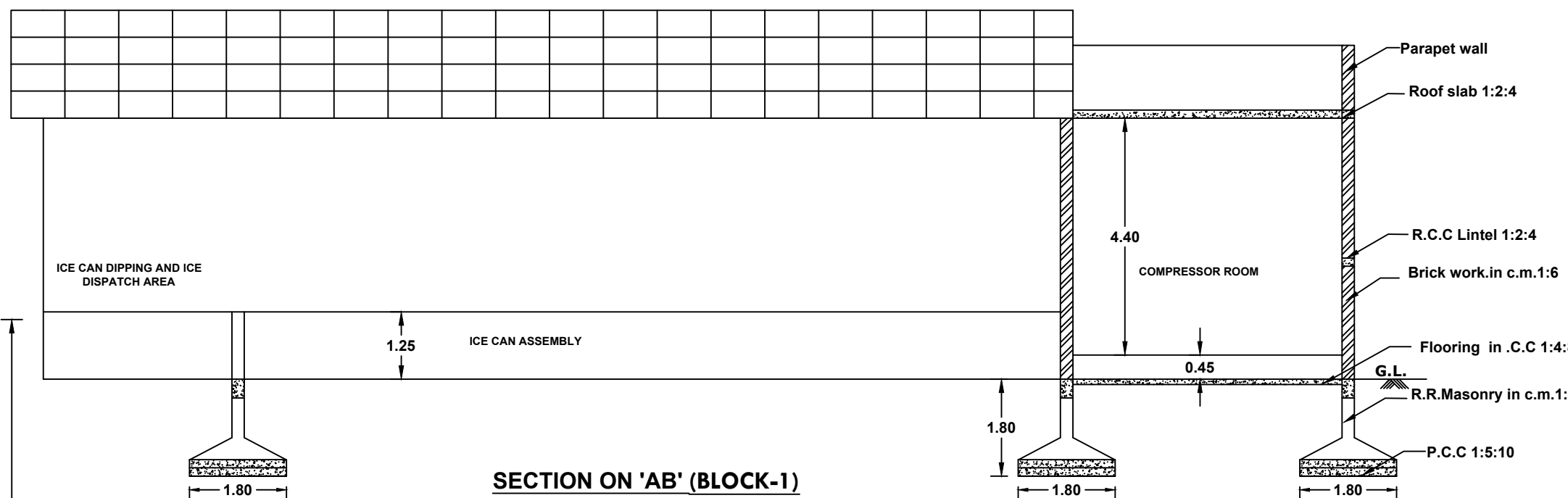


GROUND FLOOR PLAN
ICE PLANT-(BLOCK-1)

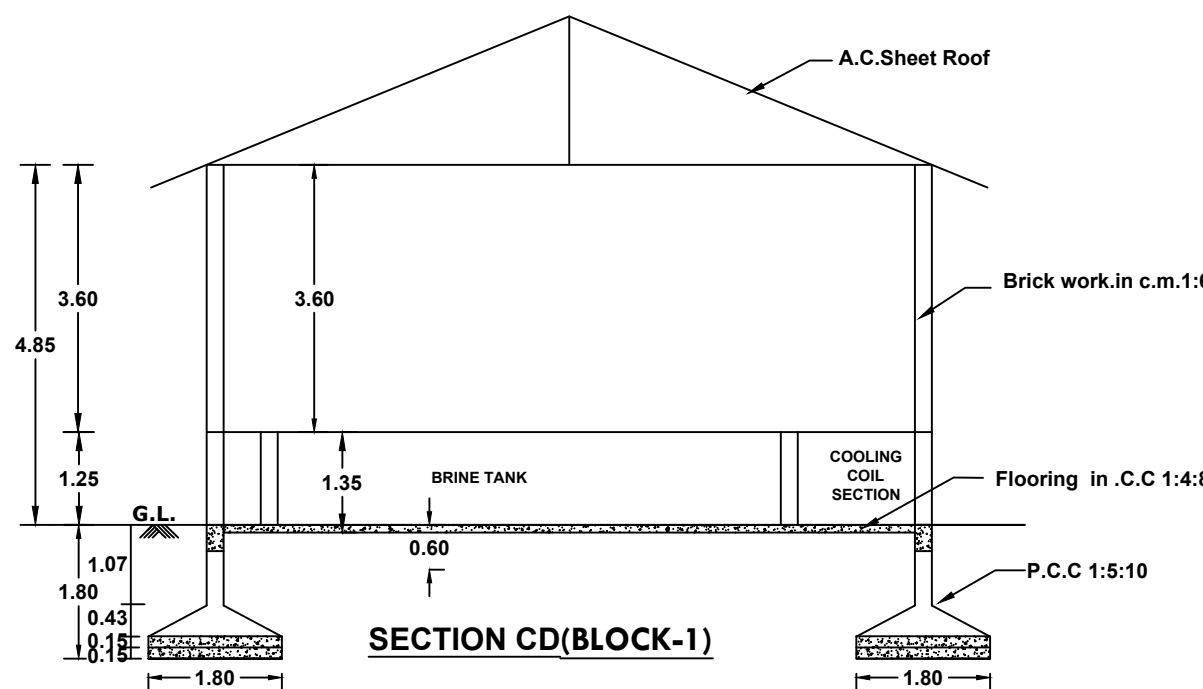
PLAN APPROVED NO.
ONLINE APPLICATION NO. : SWP/BPA/448417/2025
SWP/BP/NLPA/KKD.NO. : 06/2025
LP/NLPA/KKD.NO. : 05/2025)



