

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari
Kanniyakumari district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Commercial

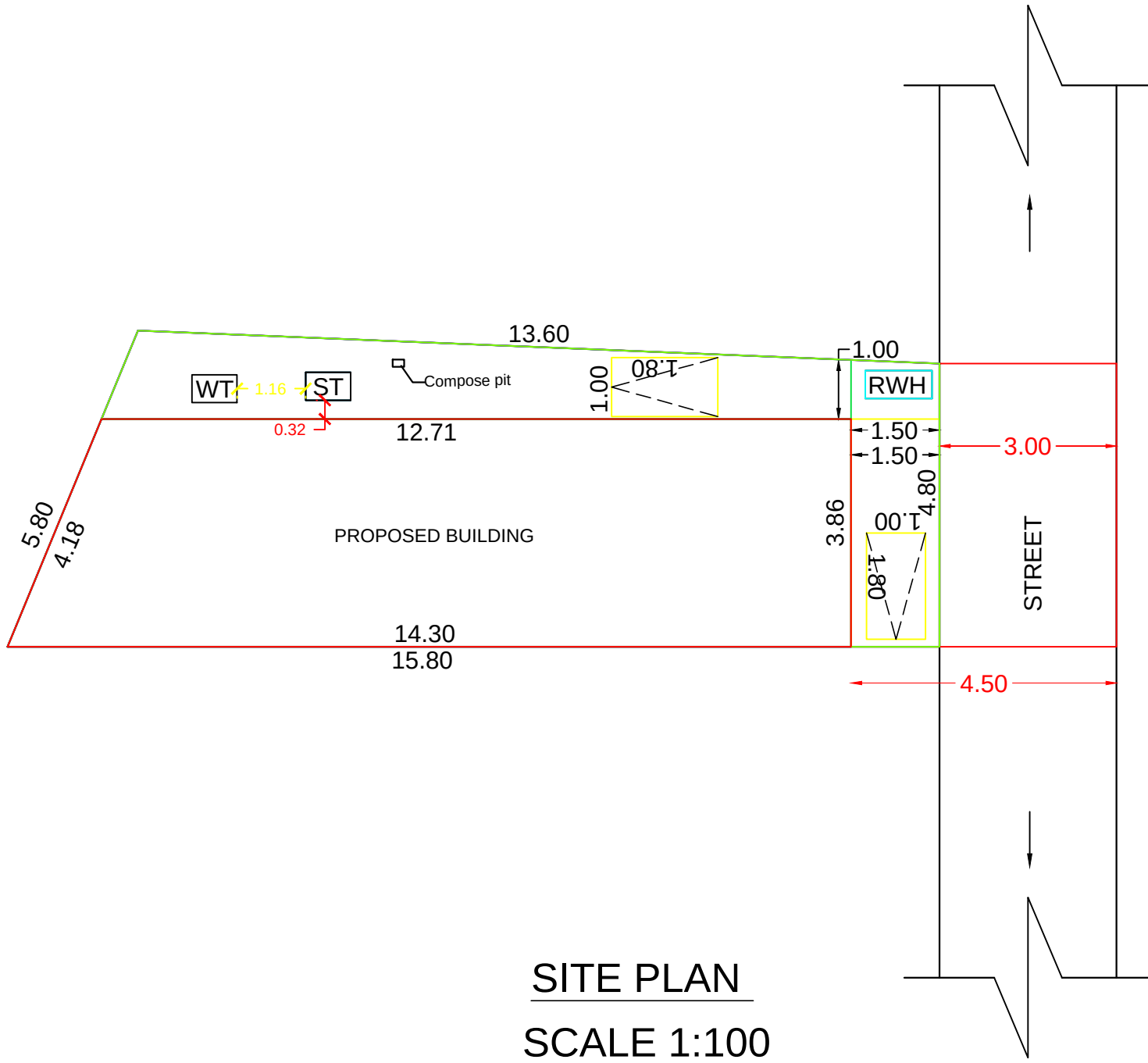
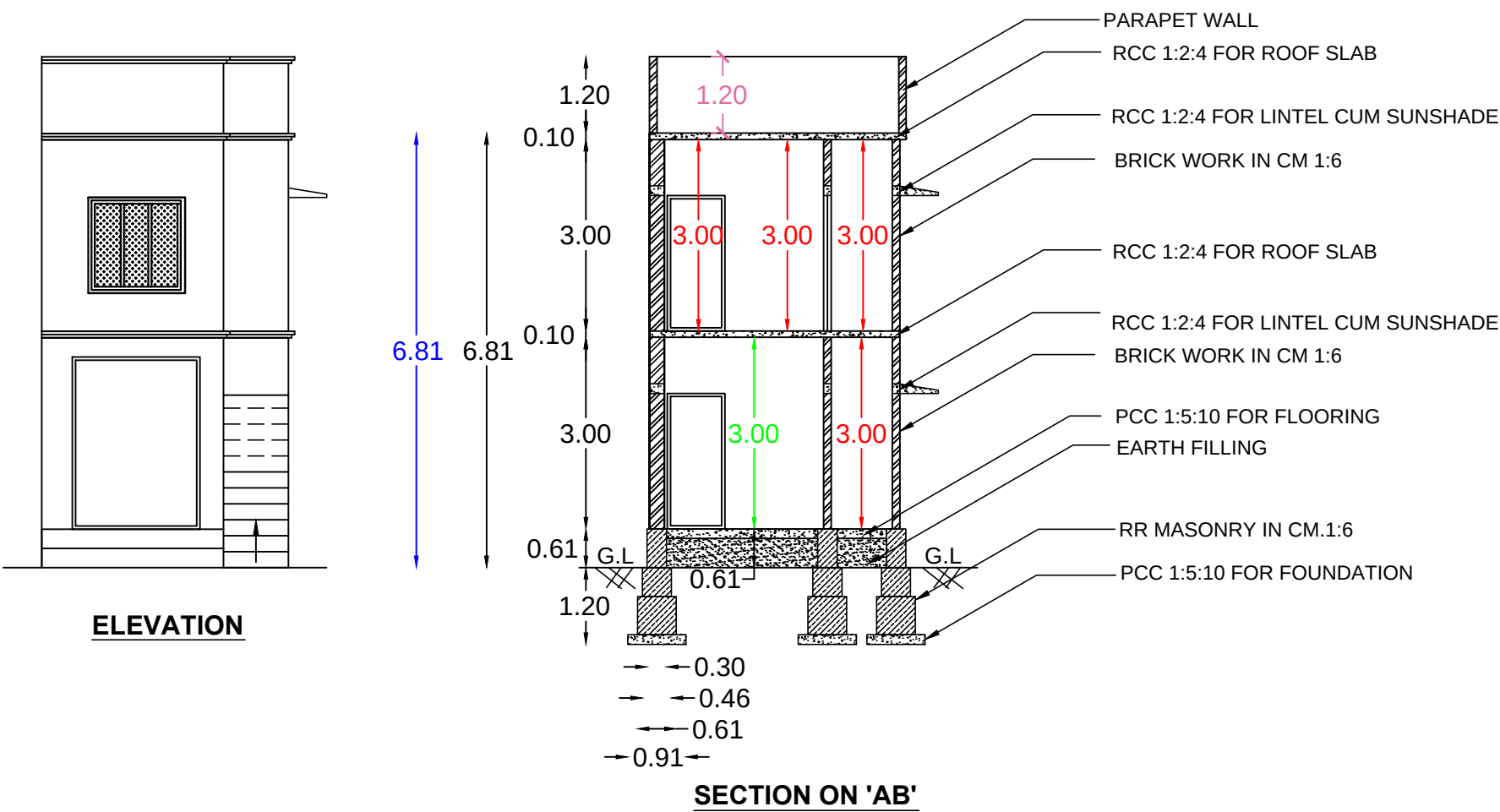
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

