

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

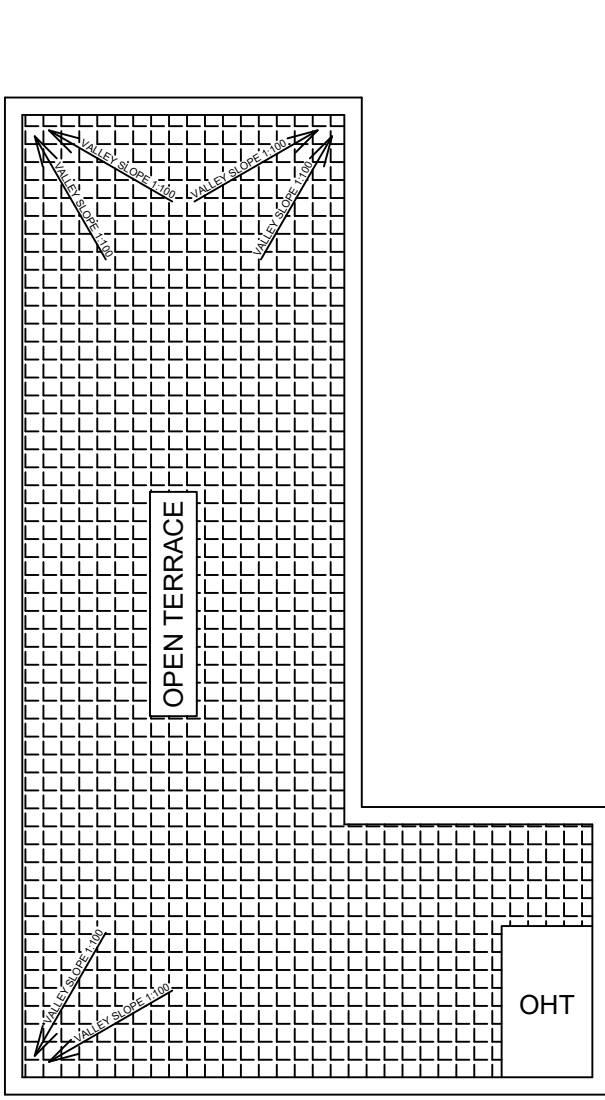
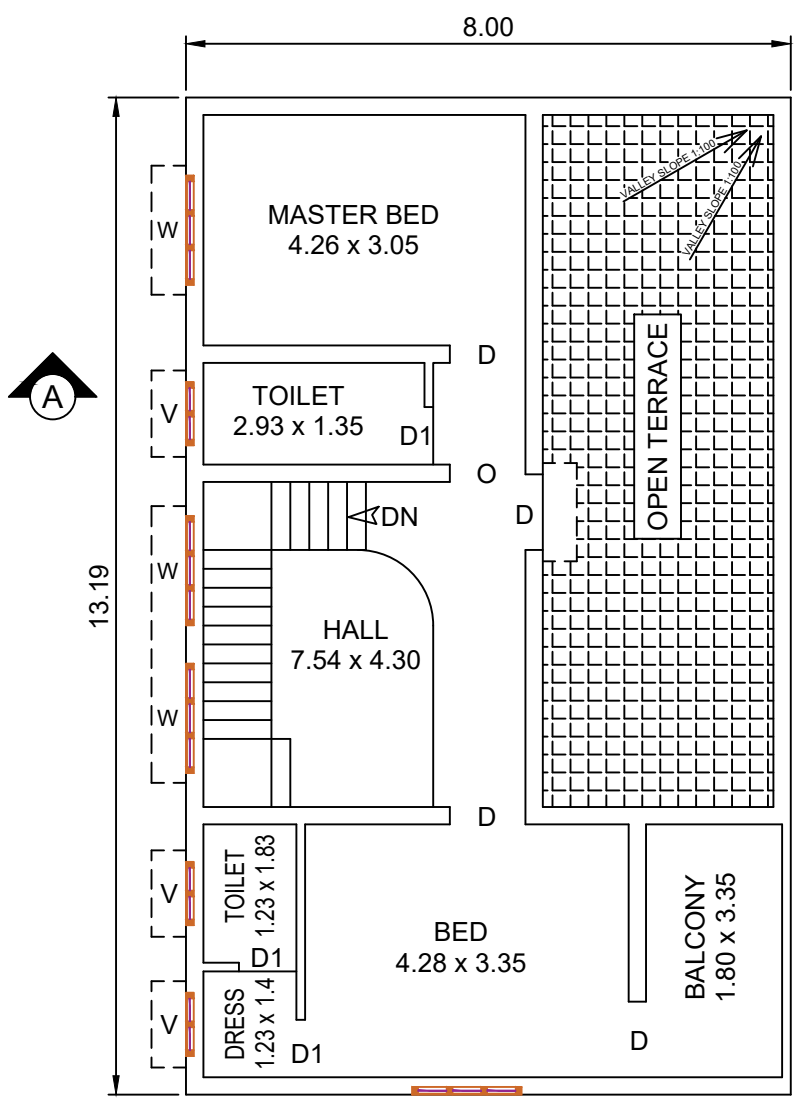
