

PP

APPROVAL RECORD

Planning Permission

Kaniyakulam
Kanniyakumari district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Residential

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

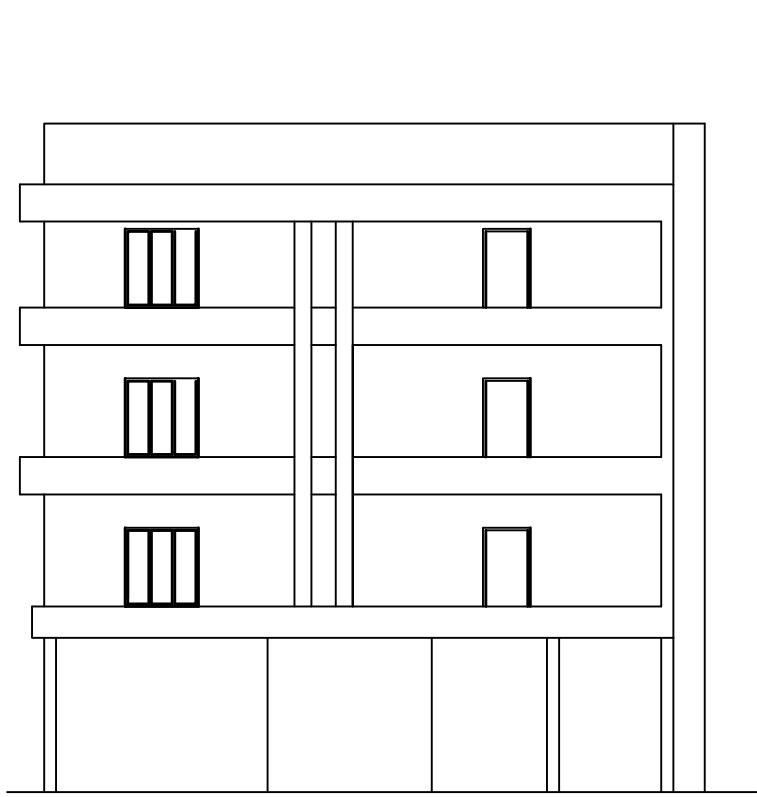
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING IN RE-SY-NO : 22/2D OF KANYAKULAM VILLAGE, AT B.R. RESIDENCY
THENIKULAM ERACHAKULAM ROAD, KANYAKULAM VILLAGE PANCHAYAT, RAJAKKAMANGALAM UNION, KANNIYAKUMARI DISTRICT.