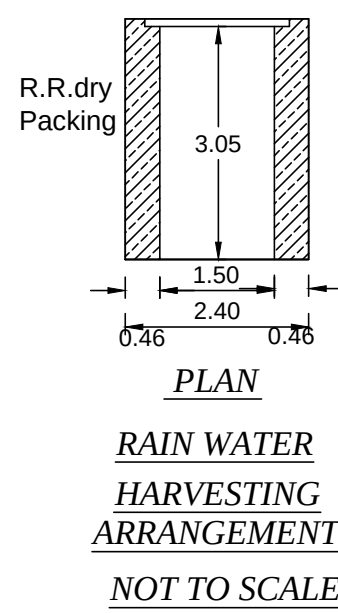
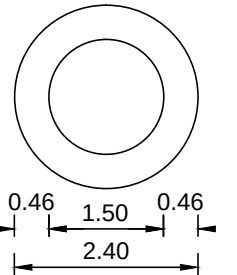
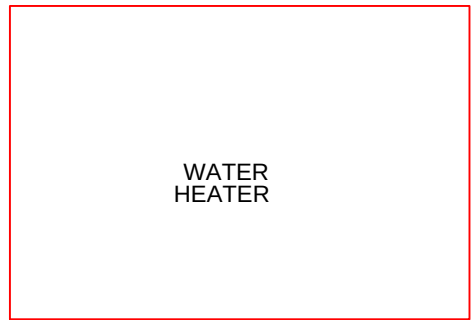
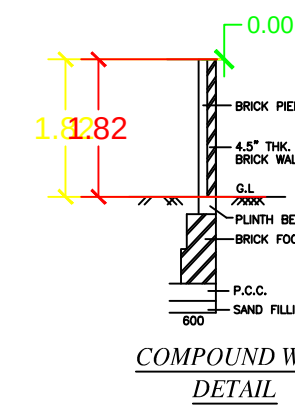
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL (SHOP) & RESIDENTIAL BUILDING IN R.SY.NO: 740/48 pt, AT ANJUGRAMAM,

ANJUGRAMAM VILLAGE, ANJUGRAMAM TOWN PANCHAYAT , AGASTHEESWARAM TALUK , KANYAKUMARI DISTRICT.

