

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.

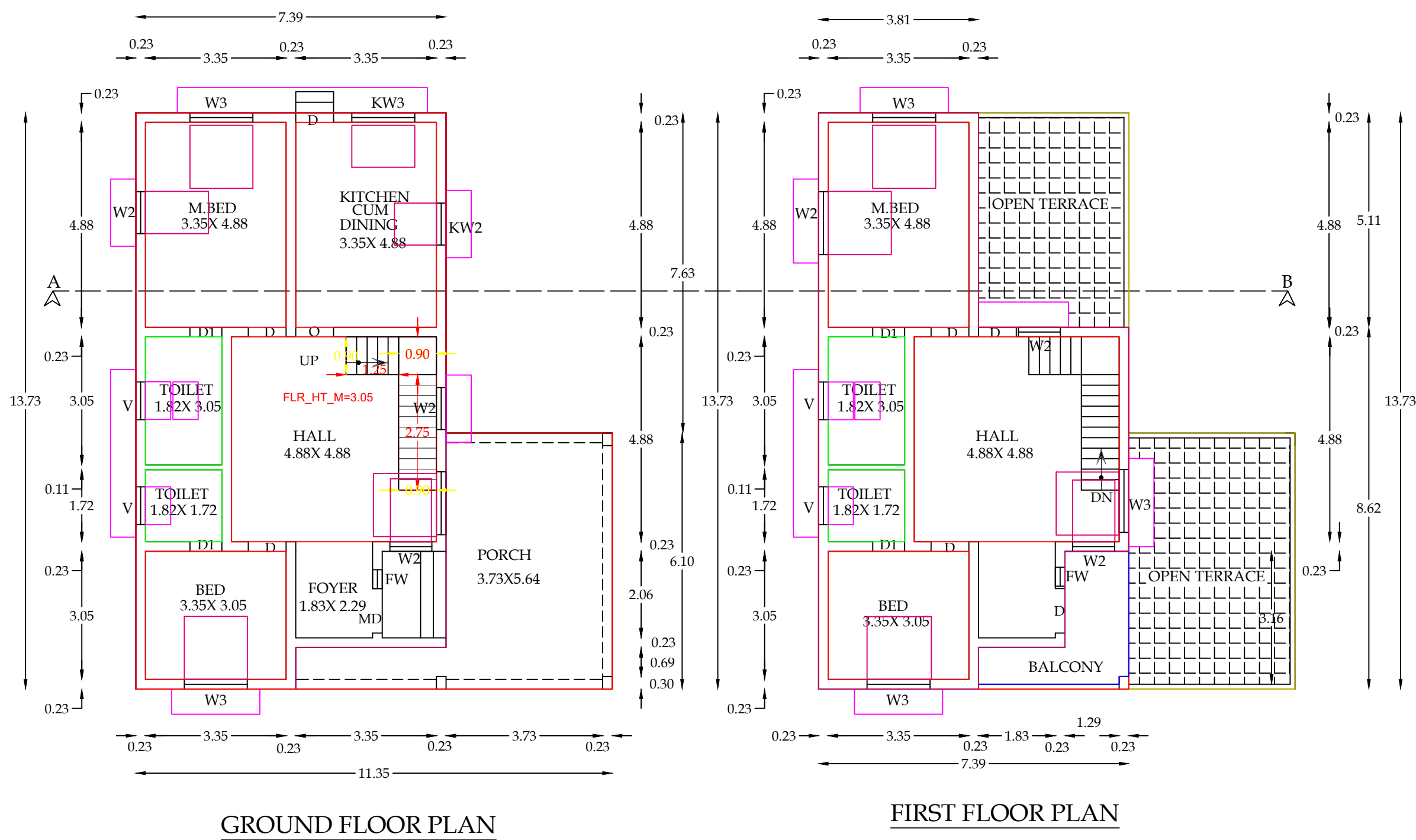
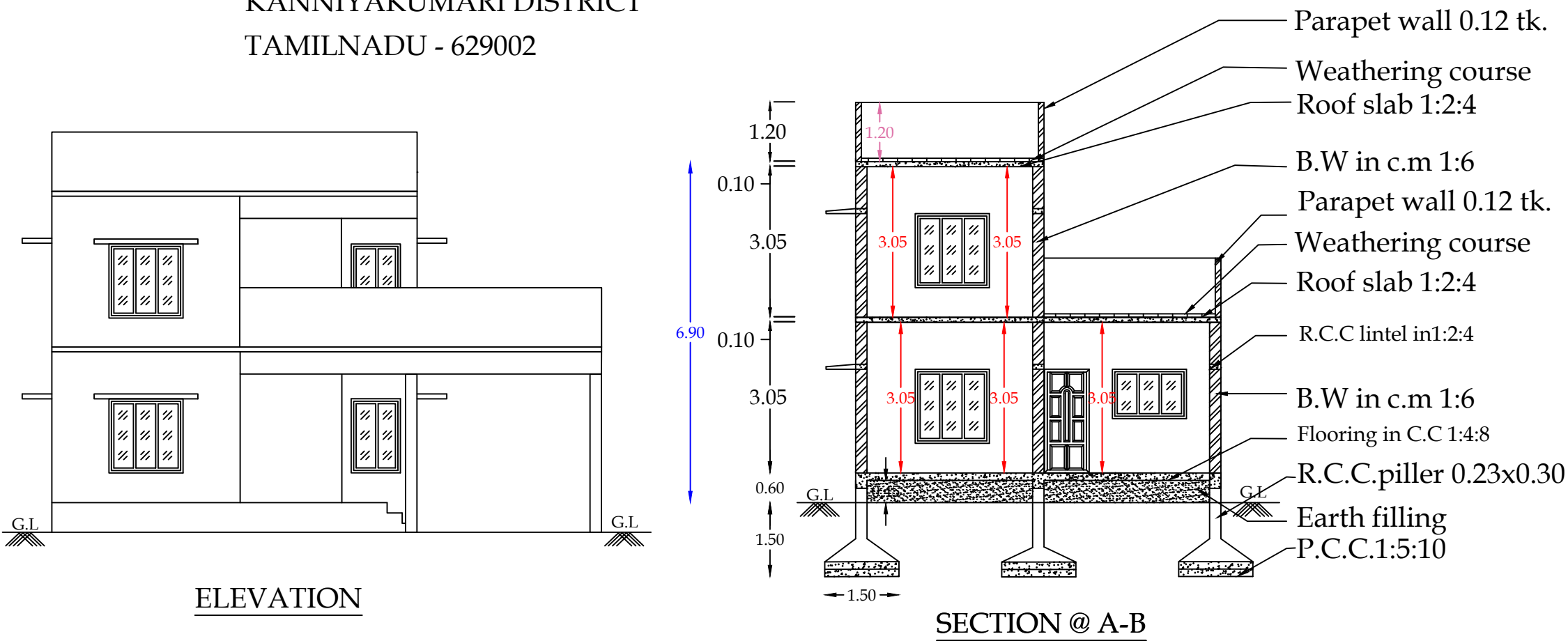
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING IN Re.Sy.NO : 164/3B1A3 OF THERAKALPUTHOOR VILLAGE AT BHARATHI NAGAR PHASE -1X, THERAKALPUTHOOR VILLAGE PANCHAYAT, AGASTHEESWARAM TALUK, KANYAKUMARI DISTRICT.