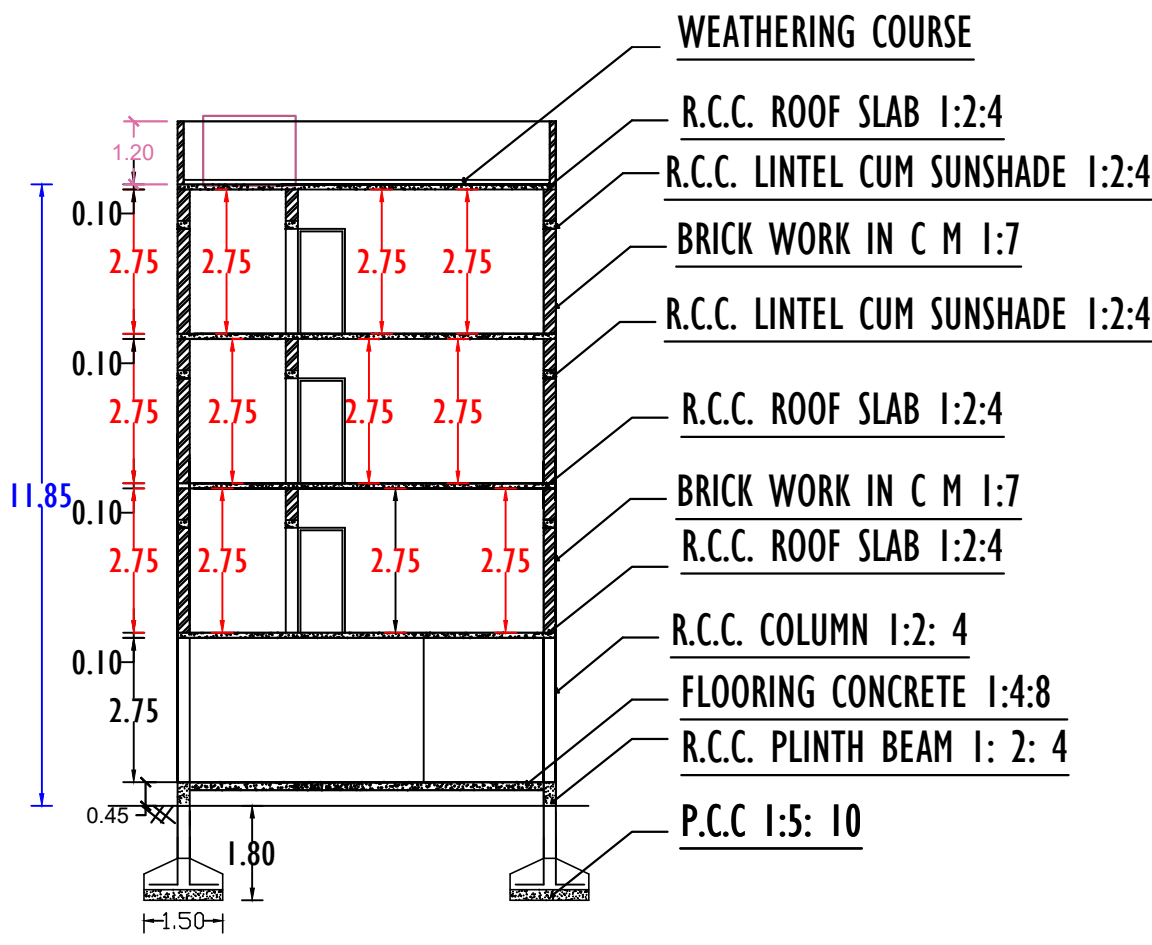
NAME OF OWNERS : 1) Mr. S. JEGAN
2) Mrs. V. JENIFER
270 A2 , SIMSON ILLAM
K. P. ROAD, PARVATHIPURAM (PO)
KANNIYAKUMARI DISTRICT
TAMIL NADU. 629003

PLOT NO: 19)
ம . வ /நா. உ. தி. கா . எண் . 10 /2023

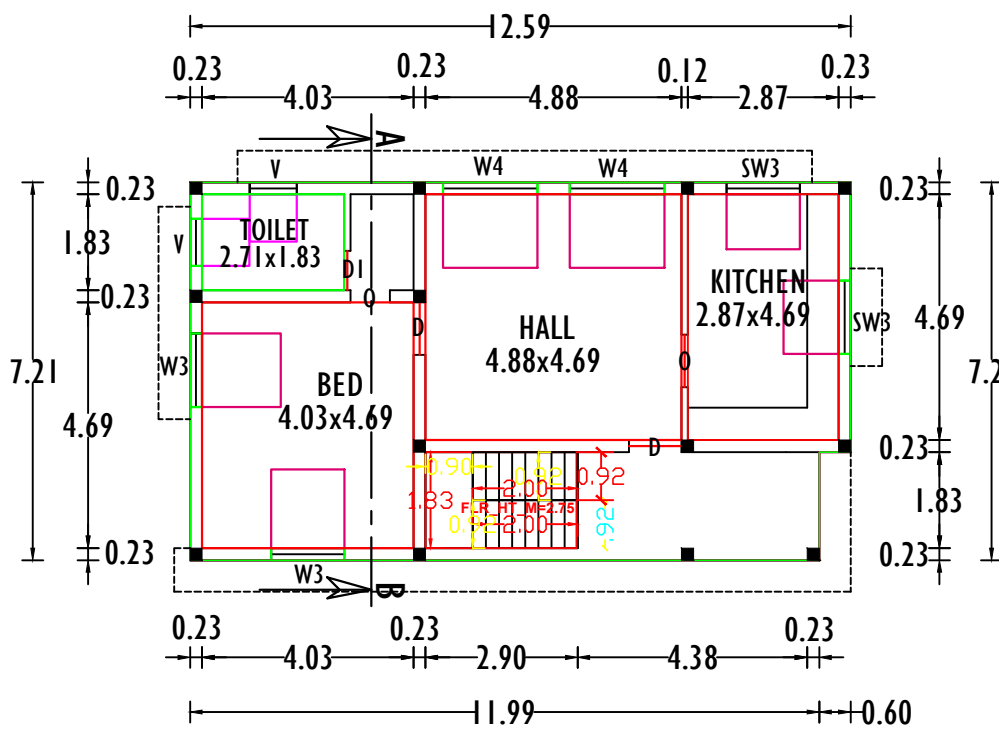
PLAN INFO
AS_AT_SITE=158.00
FMB_OR_PLR=158.00
AS_PER_DOCUMENT=158.00
PLOT_AREA_M2=158.00
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
SURVEY_NO=22/2D
PATTA_NO=6945
TALUK=AGASTHEESWARAM
ACCESS_WIDTH_M=14.20
ROAD_WIDTH=7.20
ROAD_LENGTH=30.00
AVG_PLOT_DEPTH=10.21
AVG_PLOT_WIDTH=15.60
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=NO
DISTRICT=KANYAKUMARI
RWH_DECLARED=YES
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV'T_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
QSR_APPLICABLE= NO
QSR_SURR_BUYBACK_RETAIN=RETAIN
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
JURISDICTION_TYPE=KANNIYAKULAM VILLAGE PANCHAYAT
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO