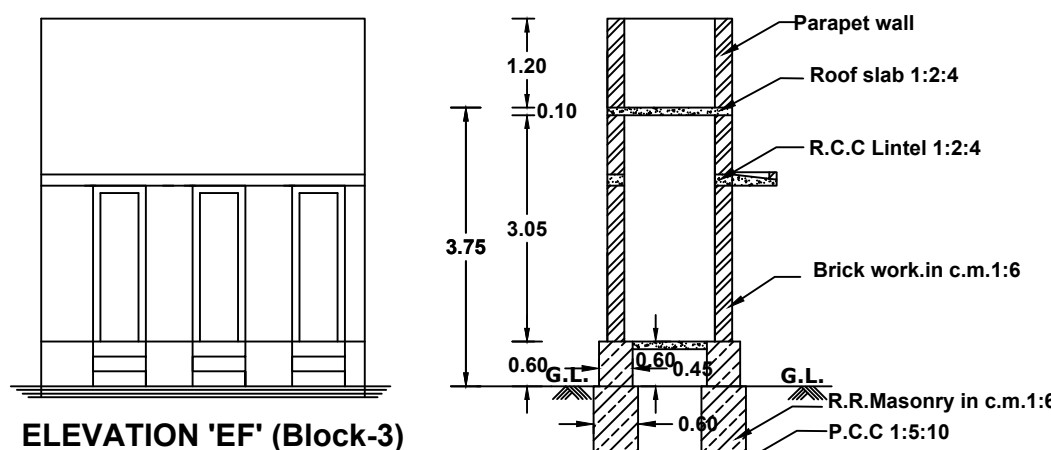
KEY PLAN
NOT TO SCALE



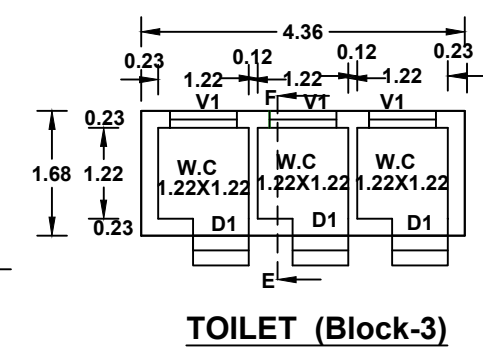
SECTION ON 'AB' (BLOCK-1)



SECTION CD (BLOCK-1)



