

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.

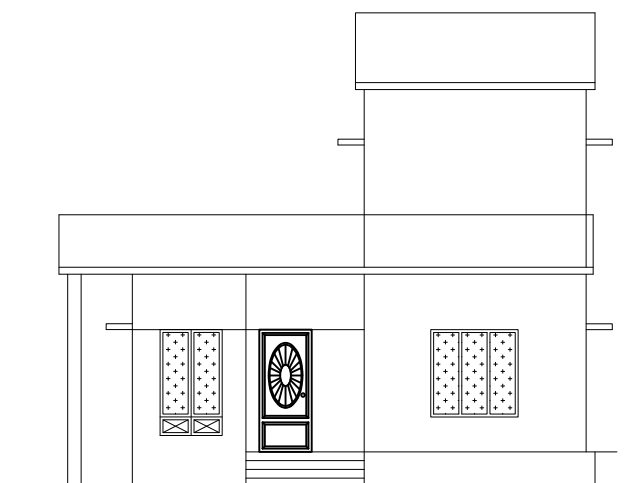
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C ROOF RESIDENTIAL HOUSE BUILDING
AT FRIENDSCOLONY,IN Re.Sy.No.:180/23A,180/24,WITHIN SIMONCOLONY VILLAGE,
KALKULAM TALUK,REETHAPURAM TOWN PANCHAYAT K.K.DIST.

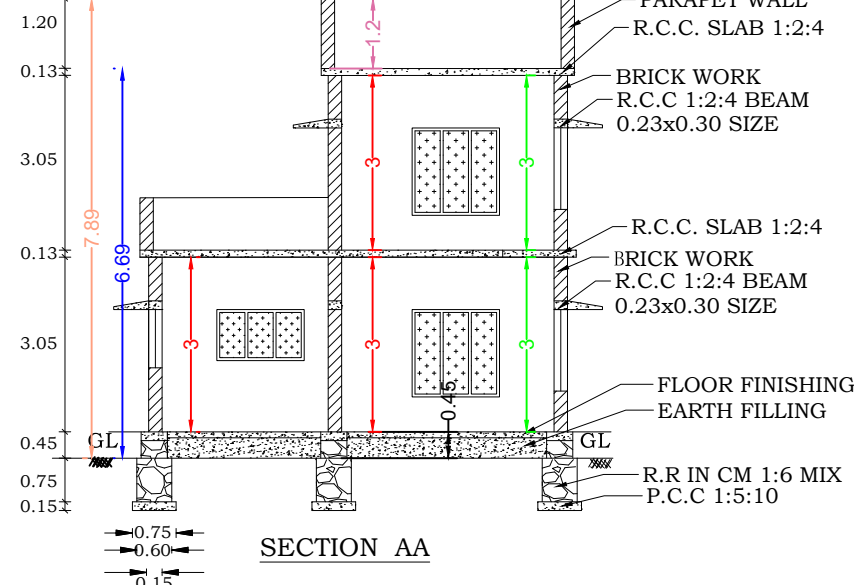
ADDRESS OF OWNER :
Mr. S.JOHNSON,
S/o.Mr.SEBASTIAN,
FRIENDSCOLONY.
KODIMUNAI - P.o.,
K.K. DIST.