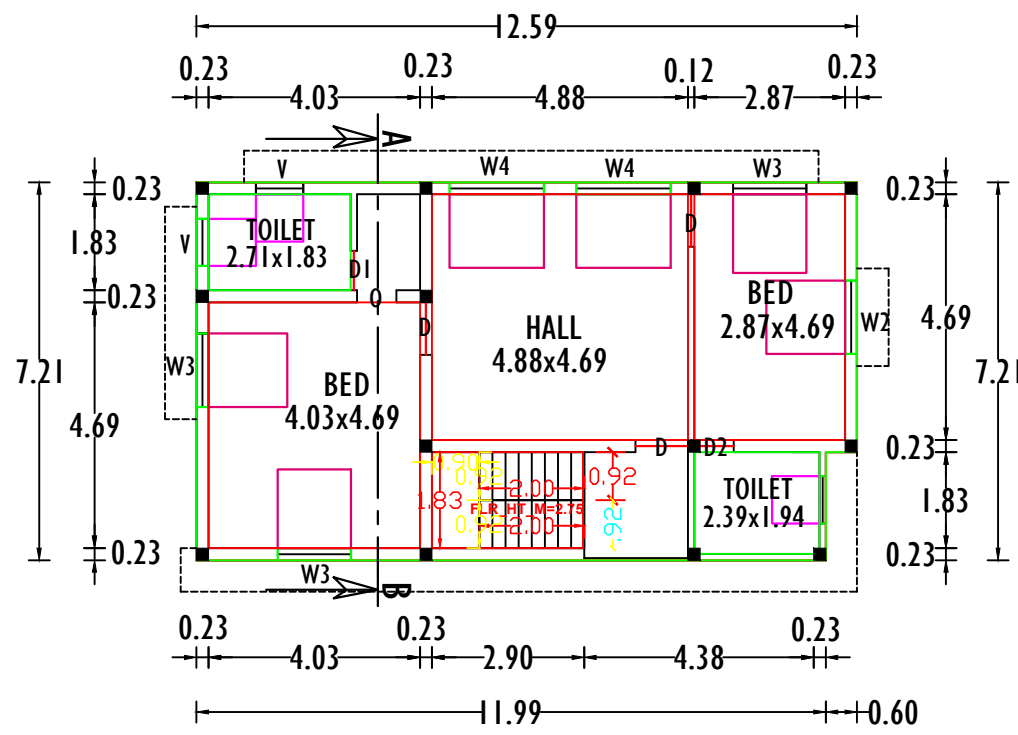
ELEVATION



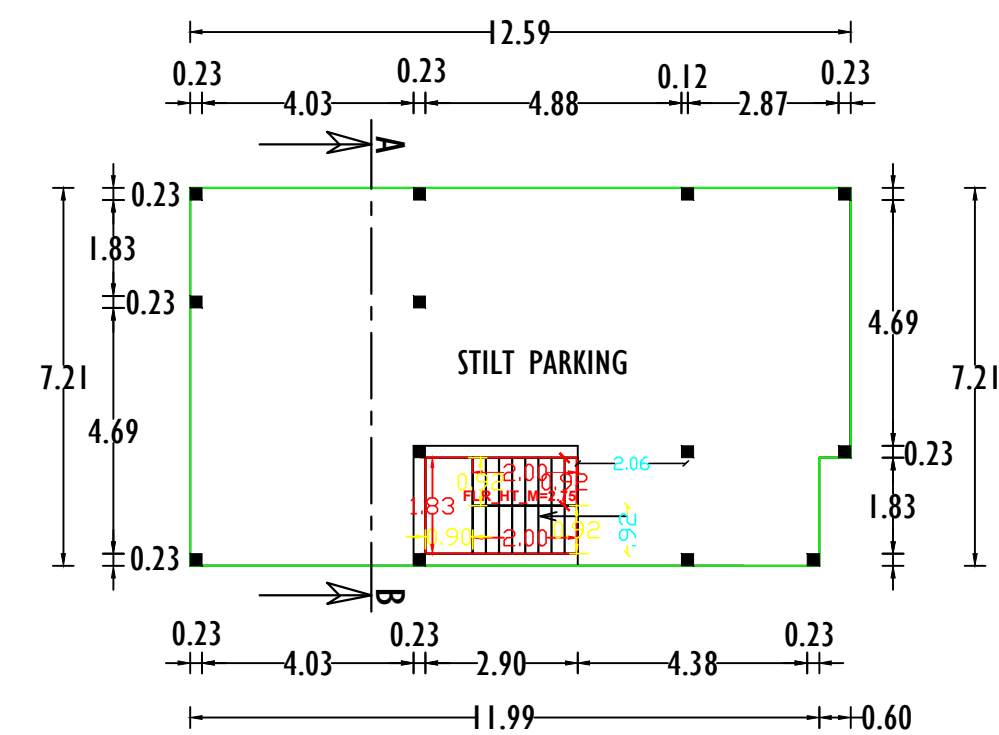
SECTION ON "AB"