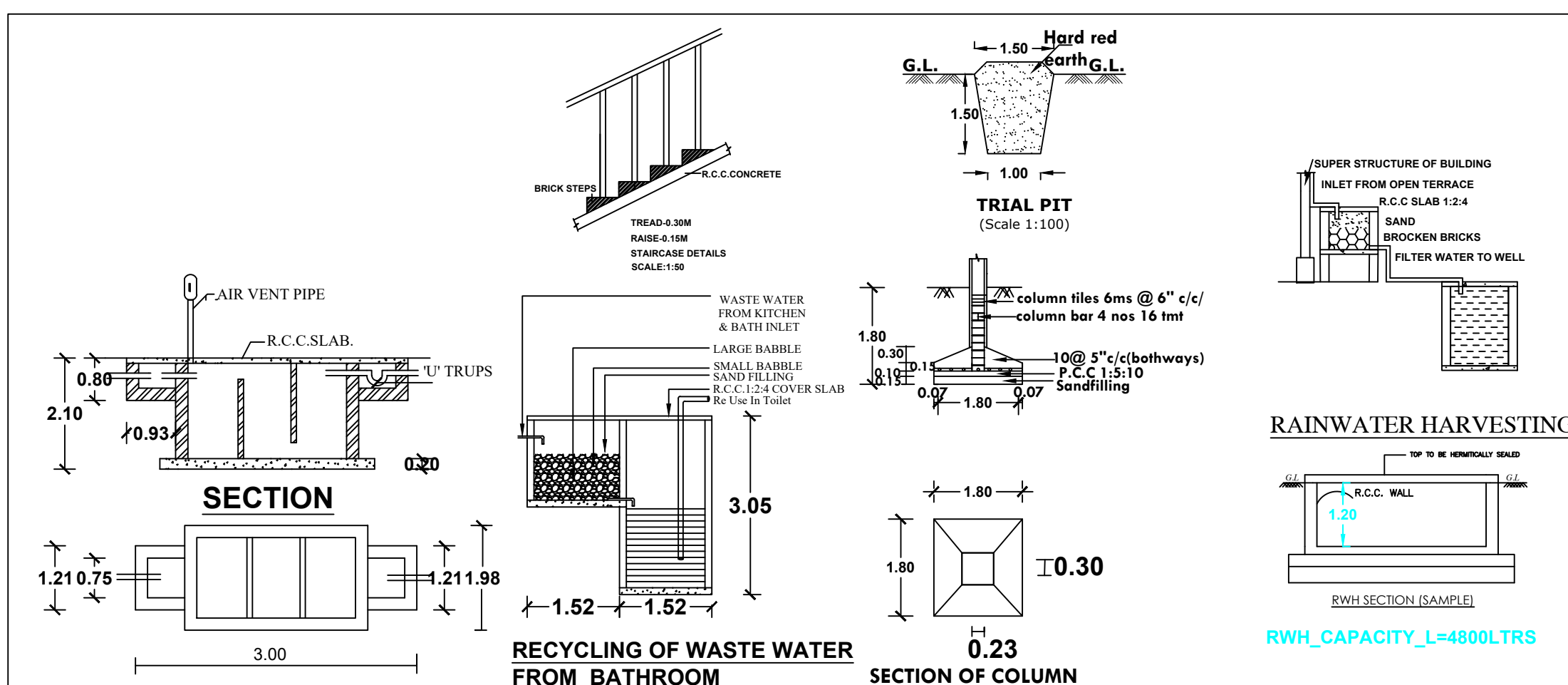
ELEVATION 'EF' (Block-3)



TOILET (Block-3)

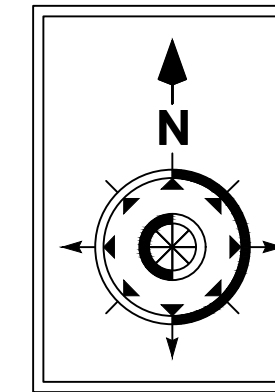


SECTION ON 'EF' (Block-3)



REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF ICE PLANT & DRINKING WATER PLANT WITH INSTALLATION OF '49HP' INDUSTRIAL BUILDING, IN R.S.NO.310/3B1B, 310/3B2A2, OF NEENDAKARAI 'B' VILLAGE, AT KANNAKURUCHY, GANAPATHIPURAM TOWN PANCHAYAT, AGASTEESWARAM TALUK, KANYAKUMARI DISTRICT.

