PP APPROVAL RECORD

Planning Permission

Salem

Salem 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.

Verified RealEstate™

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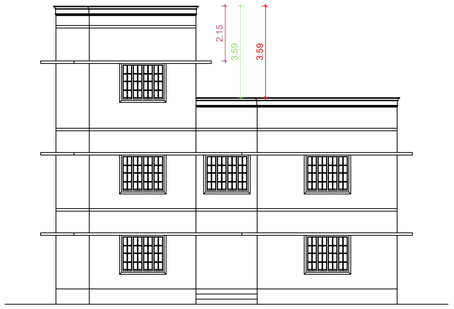
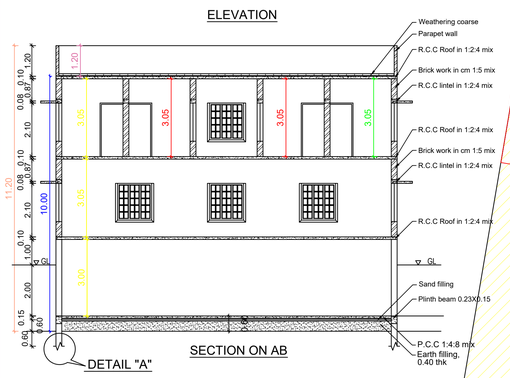
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A TERRACE ROOF RESIDENTIAL CUM COMMERCIAL " NIJ PLAZA" BUILDING IN R.S.NO: 580/9A & 580/9B OF METHUKUMMAL VILLAGE , NADAIKAVU VILLAGE PANCHAYAT, KILLIYOOR TALUK, KANNIYAKUMARI DISTRICT.

NAME OF THE APPLICANT:

Mr.IBSON & Mrs.JEBA JASPHIN,
NADAIKAVU JN ,
CHATHANCODE (P.O). 629 153

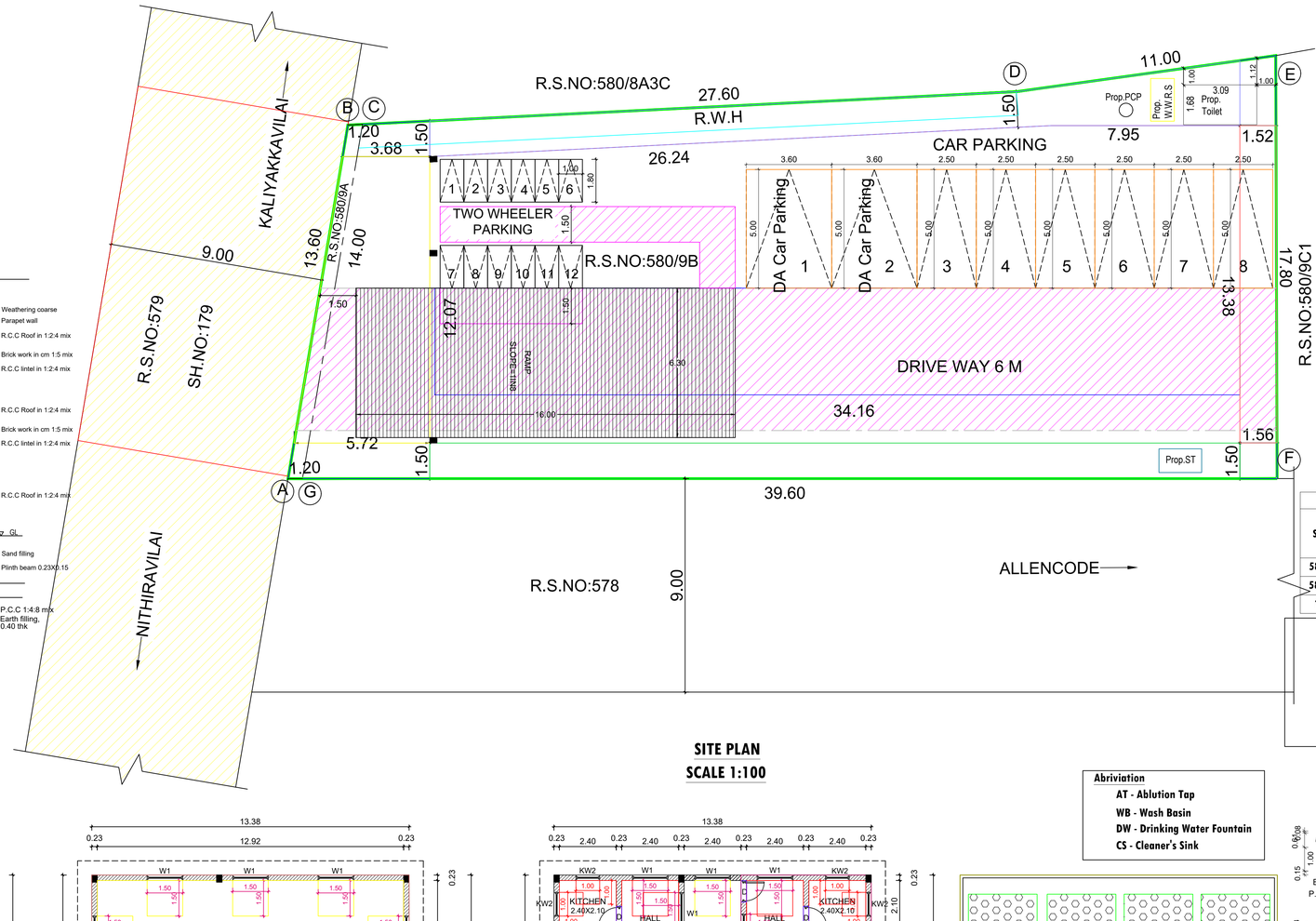


ELEVATION



SECTION ON AB

DETAIL "A"



