

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

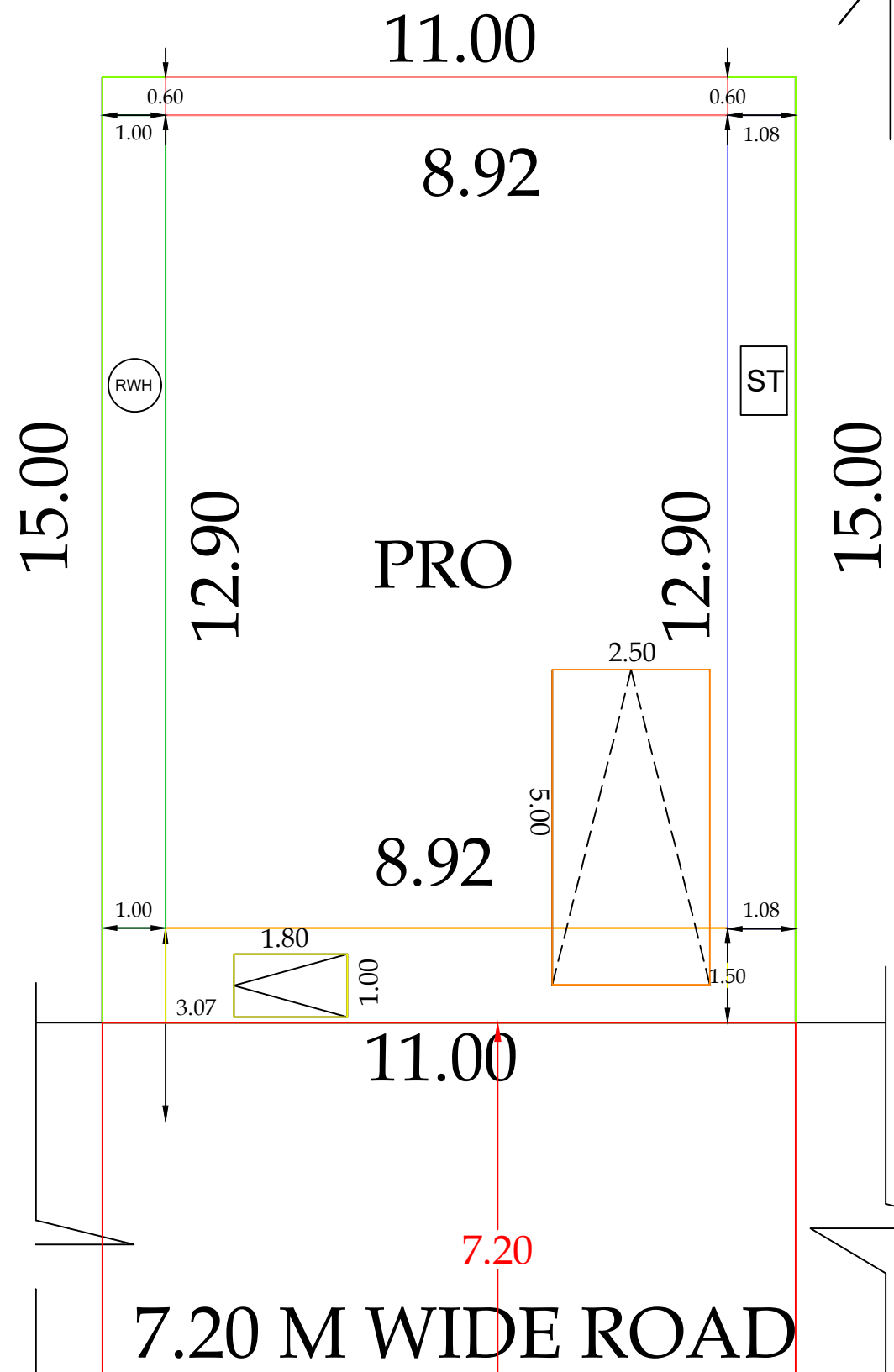
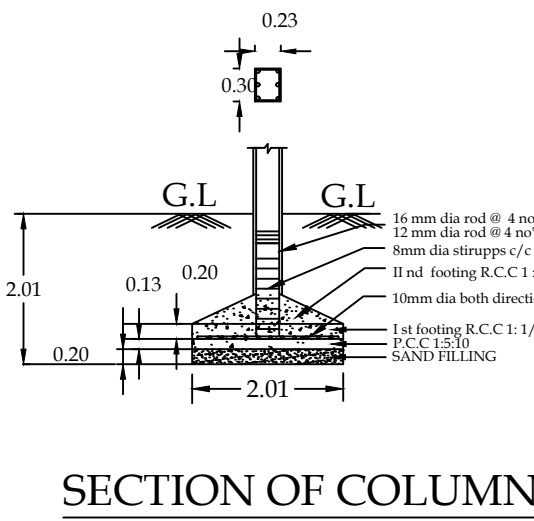
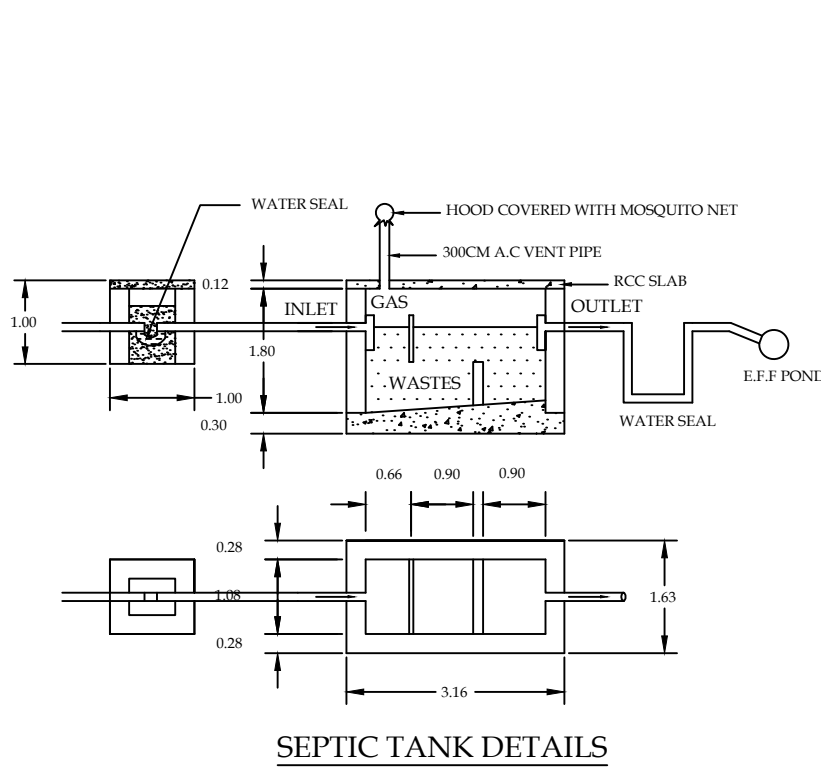
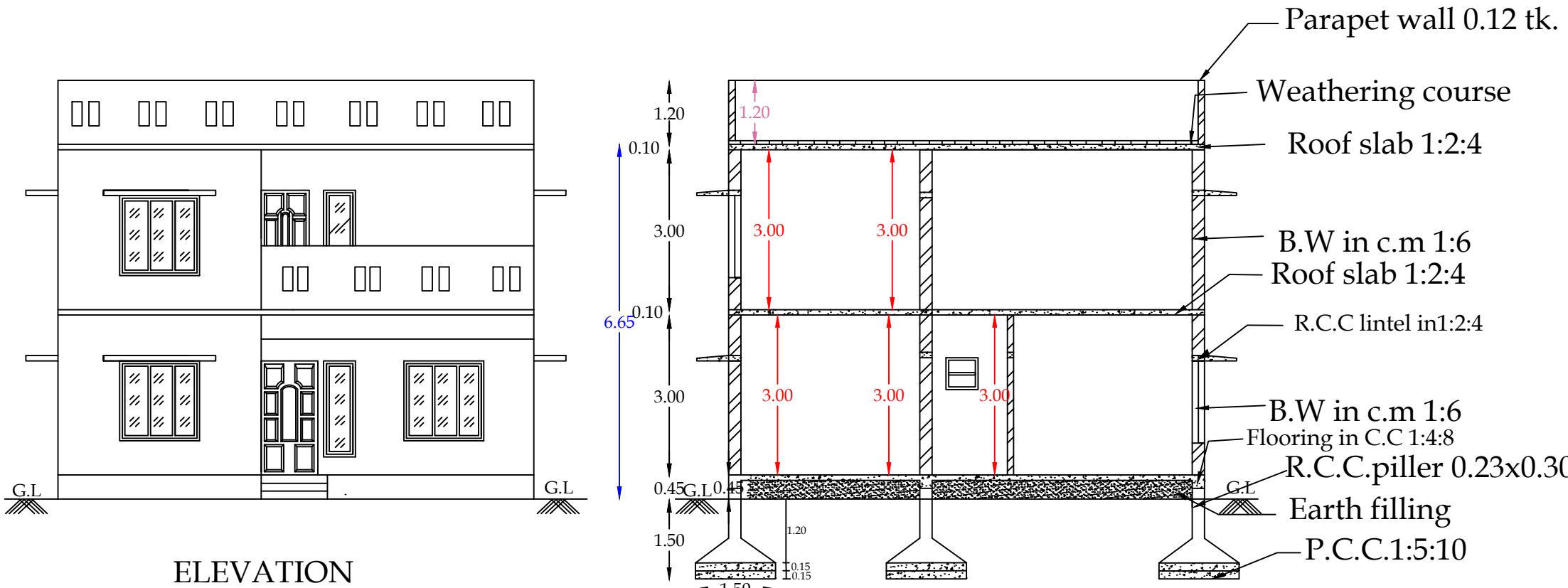
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING IN Re.S.NO : 22/2A35 OF KANIYAKULAM VILLAGE AT "B.R.RESIDENCY", KANIYAKULAM VILLAGE PANCHAYAT, AGASTHEESWARAM TALUK, KANNIYAKUMARI DISTRICT.

