

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

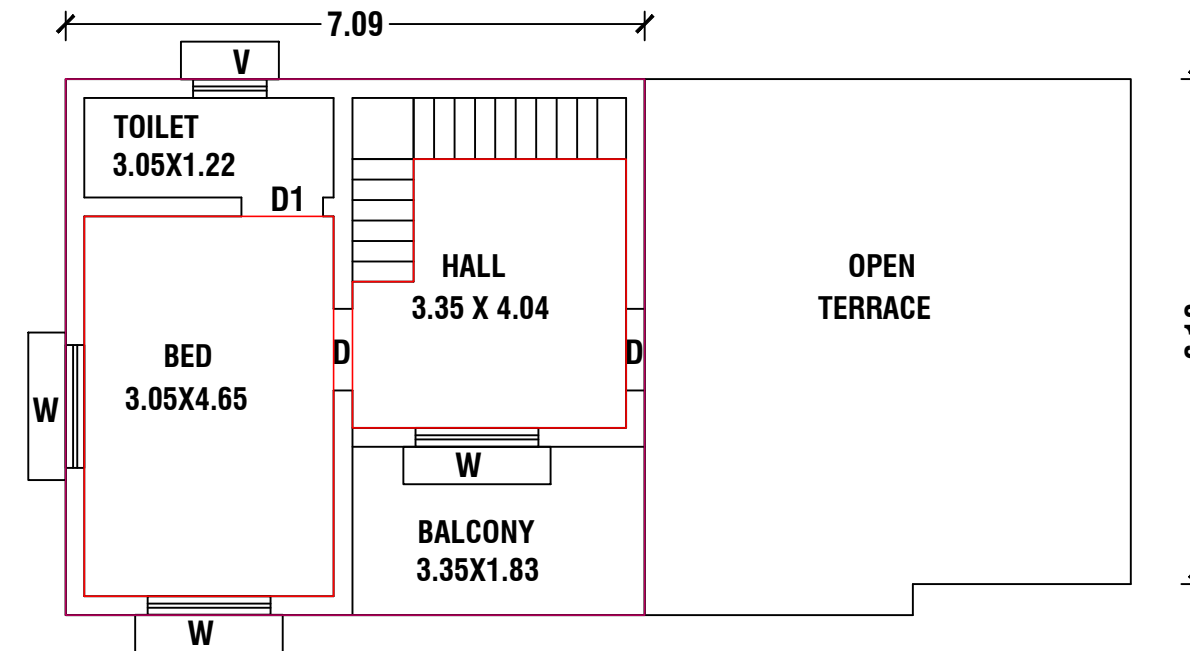
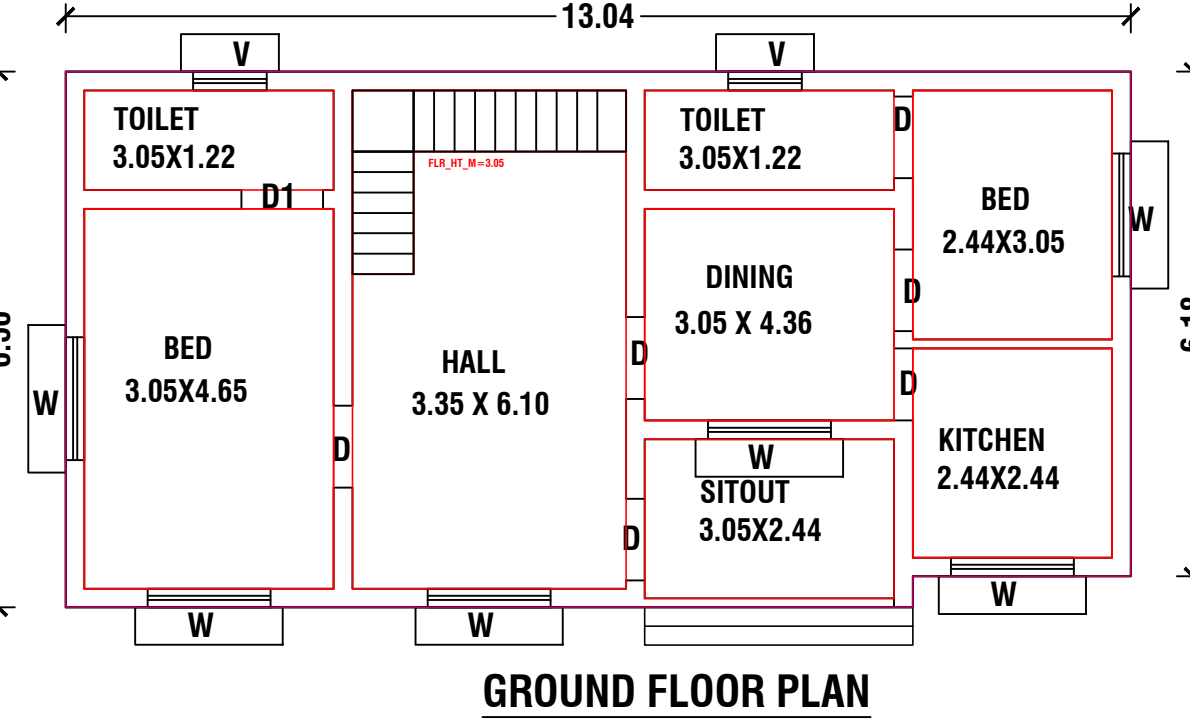