SITE PLAN
SCALE 1:100

Parking Calculation for Residential Building		
HOUSE 1	51.87 Sq.mt	1 TWO WHEELER
HOUSE 2	51.87 Sq.mt	1 TWO WHEELER
HOUSE 3	51.87 Sq.mt	1 TWO WHEELER
HOUSE 4	50.77 Sq.mt	1 TWO WHEELER

Parking Calculation For Commercial building

Total Area = 648.37 Sq.m

Parking For First 75 Sq.m = Nill

Parking For Above 75 Sq.m = 1 Car Space
=648.37-75 = 573.37
=573.37/75 = 8 Nos

Parking For Above 75 Sq.m = 1 Two Wheeler Space
=648.37-75 = 573.37
=573.37/75 = 8 Nos

Total CAR Space required = 8 Nos
Total Two wheeler Space required = 12 Nos
Total CAR Space Provided = 8 Nos
Total Two wheeler Space Provided = 12 Nos

SITE AREA DETAILS - AS PER PATTA

SY.NO	EXTENT IN Cents		EXTENT IN Sq.m
	Cents	Sq.Links	
580/ 9B	16	500	668.00
580/ 9A	0	500	020.00
Total	17	000	688.00

Floor Area Ratio

= All Floor Area / Site Area
= 885.09 / 688.00
= 1.29 < 2.000

PLINTH AREA DETAILS

Description	FSI Area (Sq.mt)	Non FSI Area (Sq.mt)	Total Builtup Area	
			Sq.mt	Sq.ft
Basement Floor (Parking)	-	439.95 Sq.mt	439.95 Sq.mt	4735.62 Sq.ft
Ground Floor (Shop)	439.95 Sq.mt	-	439.95 Sq.mt	4735.62 Sq.ft
First Floor (Shop)	208.42 Sq.mt	-	208.42 Sq.mt	2243.43 Sq.ft
First Floor (House)	231.53 Sq.mt	-	231.53 Sq.mt	2492.19 Sq.ft
Head Room	-	42.07 Sq.mt	42.07 Sq.mt	452.84 Sq.ft
Toilet	5.19 Sq.mt	-	5.19 Sq.mt	55.87 Sq.ft
Total	885.09 Sq.mt	482.02 Sq.mt	1367.11 Sq.mt	14715.57 Sq.ft

SCHEDULE OF JOINERIES

REF	DESCRIPTION	SIZE
RS	Rolling Shutter	3.50X2.10
RS1	Rolling Shutter	3.00X2.10
D	Door	0.90X2.10
D1	Door	0.80X2.10
W	Window	1.80X1.50
W1	Window	1.50X1.50
KW2	Window	1.00X1.00
V	Ventilator	0.90X0.60

Note:

Waste Water Used for Garden
Rain Water harvesting Details Provided
Solar System Water tank provided
Fire Resistance to be provided
Emergency alarm to be provided
Drinking water to be provided as per corporation norms
Rain water harvesting tank to be provided
Waste water from recycled water tank & Trench connected to sullage disposal tank
Solid waste tub to be Provided
'U' traps provided in septictank to prevent curb breeding of mosquitoes
(As per G.O (M.S) No : 341 - dated 03.11.2004)

Abriviation

AT - Ablution Tap
WB - Wash Basin
DW - Drinking Water Fountain
CS - Cleaner's Sink

APPLICANT

BHARAT R.M. WILSON, M.E.(Struct), C.Struct.E(Ins.), Registered Engineer Grade - I, Nagercoil City & Suburban Local Planning Authority Rly.Lic.No. 2019/Bha, "BHARAT CONSTRUCTIONS", 77,AC JUNCTION, ASARIPALLAM, NAGERCOIL, KANYAKUMARI DIST., Cell: 90039 18270, 94431 82701

REGISTERED ENGINEER

BHARAT R.M. WILSON, M.E.(Struct), C.Struct.E(Ins.), Registered Structural Engineer Grade - I, Nagercoil City & Suburban Local Planning Authority, Rly.Lic.No. 2019/Bha, "BHARAT CONSTRUCTIONS", 77,A.C. JUNCTION, OPP.TO NAGAL NATHAM, ASARIPALLAM, NAGERCOIL - 629 001, Cell: 90039 18270, 94431 82701