OFFICE USE ONLY

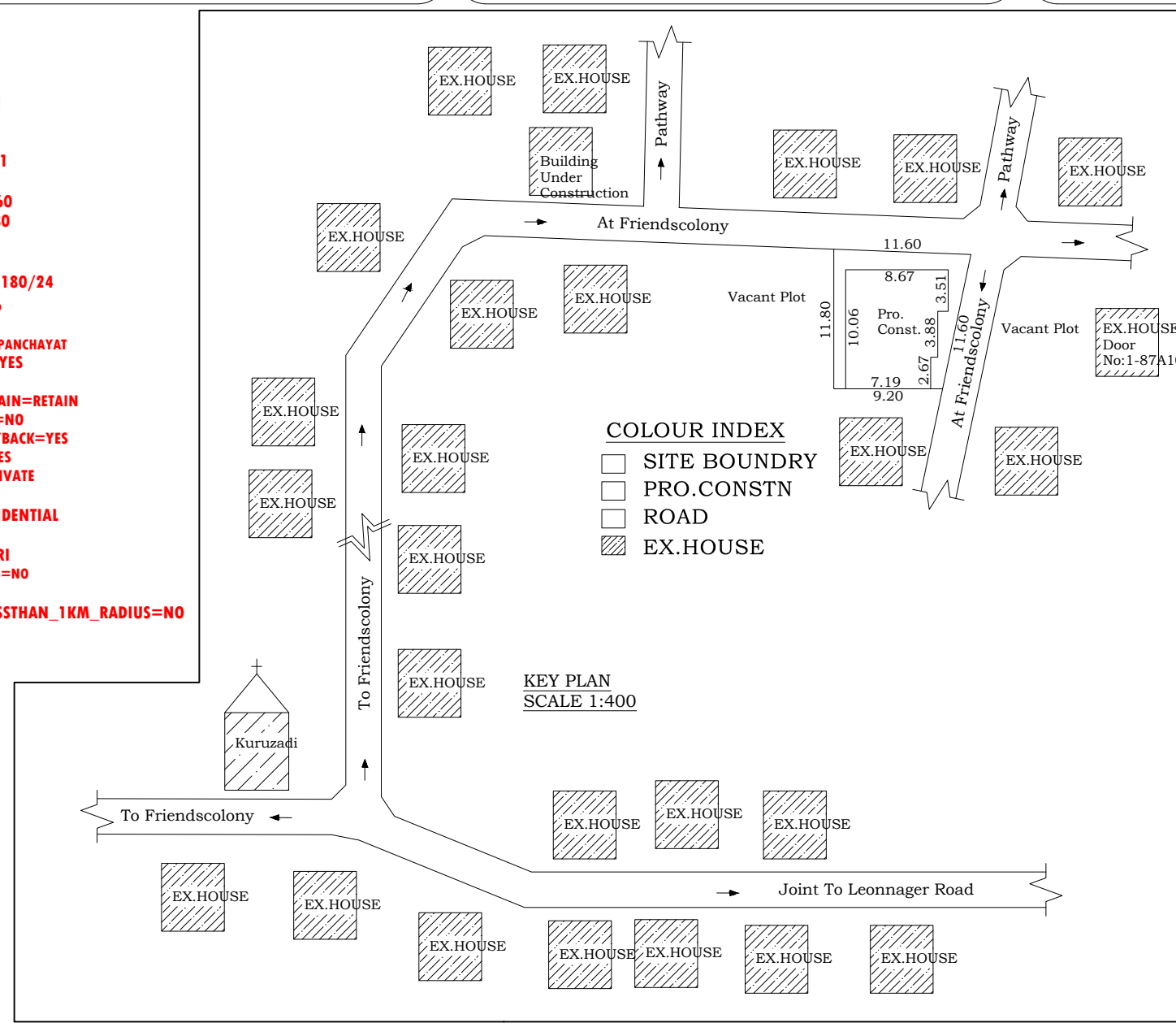


FRONT ELEVATION

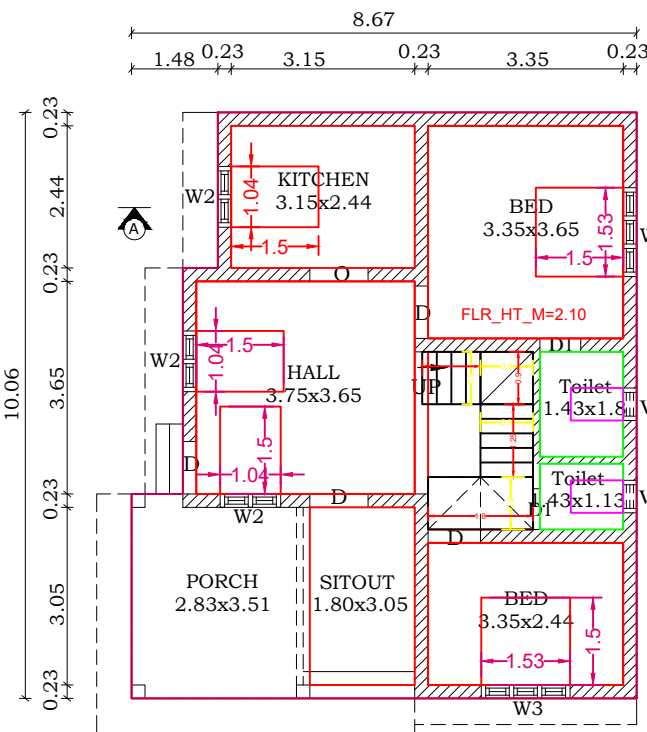


SECTION AA

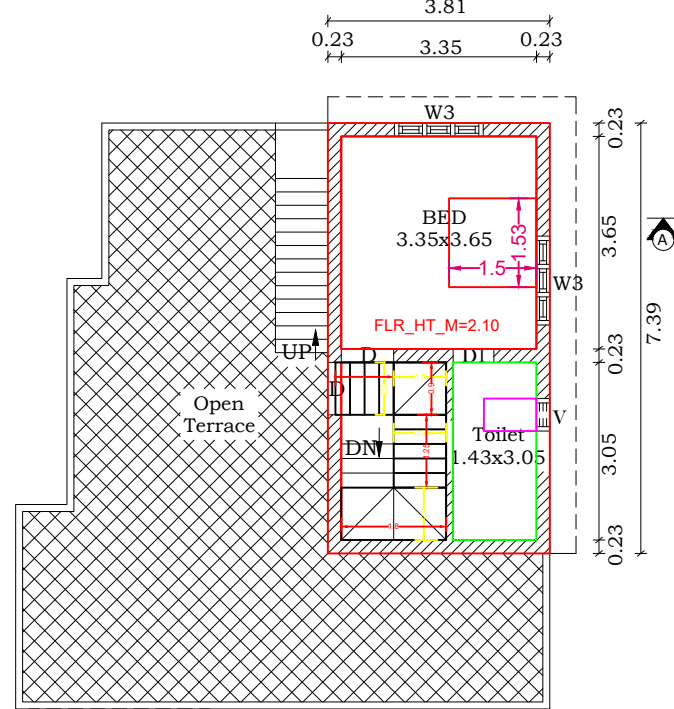
PLAN INFO
PLOT AREA_M2=156.21
AS AT SITE=120.60
FMB_OR_PLR=156.21
AS_PER_DOCUMENT=156.21
ROAD_WIDTH=3.00
AVG_PLOT_WIDTH=11.60
AVG_PLOT_DEPTH=11.80
ROAD_LENGTH=100.00
AREA_TYPE=EWS
SURVEY_NO=180/23A,180/24
PATTA_NO=10787,5286
TALUK=KALKULAM
JURISDICTION_TYPE=TOWN PANCHAYAT
SINGLE_FAMILY_BLDG=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=RETAIN
PREMIUM_FSI_REQUIRED=NO
OSR_SURRENDER_OR_BUYBACK=YES