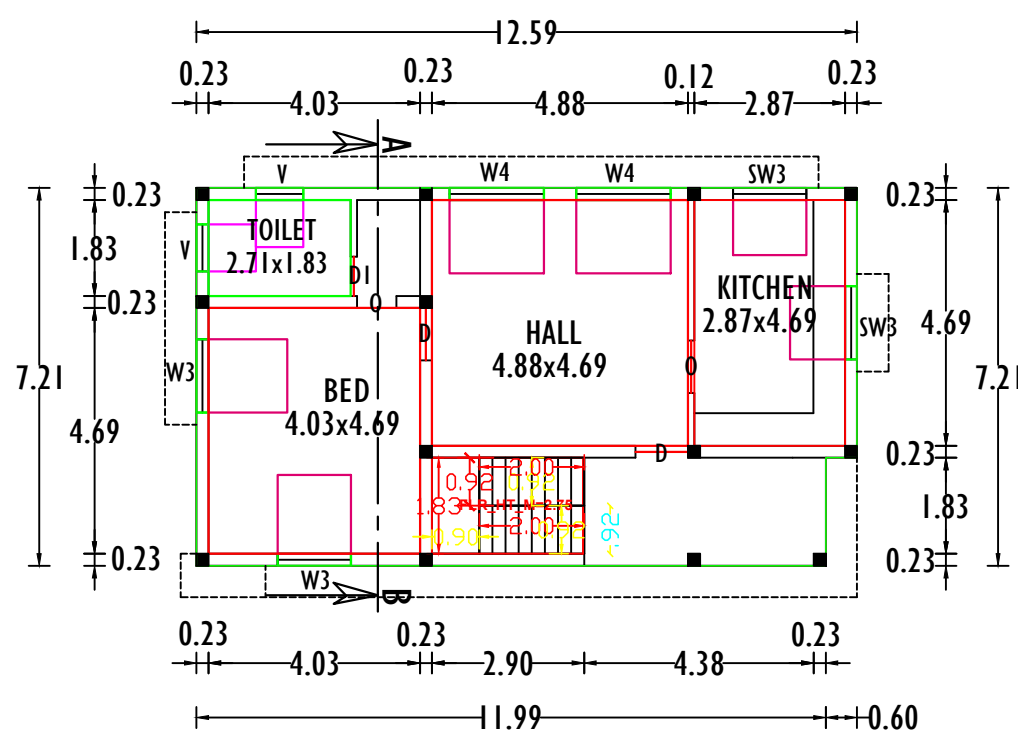
SECOND FLOOR PLAN
SCALE : 1: 100



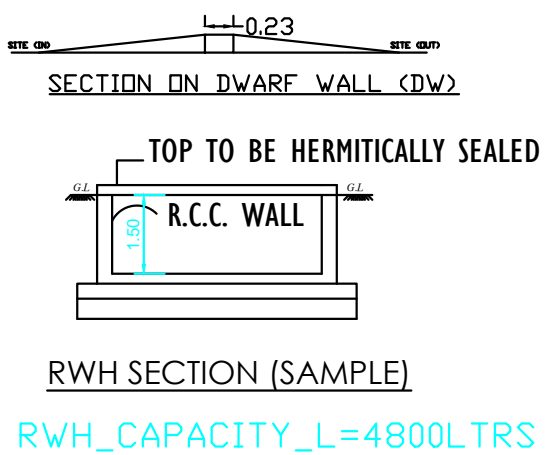
THIRD FLOOR PLAN
SCALE : 1: 100



STILT FLOOR PLAN
SCALE : 1: 100



FIRST FLOOR PLAN
SCALE : 1: 100

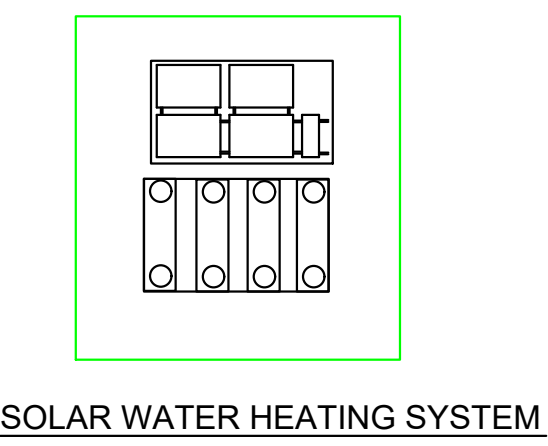


RWH SECTION (SAMPLE)

