

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

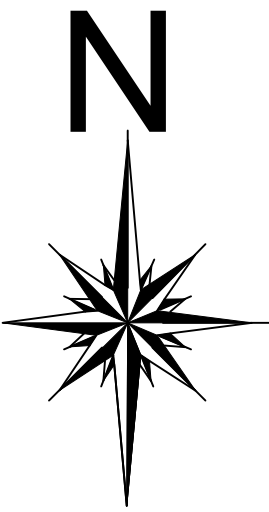
Building Plan

ISSUING AUTHORITY

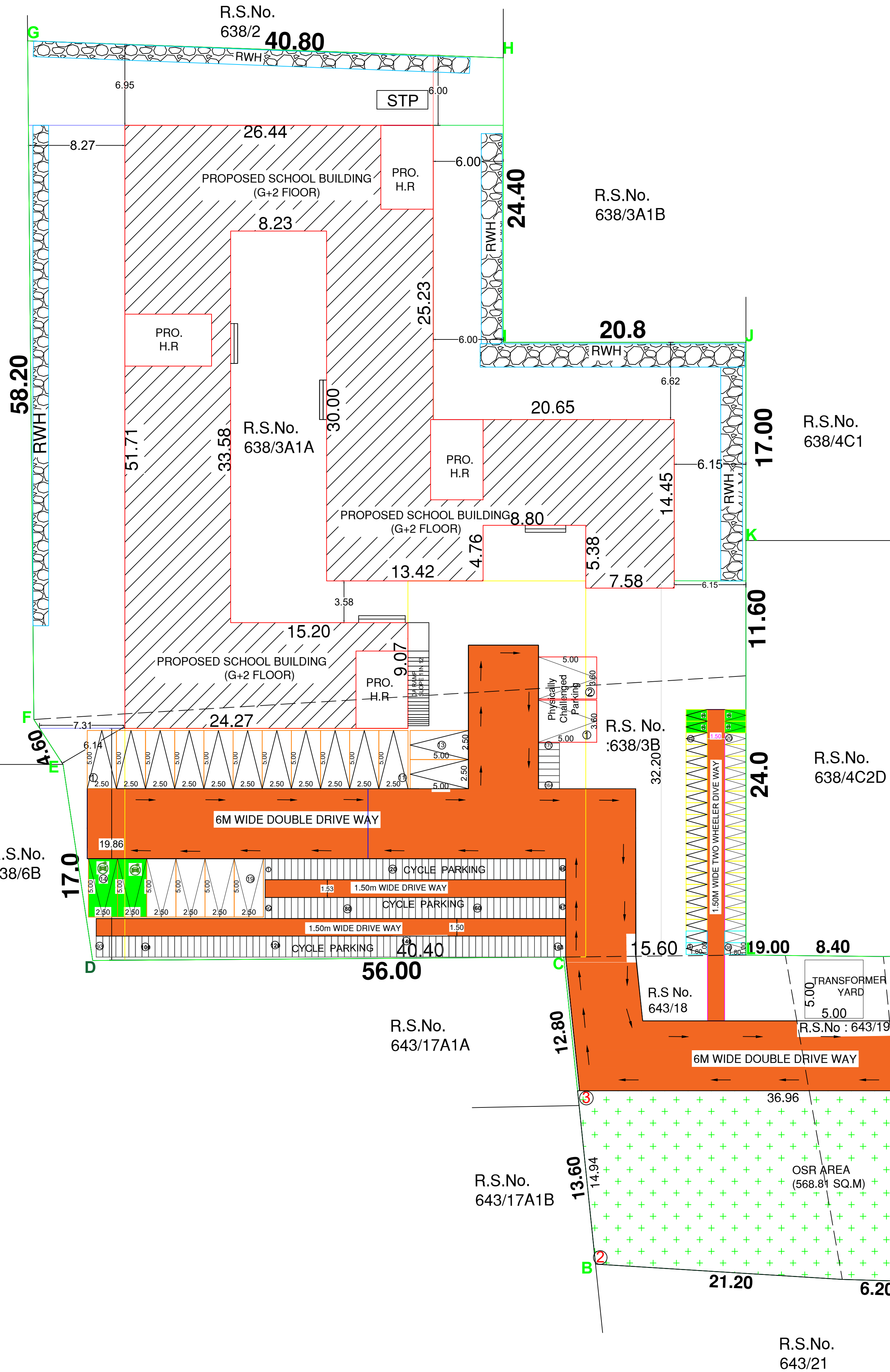
Town Panchayat

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.



