

PP

APPROVAL RECORD

Planning Permission

Vilavancode

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

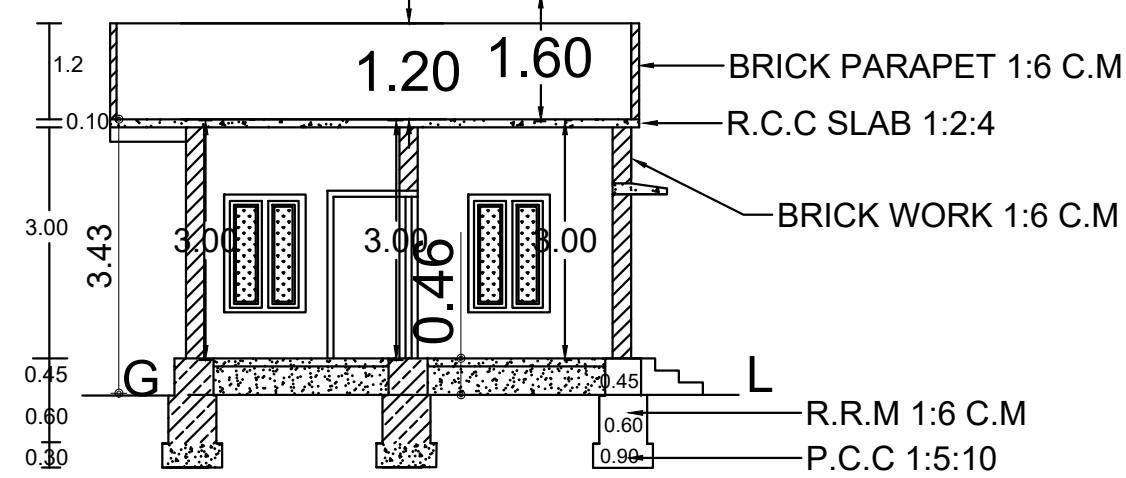
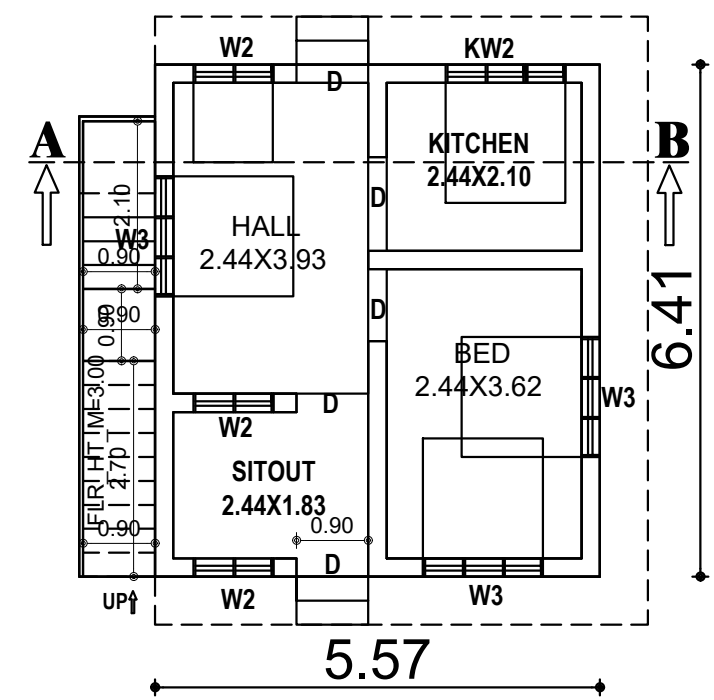
PURPOSE

