

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

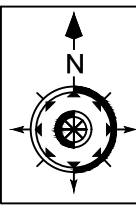
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF TWO RESIDENCY BUILDING & ONE COMMORCIAL SHOP BUILDING IN SY.NO: 324/ 4B,
OF ESANTHIMANAGALAM SOUTH VILLAGE, BALAMORE ROAD, NAVALKADU, ESANTHIMANGALAM VILLAGE PANCHAYAT....

APPLICANT: Mrs. SAJEETHA BEGAM.

PLAN INFO
AS_AT_SITE=232.66
FMB_OR_PLR=232.70
AS_PER_DOCUMENT=232.70
PREMIUM_FSL_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
PLOT_NO=NO
SURVEY_NO=324/4B
PATTI_NO=5426
TALUK=THOVALAI
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
VILLAGE=ESANTHIMANAGALAM SOUTH
DISTRICT=KANNIYAKUMARI
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=5.90
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=232.70
AVG_PLOT_DEPTH=26.20
AVG_PLOT_WIDTH=9.40
AREA_TYPE=OTHERS
ROAD_WIDTH=5.90
ROAD_LENGTH=16.26
LAND_USE_ZONE=COMMERCIAL,RESIDENTIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
INTERNAL_VEHICULAR_ACCESS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=2



DESC		
SITE AREA	232.70	2503.85
RESIDENCY PLINTH AREA	68.08	732.50
SHOP PLINTH AREA	40.94	440.55
TOTAL PLINTH AREA	109.02	1173.05
VACANT AREA	123.68	1330.80

PLOT COVERAGE - 46.85%		
SCHEDULE OF JOINERIES :		
MD	DOOR	1.00 X 2.10
D	DOOR	0.90 X 2.10
D1	DOOR	0.76 X 2.10
W3	WINDOW	1.50 X 1.50
W2	WINDOW	1.05 X 1.50
V	VENTILATOR	0.76 X 0.76

ALL DIMENSION ARE IN METER		
COLOUR INDEX		SCALE
PROPOSED	:	PLAN: 1:100
ROAD	:	SITE PLAN: 1:100
BOUNDARY	:	

FSI CALCULATION:
REQUIRED < 2
FSI = TOTAL AREA ON ALL FLOORS / PLOT AREA
= 109.02/232.70 = 0.469 < 2
PC = 109.02 X 100 / 232.70 = 46.85%

Upto 50 Sq.m CarParking Nill
(Above 50 Sq.m :- 1 Car & 1Two Wheeler Space For Every 50 Sq.m)
= Total Plinth Area - Car Parking Area
= 46.45 - 50 = 3.55
= 23.26 / 50 = 0.4652
Required Car Parking Stalls : 1 No. Car Space
Required Two Wheeler Space : 1 Nos.