R.S.No.
638/6A



ONLINE APPLICATION NO.: SWP/BPA/0681702/2025
BP / KKDTCP NO. : SWP/01/2026

OSR CALCULATION:

SITE AREA = 5559.20 SQ.M >3000 SQ.M

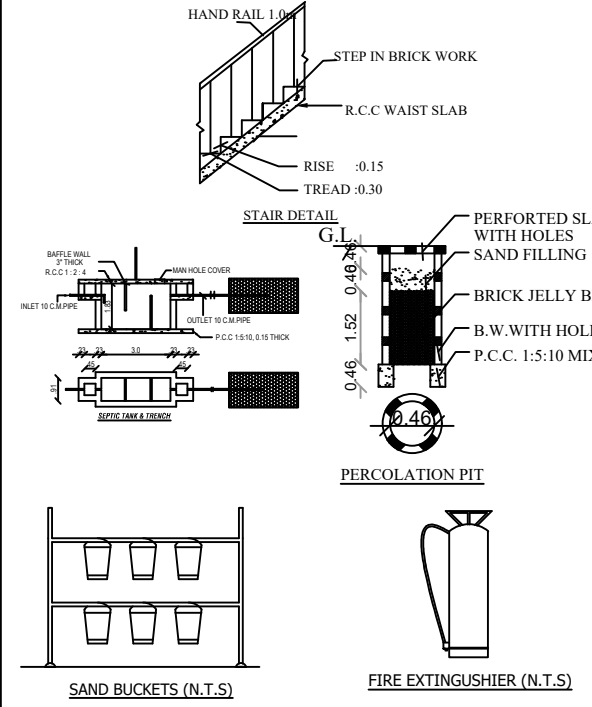
OSR REQUIRED = 10% OF SITE AREA
= 5559.20 X 10 / 100 = 555.92 SQ.M
SAY 560 SQ.M
OSR PROVIDED = 568.81 SQ.M

SANITARY ARRANGEMENTS:
TOTAL NO. OF STUDENTS = 40X30 = 1200

Description	Required	Provided
Water Closet		
Boys	14	15
Girls	23	26
Drinking Water Fountain	3	3
Wash Basin	8	8
Ablution Taps	41	41
Urinals	3	3
Cleaners Sink	0	0

COLOUR INDEX:

SITE BOUNDARY(ABCDEFGHIJKLM):
PRO. BUILDING :
EX.ROAD :
DRIVE WAY :
OSR SPACE :



SITE PLAN SHOWING THE PROPOSED
CONSTRUCTION OF SCHOOL BUILDING
(CHRISANE MATRICULATION SCHOOL) IN
R.S.NO.638/3A1A, 638/3B, 643/18, 643/19,643/20
OF KAPPIYARAI 'B' VILLAGE, AT PANAVILAI,
MANCODE, KAPPIYARAI TOWN PANCHAYAT,
KALKULAM TALUK, KANNIYAKUMARI DISTRICT.

SITE AREA DETAILS	SQ.M	SQ.FT
AS PER DOCUMENTS	5559.20	59817.04
AS PER PATTI	5550.00	59718.00
AS SITE	5184.22	55782.21

S.NO.	R.S.NO.	SQ.M	SQ.FT
1	638/3A1A	3150.00	33894.00
2	638/3B	1350.00	14526.00
3	643/18	550.00	5918.00
4	643/19	250.00	2690.00
5	643/20	250.00	2690.00
TOTAL AREA		5550.00	59718.00

PRO.BUILDING AREA DETAILS	FSI Area sq.m	Non FSI sq.m	Total Area sq.m	Total Area sq.ft
BLOCK-I				
Ground Floor	1287.06	-	1287.06	13848.76
First Floor	1287.06	-	1287.06	13848.76
Second Floor	1097.64	-	1097.64	11810.61
Head Room	-	125.99	125.99	1355.65
BLOCK-II				
Watchman Shed	-	16.00	16.00	172.16
Total Floor	3671.76	141.99	3813.75	41035.95

Total FSI AREA = 3671.76 SQ.M (39508.13 SQ.FT)

JOINERIES DETAILS		
D	DOOR	1.20m X 2.10m
D1	DOOR 1	0.76m X 2.10m
GD	GRILL DOOR	3.00m X 2.10m
W3	WINDOW	1.52m X 1.52m
V	VENTILATION	1.83m X 0.60m

ALL DIMENSIONS ARE IN METER, SCALE 1:100

PARKING CALCULATION:

FOR SCHOOL BUILDING:

1 CAR SPACE FOR 100 SQ.M CLASS ROOM AREA
1 TWO WHEELER SPACE FOR 50 SQ.M CLASS ROOM AREA
1 CYCLE SPACE FOR 10 SQ.M CLASS ROOM AREA
PRO.CLASS ROOM AREA = 1217.71 Sq.mt
1 CAR / 100SQ.MT = 1217.71/100
= 12.17 SAY 13 CAR
10% OF VISITORS CUM EV PARKING
= 12.17 X 10% = 1.22 SAY 2
10% OF PHYSICALLY HANDICAPPED PARKING
= 12.17 X 10% = 1.22 SAY 2
TOTAL REQUIRED = 17 CAR SPACE
1 TWO WHEELER /50SQ.MT = 1217.71/50
= 24.35 SAY 25 TWO WHEELER
10% OF VISITORS CUM EV PARKING
= 24.35 X 10% =2.44 SAY 3
10% OF PHYSICALLY HANDICAPPED PARKING
= 24.35 X 10% = 2.44 SAY 3
TOTAL REQUIRED = 31 TWO WHEELER
1 CYCLE SPACE /10 SQ.MT = 1217.71/10
= 121.7 SAY 122 CYCLE
TOTAL REQUIRED = 122 CYCLE SPACE AREA
TOTAL PROVIDED PARKING:
21 CAR ,42 TWO WHEELER, 170 CYCLE