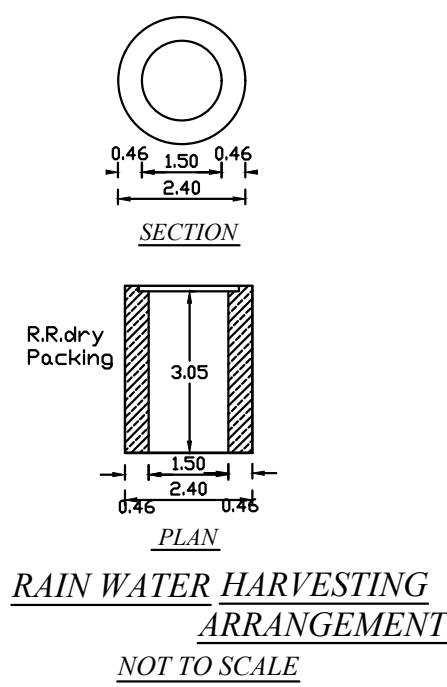
RWH_CAPACITY_L=4800LTRS

WATER_TANK_CAPACITY_L=6000LTRS

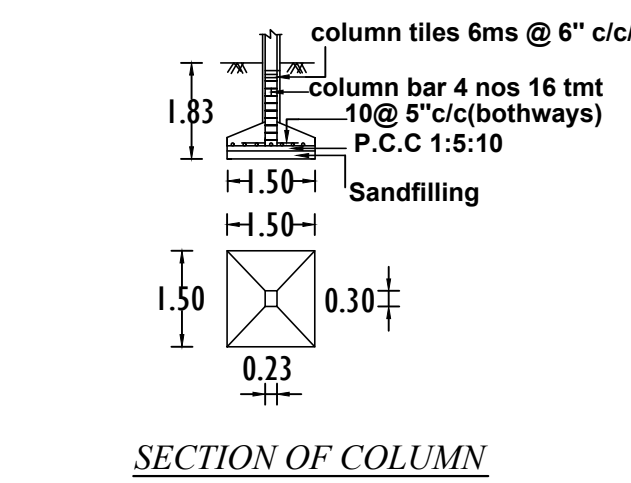
SOLAR WATER HEATER