IS_APPROVED_LAYOUT=YES
ORGANIZATION_TYPE=PRIVATE
CRZ=NO
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=0
DISTRICT=KANYAKUMARI
IS_SWIMMING_POOL_EXISTS=NO
RWH_DECLARED=YES
IF_HERITAGE_TOWN_LESS THAN 1KM_RADIUS=NO



COLOUR INDEX
SITE BOUNDARY
PRO.CONSTN
ROAD
EX.HOUSE



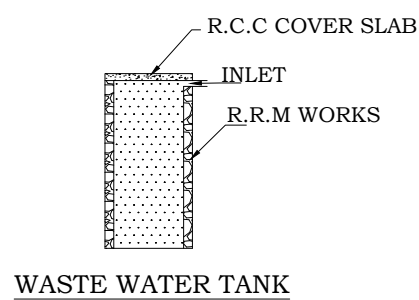
GROUND FLOOR PLAN



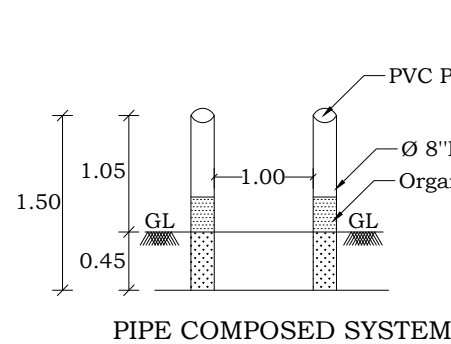
FIRST FLOOR PLAN

Parking Calculation According to TNCD BR	
2019	
Floor Area Inbetween 50-75 Sq.mt- 1 car Space & 1 Two wheeler Space	
Total Floor area of Building	:125.92 Sq.mt.
No.of Cars &Two wheeler	=125.92/75 2 Each