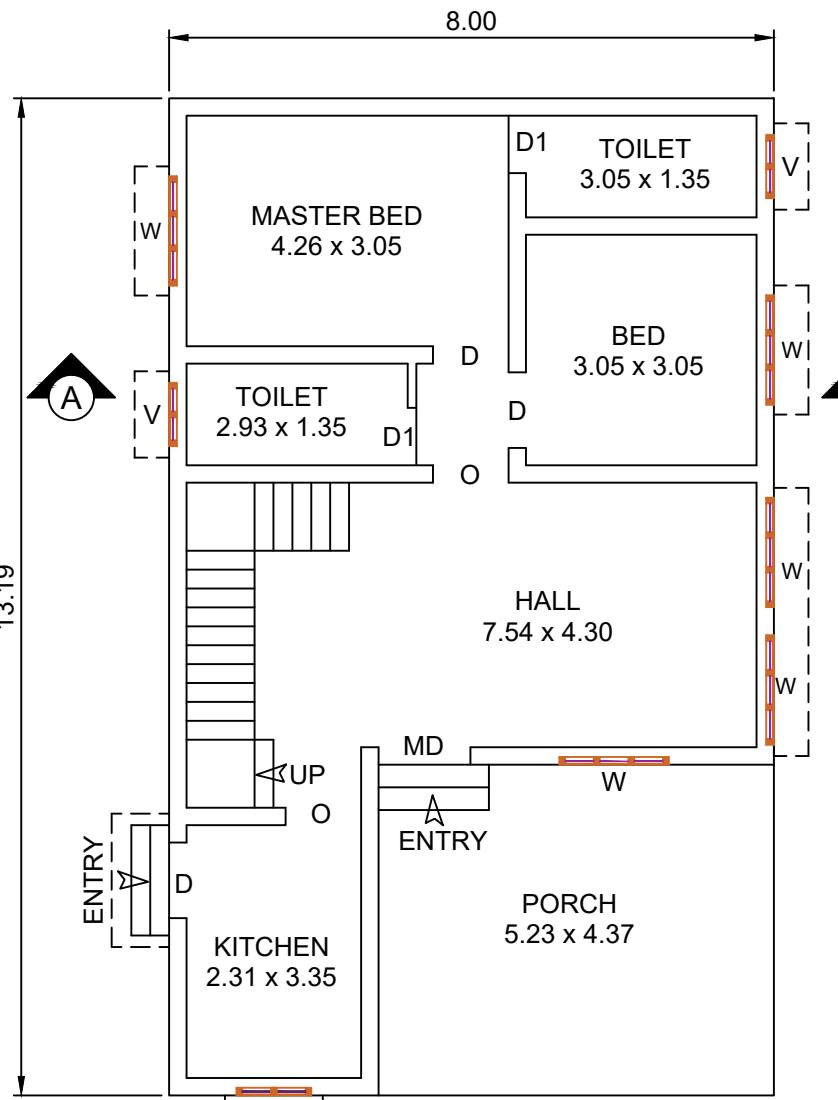
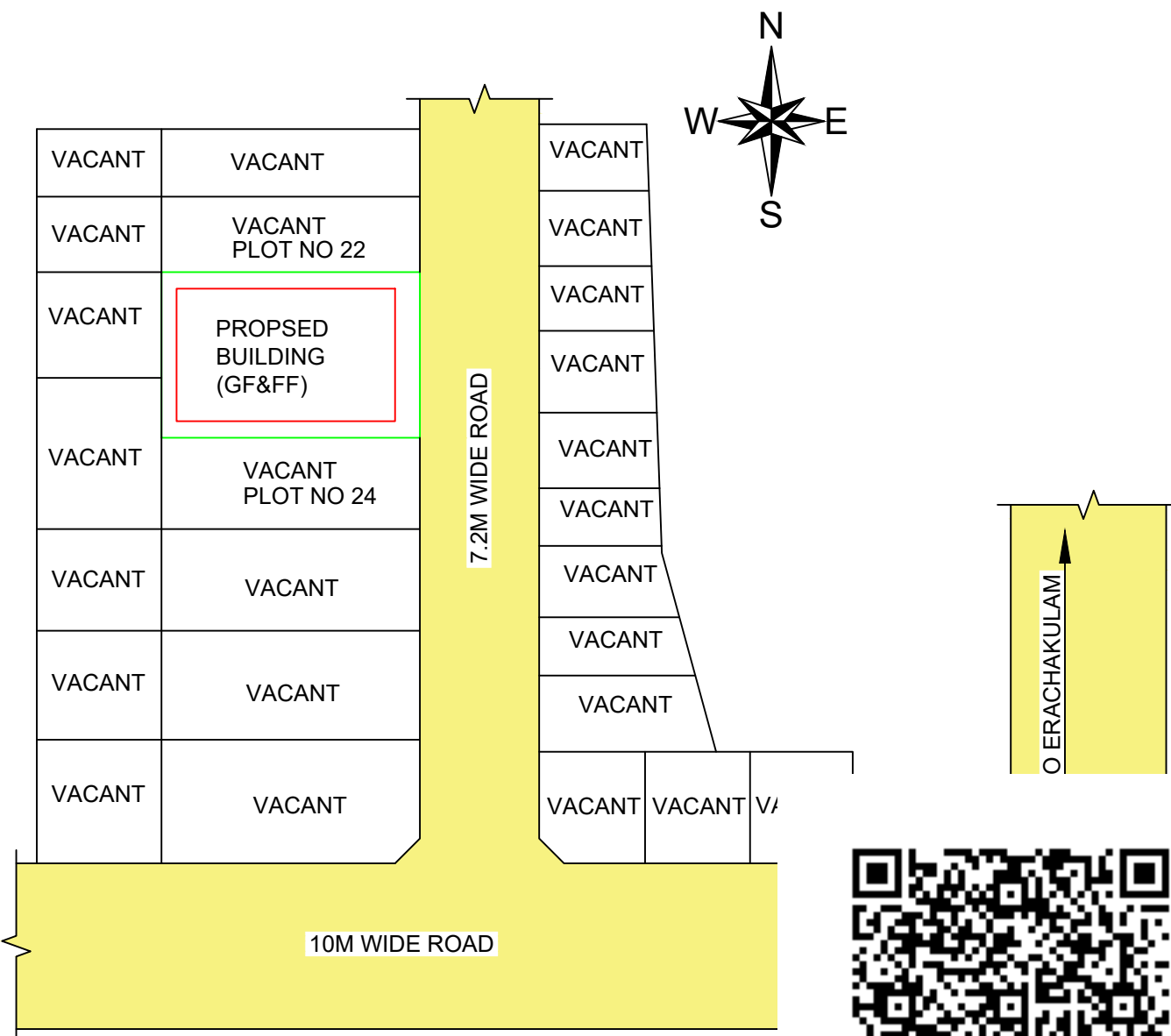
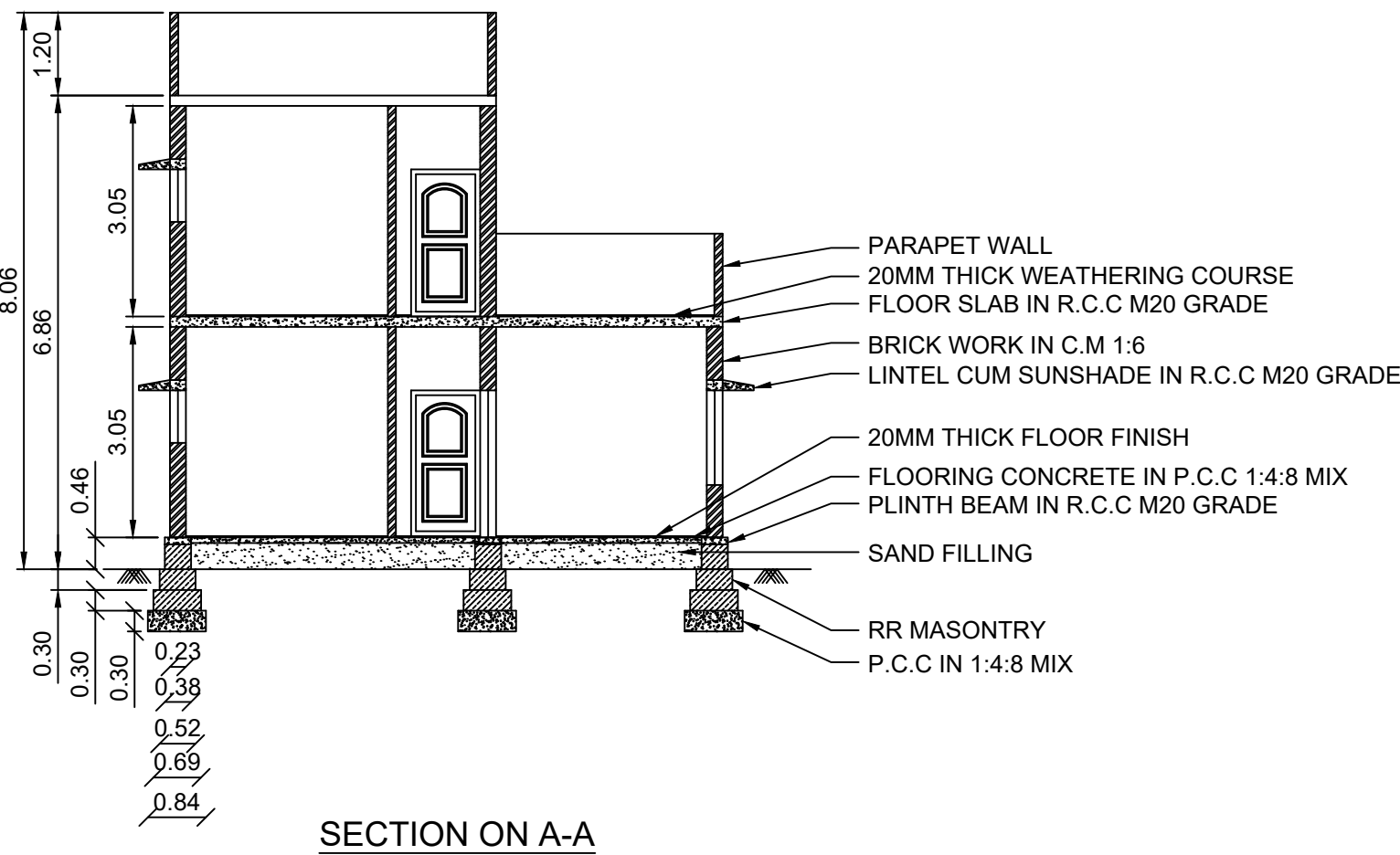