Residential

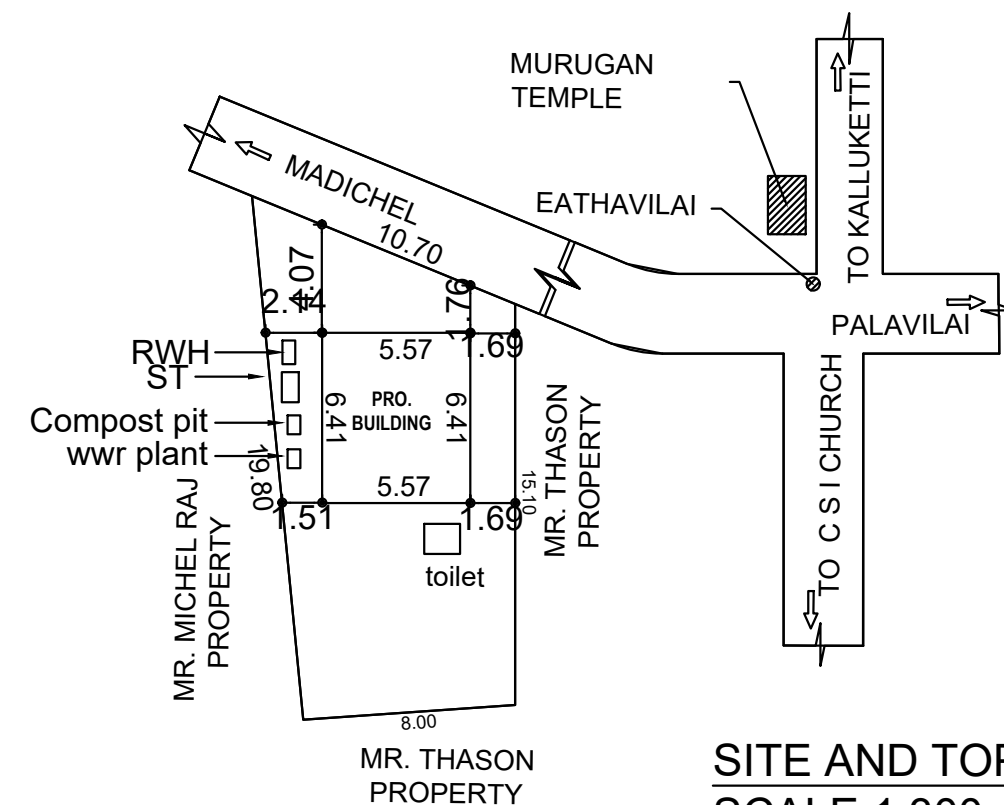
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE DEMOLISHED EXISTING BUILDING BEARING DOOR NO:II-12-51 AND RECONSTRUCTION OF R.C.C ROOF
RESIDENTIAL BUILDING AT EATHA VILAI, MADICHEL P.O. IN RE.SY.NO: 542/3A, PATTA NO: 8264, VILAVANCODE VILLAGE,
MADICHEL DESOM, MELPURAM PANCHAYAT UNION, VILAVANCODE TALUK, KANNIYAKUMARI DISTRICT. Contact No: 9791809918.
OWNED BY: Mr. ROBIN RAJ, R K, S/O: Mr. RAJA & Mrs. KUMARI SHEELA N,
COMMUNICATION ADDRESS: KIZHANKUVILAI, EATHAVILAI, MADICHEL P. O, PIN:629163