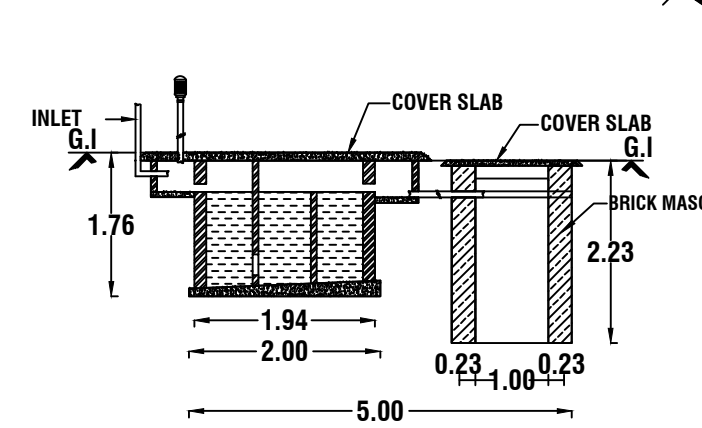
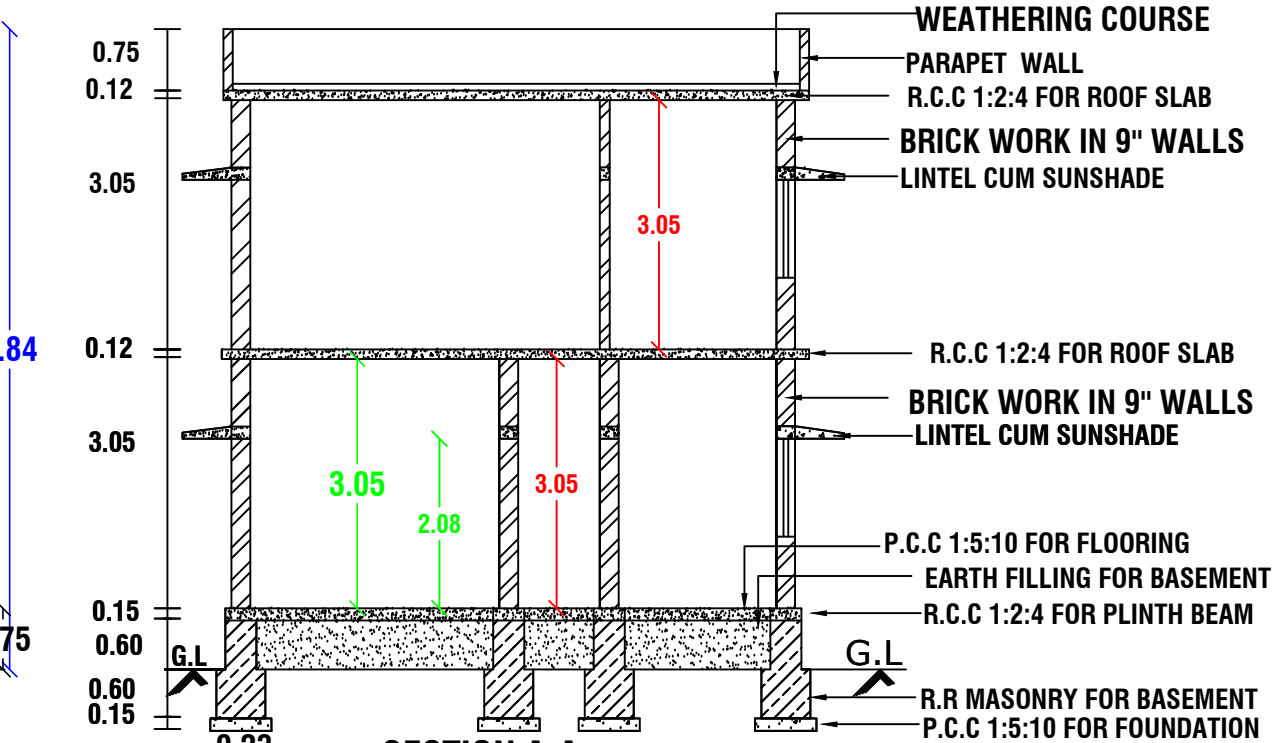
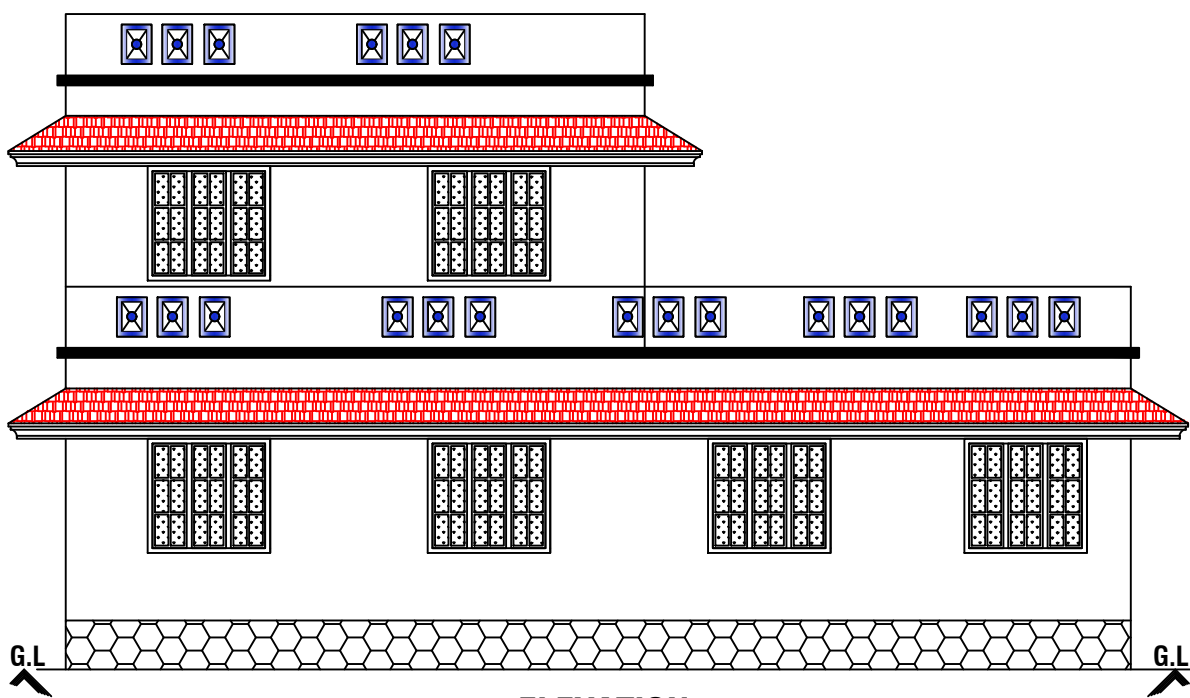
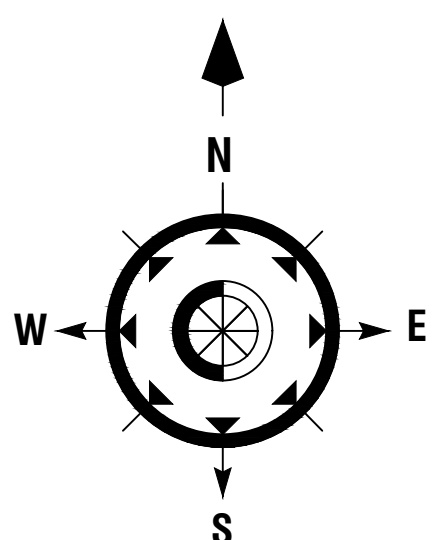
The approval as the planning authority issued it, reproduced in full behind this page.