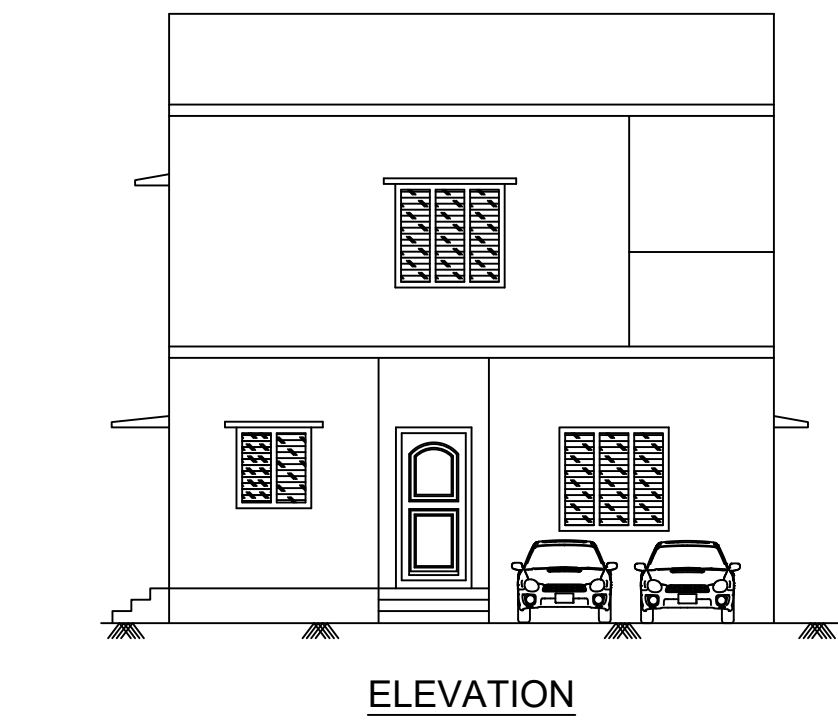
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN PLOT NO:23 AT B.R. RESIDENCY IN R.SY. NO: 22/2A7 OF KANIYAKULAM VILLAGE, KANIYAKULAM VILLAGE PANCHAYAT, RAJAKKAMANGALAM PANCHAYAT UNION, AGASTHEESWARAM TALUK, KANYA KUMARI DISTRICT.