STRUCTURAL ENGINEER / ARCHITECT

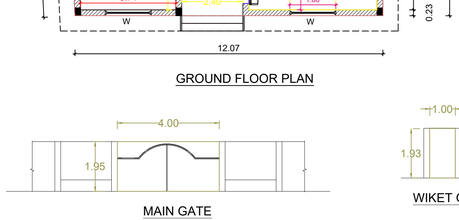
BHARAT R.M. WILSON, M.E.(Struct), C.Struct.E(Ins.), Registered Construction Engineer, Nagercoil City & Suburban Local Planning Authority Rly.Lic.No. 2019/Bha/Corporation/1508/2019/00[illegible], "BHARAT CONSTRUCTIONS", 77,AC JUNCTION, NATHAM, ASARIPALLAM, OPP.TO ASARIPALLAM COLLEGE ROAD, NAGERCOIL - 629 001, Cell: 90039 18270, 94431 82701

REGISTERED CONSTRUCTION ENGINEER

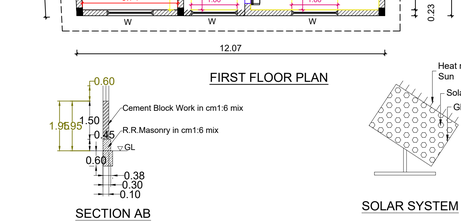
PROPOSED BUILDING
ROAD / LANE
SITE BOUNDARY
INTERNAL ROAD

ONLINE APPLICATION : SWP/BPA/0291239/2024
SWP/BP/ADKKD NO : 40/2024
LP/ADKKD NO : 11/ 2024

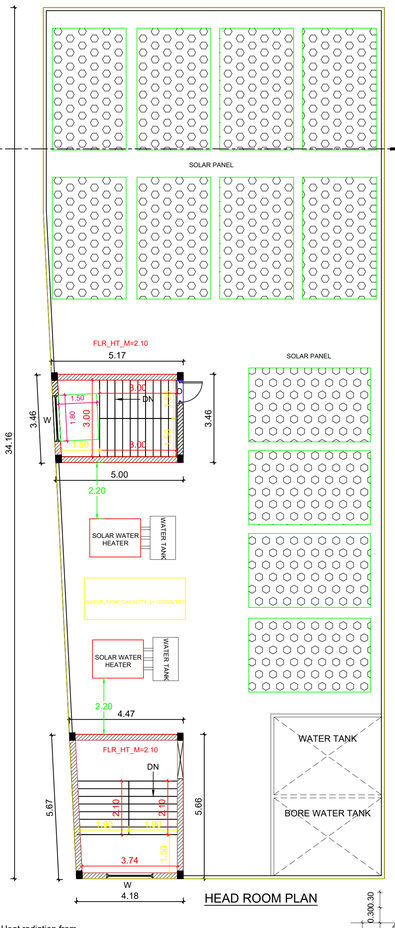
BASEMENT FLOOR PLAN



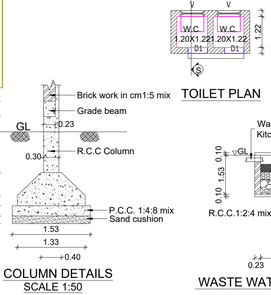
GROUND FLOOR PLAN



FIRST FLOOR PLAN

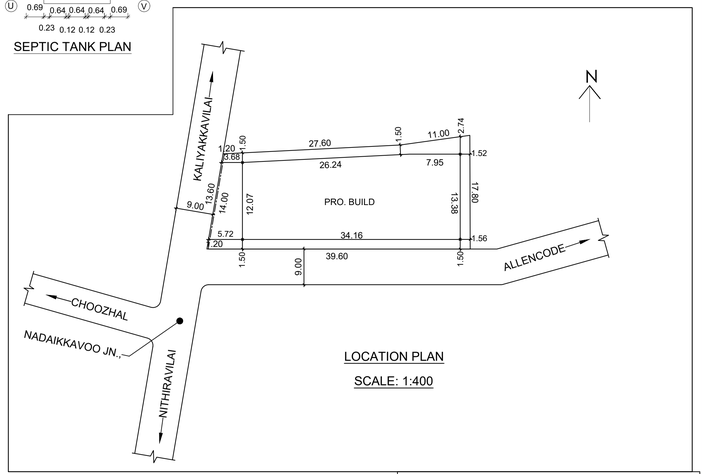


HEAD ROOM PLAN

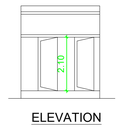


SECTION UV

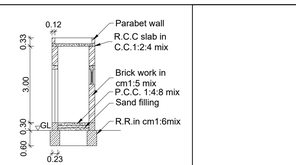
SEPTIC TANK PLAN



LOCATION PLAN
SCALE: 1:400



ELEVATION



SECTION ON ST

TOILET PLAN

MAIN GATE

WIKET GATE

SECTION AB

SOLAR SYSTEM

RAIN WATER HARVESTING PIT

RWH_CAPACITY_L=5000LTRS

COLUMN DETAILS
SCALE 1:50

WASTE WATER RECYCLING SYSTEM

ALL DIMENSIONS ARE IN METRE, SCALE 1:100

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

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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

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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.