

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari
Kanniyakumari district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

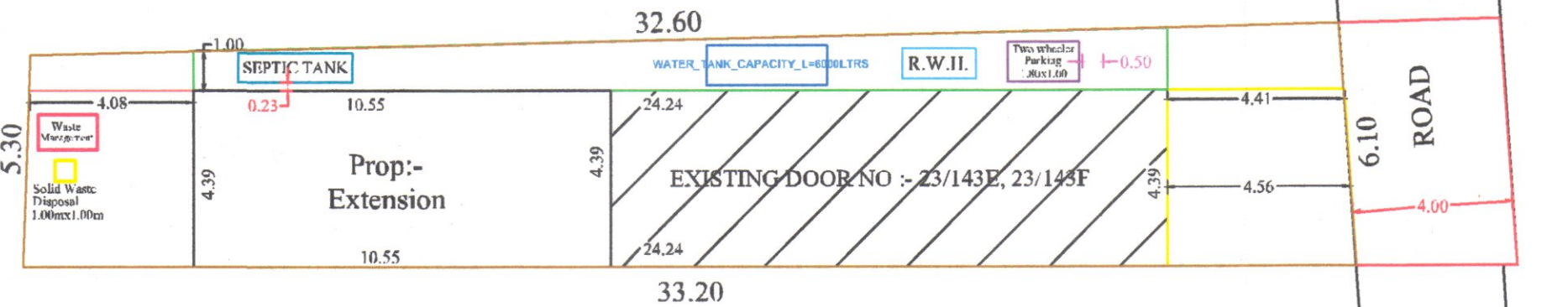
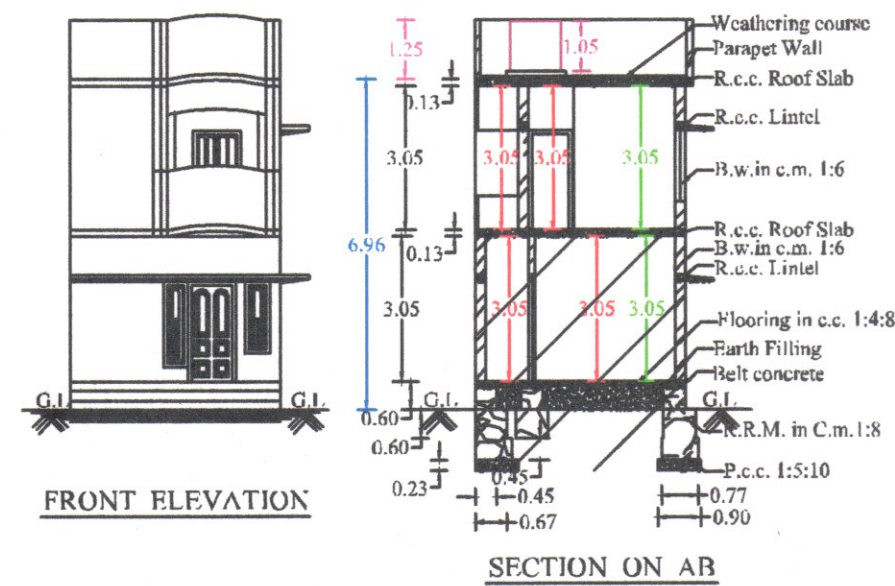
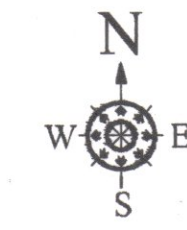
PURPOSE
Residential

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

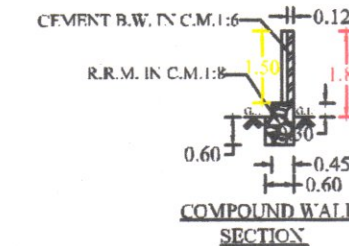
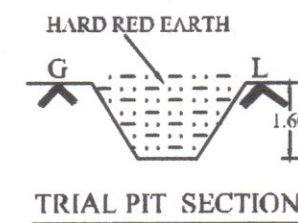
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING FIRST FLOOR EXTENSION OF NEW DWELLING HOUSE TO THE EXISTING DOOR NO : 23/143E, 23/143F AND R.SY.NO : 371/14A3A OF THIRUVITHANCODE VILLAGE AT SIVALAYA NAGAR, THIRUVITHANCODE IN THIRUVITHANCODE TOWN PANCHAYAT, KALKULAM TALUK, K. K. DISTRICT.