NAME OF OWNER : Mr. ANTO SAHAYA JESER S/O. S. CYRIL CHRISTRAJ

DTCP LAYOUT APPROVAL NO: SWP/LP/NLPA-10/2023
DTCP PLANNING PERMISSION NO: 18/2023

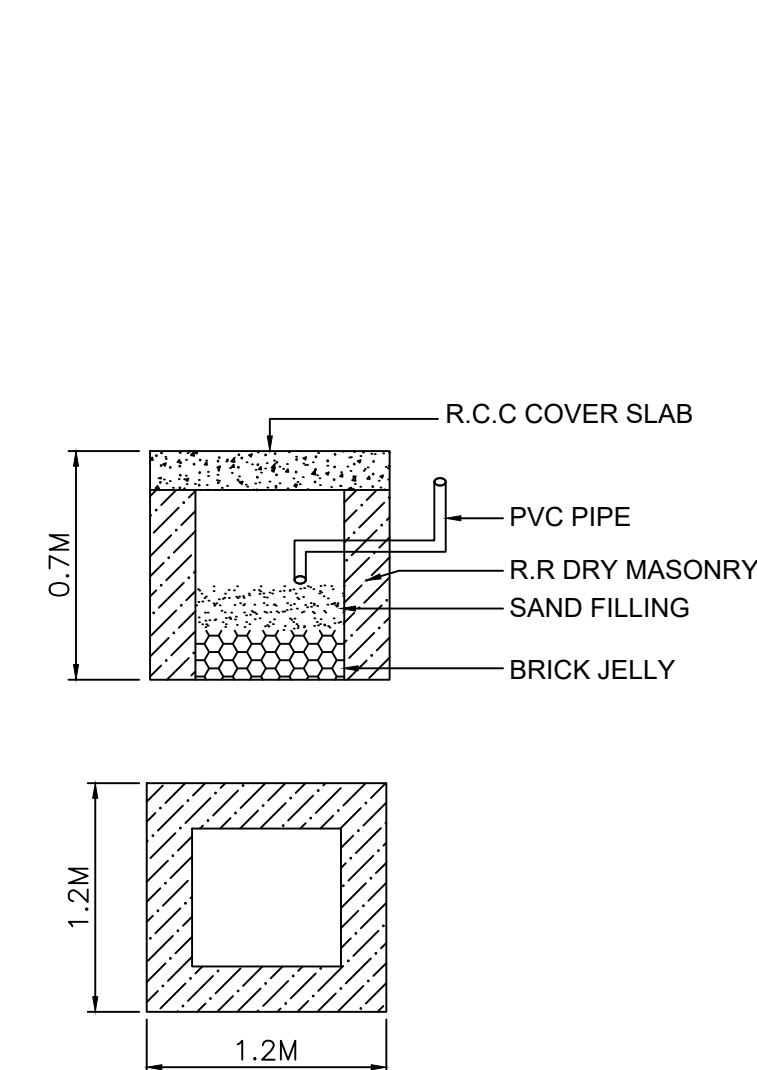