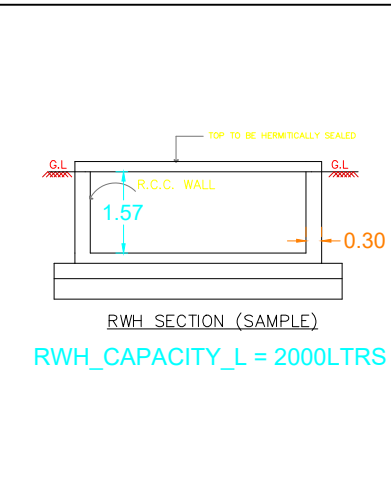
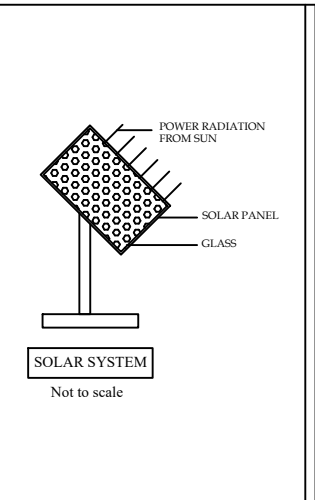
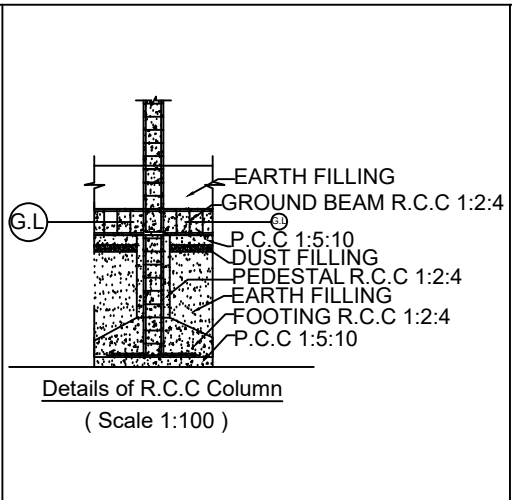
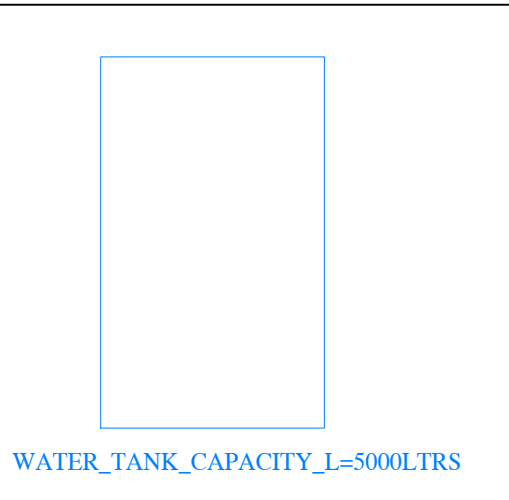
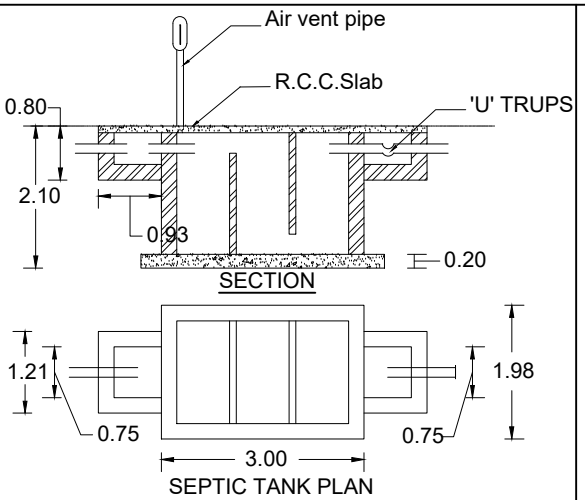
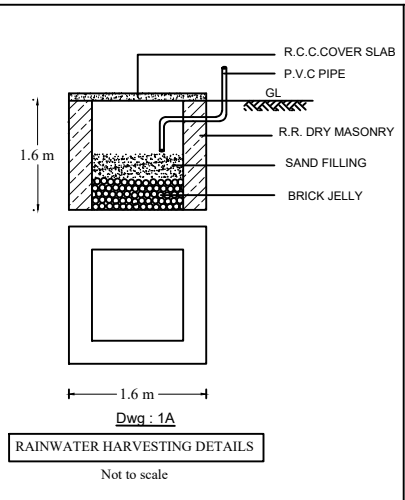
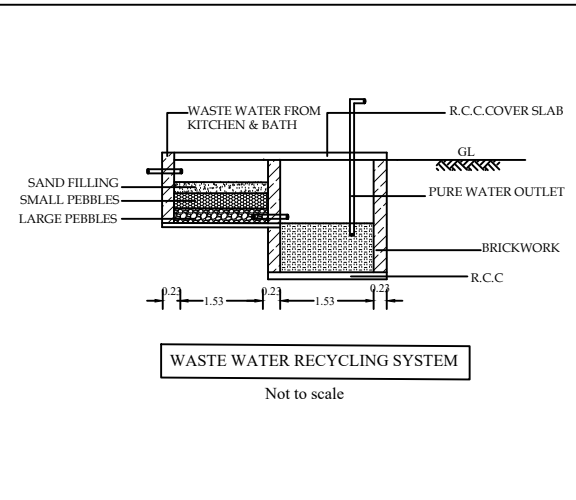
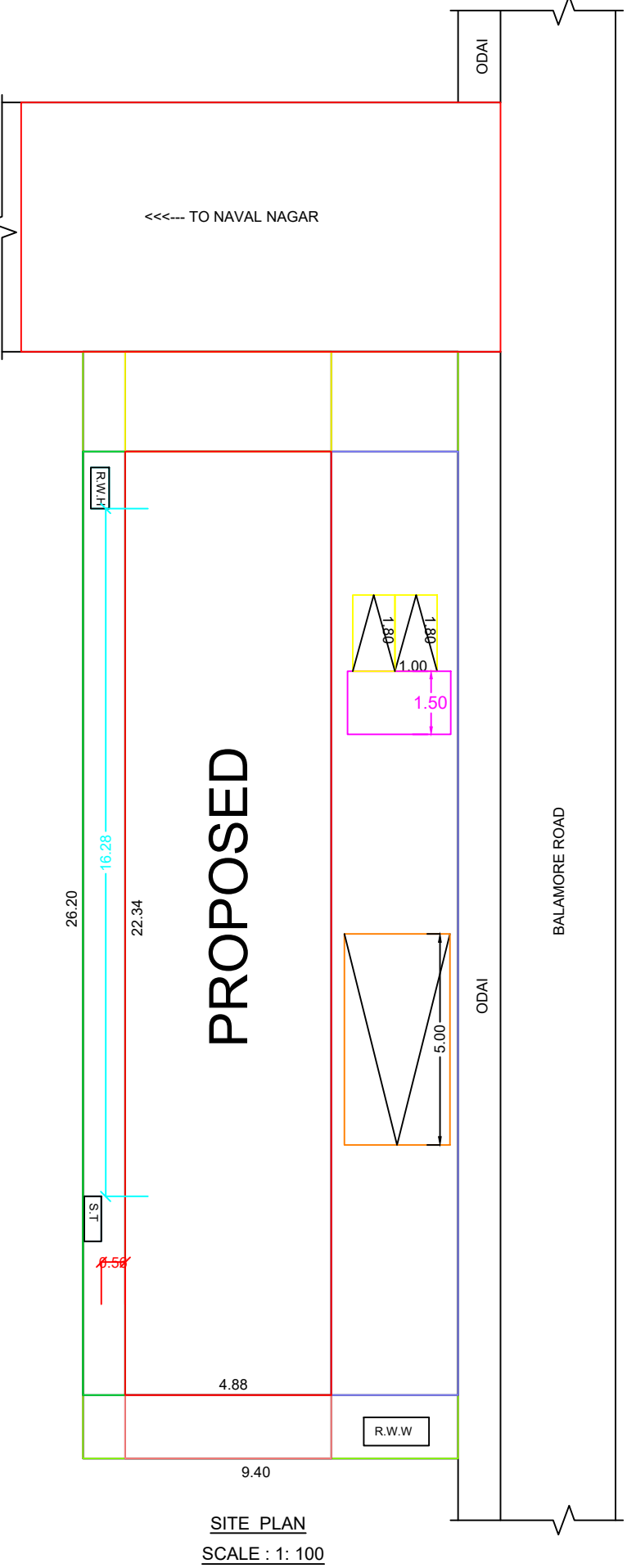