NAME AND ADDRESS OF THE OWNER :- MR. M. SUBASH BABU, S/O. MARIA DIJASAN, AND
MRS. W. SINDHUJINI, W/O. MR. M. SUBASH BABU,
SIVALAYA NAGAR, THIRUVITHANCODE & P.O.



SITE PLAN
SCALE : 1:100



JOINERY DETAILS	
M.D : MAIN DOOR	: 1.00 x 2.10
D : DOOR	: 0.90 x 2.10
D1 : DOOR	: 0.75 x 2.10
W2 : WINDOW	: 1.40 x 1.50
W3 : WINDOW	: 1.00 x 1.50
K.W3 : WINDOW	: 1.40 x 1.00
K.W2 : WINDOW	: 1.00 x 1.00
W1 : WINDOW	: 0.50 x 1.50
F.W1 : FRENCH WINDOW	: 0.50 x 1.80
V : VENTILATOR	: 0.75 x 0.75

LEGEND	
PROPOSED :-	
SITE BOUNDARY :-	
ROAD, PATHWAY :-	
EXISTING BUILDINGS :-	
DRAWING NO :- 48/ NOV '2023'	

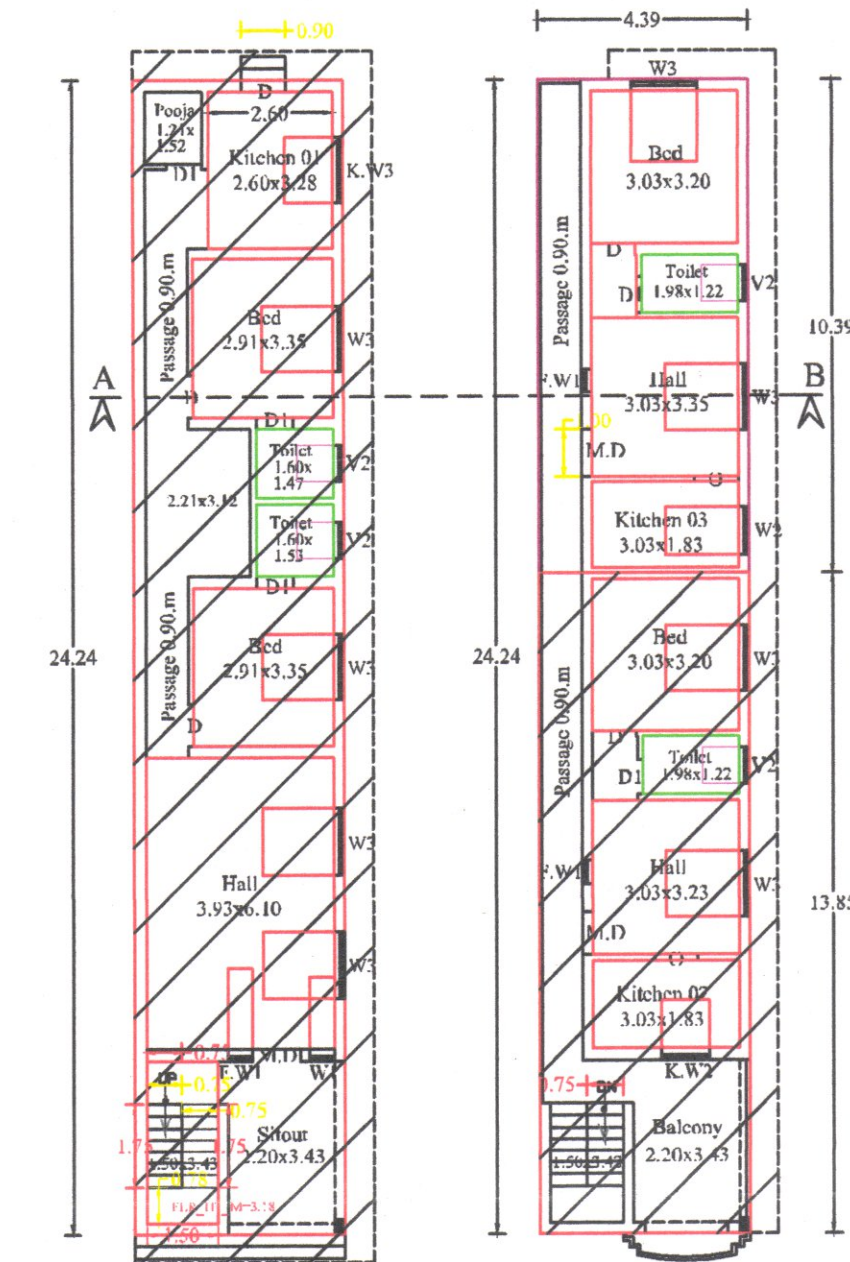
C.R. CONSTRUCTIONS	
Er. A. MARTIN Registered Civil Engineer	
Registration No. 151/LS/2020/00001, 148/LS/2021/00001	
Off: 04651-203145, Res: 04651-208496	
Cell: 9442829945, 6374048271	
email: christhargconstruction@gmail.com	
email: cconstruction123@gmail.com	
Nagercoil Main Road, Vijaya Complex, First Floor, Monday Market, Neryoor, P.O. Pincode - 629802.	