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

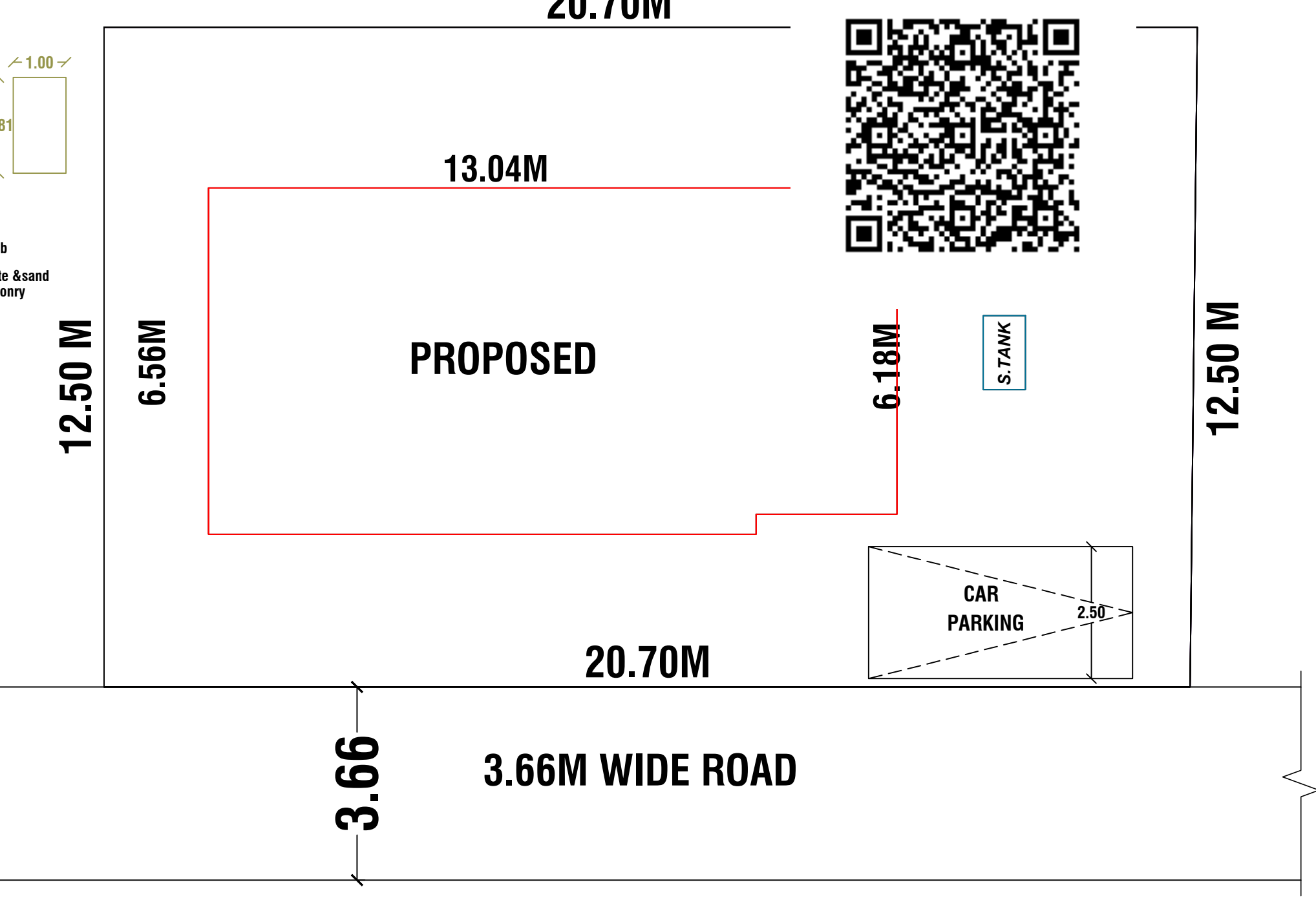
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENCE BUILDING IN RE SYNO: 217/8B OF LEEPURAM VILLAGE AT AROCKIA PURAM IN LEEPURAM VILLAGE PANCHAYAT.

