

PP

APPROVAL RECORD

# Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE  
**Building Plan**

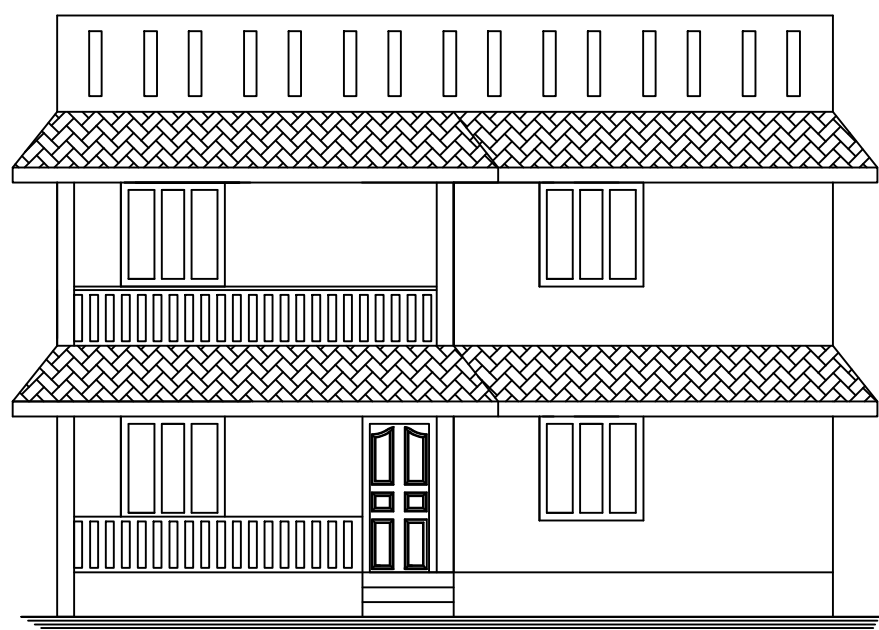
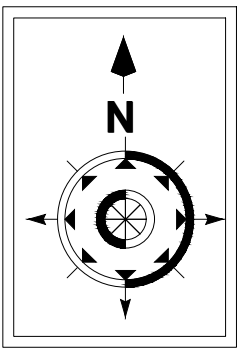
ISSUING AUTHORITY  
**Rural Panchayat**

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

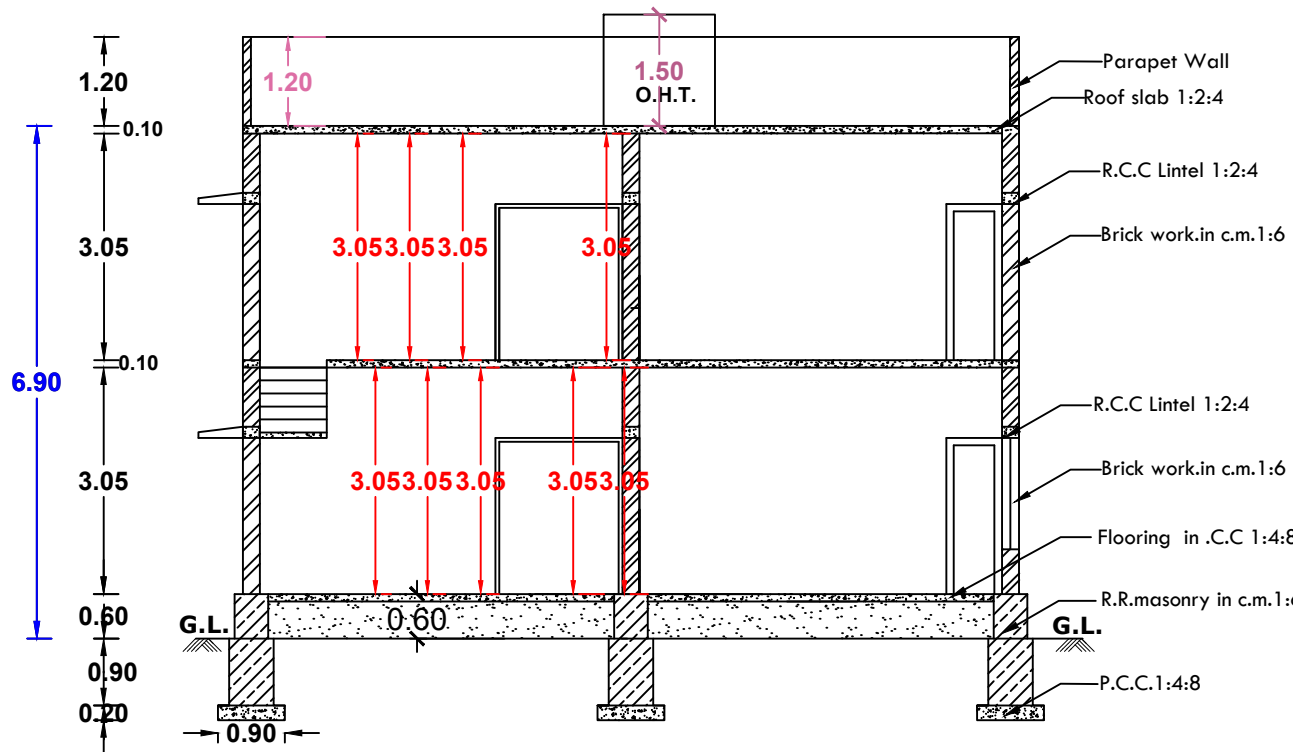
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING  
IN RE.SY.NO.523/18, OF VEERAMARTHANDANPUTHOOR VILLAGE ,  
AT THOPPIL NAGER, THOVALAI PUTHOOR, SAHAYANAGAR VILLAGE PANCHAYAT.