CATEGORY = GREEN



ALREADY APPROVED DETAILS

OLD SITE AREA : 1925.00 Sq.Mt.,	ALREADY APPROVED AREA		
OLD BUILDING DETAILS	FSI Area in Sq.mt.	Non FSI Area in Sq.mt.	TOTAL AREA in Sq.mt.
ICE PLANT (BLOCK-1)	237.78	-	237.78
SECURITY & TOILET (BLOCK-2)	12.32	-	12.32
TOTAL FLOOR AREA	250.10	-	250.10
AREA OF VACANT : 1674.90 sq.m (18028.sq.ft)			

TOTAL FSI AREA : 250.10 Sq.Mt., FSI = 0.12 < 1.50
TOTAL BUILTUP AREA : 250.10 Sq.Mt.

ONLINE APPLICATION NO. : SWP/BPA/448417/2025
SWP/BP/NLPA/KKD.NO. : 06/2025
LP/NLPA/KKD.NO. : 05/2025)

Revised and Proposed Construction of Ice plant & drinking water plant building:

NEW SITE AREA : 2898.00 Sq.Mt., REVISED APPROVAL AREA

NEW BUILDING DETAILS	FSI Area in Sq.m	Non FSI Area in Sq.m	TOTAL AREA in Sq.m
ICE PLANT (BLOCK-1)	237.89	-	237.89
DRINKING WATER PLANT (BLOCK-2)	391.28	-	391.28
TOILET (BLOCK-3)	7.32	-	7.32
TOTAL FLOOR AREA	636.49	-	636.49
AREA OF VACANT : 2261.51 Sq.m., (24342.sq.ft)			

FLOOR AREA RATIO: 636.49 = 0.22 < 1.50
2898.00

JOINERY DETAILS

TYPE	SIZE	DESCRIPTION
R/S-ROLLING SHUTTER	2.44 x 2.40	
R/S1-ROLLING SHUTTER	1.82 x 2.40	
R/S2-ROLLING SHUTTER	3.00 x 2.40	
W-WINDOW	1.40 x 1.40	
W1-WINDOW	1.96 x 1.80	
W2-WINDOW	2.40 x 1.80	
W3-WINDOW	1.00 x 1.40	
V-VENTILATOR	1.00 x 0.60	
V1-VENTILATOR	1.00 x 0.90	
D-DOOR	1.00 x 2.10	
D1-DOOR	0.75 x 2.10	
D2-DOOR	1.22 x 2.10	

ICE PLANT Block-1) (Drinking Water Plant Block-2)

No.	NAME	HP	No.	NAME	HP
1	Ammonia compressor motor	15.0	1	R.O.Machine	4.0
2	Brine agitator motor	5.0	2	Filling Line	3.0
3	Ice crusher motor	2.0	3	Wrapping Machine	4.0
4	Evaporator condenser pump	2.0	4	Blowing Machine	4.0
5	Evaporator Cooling Fan1	2.0	5	Jar washing	4.0
6	Evaporator Cooling Fan2	2.0		TOTAL	19.0
7	Bore well water pump(1)	2.0			
	TOTAL	30.0			

Number of Men Workers : 6 No's Number of Men Workers : 7 No's
Number of Women Workers : 2 No's

"ALL DIMENSIONS ARE IN METER"

SCALE PLAN =1:100
SITE PLAN=1:200

CERTIFICATE

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

ONLINE APPLICATION NO. : SWP/BPA/570775/2025
SWP/BP/NLPA/KKD.NO. : 57/2025
LP/NLPA/KKD.NO. : 30/2025

L. HAROLD PEREIRA,
S/o A. Leone Pereira,
8D/15-3, 6th street, Bharathi Nagar,
Thattantvil Road, Nagercoil.
SIGNATURE OF OWNER

Architects
Ar J ALEX CARBUIAR, s Arch
Registered Architect
RA/GP-T/VVL/March/2019/002
Cross Building, Chemkulam in
Nagercoil. Mob : +91-9600324889

