

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 PROPOSED CONSTRUCTION OF SHOP AND PROFESSIONAL CONSULTING OFFICE BUILDING AFTER REMOVING THE EXISTING BUILDING BEARING D.NO:369D, K.P.ROAD, (OLD S.NO:E-3/93) NEW T.S.WARD NO:E, BLOCK NO:12, T.S.NO:73, VADASERY SOUTH VILLAGE, NAGEROIL MUNICIPAL CORPORATION, AGASTHEESWARAM TALUK, KANNIYAKUMARI DISTRICT.

AREA DETAILS:-

T.S.NO	DOCUMENT AREA IN SQ.MT	T.S.L.R AREA IN SQ.MT
73	1255.02	1340.00

AREA TAKEN BY CONSIDERATION AS PER DOCUMENT AREA 1255.02 SQ.MT

COLOURS	AREA DETAILS	SQ.MT	SQ.FT
	SITE AREA	1255.02	13504.00
	BASEMENT FLOOR AREA	621.63	6689.00
	GROUND FLOOR AREA	608.22	6547.00
	FIRST FLOOR AREA	621.63	6689.00
	SECOND FLOOR AREA	621.63	6689.00
	HEAD ROOM AREA	84.83	913.00
	OPEN SPACE	633.39	6815.00
	EXISTING ROAD		

FLOOR DETAIL	F.S.I. AREA IN Sq.mt	NON F.S.I. AREA IN Sq.mt	TOTAL BUILTUP AREA IN Sq.mt
BASEMENT FLOOR	---	621.63	621.63
GROUND FLOOR	608.22	---	608.22
FIRST FLOOR	190.70	430.93	621.63
SECOND FLOOR	---	621.63	621.63
HEAD ROOM	---	84.83	84.83
TOTAL AREA	798.92	1052.56	
	1851.48	706.46	2557.94

FLOOR SPACE INDEX (FSI):-

FSI =
TOTAL SITE AREA
1851.48
FSI = 1.475
1255.02
1.475 < 2.0

PARKING CALCULATION

COMMERCIAL:-
SHOP AREA = 798.92 SQ.MT
[The number of car/two wheeler parking spaces required shall be calculated for 75% of the total plinth area in the buildings]
PARKING AREA = 599.19 SQ.MT
Is up to 50 SQ.MT = Nil
Above 50 SQ.MT = 1 Car & 1 Two Wheeler Every 50sq.mt or Part thereof Excluding the first 50 Sq.mt
599.19/50 = 11.98 say 12 nos Car & 12 nos Two Wheeler
PROFESSIONAL CONSULTING OFFICE(PRIVATE/COMMERCIAL)
EVERY 100 SQ.MT = 1 CAR
EVERY 25 SQ.MT = 1 TWO WHEELER SPACE
AREA = 1052.56 SQ.MT
[The number of car/two wheeler parking spaces required shall be calculated for 75% of the total plinth area in the buildings]
PARKING AREA = 789.42 SQ.MT
789.42/100 = 7.89 say 8 Nos CAR
789.42/25 = 31.58 say 32 Nos Two Wheeler
REQUIRED PARKING = 20 Car & 44 Two Wheeler
AVAILABLE PARKING = 20 Car & 44 Two Wheeler
(Including differently abled person car parking & EV Car Parking)
HENCE OK

SANITARY UNIT REQUIREMENTS

SLN	Sanitary Unit/Fittings	Shops & Offices-50 Nos
1	Water Closet - WC	Male-25 Female-25 Required/Provided
2	Drinking Water Fountain - DW	3 3
3	Wash Basin-WB	2 6
4	Urinals-U	3 8
5	Cleaner's Sink-CS	3 3

JOINERIES

RS1	ROLLING SHUTTER	3.00 X 2.10
LD	ROLLING SHUTTER	2.40 X 2.10
LD	LIFT DOOR	1.00 X 2.10
MD	MAIN DOOR	2.10 X 2.10
D	DOOR	1.50 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.76 X 2.10
SD	DOOR	1.20 X 2.10
W	WINDOW	1.83 X 1.52
W1	WINDOW	1.52 X 1.52
W2	WINDOW	1.22 X 1.52
V	VENTILATOR	0.91 X 0.61
	OPEN GRILL GATE	4.00 X 2.88

For RAR RETAIL & INFRA LLP

Authorized Signatory

APPLICANT:-

STRUCTURAL ENGINEER:-

REGISTERED ENGINEER

CONSTRUCTION ENGINEER:-

OFFICE USE:-

BP/NLPA NO : SWP/03/2026

PP/BP/NLPA NO : SWP/02/2026

SWP/BPA/0672067/2025

ELEVATION
SCALE 1:100

SECTION "A-B"
SCALE 1:100

SITE CUM BASEMENT FLOOR PLAN
SCALE 1:200

GROUND FLOOR PLAN
SCALE 1:100

FIRST FLOOR PLAN
SCALE 1:100

SECOND FLOOR PLAN
SCALE 1:100

TERRACE FLOOR PLAN
SCALE 1:100

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.