ELEVATIONSECTION ON - AB

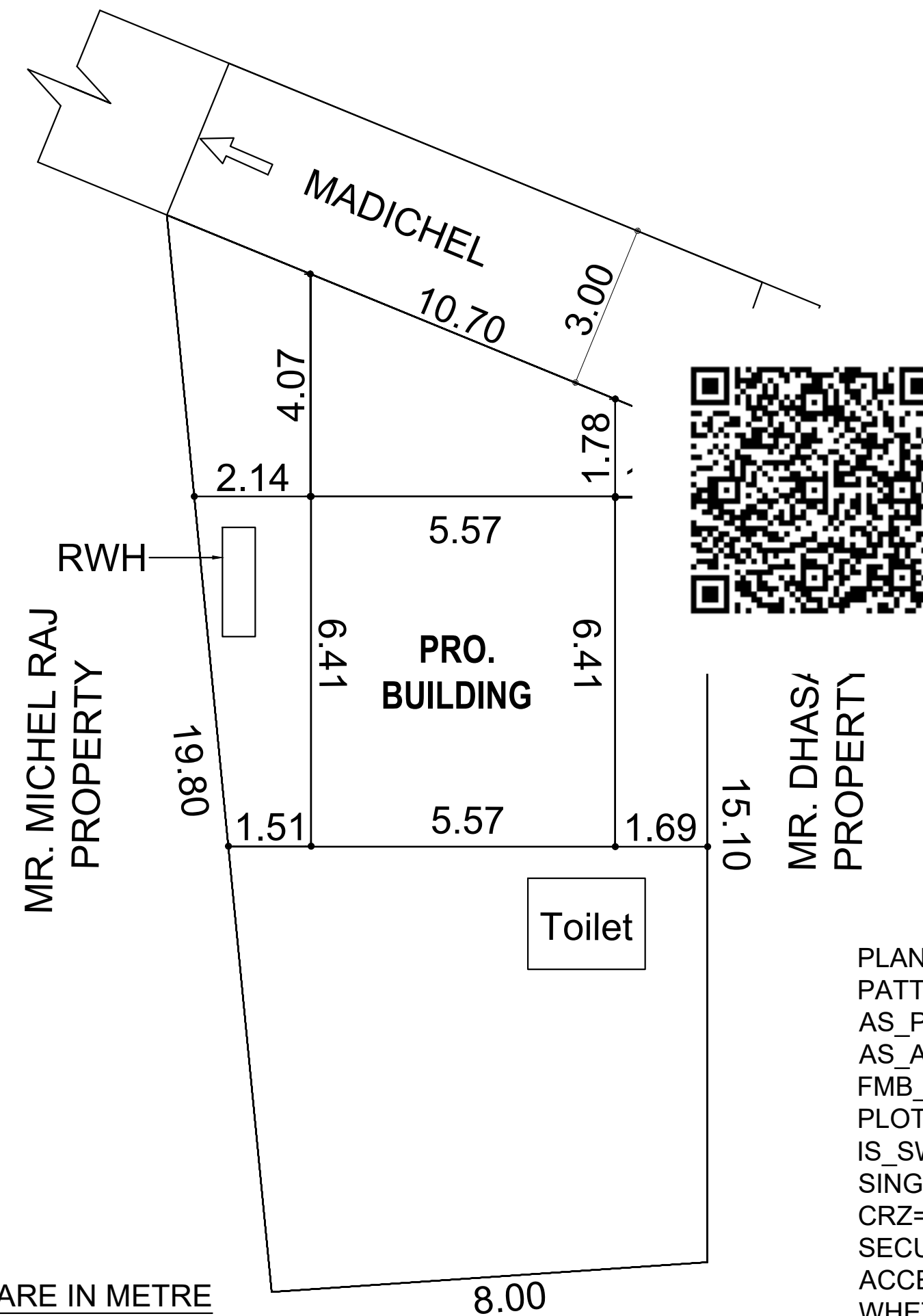
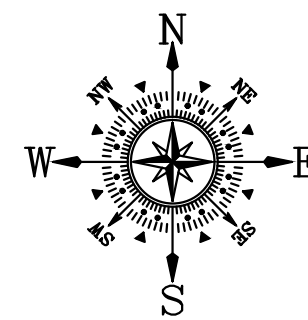
PLAN



SITE AND TOPO PLAN

SCALE 1:300

ALL DIMENSIONS ARE IN METRE



MR. DHASAN
PROPERTY

PLAN INFO	WINDOW
PATTA_NO=8264	
AS_PER_DOCUMENT=161.88	
AS_AT_SITE=153.91	
FMB_OR_PLR=161.88	
PLOT_AREA_M2=161.88	
IS_SWIMMING_POOL_EXISTS=NO	
SINGLE_FAMILY_BLDG=YES	
CRZ=NO	
SECURITY_ZONE=NO	
ACCESS_WIDTH_M=3.00	
WHETHER_GOVT_OR_AIDED_SCHOOL=NO	
ROAD_WIDTH=6.00	
ROAD_LENGTH=10.70	
AVG_PLOT_DEPTH= 17.45	
AVG_PLOT_WIDTH= 9.35	
LAND_USE_ZONE =RESIDENTIAL	
PREMIUM_FSI_REQUIRED=NO	
DISTRICT=KANNIYAKUMARI	
SURVEY_NO=542/3A	
TALUK=VILAVANCODE	
JURISDICTION_TYPE=RURAL PANCHAYAT	
RWH_DECLARED=YES	
BUILDING_NEAR_TO_RIVER=NO	
AREA_TYPE=OTHERS	
IS_APPROVED_LAYOUT=NO	
BUILDING_NEAR_MONUMENT=NO	
BUILDING_NEAR_GOVT_BLDG=NO	
PROVISION_FOR_GREEN_BUILDINGS_AND_FIRE_PROTECTION_AND_FIRE_SAFETY_RE	
NOC_FOR_CONSTRUCTION_NEAR_MONUM	
NOC_FIRE_DEPT=NO	
OSR_APPLICABLE=NO	
IF HERITAGE_TOWN_LESS THAN 1KM_RAD	
GREEN PLANTING STRIP=NO	