NAME OF OWNER: Mr.T.SUBASH RAJAN
S/O: Mr.THIYAGARAJAN
NO: 18-19 A1, MANKUZHY,
KALKULAM TALUK,
KANNIYAKUMARI DISTRICT,
TAMIL NADU -629802.

PLOT NO : 63



SITE PLAN
SCALE 1: 100

CERTIFIED THAT PROVISIONS SHALL BE MADE TO RAIN WATER HARVESTING" ARRANGEMENTS SYSTEM IN THE PROPOSED CONSTRUCTION

AREA	SQ.M	SQ.FT
SITE AREA	168.00	1808.35
EXISTING	NIL	
PROPOSED AREA		
GROUND FLOOR	115.07	1238.61
FIRST FLOOR	123.58	1330.22
TOTAL	238.65	2568.83
VACANT	52.93	569.74

PLOT COVERAGE AREA $\frac{115.07}{168.00} \times 100 = 68.49\%$
FSI $\frac{238.65}{168.00} = 1.42 < 2\%$

CAR PARKING
ONE CAR SPACE FOR EVERY 2 DWELLING UNITS
AND TWO WHEELER SPACE FOR EVERY DWELLING UNIT

PROPOSED FLOOR AREA		
GROUND FLOOR	94.73	1019.67
FIRST FLOOR	94.73	1019.67
TOTAL	189.46	2039.34

Required parking
Total floor Area = 189.46 Sq.m
= 189.46 - 75 = 114.46 / 75 = 1.52 say 1)
1 car and 1 two wheeler space required