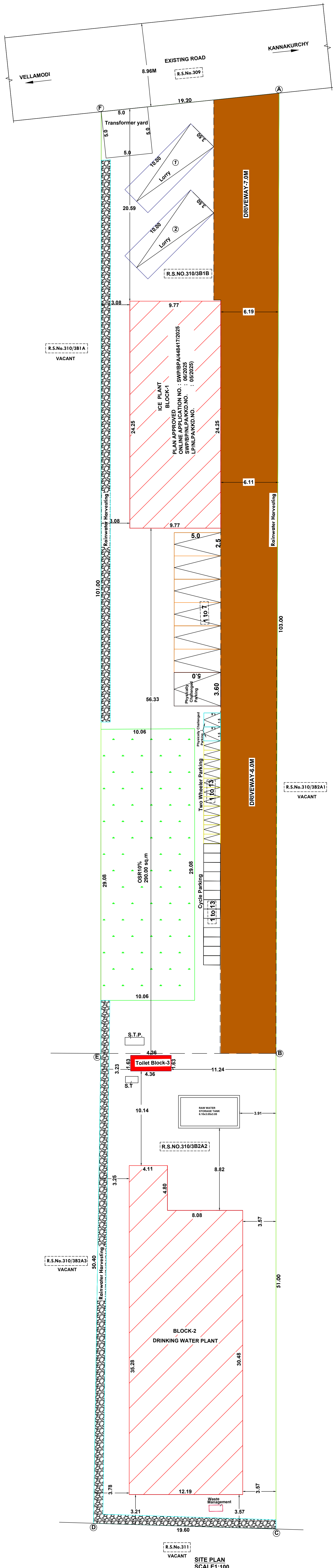
SIGNATURE OF ARCHITECT ENGINEER

Er.P. SUBASH, M.E.(Structure)
Structural Engineer Grade II
Reg.No:150/LS/2019/00208
JBS CONSTRUCTION
Naval Kadu Jn.-629 852
Ph.No: 97916 70485

SIGNATURE OF STRUCTURAL ENGINEER

K. SUNDARAVALLI, D.Arch., B.E.,
Engineer & Architect
Registered Engineer Grade - II
No:150/LS/2019/00154
S.M.S. CONSTRUCTION,
90, 1st Floor, Alexandra Press Road,
Nagercoil-1. Ph : 236073, 9443275554