AREA DETAILS - PROPERTY			
SITE AREA	4.000CENTS	161.88 SQ.M	1742.47 SQ.FT
AREA DETAILS - BUILDING			
BUILDING	PLINTH AREA		FLOOR AREA
GROUND FLOOR	35.70 M² (384.27SQ.FT)		28.56M² (307.41 SQ.FT)

PARKING CALCULATION ACCORDING TO TNCDBR 2019

FLOOR AREA 75 SQ.M IN ONE DWELLING

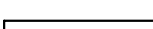
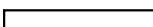
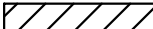
PROVIDED 1 CAR SPACE AND 1 TWO WHEELER SPACE

TOTAL FLOOR AREA = 28.56 M2

$28.56/75 = 1$ TWO WHEELER PARKING AVAILABLE

$$\text{PLOT COVERAGE} = \frac{35.70}{161.88} \times 100 = 22.05\%$$

$$\text{F.S.I} = \frac{\text{TOTAL BUILT UP AREA}}{\text{SITE AREA}} = \frac{35.70}{161.88} = 0.22$$

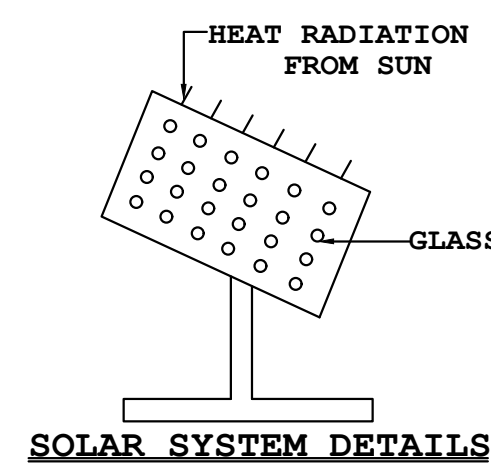
REFERENCE	COLOUR INDEX
DOOR D 0.90X2.10	PLOT BOUNDARY 
DOOR D1 0.75X2.10	PRO. BUILDING 
WINDOW W3 1.50X1.50	EX. BUILDING 
WINDOW KW3 1.50X0.90	PATHWAY 
VENTILATOR V 0.90X0.60	ROAD 
WINDOW W1 0.60X1.50	WALL THICK 0.23M

Q.1 mark

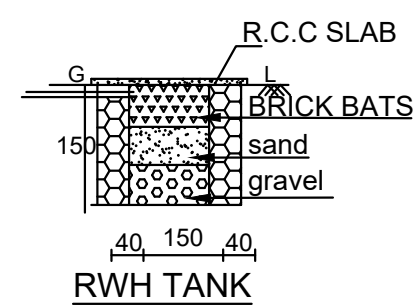
Er. F. NIRMALA, M.A., D.C., D.C.A.,
Reg. Engineer Grade III
Reg. No: 2023-24/01, DATE:04.01.2024
(MELPURAM PANCHAYAT UNION)
Leo Associates,
Kuzhithurai,
Kanniyakumari District.
Mob: 9787303764/9865223583