M.S. Subash Babu
W. Sindhujeeni
SIGNATURE OF LAND AND BUILDING OWNER:

Er. A. MARTIN
Registered Civil Engineer
Reg. No: 151/LS/2020/00001
5-135/1 C.R. Bhavan, Kalkurichi
Cell: 9442829945, 6374048271
SURVEYOR/ENGINEER

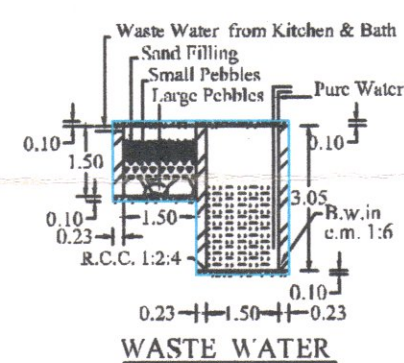
PLAN INFO
PLOT NO NO
PATTI NO= 11871
TALUK= KALKULAM
DISTRICT= KANYAKUMARI
SURVEY NO= 371/14 A3A
VILLAGE= THIRUVITHANCODE
JURISDICTION TYPE= THIRUVITHANCODE TOWN
LAND USE ZONE= RESIDENTIAL
PLOT AREA M2= 187.26
AS PER DOCUMENT= 187.18
AS AT SITE 187.26
FMR OR PLR= 187.18
SINGLE FAMILY BLDG NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS WIDTH M= 6.10
WHETHER GOVT OR AIDED SCHOOL=NO
ROAD WIDTH= 4.00
ROAD LENGTH= 1000.00
AVG PLOT DEPTH= 32.90
AVG PLOT WIDTH= 5.70
RWH DECLARED YES
BUILDING NEAR TO RIVHR=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
BLOCK 1 B-HOUSE MEMBER COUNT=1
IF HERITAGE TOWN LESS THAN 1KM RADIUS NO

OFFICE USE		
NOTE : ALL DIMENSION ARE IN METRE, SCALE : 1:100		
AREA OF SITE	1.87 ARE	4.625 CENTS
AREA IN SQ "M"		
SITE AREA	: 187.18	2014.06
PROPOSED EXTENSION PLINTH AREA		
FIRST FLOOR	: 45.66	491.30
EXTENSION F.S.I	: 45.66/187.18	0.24 < 2.00
EXG: GROUND FLOOR PLINTH AREA	: 106.52	1146.16
EXG: FIRST FLOOR PLINTH AREA	: 60.86	654.85
TOTAL	: 167.38	1801.01
VACANT	: 80.66	867.90
EXISTING F.S.I	: 167.38/187.18	0.89 < 2.00
EXISTING + EXTENSION TOTAL	: 213.04	2292.31
PROPOSED EXTENSION FIRST FLOOR AREA		
FIRST FLOOR	: 29.11	313.22
EXG: GROUND FLOOR AREA	: 86.44	930.09
EXG: FIRST FLOOR AREA	: 36.13	388.76
EXISTING + EXTENSION TOTAL	: 151.68	1632.07
FLOOR AREA ABOVE 25 SQ.M AND UP TO 50 SQ.M - 1 DWELLING UNIT		
1 CAR SPACE FOR EVERY 2 DWELLING UNITS AND 1 TWO WHEELER SPACE FOR EVERY DWELLING UNIT		
PARKING CALCULATION		
Required Parking		
Total Plinth Area	= 213.04 sq.m	
First 50 sq.m 1 Dwelling unit	1 Two wheeler space	
1 Two Wheeler space	= 1.00 x 1.80	
Provided 1 Two wheeler Space		
1 Car Space	= 2.5x5.00	
Required Car space	= 213.04	2.84 Car
Provided 1 Car space	75	
PLOT COVERAGE : 106.52 x 100 = 56.91%		
187.18		