FLOOR SPACE INDEX

FLOOR SPACE INDEX = PRO.AREA / SITE AREA
= (1287.06 +1287.06 + 1097.64) /5550.00
= 3671.76/ 5550.00
= 0.66 < 2.00

Er. A. RAJA KUMAR, R.E., A.M.I.E. (A), C.Eng.
Registered Structural Engineer,
(RSE-II / KKDTCP / 003/ 2022)
ARIC CONSTRUCTION
29/69, Thadiparam Street, Vadassery,
Nagercoil - 629001
Mob : 8838261554, 9445119990
STRUCTURAL ENGINEER

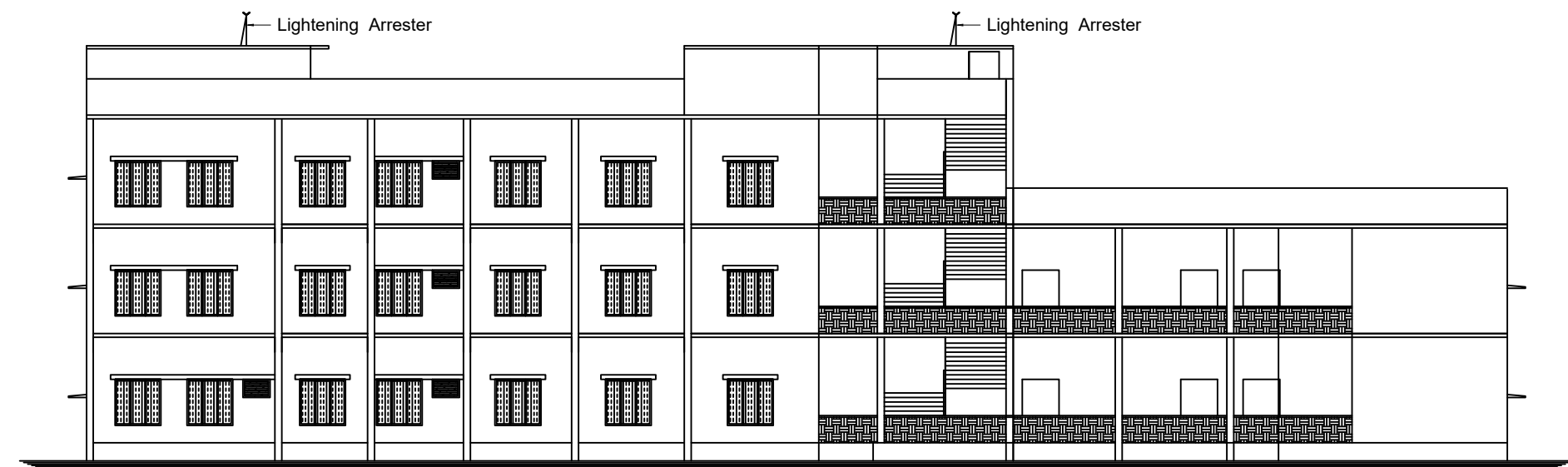
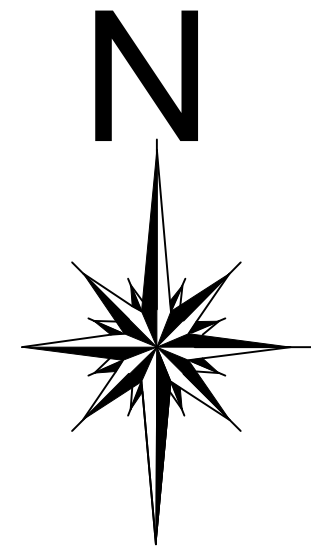
Alex architects
Ar. J. Alex C. B. B. B.
Licensed Building Surveyor
Registered Architect
CBA No: CA/2013/1455
Cross Building, Chettikulam, Jh,
Nagercoil, Mob: 9914800324009
ARCHITECT

V. Sunil Prem
Er. V. Sunil Prem
Registered Construction Engineer
Reg. No: RCE/NLPA/2020/011
Ph: 73066 73430
CONSTRUCTION ENGINEER

Evangelina Jane
Correspondent
Chrisane Matriculation School
Panavilai, Mancode,
Thickanamcode Post,
K.K. District. 629804
APPLICANT