KEY PLAN

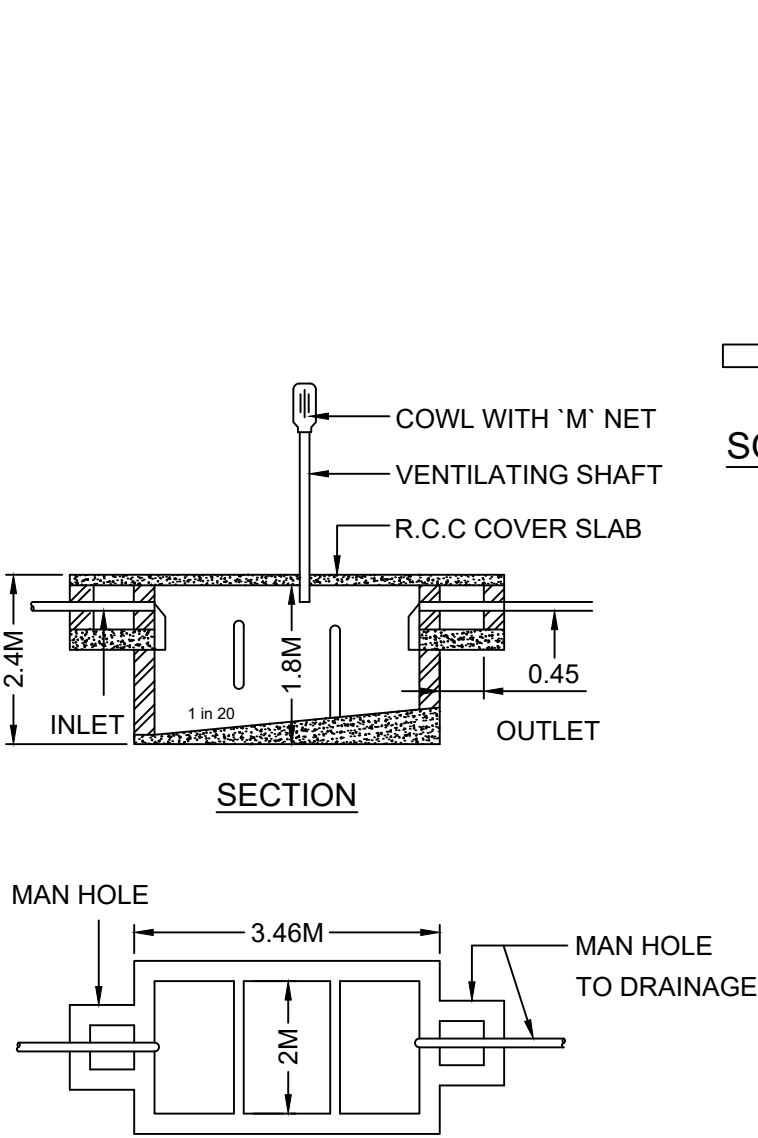
GROUND FLOOR PLAN

FIRST FLOOR PLAN

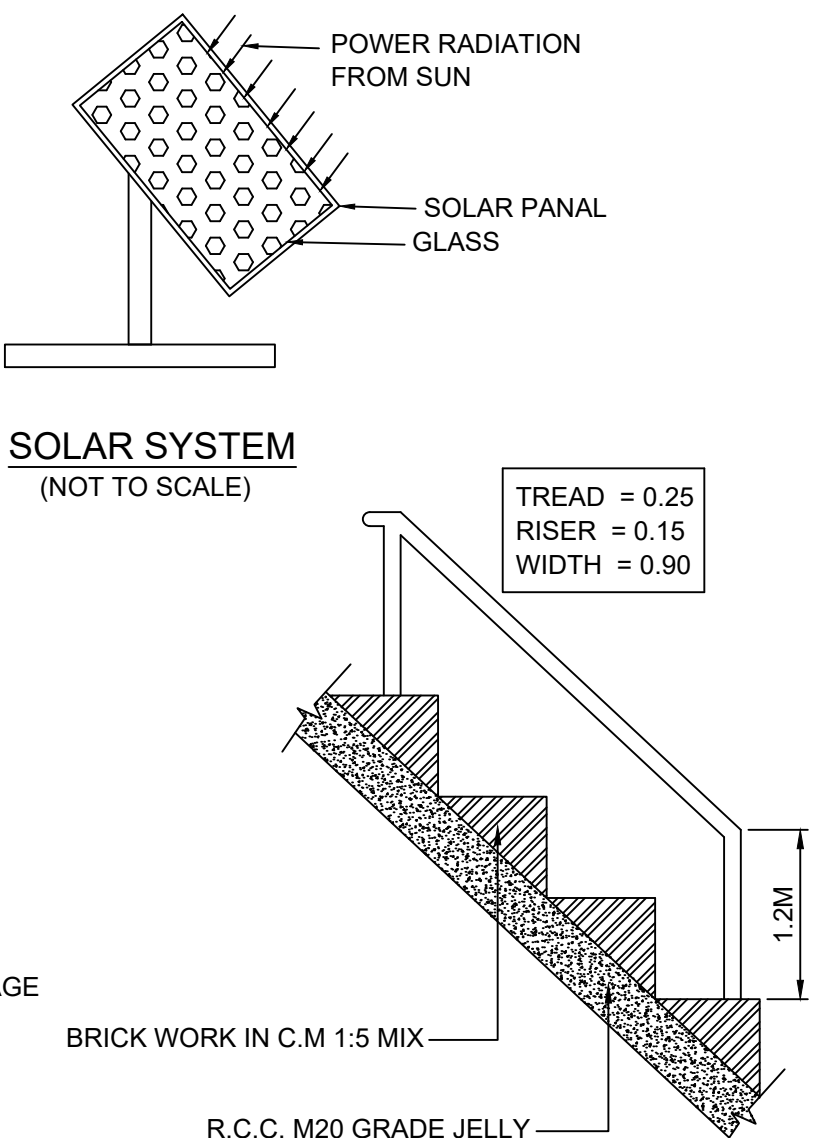
ROOF PLAN