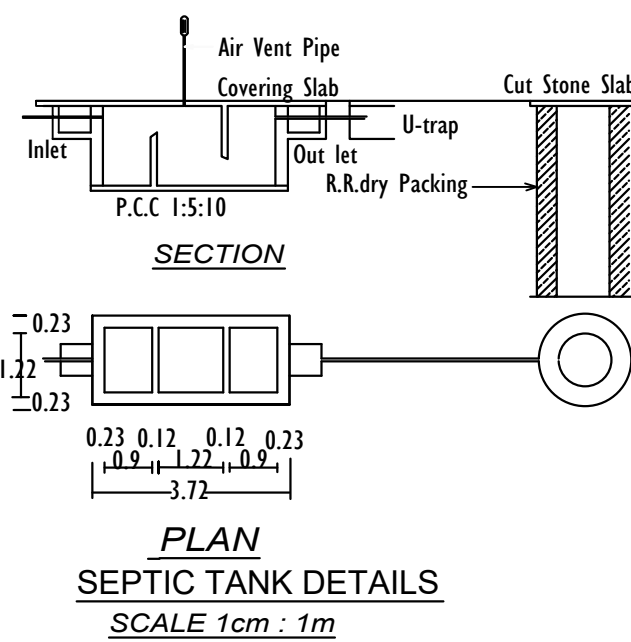
SOLAR WATER HEATING SYSTEM



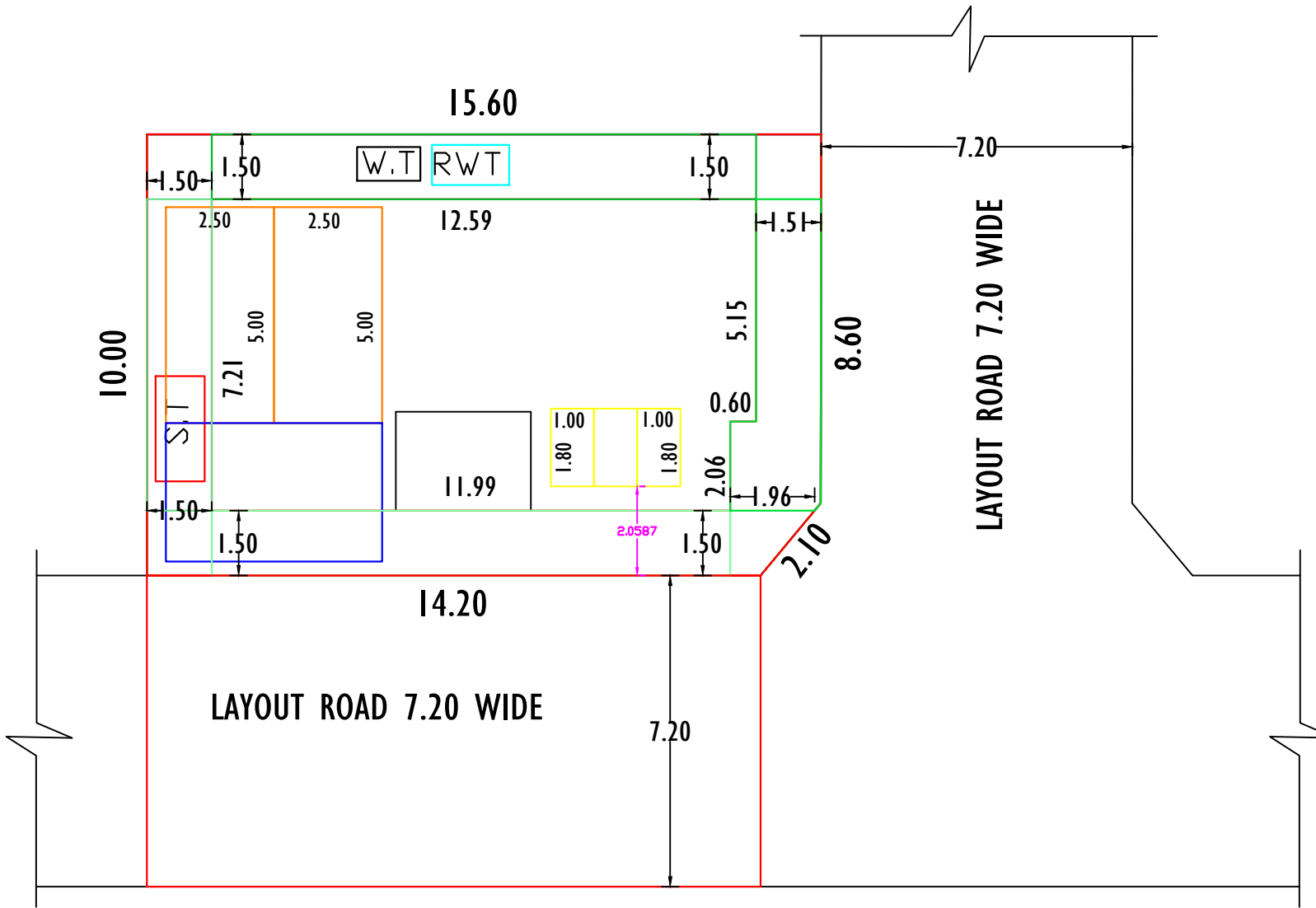
RAIN WATER HARVESTING
ARRANGEMENT
NOT TO SCALE