SIGNATURE OF REGISTERED ENGINEER



OLD SITE DETAILS				ALREADY APPROVED AREA			
ALD SITE AREA : 1923.00 Sq.M.							
OLD BUILDING DETAILS				ALREADY APPROVED AREA			
ICE PLANT (BLOCK-1)	237.78	In Sq.m.	=	237.78	In Sq.m.		
SECURITY & TOILET (BLOCK-2)	12.32	-	=	12.32	-		
TOTAL FLOOR AREA	250.10	-	=	250.10	-		
TOTAL VACANT : 1674.90 sq.m (18028.46 Sq. Ft.)							
TOTAL FACIT AREA: 250.10 Sq.M. FSF - FSI = 0.12 < 1.50							
TOTAL BUILTUP AREA : 250.10Sq.M.							
ONLINE APPLICATION NO.: SWP/BPA/484817/2025							
SWP/SO/N/LP/KKD.NO. : 56/2025							
LP/NLPA/KKD.NO. : 50/2025							
Revised and Prepared Construction of site plan & drinking water plant building							
New Site Area : 2898.00 Sq.M.				REVISED APPROVAL AREA			
NEW BUILDING DETAILS				REVISIONS			
ICE PLANT (BLOCK-1)	237.89	-	=	237.89	-		
DRAINING WATER PLANT (BLOCK-2)	391.28	-	=	391.28	-		
TOILET (BLOCK-3)	7.32	-	=	7.32	-		
TOTAL FLOOR AREA	636.49	-	=	636.49	-		
AREA OF VACANT : 2261.51 Sq.M. (24342.46 Sq. Ft.)							
FLOOR AREA TOTAL: 636.49 ± 0.22 < 1.50							
2898.00							
Parking calculation: Required Parking: 1 every parking space for every 50sq.m of Floor area or part thereof							
ICE PLANT (BLOCK-1) = $\frac{237.89}{750} \times 0.31 = 0.1$ $\frac{237.89}{750} = 0.317$ $\frac{1}{1} = 1$							
150sq.m Say = 237.89 ÷ 1.58 = 150							
75sq.m Say = 237.89 ÷ 3.17 = 75							
Say = 4 Two wheeler & 4 Cycle							
DRAINING WATER PLANT (BLOCK-2) = $\frac{391.28}{750} \times 0.78 = 0.4$ $\frac{391.28}{750} = 0.521$ $\frac{1}{1} = 1$							
150sq.m Say = 391.28 ÷ 2.6 = 150							
75sq.m Say = 391.28 ÷ 5.21 = 75							
Say = 6 Two wheeler & 6 Cycle							
Required Parking area = 2 Lorry, 5 car space & 10 Two wheeler space, 10 Cycle space							
Provided Parking area = 2 Lorry, 7 car space & 13 Two wheeler space, 13 Cycle space							
(ICE Plant Block-1) INSTALLATION DETAILS				(Drinking Water Plant Block-2) INSTALLATION DETAILS			
No.	Name	H/P	N/O	No.	Name	H/P	N/O
1	Ammonic compressor motor	2.0	1	R.O Machine	2.0	1	4
2	Belted agitator motor	2.0	4	Filling Line	3.0	3	0
3	Ice crusher motor	2.0	1	Washing Machine	4.0	4	0
4	Evaporator condenser pump	3.0	4	Blowing Machine	4.0	4	0
5	Evaporator Cooling fan	2.0	3	Shuffling	5.0	5	0
6	Evaporator Cooling Fan-2	2.0	3	TOTAL	TOTAL	12.0	12.0
7	Recirc water pooling Pump	1.0	1				
	TOTAL	30.0	30				
Number of Man Hours / No's				Number of Men Workers / No's			
No. of Man Hours / No's				No. of Men Workers / No's			
JOBNEY DETAILS							
TYPE	SIZE	DESCRIPTION					
RIS-ROLLING SHUTTER	2.4x	1 R.O Machine					
RIS-ROLLING SHUTTER	1.82 x	2 Lorry					
RIS-ROLLING SHUTTER	3.00 x	2 Blowing Machine					
WINDOW	1.60	1 Washing Machine					
WIN-WINDOW	1.56 x	1 Lorry					
WIN-WINDOW	2.40	2 Blowing Machine					
WIN-WINDOW	1.00 x	1 Lorry					
V-VENTILATOR	1.00 x	1 Blowing Machine					
V-VENTILATOR	1.00 x	1 Blowing Machine					
D-DOOR	1.00 x	1 Blowing Machine					
D-DOOR	0.78 x	1 Blowing Machine					
D-DOOR	1.22 x	1 Blowing Machine					
"ALL DIMENSIONS ARE IN METERS"							
SCALE		PLAN = 1:100 SITE PLAN = 1:250					
CERTIFICATE							
Certified that provision shall be made to provide main water harvesting arrangements as per norms in the proposed construction.							
DRAWN BY: _____ CHECKED BY: _____ SITE BOUNDARY _____ EXISTING ROAD _____ PROPOSED BUILDING _____ EXISTING BUILDING _____							
ONLINE APPLICATION NO. : SWP/BPA/570725/2025							
SWP/SO/N/LP/KKD.NO. : 57/2025							
LP/NLPA/KKD.NO. : 30/2025							
H. HAROLD PERERA, S.A. Leona Pereira, 205/12, 4th cross, Shrawani Nagar, Buddharaja Road, Negombo. SIGNATURE OF OWNER:							
K.J ALEX CARRIBEER Architects 205/12, 4th cross, Shrawani Nagar, Buddharaja Road, Negombo. K/A Reg. (TVA)/MAB/19/007/ 18.04.2018 Negombo, Mob: 911 94002478							
SIGNATURE OF ARCHITECT ENGINEER							
E.P. SUBASH, M.C.(Structural) Structural Engineer Grade II Reg.No: JVS/2019/06208 JRS CONSULTANTS Naval Kadda Jm-425152 Ph.No: 97916 70485							
SIGNATURE OF STRUCTURAL ENGINEER							
K.S. SUNDARAWALI, Archt. BE., Engineer & Architect Registered Engineer Grade I R.E. Registration No. 1905 S.A.S. CONSTRUCTION 90/1a Floor, Eastern Road, Negombo Ph: 236073, 9442752554 Negombo Ph: 1							
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

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.