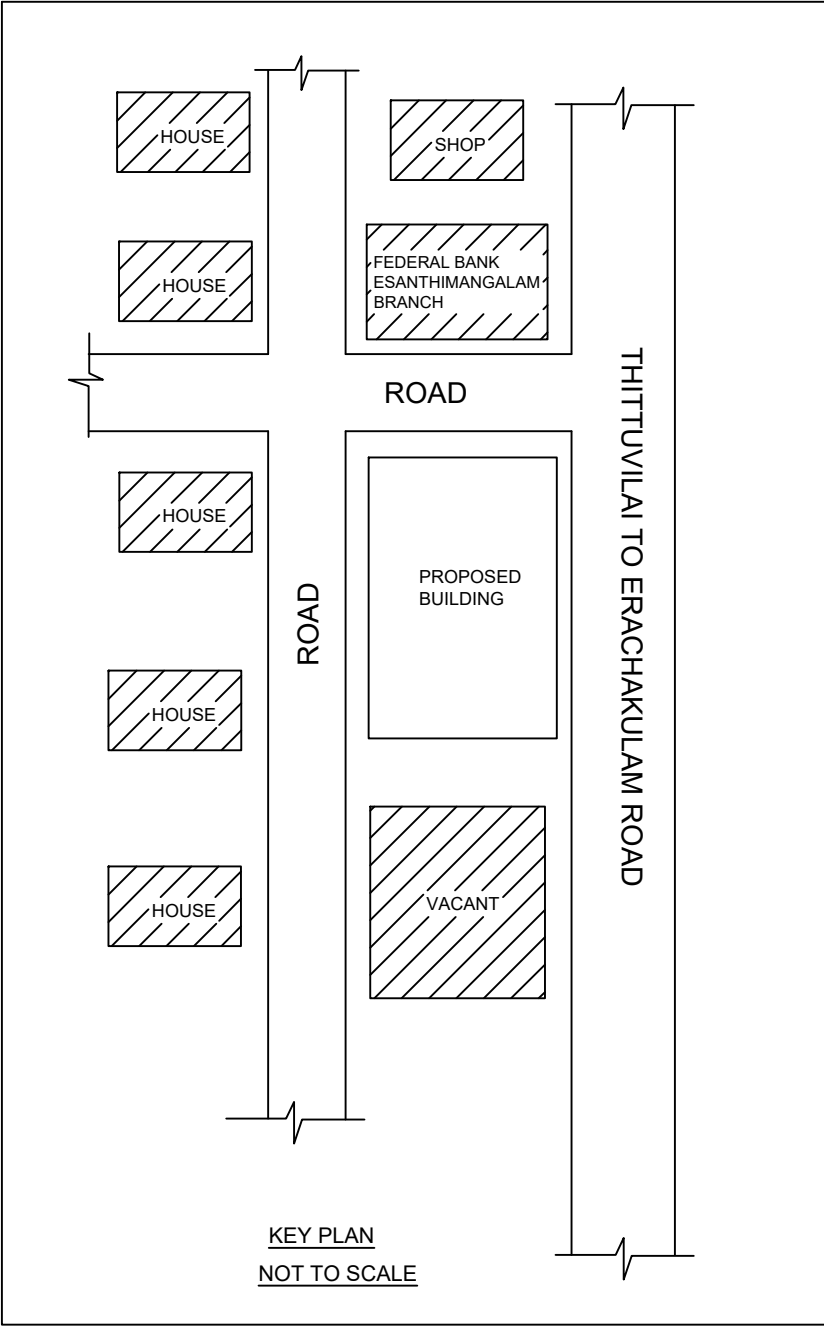
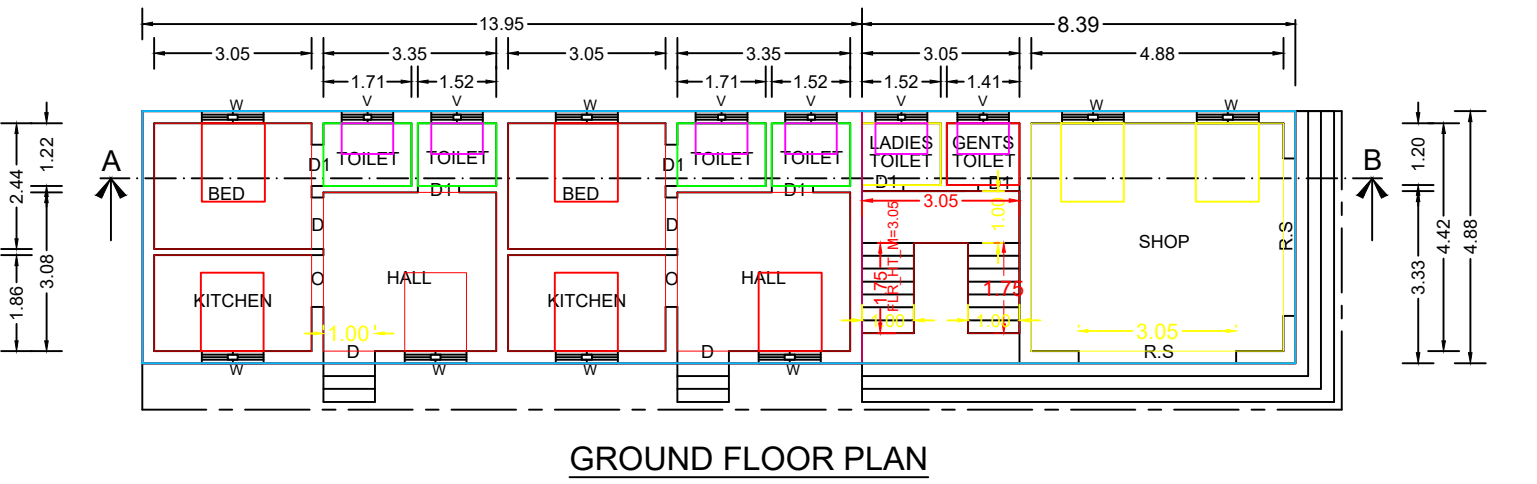
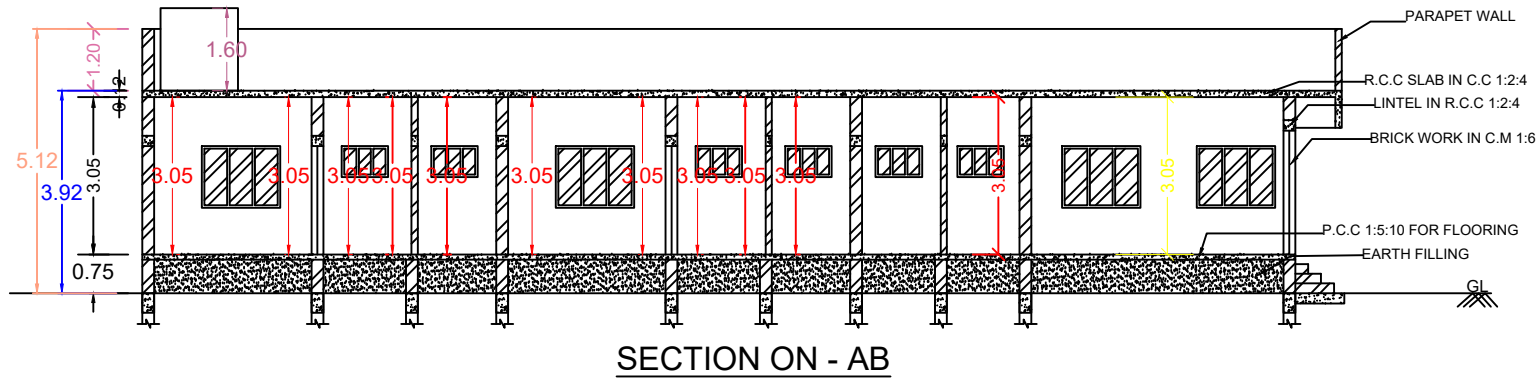
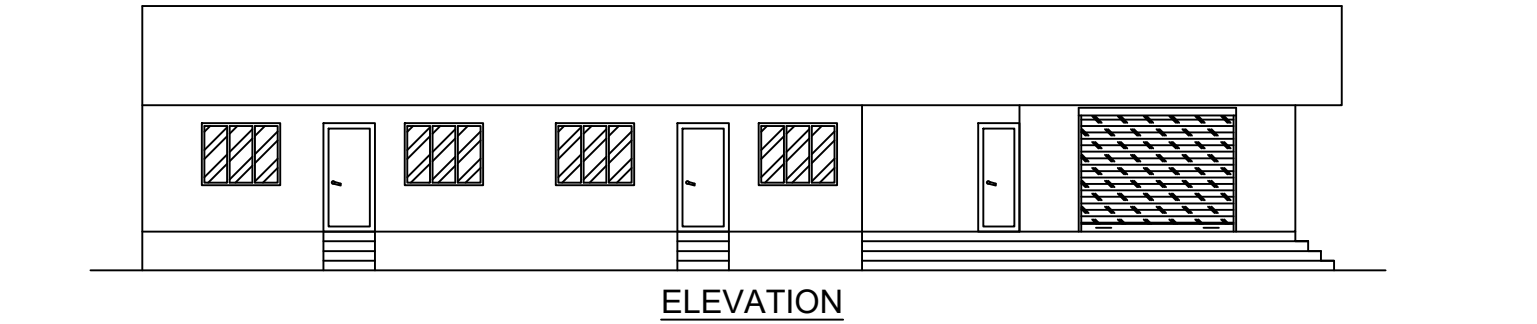
Certified That Provisions Shall Be Made To "RAIN WATER HARVESTING" Arrangements System in The Proposed Construction.

M. Sajith
SIGNATURE OF LAND & BUILDING OWNER

A. Gnanaraj
A. GNANARAJ D.Arch., M.E.
(Govt. Registered Engineer-Grade-I)
Registration No: 150/LS/2019/00194
JOANA BUILDERS
6-A, First Floor, Supreme Mall, Balamore Road
Putheri, Nagercoil-1

SIGN OF REGISTERED ENGINEER:
PREPARED BY: Er. GNANARAJ D.Arch., M.E.,
Govt. Registered Engineer-Grade-I
Registration No: 150/LS/2019/00194
Nagercoil City Municipal corporation.

JOANA BUILDERS:-
6A, First Floor, Supreme Mall,
Balamore Road, Putheri,
Nagercoil.
Cell : 9500997911, 8056997911
Office : 04652-274011. DATE : 09-04-2024



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.

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.