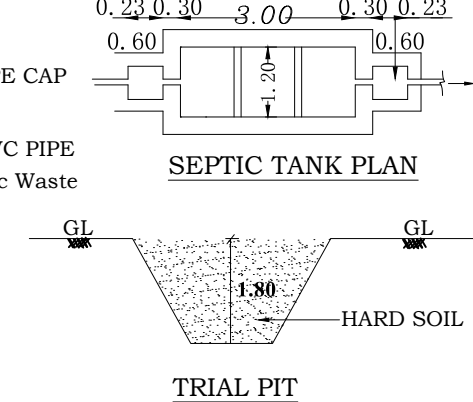
PLOT AREA DETAILS		
R.S.NO	CENTS	Sq m
180/ 23A	1.216	49.212
180/ 24	2.644	107.003
Total	3.860	156.214



WASTE WATER TANK

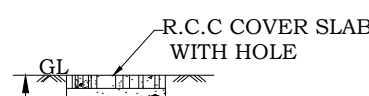


PIPE COMPOSED SYSTEM

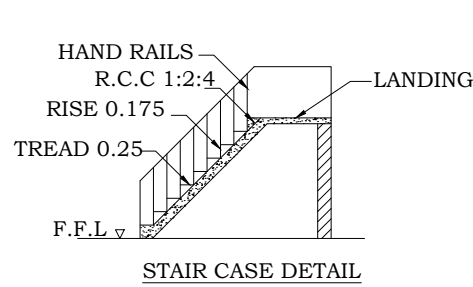


SEPTIC TANK PLAN

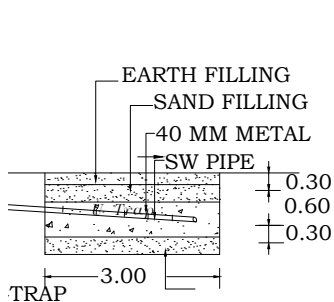
TRIAL PIT



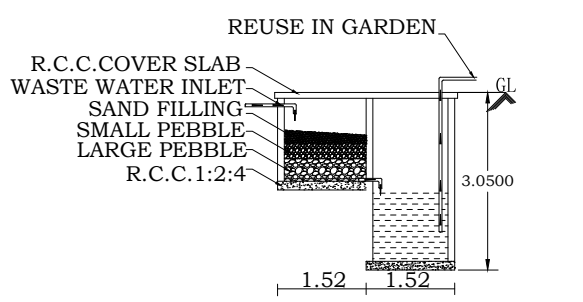
SOLAR SYSTEM PLAN



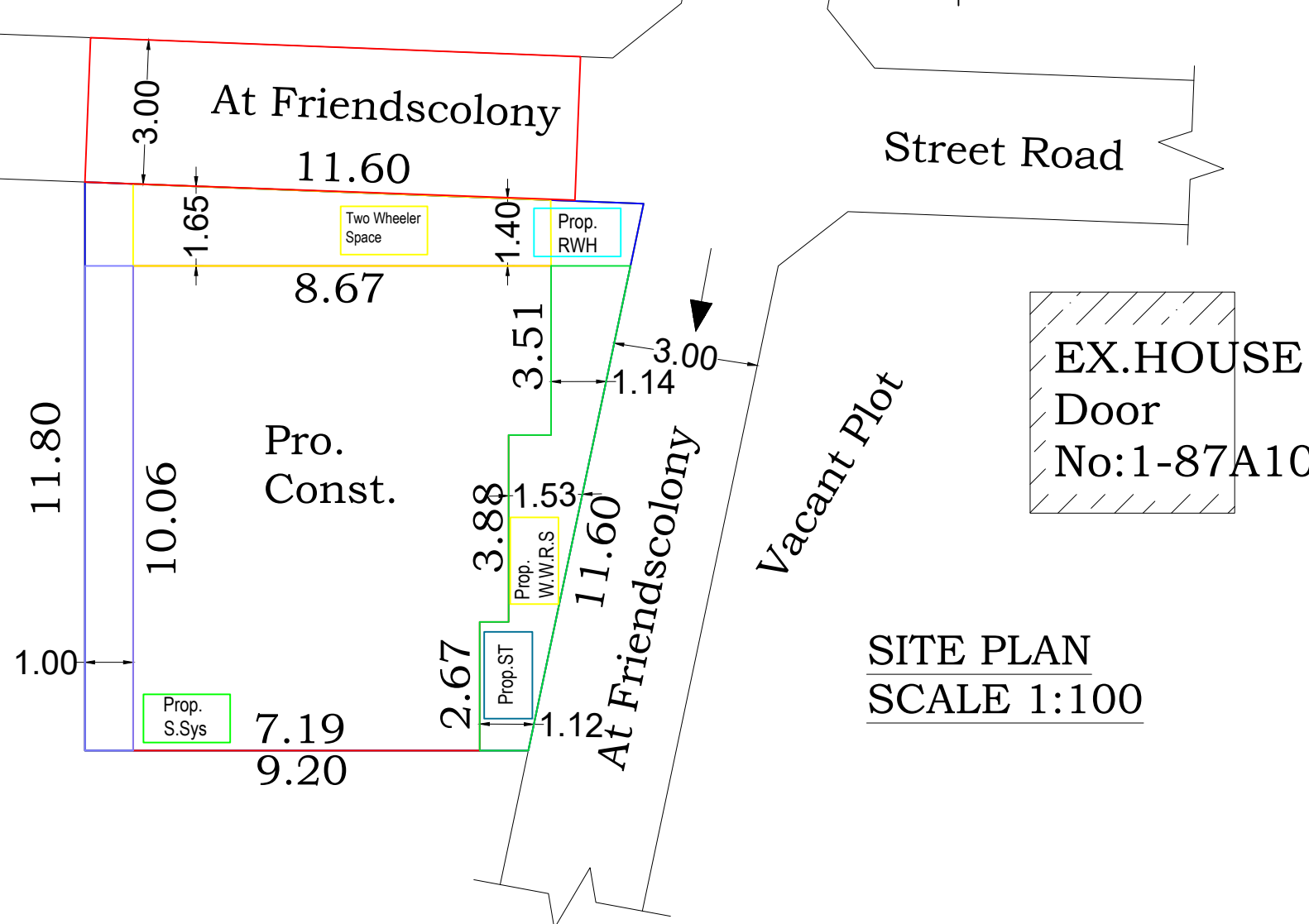
STAIR CASE DETAIL



SECTION OF DISPERSION TRENCH



RECYCLING OF WASTE WATER



SITE PLAN
SCALE 1:100

AREA DETAILS- BUILDING		
PLINTH AREA		
PLINTH AREA GROUND FLOOR	79.85 Sq.Mt	860.00 Sq.Ft
PLINTH AREA FIRST FLOOR	28.16 Sq.Mt	303.00 Sq.Ft
PLINTH AREA TOTAL	108.01 Sq.Mt	1163.00 Sq.Ft

FLOOR AREA		