NAME OF OWNER :MR.J. NIXSON

S/O. MR. JOHN OFTHIC CROSS



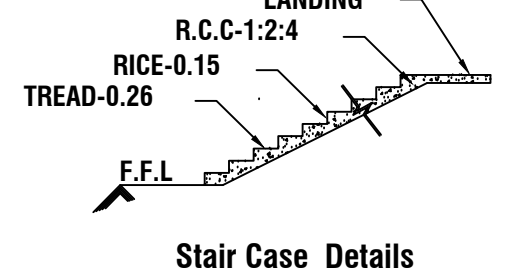
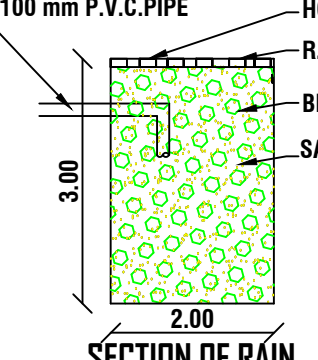
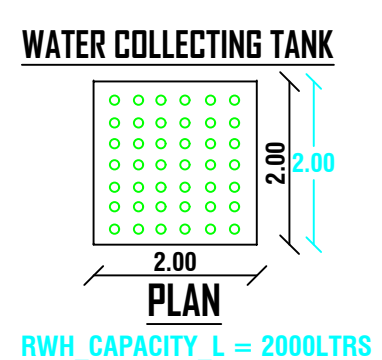
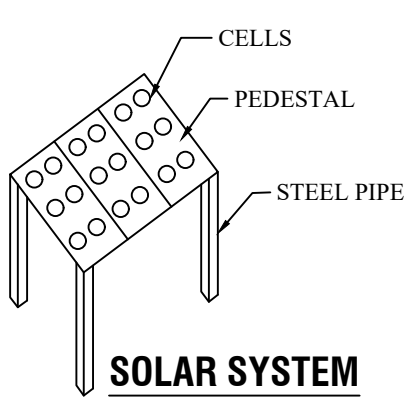
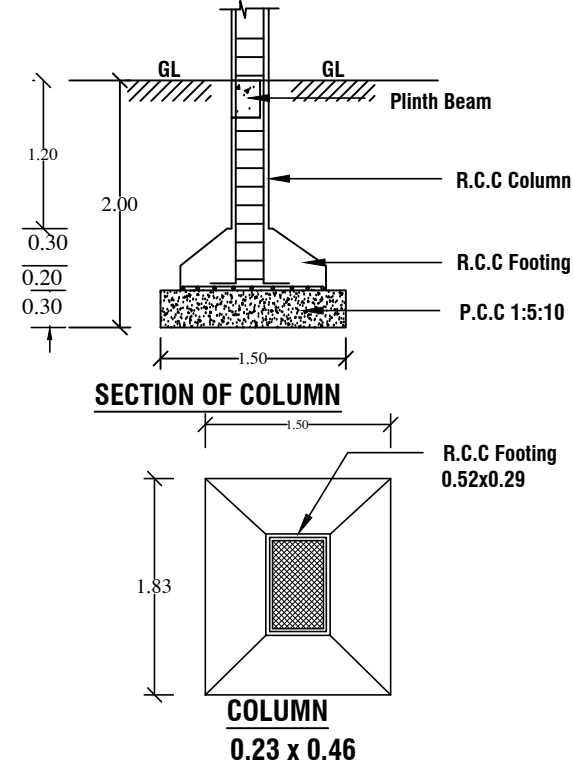
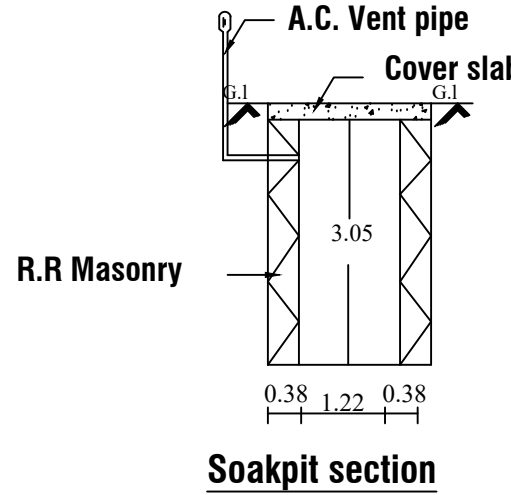
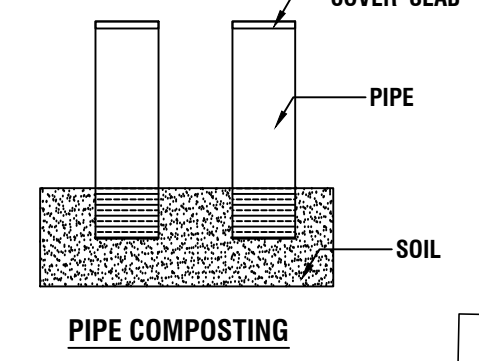
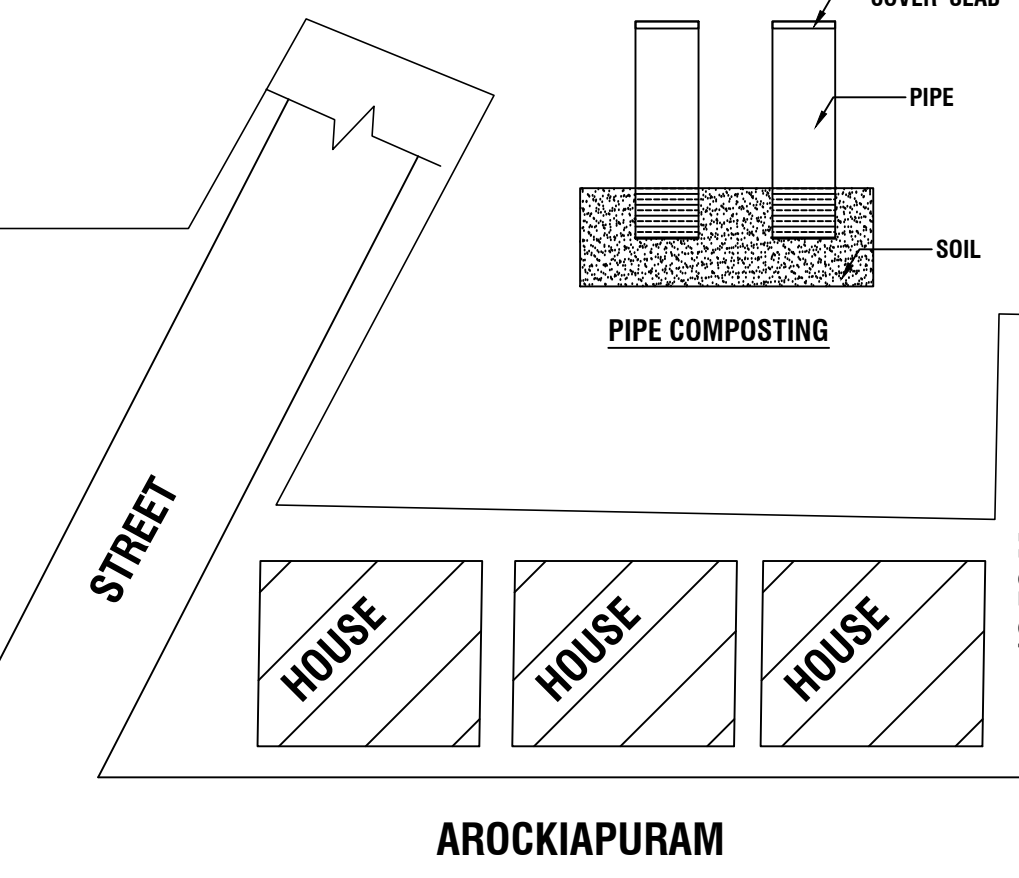
PLAN INFO
PLOT AREA, M²=257.99
AS PER DOCUMENT=257.99
AS AT SITE=257.99
FMBL OR PUR=257.99
SINGLE FAMILY BLDG=YES
IS APPROVED LAYOUT=NO
ACCESS WIDTH M=20.70
ROAD WIDTH=3.66
AVG PLOT DEPTH=12.50
AVG PLOT WIDTH=20.70
SURVEY NO=217/88
PATTU NO=6420
ROAD LENGTH=1000
CRZ=NO
SECURITY ZONE=NO
WHETHER GOVT OR AIDED SCHOOL=NO
AREA TYPE=OTHERS
OCCUPANCY=RESIDENTIAL
RWHD DECLARED=YES
TALUK=AGASTHEEWARAM
LAND USE ZONE=PRZ
BUILDING NEAR MONUMENT=NO
BUILDING NEAR GOVT BLDG=NO
BUILDING NEAR TO RIVER=NO
BARRIER FREE ACCESS FOR PHYSICALLY CHALLENGED PEOPLE=YES
PROVISION FOR GREEN BUILDINGS AND SUSTAINABILITY=NO
FIRE PROTECTION AND FIRE SAFETY REQUIREMENTS=YES
NOC FIRE DEPT=NO
DISTRICT=KANNYAKUMARI
JURISDICTION TYPE=VILLAGE PANCHAYAT
OSR APPLICABLE=NO
PREMIUM FSI REQUIRED=NO
IF HERITAGE TOWN LESS THAN 1KM RADIUS=NO
IS SWIMMING POOL EXISTS=NO