Parking provided
1 Car Space
1 Two Wheeler Space

SITE	1 : 100	SCALE	PLAN	1 : 100
------	---------	-------	------	---------

COLOUR INDEX
SITE BOUNDARY ☐ PROPOSED ☐ ROAD/ STREET ☐

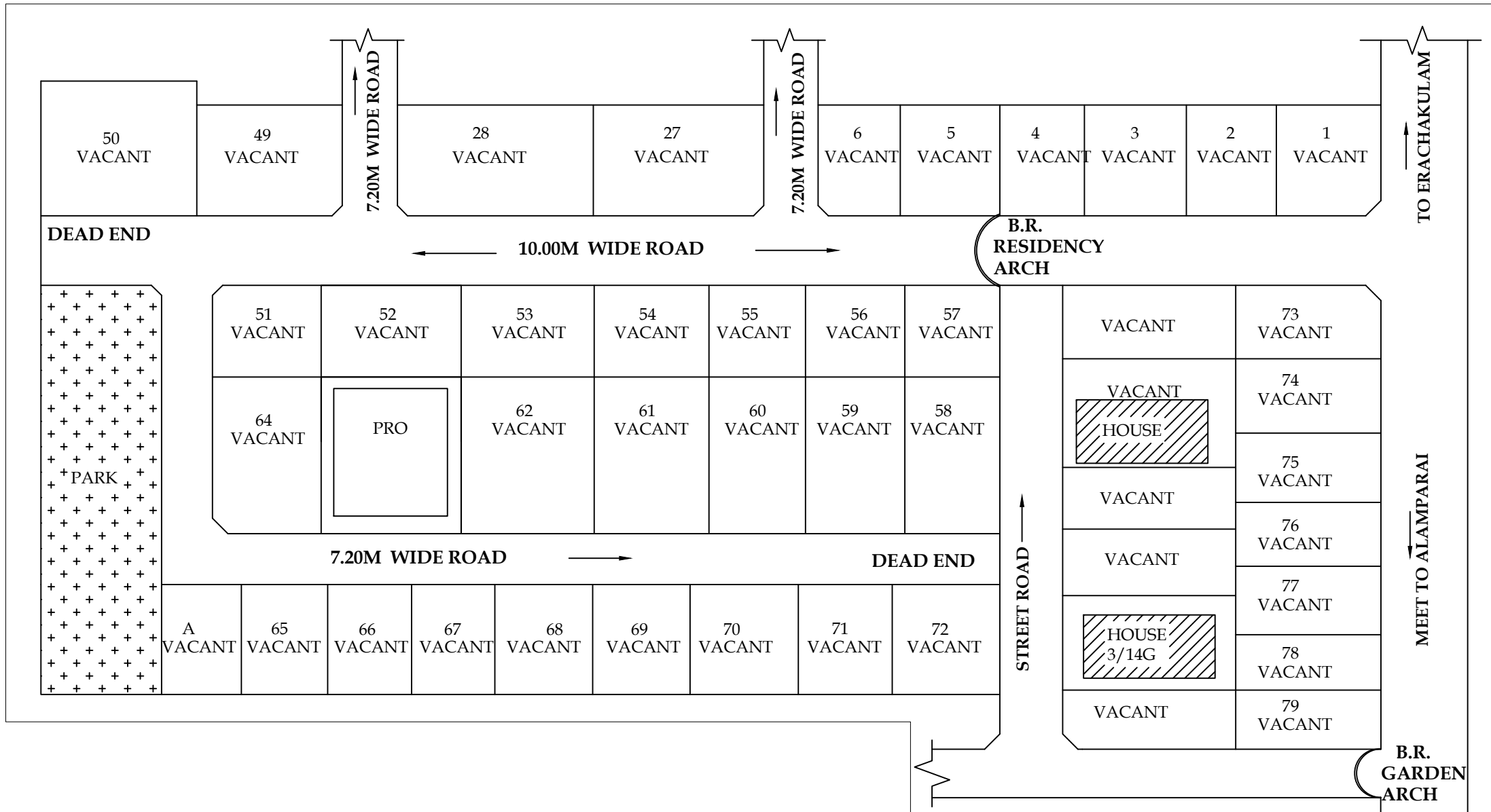
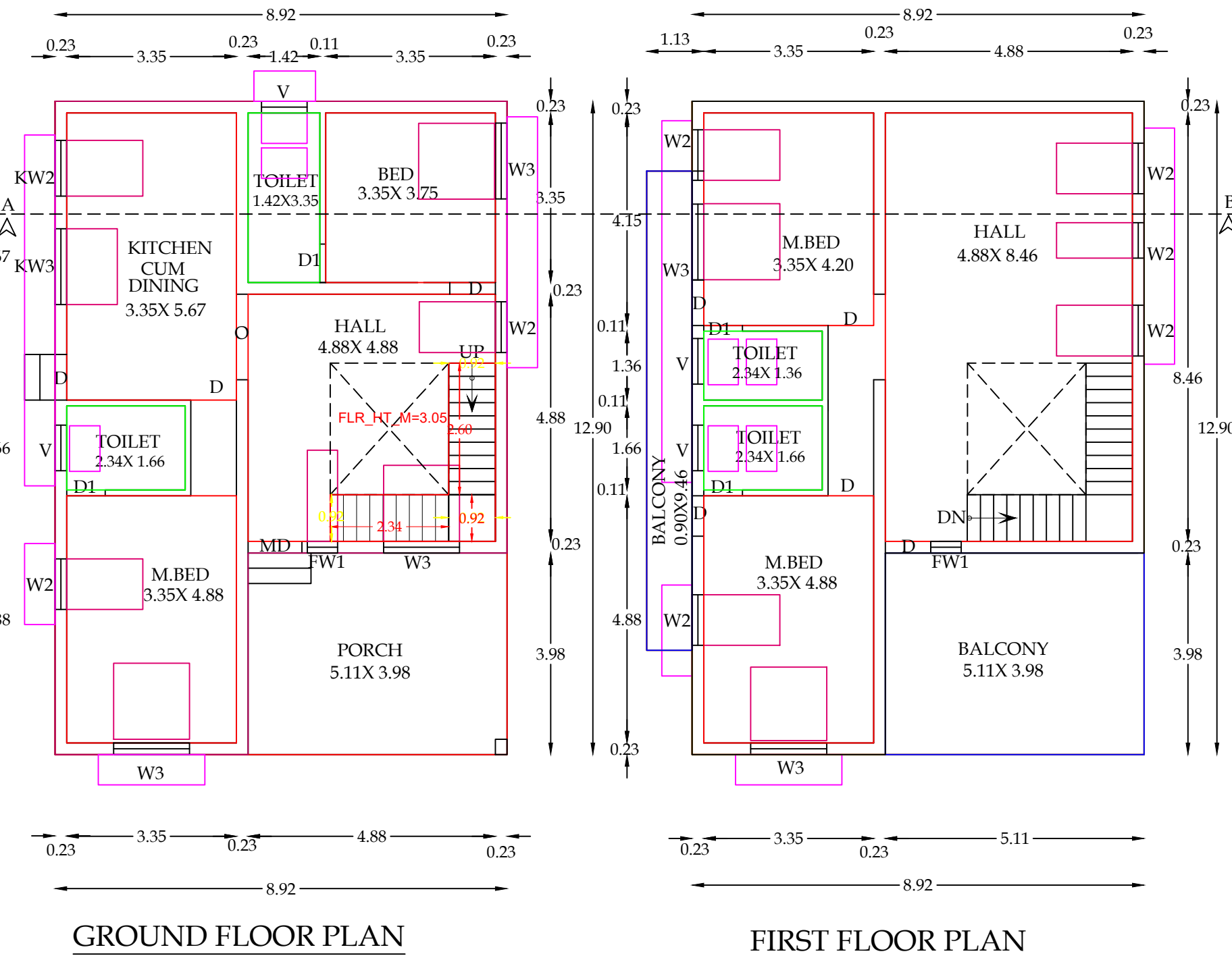
ALL DIMENSION ARE IN METER
JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
MD	DOOR	1.00 X 2.10
D	DOOR	0.90 X 2.10
D1	DOOR	0.75 X 2.10
O	OPEN	0.90 X 2.10
W3	WINDOW	1.50 X 1.50
W2	WINDOW	1.00 X 1.50
KW2	WINDOW	1.00 X 1.00
KW3	KITCHEN WINDOW	1.50 X 1.00
FW1	FRENCH WINDOW	0.60 X 1.80
V	VENTILATOR	0.90 X 0.60