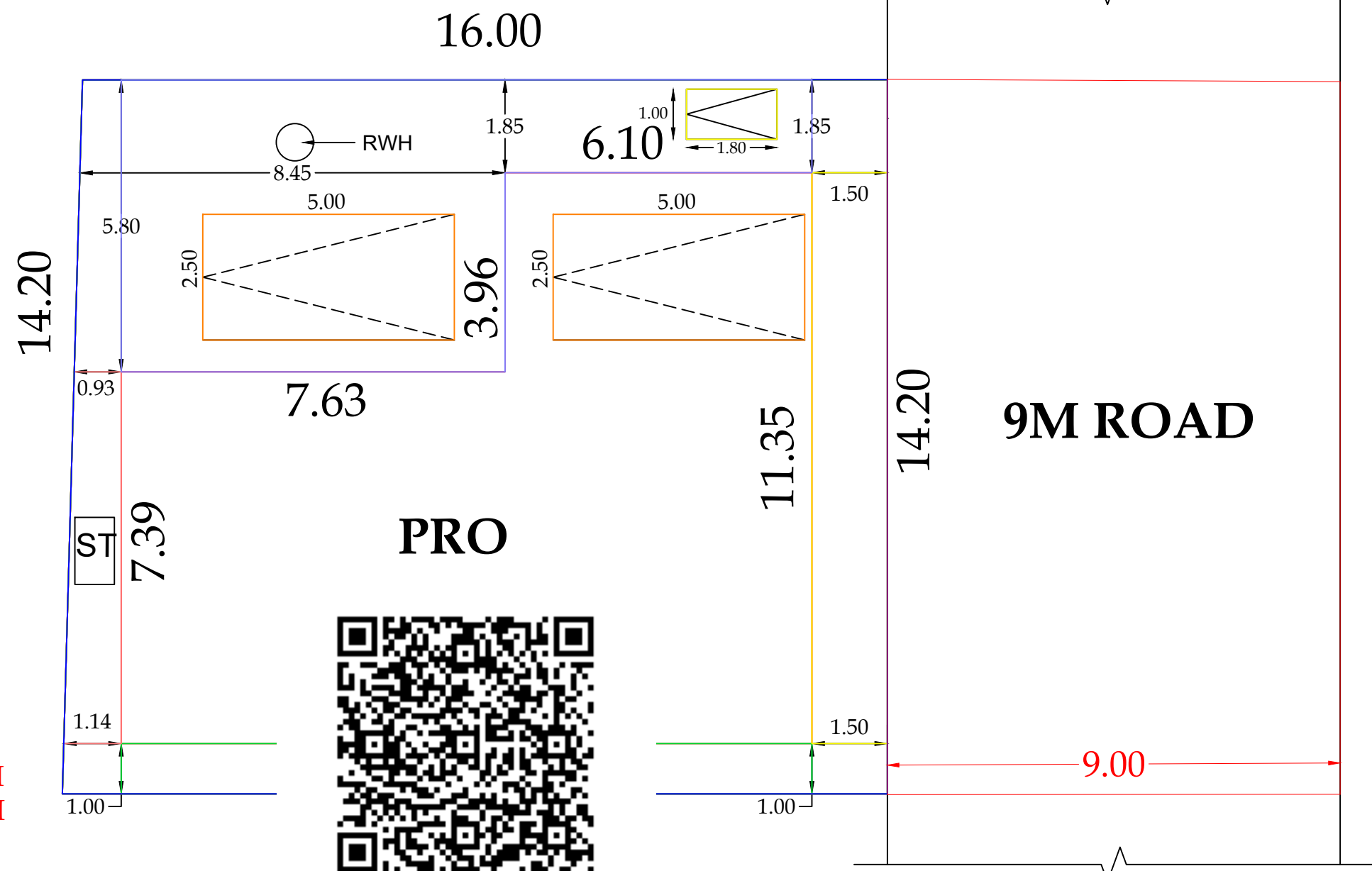
NAME OF OWNER: Mr. S.RAJKUMAR

S/O, Mr.SHARASAKHAN
2/T, KALMADA STREET,