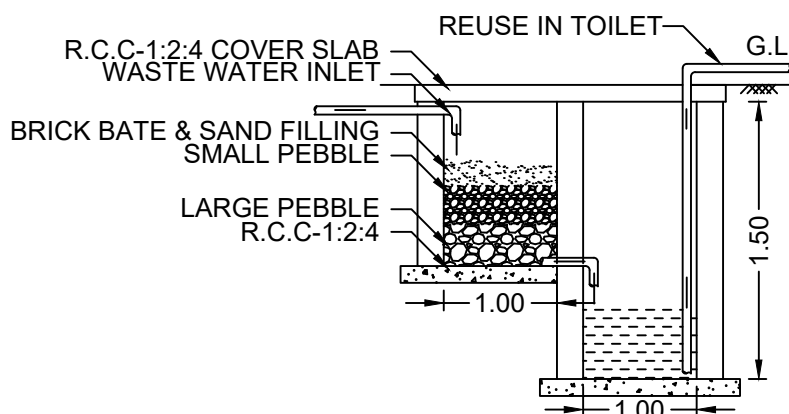
RAINWATER
HARVESTING DETAILS
DRG - 1A
(NOT TO SCALE)



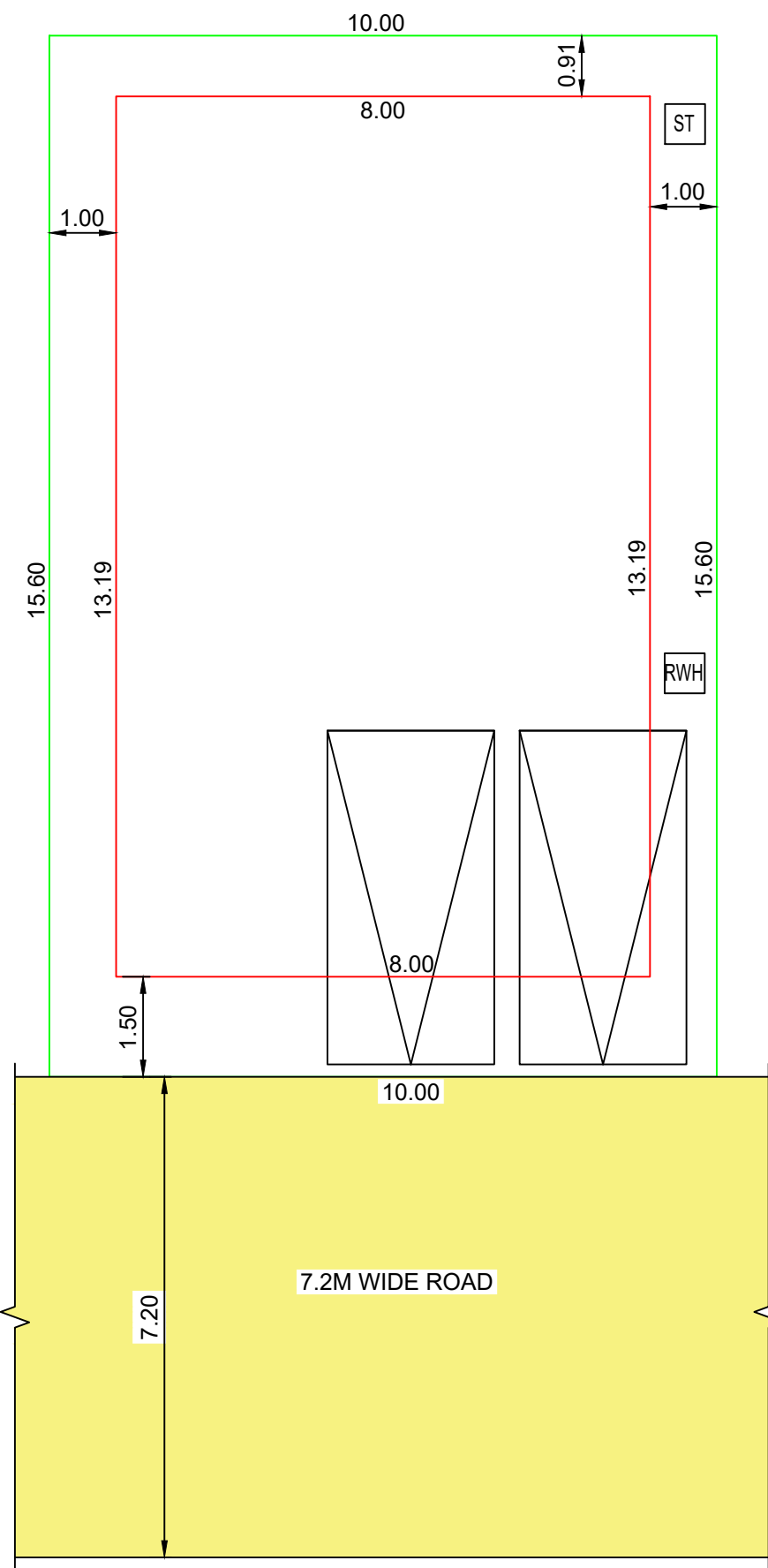
SEPTIC TANK DETAILS
(NOT TO SCALE)