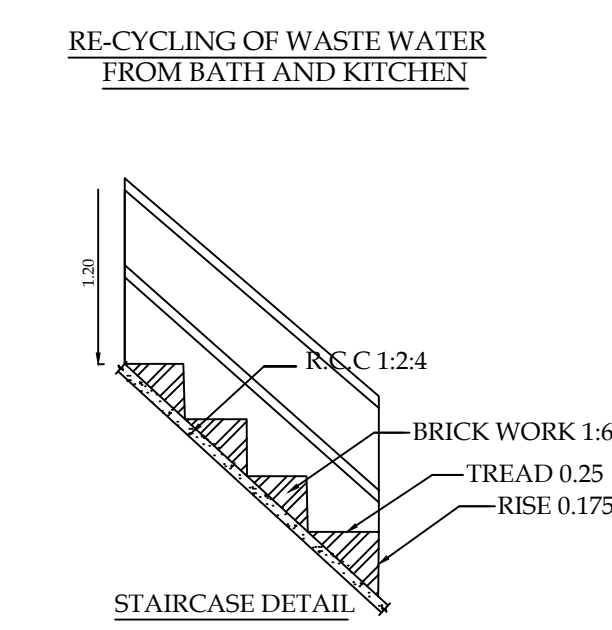
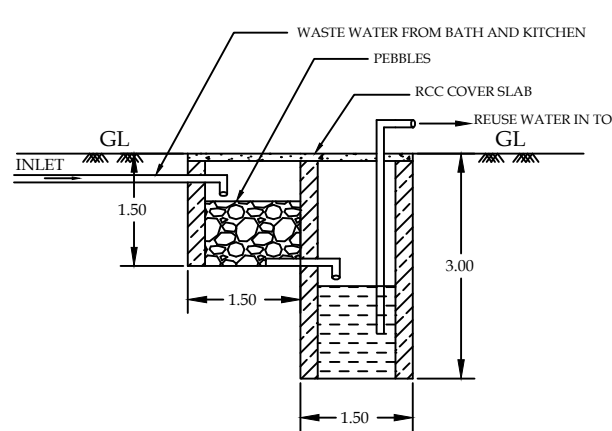
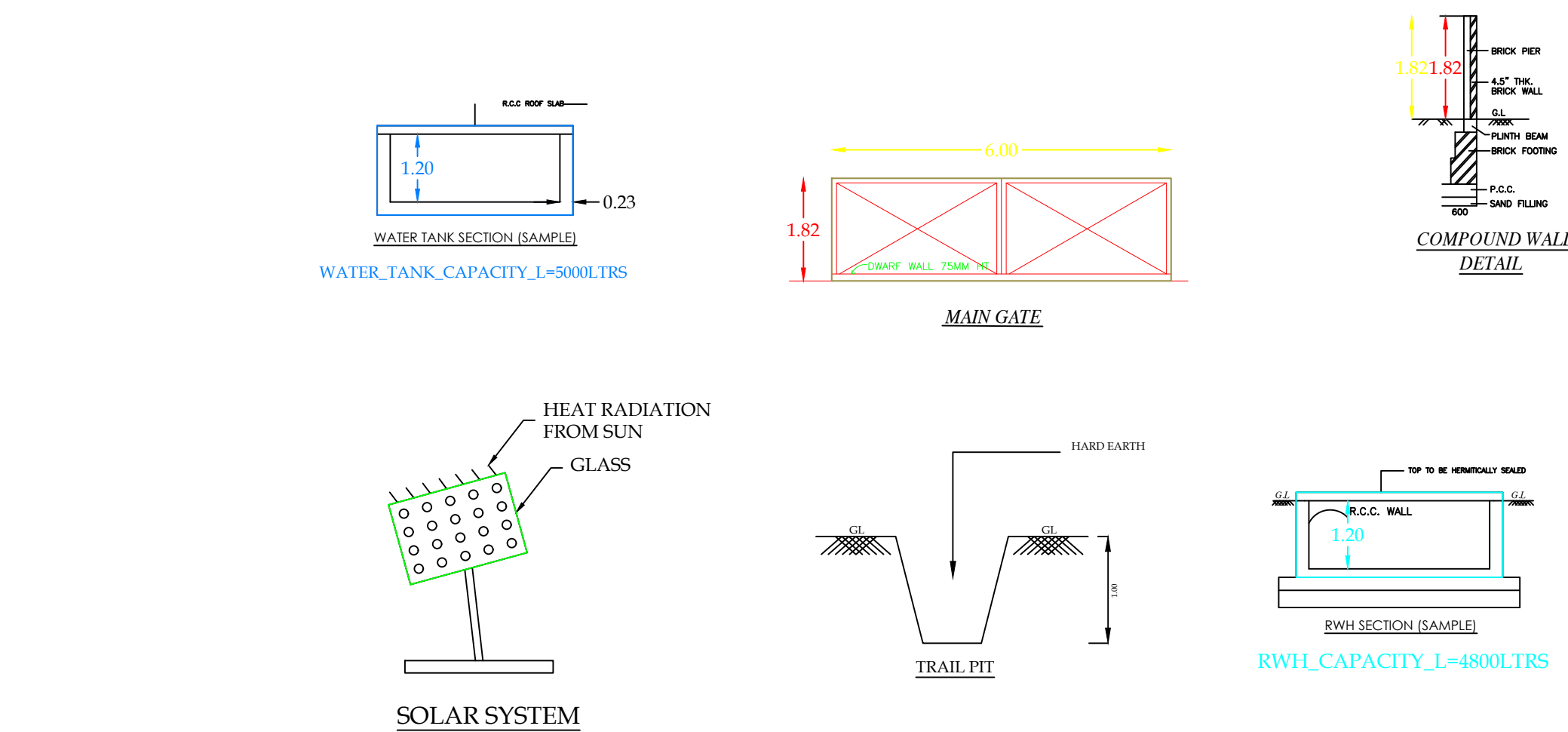
SIGNATURE OF LAND AND BUILDING OWNER