V. Sunil Prem
V. Sunil Prem
Registered Engineer - Gr-II
Reg. No: RA/RE-II/NLPA/2020/003
REG. ENGINEER

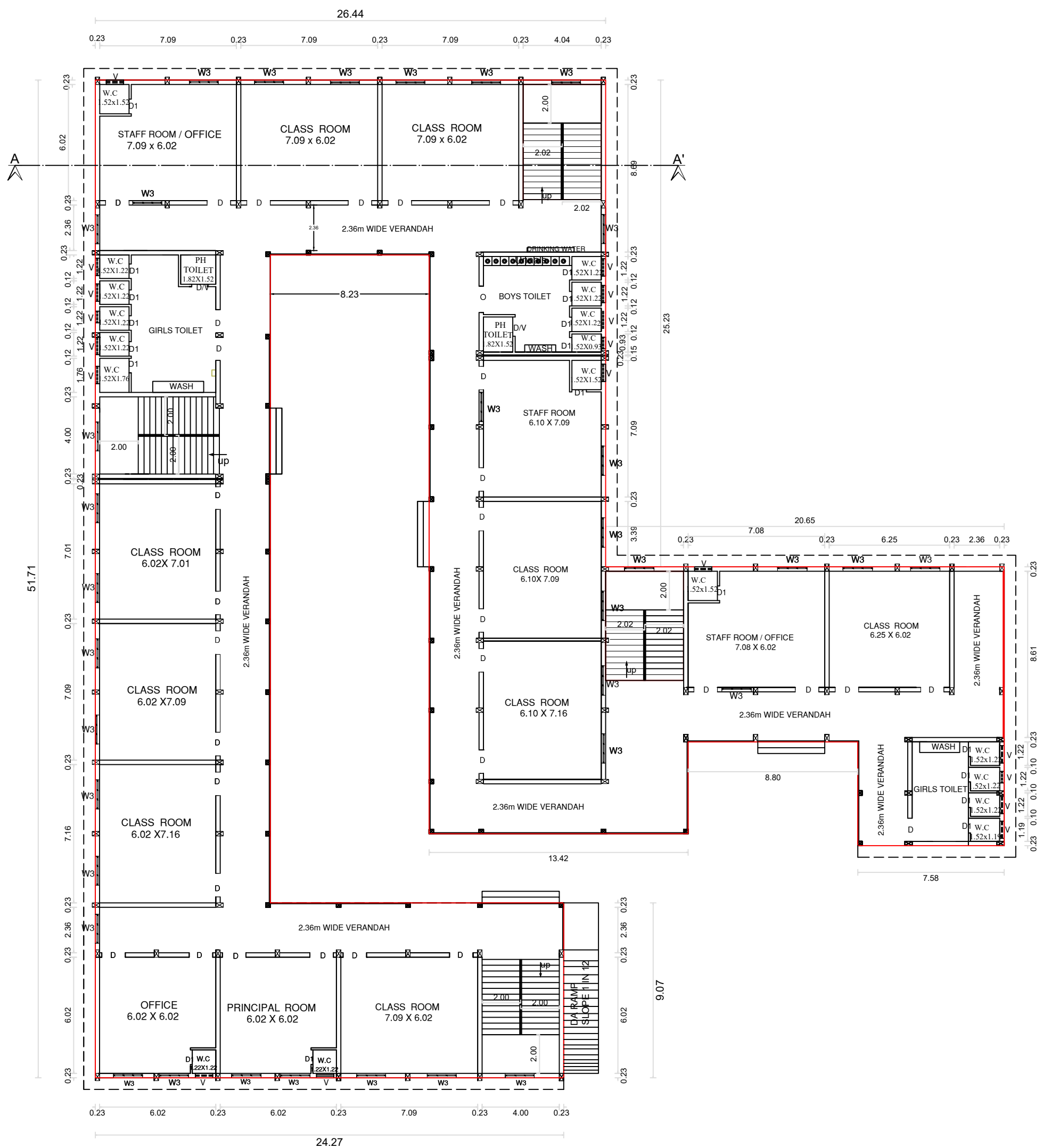




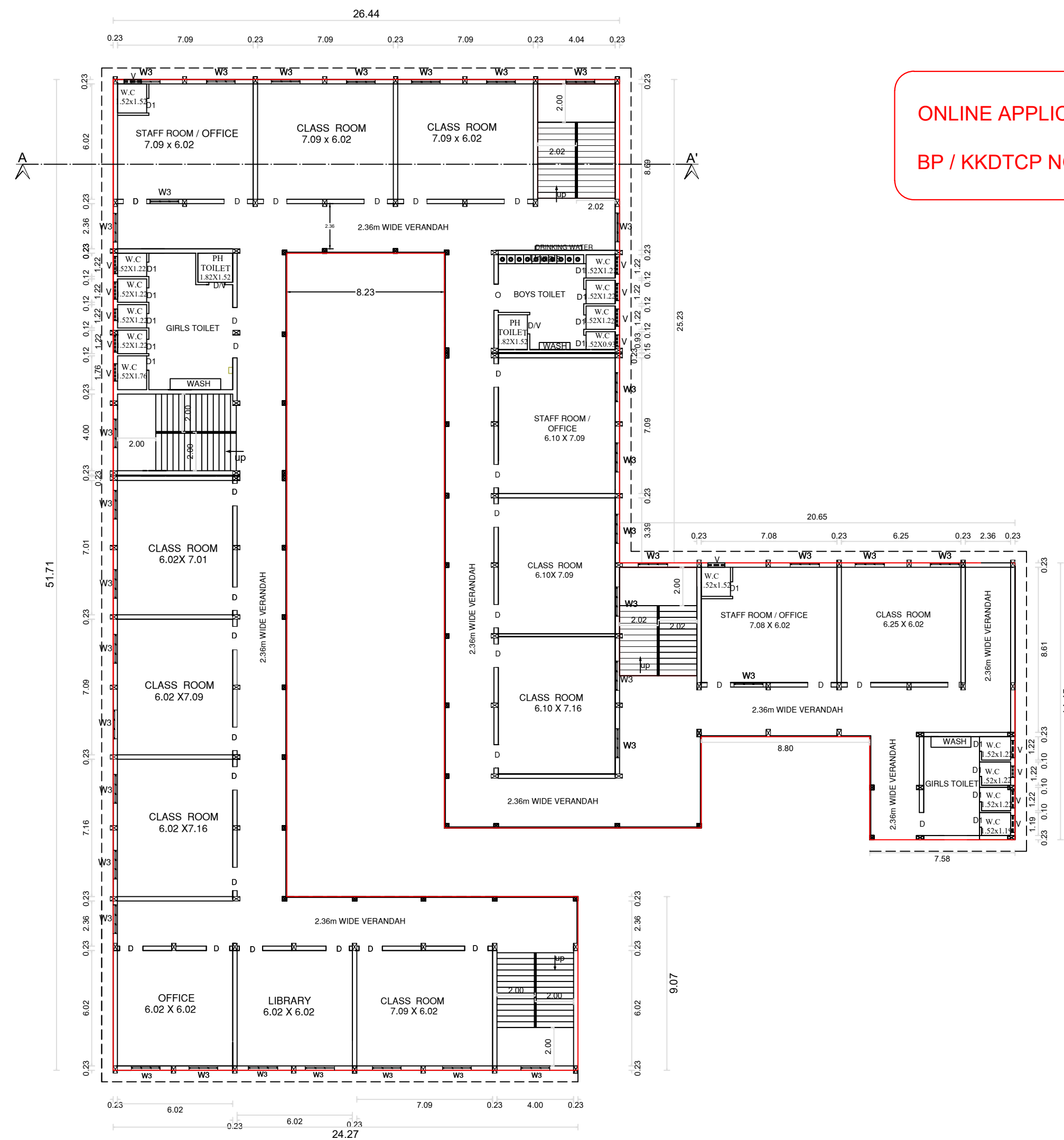
ELEVATION



SECTION ON A-A'



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ONLINE APPLICATION NO.: SWP/BPA/0681702/2025

BP / KKDTCP NO. : SWP/01/2026

OSR CALCULATION:

SITE AREA = 5559.20 SQ.M > 3000 SQ.M

OSR REQUIRED = 10% OF SITE AREA
= 5559.20 X 10 / 100 = 555.92 SQ.MSAY 560 SQ.M
OSR PROVIDED = 568.81 SQ.MSANITARY ARRANGEMENTS:
TOTAL NO. OF STUDENTS = 40X30 = 1200