REG. ENGINEER

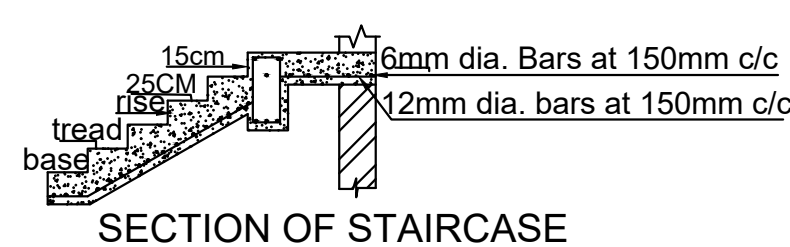
SIGNATURE OF APPLICANT



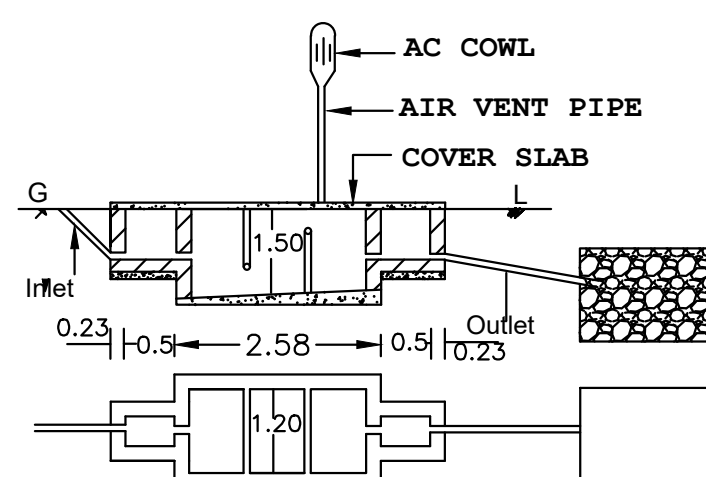
SOLAR SYSTEM DETAILS



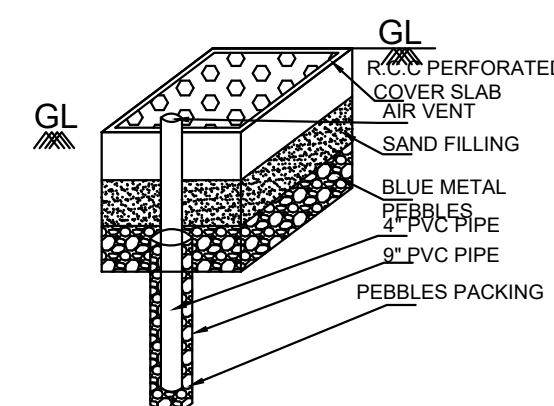
RWH TANK



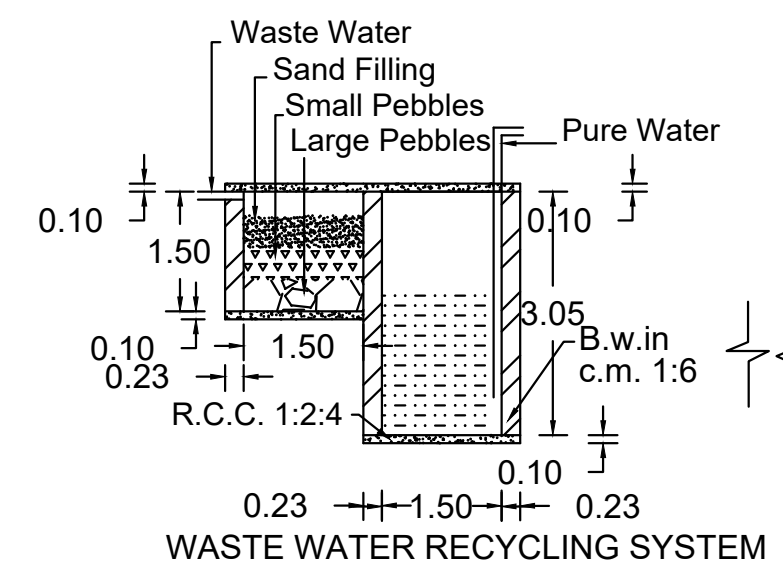
SECTION OF STAIRCASE



DETAILS OF SEPTIC TANK



PERCOLATION BORE PIT



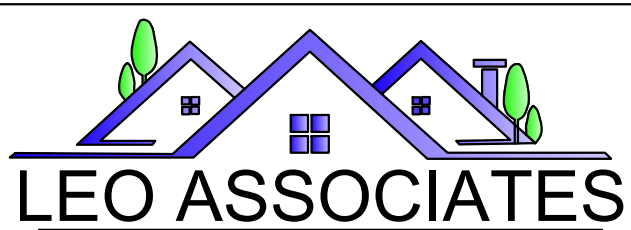
WASTE WATER RECYCLING SYSTEM

Drn. By:

LEO ASSOCIATES

KUZHITHURAI - MOB: 9865223583/9787303764

E.Mail: leoassociates91@gmail.com



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.