Er. I. JEYAPRAKASH, B.E.
Construction Engineer / Contractor
Registered Engineer-Grade III
Reg. No: 150/LS/2019/00175
J. B. BUILDERS
46-A, Golden Street, Ramanputhur
Nagercoil-629 004
Ph: 279157, Cell: 9442212157
Sign Of Registered Engineer

TRACED BY :
Er.I.JEYAPRAKASH,B.E.,
Registration No : 150/LS/2019/00175
9442212157



PLAN INFO
PLOT_NO=63
PATTA_NO=7145
TALUK=AGASTHEESWARAM
DISTRICT=KANNIYAKUMARI
SURVEY_NO=22/2A35
PLOT_AREA_M2=165.00
AS_PER_DOCUMENT=168.00
AS_AT_SITE=165.00
FMB_OR_PLR=165.00
JURISDICTION_TYPE=KANIYAKULAM VILLAGE PANCHAYAT
SINGLE_FAMILY_BLDG=YES
LAND_USE_ZONE = RESIDENTIAL
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=7.20
ROAD_LENGTH=41.00
AVG_PLOT_DEPTH=15.00
AVG_PLOT_WIDTH=11.00
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
OSR_APPLICABLE=NO
PREMIUM_FSL_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV'T_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO



KEY PLAN
SCALE 1: 400

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.