Description	Required	Provided
Water Closet		
Male	14	15
Female	23	26
Drinking Water Fountain	3	3
Wash Basin	8	8
Abution Taps	41	41
Urinals	3	3
Cleaners Sink	0	0

COLOUR INDEX:

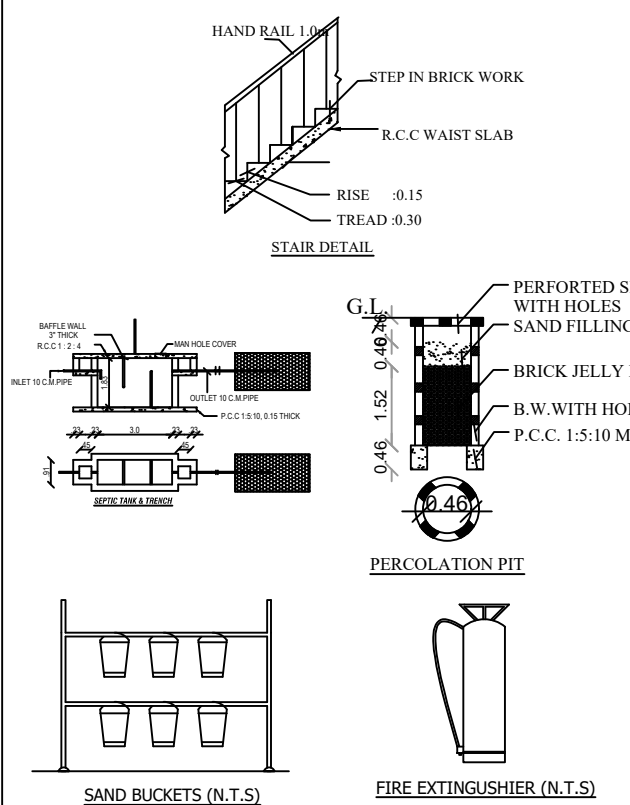
SITE BOUNDARY (ABCDEFGHIJKLM):

PRO.BUILDING

EX.ROAD

DRIVE WAY

OSR SPACE



PLAN SHOWING THE PROPOSED

CONSTRUCTION OF SCHOOL BUILDING

(CHRISANE MATRICULATION SCHOOL) IN

R.S.NO.638/3A1A, 638/3B, 643/18, 643/19, 643/20

OF KAPPIYARAI 'B' VILLAGE, AT PANAVILAI,

MANCODE, KAPPIYARAI TOWN PANCHAYAT,

KALKULAM TALUK, KANNIYAKUMARI DISTRICT.