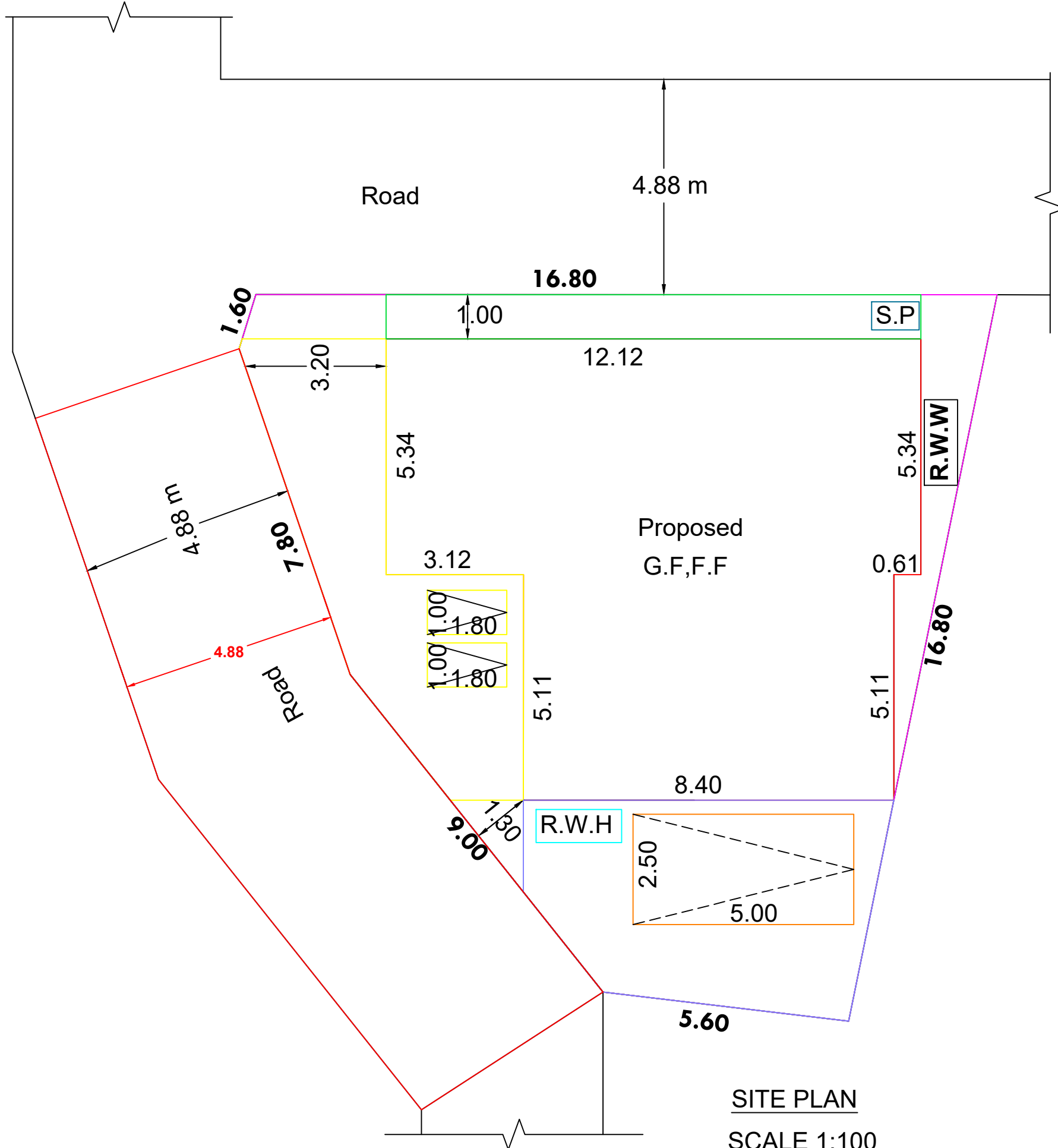
Name of owner:- V.SANTHARAM, S/o.M.Velayudhanpillai.