FLOOR AREA GROUND FLOOR	66.35 Sq.Mt	714.00 Sq.Ft
FLOOR AREA FIRST FLOOR	23.42 Sq.Mt	252.00 Sq.Ft
FLOOR AREA TOTAL	89.77 Sq.Mt	966.00 Sq.Ft

AREA DETAILS- LAND		
PLOT AREA	3.860 Cents.	1.56 Ares
	156.21 Sq.Mt.	1680.81 Sq.Ft.
Vacant Area	76.36 Sq.Mt.	820.81 Sq.Ft.
F.S.I	79.85 / 156.21	0.51 < 2.00

JOINERIES DETAILS		
REF	DESCRIPTION	SIZE
D	DOOR	0.90x2.10
D1	DOOR	0.70x2.10
W3	WINDOW	1.40x1.40
W2	WINDOW	0.90x1.40
KW	KITCHEN WINDOW	0.90x0.90
V	VENTILATOR	0.60x0.45
SCALE 1:100	ALL DIMENSIONS ARE IN METER	DWG.NO: 052 2024

Johnson S
SIG.OF BUILDING OWNER

Er. P. R. Jeyaraj, A.Cad
Licensed Building Eng.
Grade No. III
Reg.No. 118/LS/2019/00002
Colachel. Cell : 735899155

LICENCED ENGINEER.

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.