SITE AREA DETAILS	SQ.M	SQ.FT
AS PER DOCUMENTS	5559.20	59817.04
AS PER PATTI	5550.00	59718.00
AS SITE	5184.22	55782.21

S.NO.	R.S.NO.	SQ.M	SQ.FT
1	638/3A1A	3150.00	33894.00
2	638/3B	1350.00	14526.00
3	643/18	550.00	5918.00
4	643/19	250.00	2690.00
5	643/20	250.00	2690.00
TOTAL AREA		5550.00	59718.00

PRO.BUILDING AREA DETAILS

Building Details	FSI Area sq.m	Non FSI sq.m	Total Area sq.m	Total Area sq.ft
BLOCK-I				
Ground Floor	1287.06	-	1287.06	13848.76
First Floor	1287.06	-	1287.06	13848.76
Second Floor	1097.64	-	1097.64	11810.61
Head Room	-	125.99	125.99	1355.65
BLOCK-II				
Watchman Shed	-	16.00	16.00	172.16
Total Floor	3671.76	141.99	3813.75	41035.95

Total FSI AREA = 3671.76 SQ.M (39508.13 SQ.FT)

JOINERIES DETAILS

D	DOOR	1.20m X 2.10m
D1	DOOR 1	0.76m X 2.10m
GD	GRILL DOOR	3.00m X 2.10m
W3	WINDOW	1.52m X 1.52m
V	VENTILATION	1.83m X 0.60m

ALL DIMENSIONS ARE IN METER, SCALE 1:100

PARKING CALCULATION:

FOR SCHOOL BUILDING:

1 CAR SPACE FOR 100 SQ.M CLASS ROOM AREA

1 TWO WHEELER SPACE FOR 50 SQ.M CLASS ROOM AREA

1 CYCLE SPACE FOR 10 SQ.M CLASS ROOM AREA

PRO.CLASS ROOM AREA = 1217.71 Sq.mt

1 CAR / 100SQ.MT = 1217.71/100

= 12.17 SAY 13 CAR

10% OF VISITORS CUM EV PARKING

= 12.17 X 10% = 1.22 SAY 2

10% OF PHYSICALLY HANDICAPPED PARKING

= 12.17 X 10% = 1.22 SAY 2

TOTAL REQUIRED = 17 CAR SPACE

1 TWO WHEELER /50SQ.MT = 1217.71/50

= 24.35 SAY 25 TWO WHEELER

10% OF VISITORS CUM EV PARKING

= 24.35 X 10% = 2.44 SAY 3

10% OF PHYSICALLY HANDICAPPED PARKING

= 24.35 X 10% = 2.44 SAY 3

TOTAL REQUIRED = 31 TWO WHEELER

1 CYCLE SPACE /10 SQ.MT = 1217.71/10

= 121.77 SAY 122 CYCLE

TOTAL REQUIRED = 122 CYCLE SPACE AREA

TOTAL PROVIDED PARKING:

21 CAR, 42 TWO WHEELER, 170 CYCLE

FLOOR SPACE INDEX

FLOOR SPACE INDEX = PRO.AREA / SITE AREA

= (1287.06 + 1287.06 + 1097.64) / 5550.00

= 3671.76 / 5550.00

= 0.66 < 2.00

Er. A. RAJA KUNAR, B.E., AMIE, AN, CEM
Registered Structural Engineer,
(RSE-III / KKDTCP / 003 / 2022)
ARIK CONSTRUCTION
29/60, Thazhipuram Street, Vadasery,
Nagercoil - 629001
Mob : 8838261554, 9445119990

STRUCTURAL ENGINEER

Alex architects
Ar. J. Alex Caruthers
Registered Building Surveyor
Registered Architect
COA No: CA/2013/1000
Cross Building, Changanassery,
Nagercoil, Mob: +91-9849324040

ARCHITECT

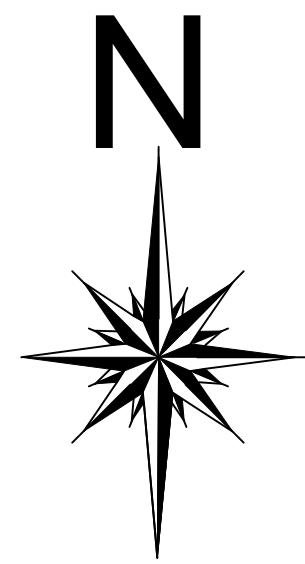
Er. V. Sunil Prem
Registered Construction Engineer
Reg. No: RCE/NLPA/2020/011
Ph: 73066 73499
CONSTRUCTION ENGINEER

Evangelina Jane
Correspondent
Chrisane Matriculation School
Panavilai, Mancode,
Thickanamcode Post,
K.K. District. 629804

APPLICANT

V. Sunil Prem
Registered Engineer - Gr-II
Reg. No: RA/RE-II/NLPA/2020/003

REG. ENGINEER



**PLAN SHOWING THE PROPOSED
CONSTRUCTION OF SCHOOL BUILDING
(CHRISANE MATRICULATION SCHOOL) IN
R.S.NO.638/3A1A, 638/3B, 643/18, 643/19,643/20
OF KAPPIYARAI 'B' VILLAGE, AT PANAVILAI,
MANCODE, KAPPIYARAI TOWN PANCHAYAT,
KALKULAM TALUK, KANNIYAKUMARI DISTRICT.**

SITE AREA DETAILS		SQ.M	SQ.FT
AS PER DOCUMENTS		5559.20	59817.04
AS PER PATTA		5550.00	59718.00
AS SITE		5184.22	55782.21
S.NO.	R.S.NO.	SQ.M	SQ.FT
1	638/3A1A	3150.00	33894.00
2	638/3B	1350.00	14526.00
3	643/18	550.00	5918.00
4	643/19	250.00	2690.00
5	643/20	250.00	2690.00
TOTAL AREA		5550.00	59718.00