FRONT ELEVATION

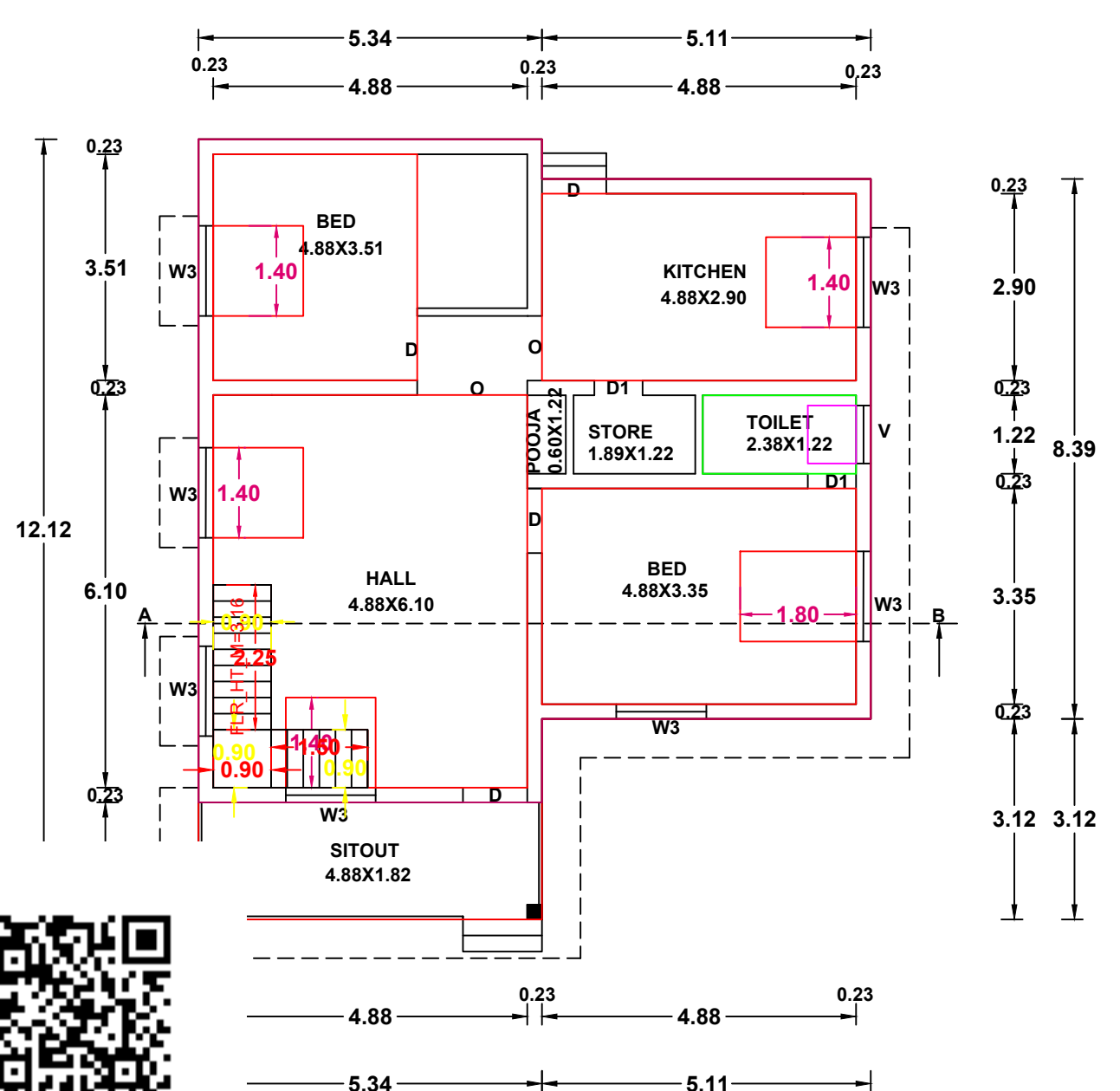


SECTION-AB

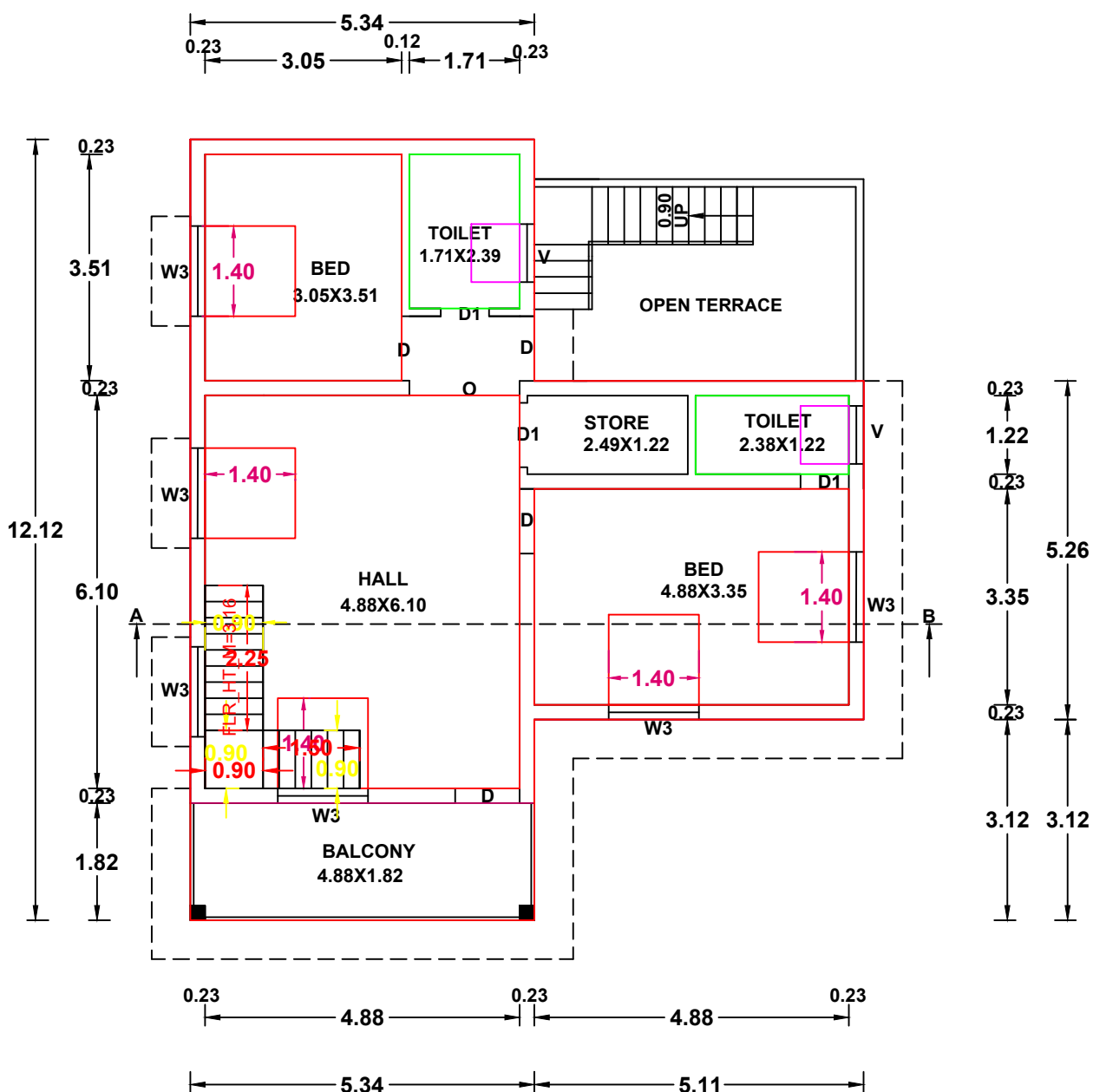


SITE PLAN  
SCALE 1:100

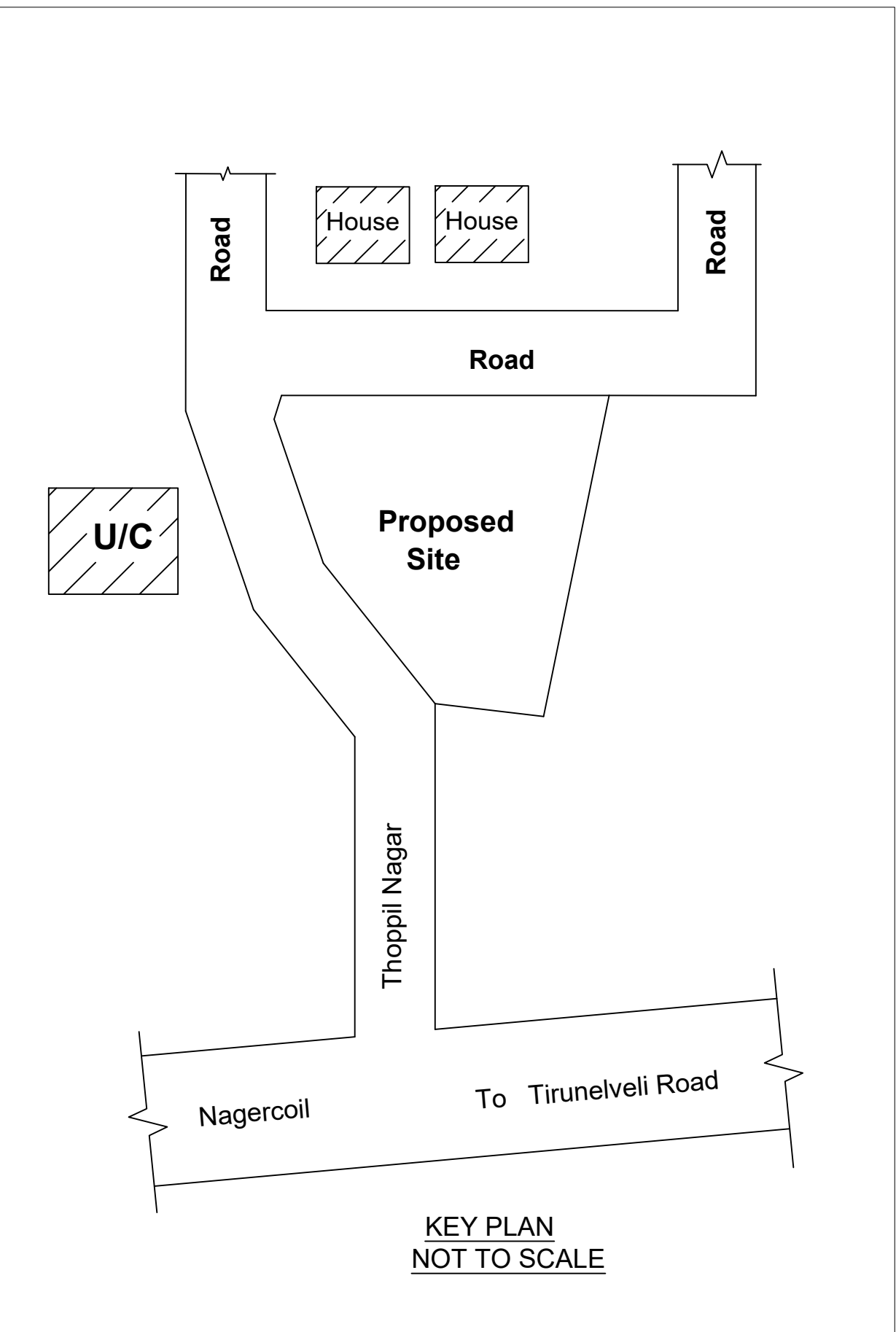
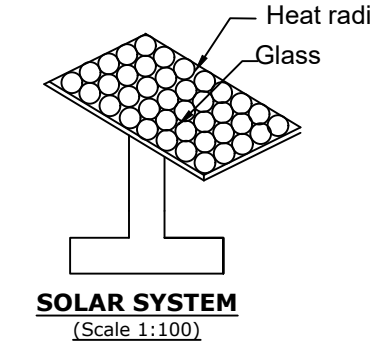
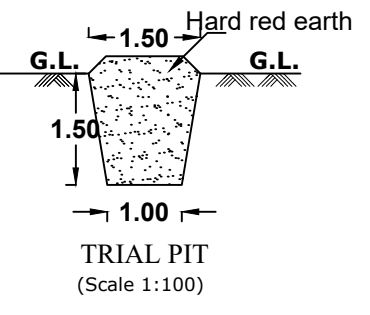
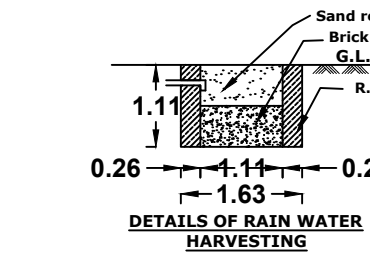
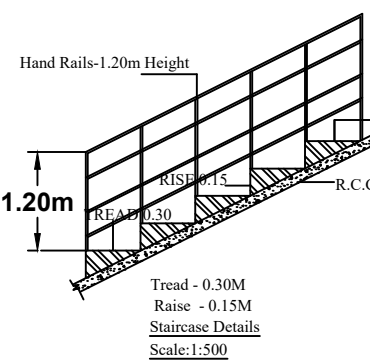
PLAN INFO  