SECTION OF COLUMN

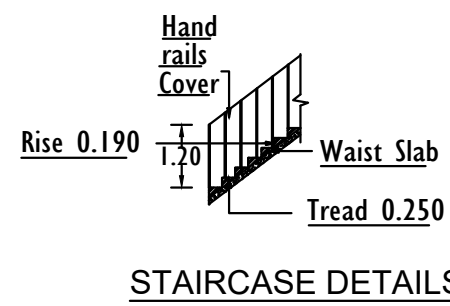


SEPTIC TANK DETAILS
SCALE 1cm : 1m

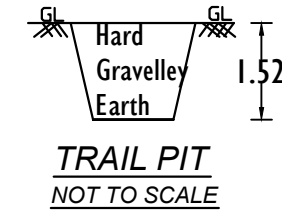


SITE PLAN

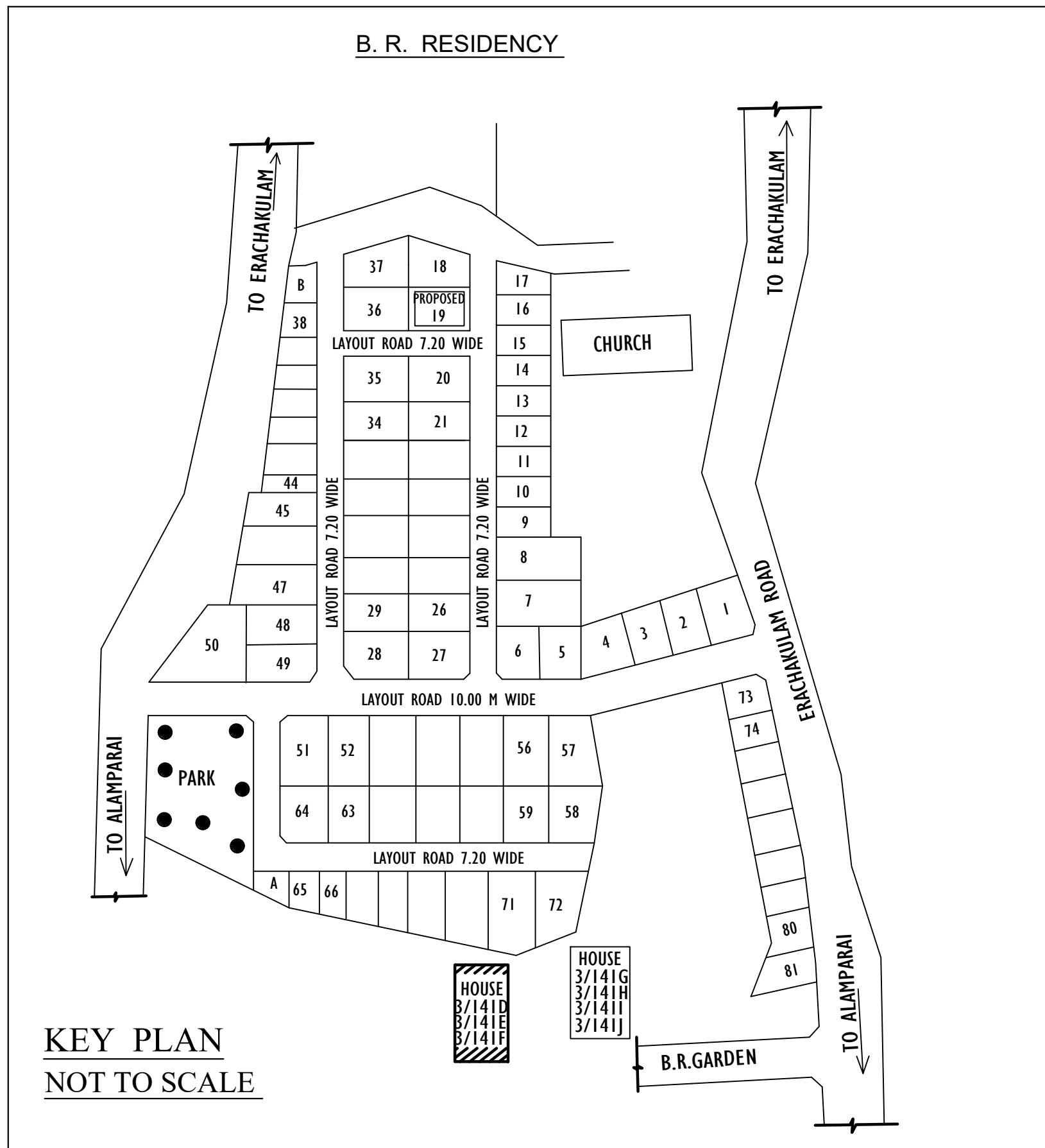
SCALE : 1: 100



STAIRCASE DETAILS



TRAIL PIT
NOT TO SCALE



KEY PLAN
NOT TO SCALE

ALL DIMENSIONS ARE IN METER
PLAN SCALE 1:100

CERTIFIED THAT PROVISIONS SHALL BE MADE TO
"RAIN WATER HARVESTING " ARRANGEMENTS
SYSTEM IN THE PROPOSED CONSTRUCTION

SCHEDULE OF JOINERIES :

D	: DOOR	: 1.00x2.10
D1	: DOOR	: 0.75x2.10
W4	: WINDOW	: 1.80x1.50
W3	: WINDOW	: 1.40x1.50
W2	: WINDOW	: 1.00x1.50
SW3	: WINDOW	: 1.40x1.05
V	: VENTILATION	: 0.90x0.90
O	: OPEN	: 1.00x2.10
O	: OPEN	: 0.75x2.10

AREA DETAILS	AREA IN Sq.M	AREA IN Sq.FT
SITE AREA	158.00	1700.71
PLINTH AREA (FSI)		
STILT FLOOR	89.51	963.48
FIRST FLOOR	89.51	963.48
SECOND FLOOR	89.51	963.48
THIRD FLOOR	89.51	963.48
TOTAL AREA	358.04	3853.92
VACANT AREA	68.49	737.23

PLOT COVERAGE = $\frac{89.51 \times 100}{158.00} = 56.651\%$

F.S.I = $\frac{268.53}{158.00} = 1.699 < 2.0$

COLOUR INDEX

SITE BOUNDARY	
PROPOSED	
ROAD / LANE	

PARKING CALCULATION

Floor	Room	Area (sq.m)	Parking
First Floor	Kitchen-1	89.51	1TWoWheeler
Second Floor	Kitchen-1	179.02	2Car, 2TWoWheeler
Third Floor			

6 V. Jenifer

Mr. S. JEGAN
Mrs. V. JENIFER
SIGNATURE OF LAND AND BUILDING
OWNER

A. SAHAYA ANTONY STEPHEN, D.C.E
Registered Engineer Grade - III
Registration No. 150/LS/2019/00024
F.R. Construction
6-58A, Hassan Tower
M.S. Road, Parvathipuram
Nagercoil - 629003
Cell: 9894028322

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.