GROUND FLOOR PLAN
SCALE 1:100
ALL DIMENSIONS ARE IN "METRE"

SITE PLAN
SCALE 1:100

KEY PLAN
SCALE 1:400



REFERENCE	
SITE AREA	:6.375 CENT (257.99 Sq.m)
PROPOSED AREA:-	
GROUND FLOOR AREA	: 84.53 Sq.m.
FIRST FLOOR AREA	: 46.51 Sq.m.
TOTAL AREA	: 131.04 Sq.m.(1410.47 Sqft)
CARPET AREA	: 104.76 Sq.m
VACANT AREA	: 173.46Sq.m(1867.07Sqft)

JOINERY DETAILS	
D DOOR	- 1.00 X 2.10
D1 DOOR	- 0.90 X 2.10
W WINDOW	- 1.50 X 1.50
V VENTILATOR	- 0.90 X 0.60

ALL DIMENSIONS ARE IN METRE	
PLANE SCALE 1:100	
BOUNDARY OF THE SITE	☐
PROPOSED BUILDING	☐
EXISTING BUILDING	☒
ROAD , STREET	☐

SIGNATURE OF THE LAND OWNER

J. Nixon

SIGNATURE OF THE REGISTERED ENGINEER

Er. A. Anandha Kannan B.E.
Register Engineer - Grade III - Re
Register No : 150/LS/2022/00051
Sub Register Office Road, Kottaram - 629 703
Ph : 94431 40785

FSI CALCULATION : REQUIRED - 2

FSI = $\frac{\text{TOTAL ALL FLOOR AREA}}{\text{PLOT AREA}}$

FSI = $\frac{131.04}{257.99} = 0.50$

PARKING CALCULATION

= $\frac{\text{TOTAL ALL FLOOR AREA}}{75\text{SQ.M}}$

= $\frac{131.04}{75.00} = 1.74$

@ SAY = 3 CAR

ER.A.Anandha Kannan.B.E.(CIVIL).
Sindhu constructions.
Cell.NO:9443140785
Cell.NO:9940845895
Kottaram, Suchindrum
Email :- sindhuconst@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.