STAIRCASE DETAILS
(NOT TO SCALE)



RECYCLING OF WASTE WATER
KITCHEN & BATH ROOM
(NOT TO SCALE)



SITE PLAN

DRAWING SHEET NO: 01 OF 01

AREA DETAILS

DESCRIPTION	SQM	SFT
SITE AREA	156.00	1679.17
PRO.PLINTH AREA IN GF	105.52	1135.81
PRO.FLOOR AREA IN FF	74.74	804.50
TOTAL PRO.PLINTH AREA	180.26	1940.31
VACANT AREA	50.48	543.36

NON F.S.I AREA (PORCH) : 22.88 SQM
F.S.I AREA = TOTAL AREA - NON FSI AREA
= (180.26-22.88) = 157.38 SQM

F.S.I = $\frac{\text{TOTAL COVERED AREA}}{\text{PLOT AREA}}$ = $\frac{180.26}{156.00}$ = 1.16

PLOT COVERAGE = $\frac{\text{GROUND FLOOR AREA} \times 100}{\text{PLOT AREA}}$
= $\frac{105.52}{156.00} \times 100$ = 67.64 %

CAR PARKING REQUIREMENTS: = $\frac{\text{F.S.I AREA}}{150}$
= $\frac{157.38}{150}$ = 1.05
= 2 Nos.

PARKING REQUIREMENTS

TYPE	REQUIRED	PROVIDED
CAR	02	02
TWO WHEELER	-	-

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
MD	DOOR	1.22x2.10
D	DOOR	1.00x2.10
D1	DOOR	0.76x2.10
O	OPENING	0.91x2.10
W	WINDOW	1.45x1.37
KW	WINDOW	0.99x1.07
V	VENTILATOR	0.84x0.61

SCALE

ALL DIMENSIONS ARE IN 'M'	
PLAN	1:100
SITE PLAN	1:100
TOPO PLAN	1:400

COLOUR INDEX

ROAD	
SITE BOUNDARY	
PROPOSED	
EXISTING	

SIGNATURE OF LAND AND BUILDING OWNERS

Lion Er. R. RAJIV
REGISTERED ENGINEER GRADE III
REG. NO: KK/2023/32/RJKM05/2024
RAJAKKAMANGALAM PANCHAYAT UNION
M: (+91) 944 5444 911

SIGNATURE OF REGISTERED ENGINEER

ideA ENGINEERING CONSTRUCTIONS
Ideal Tower , Chettikulam, Nagercoil - 629 001
Phone : 04652 - 234021, Mobile: 8220055001
e.mail: admin@idealconstructions.in, web: www.idealconstructions.in

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.