PLOT\_NO=NO  
PATTA\_NO=6972  
TALUK=THOVALAI  
DISTRICT=KANNYAKUMARI  
SURVEY\_NO=523/18  
PLOT\_AREA\_M2=202.0  
AS\_PER\_DOCUMENT=202.0  
AS\_AT\_SITE=199.61  
FMB\_OR\_PLR=202.0  
JURISDICTION\_TYPE=SAHAYANAGAR VILLAGE PANCHAYAT  
SINGLE\_FAMILY\_BLDG=YES  
LAND\_USE\_ZONE=RESIDENTIAL  
CRZ=NO  
SECURITY\_ZONE=NO  
WHETHER\_GOVT\_OR\_AIDED\_SCHOOL=NO  
ROAD\_WIDTH=4.88  
ROAD\_LENGTH=10.0  
AVG\_PLOT\_DEPTH=11.20  
AVG\_PLOT\_WIDTH=17.60  
RWH\_DECLARED=YES  
BUILDING\_NEAR\_TO\_RIVER=NO  
OSR\_APPLICABLE=NO  
OSR\_SURRENDER\_OR\_BUYBACK=BUYBACK  
PREMIUM\_FSI\_REQUIRED=NO  
IS\_APPROVED\_LAYOUT=NO  
AREA\_TYPE=OTHERS  
BUILDING\_NEAR\_MONUMENT=NO  
BUILDING\_NEAR\_GOVT\_BLDG=NO  
PROVISION\_FOR\_GREEN\_BUILDINGS\_AND\_SUSTAINABILITY=NO  
FIRE\_PROTECTION\_AND\_FIRE\_SAFETY\_REQUIREMENTS=NO  
NOC\_FOR\_CONSTRUCTION\_NEAR\_MONUMENT=NO  
BARRIER\_FREE\_ACCESS\_FOR\_PHYSICALLY\_CHALLENGED\_PEOPLE=YES  
FIRE\_PROTECTION\_AND\_FIRE\_SAFETY\_REQUIREMENTS=YES  
NOC\_FIRE\_DEPT=NO  
IS\_SWIMMING\_POOL\_EXISTS=NO  
IF\_HERITAGE\_TOWN\_LESS\_THAN\_1KM\_RADIUS=NO