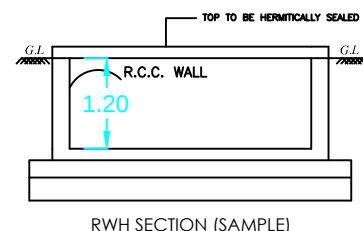
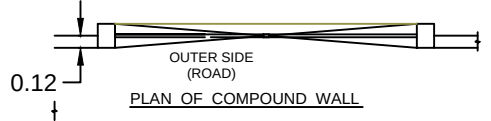
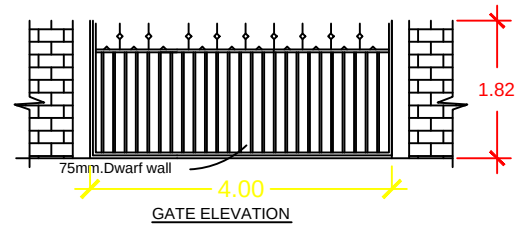
NAME OF OWNER : Mr.N.T.NARAYANAN,
S/O.Mr.THIRAVIA NADAR,
2/9, NORTH KAMARAJ STREET,
KODANKULAM,
KODANKULAM (PO).



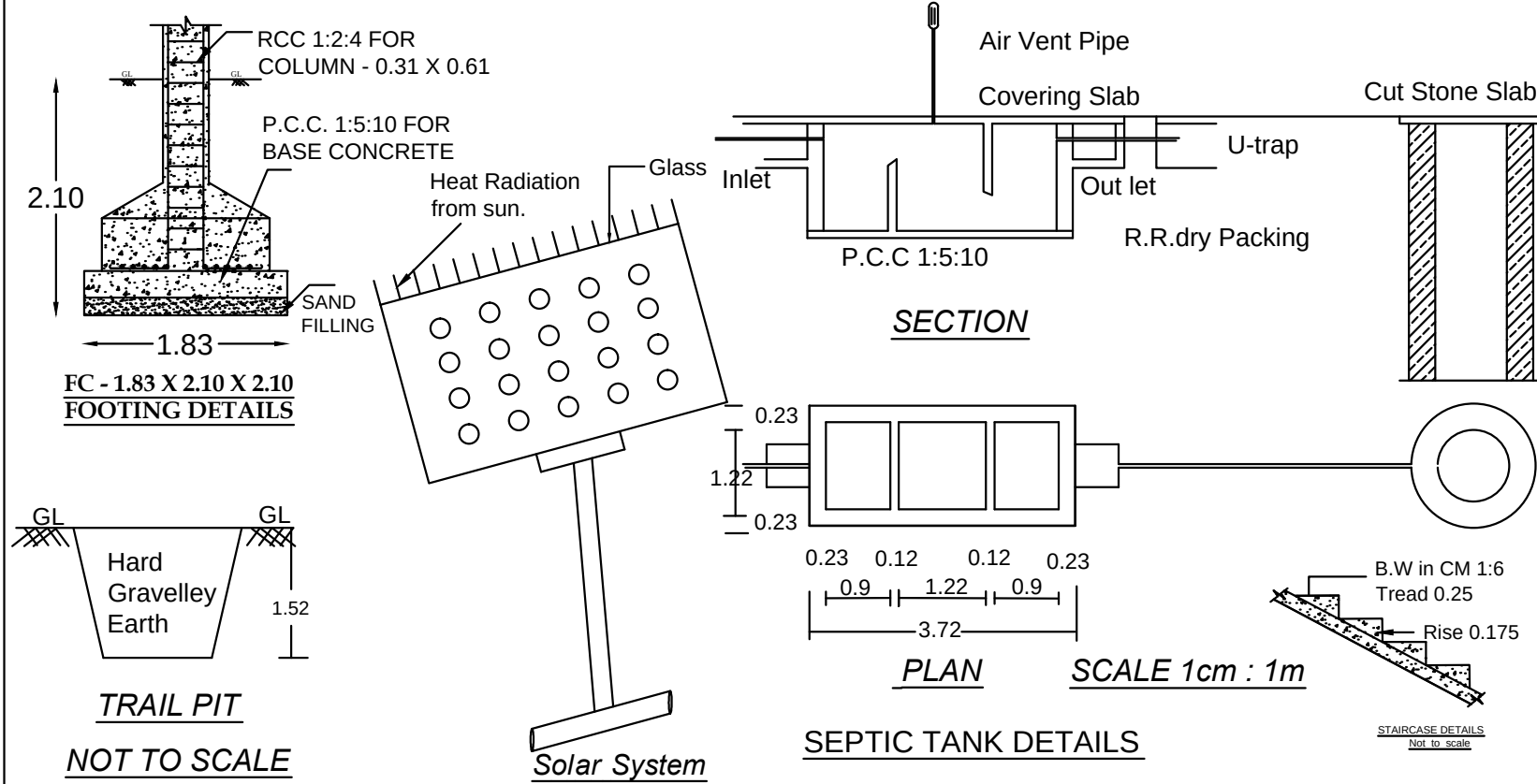
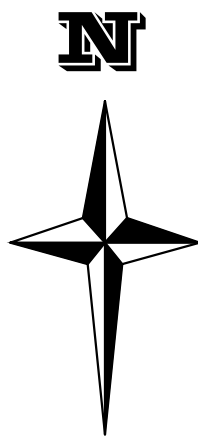
WATER_TANK_CAPACITY_L=6000LTRS