PRO.BUILDING AREA DETAILS				
Building Details	FSI Area sq.m	Non FSI sq.m	Total Area sq.m	Total Area sq.ft
BLOCK-I				
Ground Floor	1287.06	-	1287.06	13848.76
First Floor	1287.06	-	1287.06	13848.76
Second Floor	1097.64	-	1097.64	11810.61
Head Room	-	125.99	125.99	1355.65
BLOCK-II				
Watchman Shed	-	16.00	16.00	172.16
Total Floor	3671.76	141.99	3813.75	41035.95
Total FSI AREA = 3671.76 SQ.M (39508.13 SQ.FT)				

JOINERIES DETAILS		
D	DOOR	1.20m X 2.10m
D1	DOOR 1	0.76m X 2.10m
GD	GRILL DOOR	3.00m X 2.10m
W3	WINDOW	1.52m X 1.52m
V	VENTILATION	1.83m X 0.60m

ALL DIMENSIONS ARE IN METER, SCALE 1:100

**PARKING CALCULATION:
FOR SCHOOL BUILDING:**
1 CAR SPACE FOR 100 SQ.M CLASS ROOM AREA
1 TWO WHEELER SPACE FOR 50 SQ.M CLASS ROOM AREA
1 CYCLE SPACE FOR 10 SQ.M CLASS ROOM AREA
PRO.CLASS ROOM AREA = 1217.71 Sq.mt
1 CAR / 100SQ.MT = 1217.71/100
= 12.17 SAY 13 CAR
10% OF VISITORS CUM EV PARKING
= 12.17 X 10% = 1.22 SAY 2
10% OF PHYSICALLY HANDICAPPED PARKING
= 12.17 X 10% = 1.22 SAY 2
TOTAL REQUIRED = 17 CAR SPACE
1 TWO WHEELER /50SQ.MT = 1217.71/50
= 24.35 SAY 25 TWO WHEELER
10% OF VISITORS CUM EV PARKING
= 24.35 X 10% = 2.44 SAY 3
10% OF PHYSICALLY HANDICAPPED PARKING
= 24.35 X 10% = 2.44 SAY 3
TOTAL REQUIRED = 31 TWO WHEELER
1 CYCLE SPACE /10 SQ.MT = 1217.71/10
= 121.7 SAY 122 CYCLE
TOTAL REQUIRED = 122 CYCLE SPACE AREA
TOTAL PROVIDED PARKING:
21 CAR , 42 TWO WHEELER, 170 CYCLE

FLOOR SPACE INDEX:
FLOOR SPACE INDEX = PRO.AREA / SITE AREA
= (1287.06 + 1287.06 + 1097.64) / 5550.00
= 3671.76 / 5550.00
= 0.66 < 2.00

Er. A. RAJA KUNAR, M.E. AMIE, AMIE (CEngg).
Registered Structural Engineer,
(RSE-17 / KKDTC / 003 / 2022)
ARK CONSTRUCTION
29/69, Thazhiapuram Street, Vadassery,
Nagercoil - 625001
Mob : 8838261554, 9445119990

STRUCTURAL ENGINEER

Alex architects
Ar. J. Alex Carl Justin
Licensed Building Surveyor
Registered Architect
C.A. Reg. CA/2013/1000
Cross Building, Chinnaiyil Jn.
Nagercoil, Mob: +91-9880320809

ARCHITECT

Er. V. Sunil Prem
Registered Construction Engineer
Reg. No: RCE/NLPA/2020/011
Ph: 73068 73490

APPLICANT

V. Sunil Prem
Registered Engineer - Gr-II
Reg. No: RA/RE-HI/NLPA/2020/003

REG.ENGINEER

ONLINE APPLICATION NO.: SWP/BPA/0681702/2025

BP / KKDTCP NO. : SWP/01/2026

OSR CALCULATION:

SITE AREA = 5559.20 SQ.M > 3000 SQ.M

OSR REQUIRED = 10% OF SITE AREA
= 5559.20 X 10 = 555.92 SQ.M
100
SAY 560 SQ.M
OSR PROVIDED = 568.81 SQ.M

SANITARY ARRANGEMENTS:

TOTAL NO. OF STUDENTS = 40X30 = 1200

Description	Required	Provided
Water Closet		
Male	14	15
Female	23	26
Drinking Water Fountain	3	3
Wash Basin	8	8
Ablution Taps	41	41
Urinals	3	3
Cleaners Sink	0	0

COLOUR INDEX:

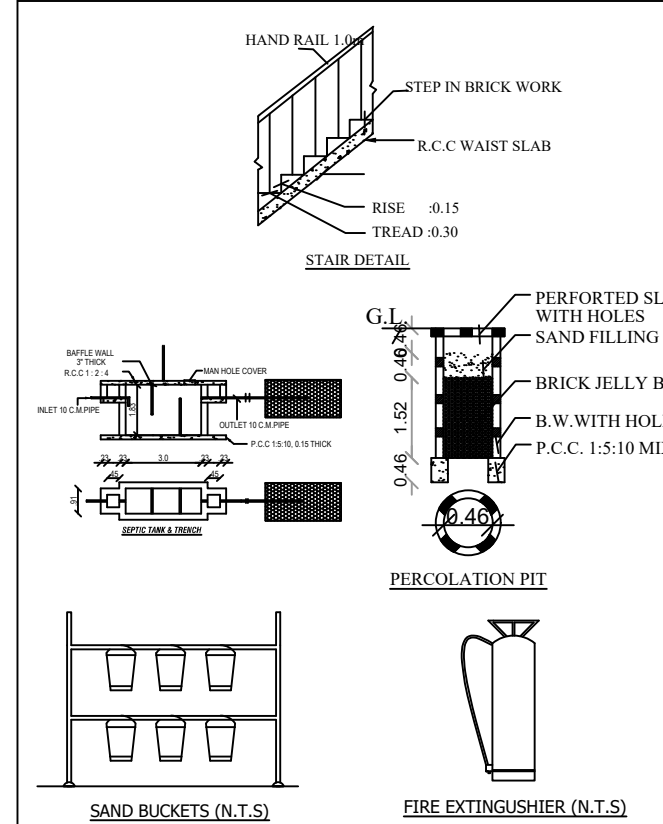
SITE BOUNDARY(ABCODEFGHIJKLM):

PRO.BUILDING :

EX.ROAD :

DRIVE WAY :

OSR SPACE :

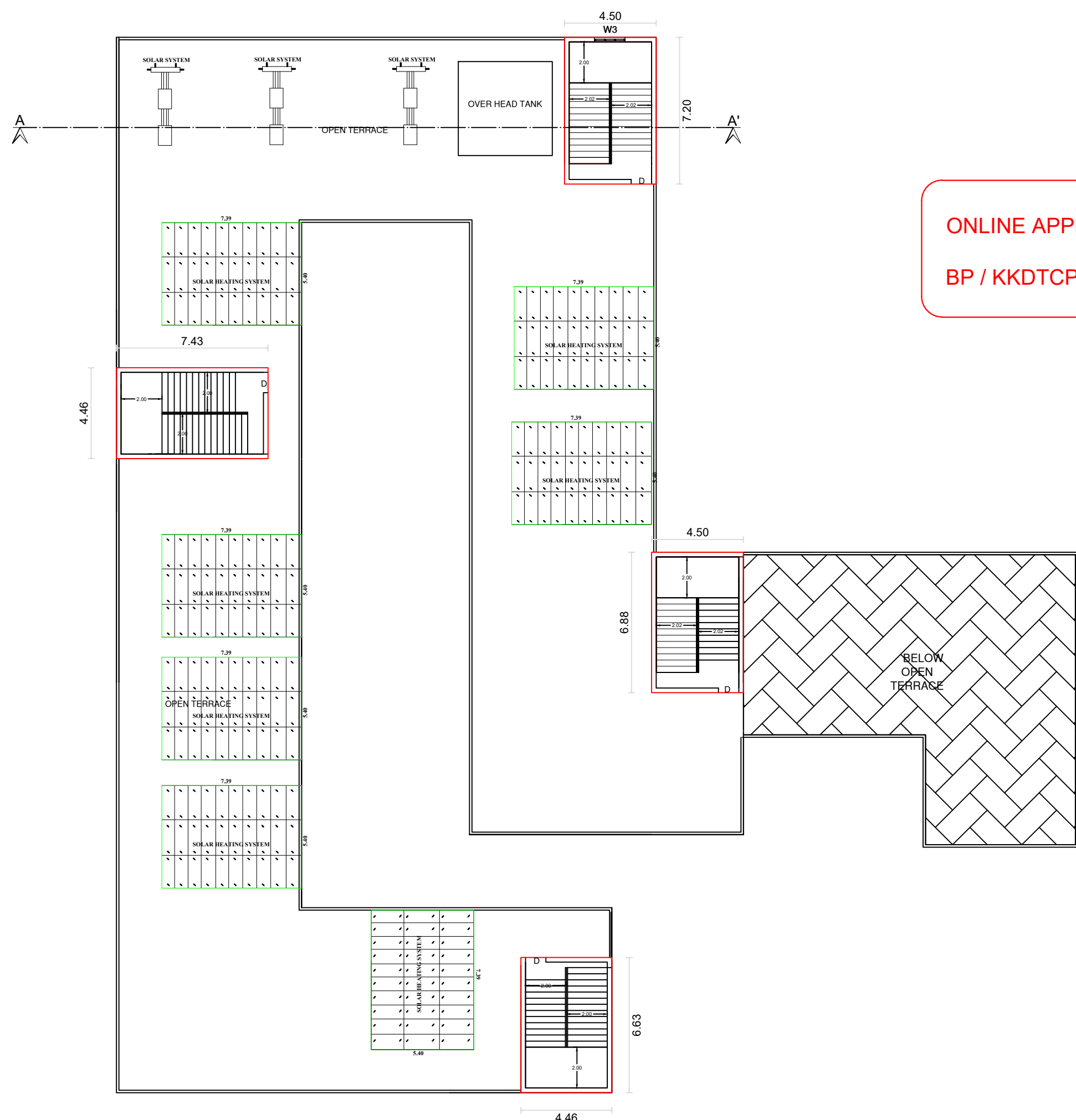


SAND BUCKETS (N.T.S)

FIRE EXTINGUISHER (N.T.S)

CONSTRUCTION ENGINEER

HEAD ROOM PLAN



SECOND FLOOR PLAN



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.