GROUND FLOOR PLAN



FIRST FLOOR PLAN



KEY PLAN  
NOT TO SCALE

| ALL DIMENSIONS ARE IN METER<br>PLAN SCALE 1:100                                                                                                                                                                                                         |                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| CERTIFIED THAT PROVISIONS SHALL BE MADE TO<br>"RAIN WATER HARVESTING " ARRANGEMENTS<br>SYSTEM IN THE PROPOSED CONSTRUCTION                                                                                                                              |                               |
| D-DOOR                                                                                                                                                                                                                                                  | REFERENCE 1.00X2.10           |
| D1-DOOR                                                                                                                                                                                                                                                 | -- 0.75X2.10                  |
| W3-WINDOW                                                                                                                                                                                                                                               | -- 1.40X1.40                  |
| W-VENTILATOR                                                                                                                                                                                                                                            | -- 0.90X0.60                  |
| AREA OF SITE                                                                                                                                                                                                                                            | : 202.00.sq.m(2174.33.sq.ft)  |
| AREA OF PROPOSED                                                                                                                                                                                                                                        |                               |
| GROUND FLOOR                                                                                                                                                                                                                                            | : 107.62.sq.m (1158.42.sq.ft) |
| FIRST FLOOR                                                                                                                                                                                                                                             | : 91.62.sq.m (986.19.sq.ft)   |
| TOTAL AREA                                                                                                                                                                                                                                              | : 199.24.sq.m (2144.61.sq.ft) |
| AREA OF VACANT                                                                                                                                                                                                                                          | : 94.38.sq.m (1015.91.sq.ft)  |
| PARKING CALCULATION                                                                                                                                                                                                                                     |                               |
| GROUND FLOOR                                                                                                                                                                                                                                            | = 97.87.sq.m (1053.47.sq.ft)  |
| (Kitchen-1)                                                                                                                                                                                                                                             |                               |
| FIRST FLOOR                                                                                                                                                                                                                                             | = 81.90.sq.m (881.57.sq.ft)   |
| TOTAL AREA                                                                                                                                                                                                                                              | = 179.77.sq.m(1935.04.sq.ft)  |
| First 75.sq.m                                                                                                                                                                                                                                           | = Nil                         |
| Next 104.77 Sq.m                                                                                                                                                                                                                                        | = 1 Car Space                 |
|                                                                                                                                                                                                                                                         | 2 Two Wheeler Space           |
| PLOT COVERAGE = $\frac{107.62 \times 100}{202.0} = 53.27\%$                                                                                                                                                                                             |                               |
| F.S.I.= $\frac{199.24}{202.0} = 0.98 < 2.0$                                                                                                                                                                                                             |                               |
| V.SANTHARAM<br>SIGNATURE OF LAND AND BUILDING OWNER                                                                                                                                                                                                     |                               |
| S. RAMU<br>Registration Number: Gr - III<br>REG. NO. 150/LS/2020/00002<br>S.M.S. Engineering Construction<br>90,1 <sup>st</sup> Floor, Alexandra Press Road,<br>Nagercoil - 1,<br>PIN: 9443275554, 9843375554<br>SIGNATURE OF LICENCE SURVEYOR/ENGINEER |                               |
| S.M.S. CONSTRUCTION<br>90,First floor, s.m.s.building<br>Alexandra press road<br>Nagercoil                                                                                                                                                              |                               |
| cell.9443275554<br>9843375554                                                                                                                                                                                                                           | Checked by,S.Ramu.            |
| Date:28.03.2024                                                                                                                                                                                                                                         | Size: A1(S-2)                 |
| Date:28.03.2024 Size: A1(S-2) gmal: smsramungl@gmail.com 093                                                                                                                                                                                            |                               |

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