RAIN WATER
HARVESTING
ARRANGEMENT
NOT TO SCALE



RWH_CAPACITY_L=4800LTRS



ALL DIMENSIONS ARE IN METERS

SCALE 1:100

AREA DETAILS

COLOUR INDEX

ROAD & STREET
PROPOSED
EXISTING BUILDING
BOUNDARY

SITE AREA : 76.893 Sq.m (827.67 Sq.ft)
G.F.PLINTH AREA : 52.15 Sq.m (561.34 Sq.ft)
F.F.PLINTH AREA : 52.15 Sq.m (561.34 Sq.ft)
TOTAL PLINTH AREA : 104.30 Sq.m (1122.69 Sq.ft)
G.F.CARPET AREA : 40.17 Sq.m (432.39 Sq.ft)
F.F.CARPET AREA : 40.17 Sq.m (432.39 Sq.ft)

SCHEDULE OF JOINERIES :

D	DOOR	1.07 X 2.10
D1	DOOR	0.90 X 2.10
D2	DOOR	0.76 X 2.10
W3	WINDOW	1.50 X 1.50
W2	WINDOW	1.20 X 1.50
AO	ARCH OPENING	1.07 X 2.10
V	VENTILATOR	0.76 X 0.76

FSI CALCULATION:

REQUIRED = 2
FSI = TOTAL AREA ON ALL FLOORS
PLOT AREA
= 104.30 / 76.893 = 1.35
PC = 52.15X 100 / 76.893 = 67.82 %

PARKING CALCULATION:

COMMERCIAL (SHOP) AREA:

GROUND FLOOR AREA : 52.15 Sq.m

1st 75 Sq.m NIL

RESIDENTIAL AREA

FIRST FLOOR AREA : 52.15 Sq.m

1st 75 Sq.m NIL

REQUIRED = 52.15/75

= 0.69

SAY 1 NOS OF TWO WHEELER PARKING

Floor Area Above 50Sq.m and upto 75 Sq.m =

1 Two wheeler Space Provided

PLAN INFO
PLOT_NO=NO
PATTA_NO=8995
TALUK=AGASTHEESWARAM
DISTRICT=KANNYAKUMARI
SURVEY_NO=740/48 pt
PLOT_AREA_M2=76.893
AS_PER_DOCUMENT=76.893
AS_AT_SITE=74.97
FMB_OR_PLR=76.893
JURISDICTION_TYPE=ANJUGRAMAM TOWN PANCHAYAT
SINGLE_FAMILY_BLDG=YES
LAND_USE_ZONE = RESIDENTIAL
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=3.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=3.00
ROAD_LENGTH=100
AVG_PLOT_DEPTH= 14.69
AVG_PLOT_WIDTH=5.11
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
OSR_APPLICABLE=NO
OSR_SURRENDER_OR_BUYBACK=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
BARRIER_FREE_ACCESS_FOR_PHYSICALLY_CHALLENGED_PEOPLE=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FIRE_DEPT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=2

SIGN OF OWNER:

Er. C. GUTHUKUMAR, D.C.E.,
Registered Engineer Grade-III (RE)
Reg. No: 150/L/S/2019/00195
KUMAR BUILDERS,
Opp. Bus Stand,
Anjugramam, Pin: 629 401.
Cell: 9 4 8 6 9 4 2 7 4 8

SIGN OF REGISTERED ENGINEER

OFFICE USE ONLY:

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.