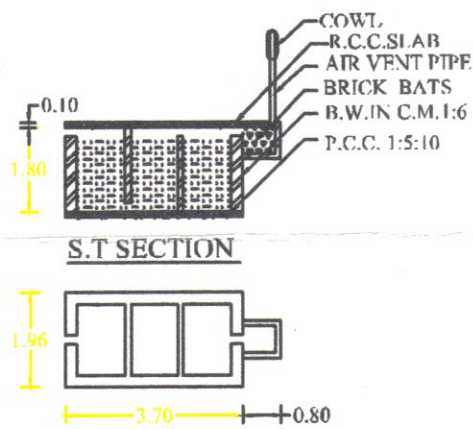


EXISTING GROUND FLOOR PLAN
DOOR NO :- 23/143E, 23/143F

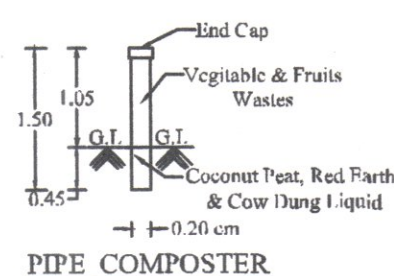
EXISTING & EXTENSION
FIRST FLOOR PLAN



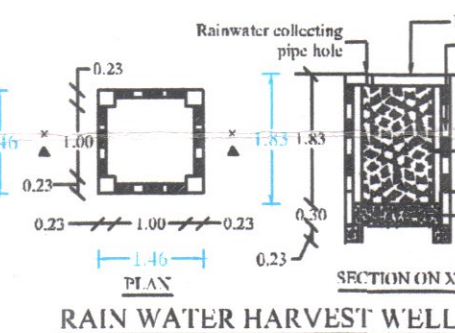
WASTE WATER
RECYCLING SYSTEM



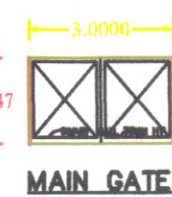
SEPTIC TANK PLAN



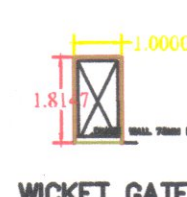
PIPE COMPOSTER



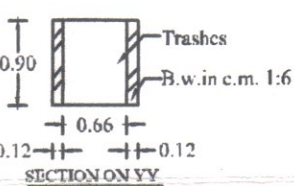
RAIN WATER HARVEST WELL



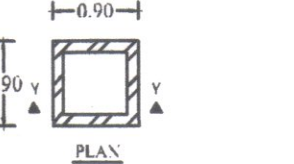
MAIN GATE



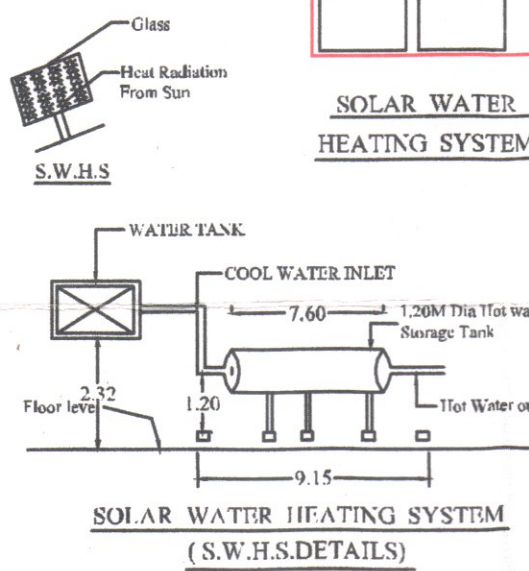
WICKET GATE



SECTION ON YY



WASTE TRASH PIT



SOLAR WATER HEATING SYSTEM
(S.W.H.S.DETAILS)

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.