VADIVEESHWARAM, KOTTAR,
KANNIYAKUMARI DISTRICT
TAMILNADU - 629002

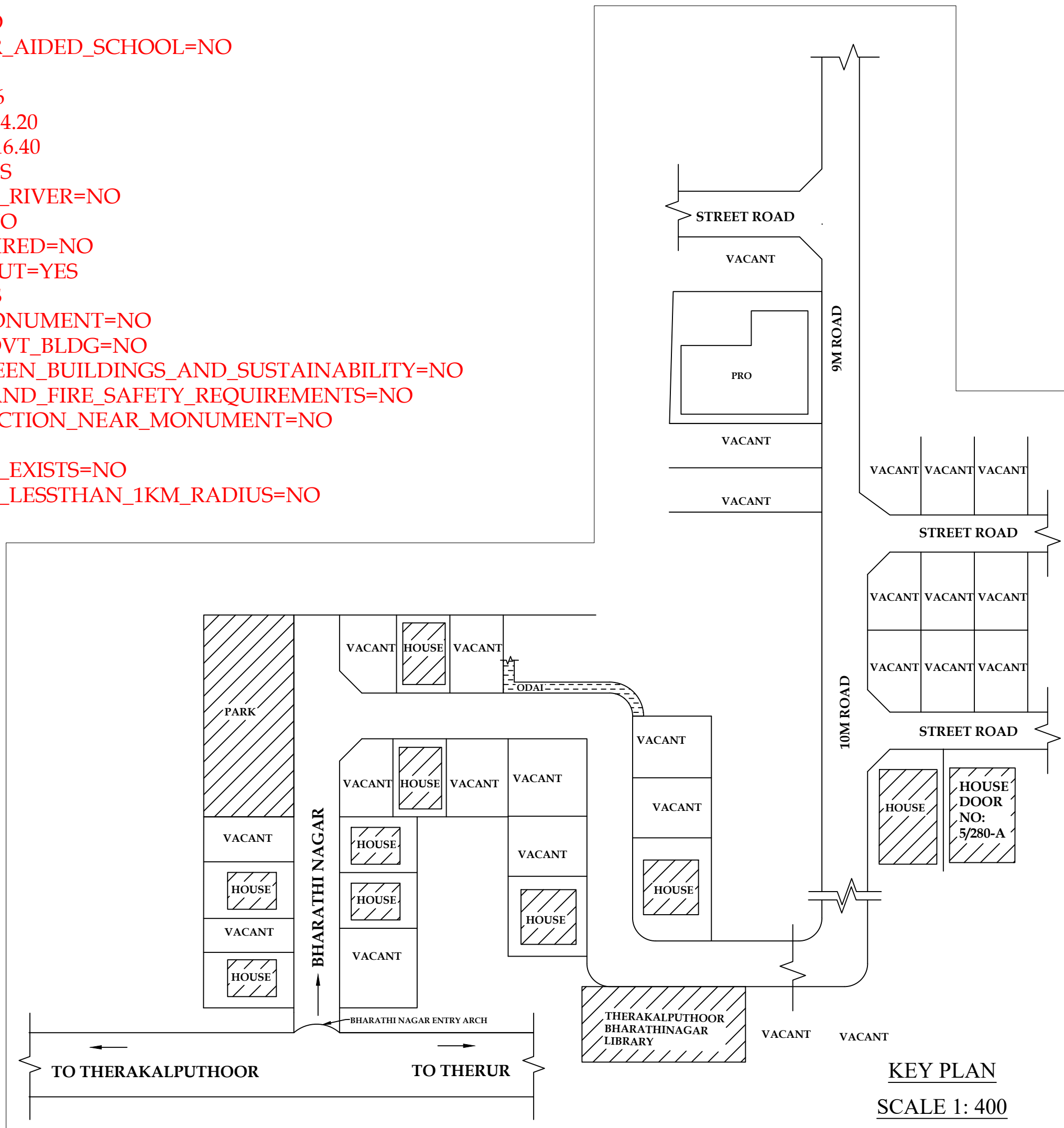
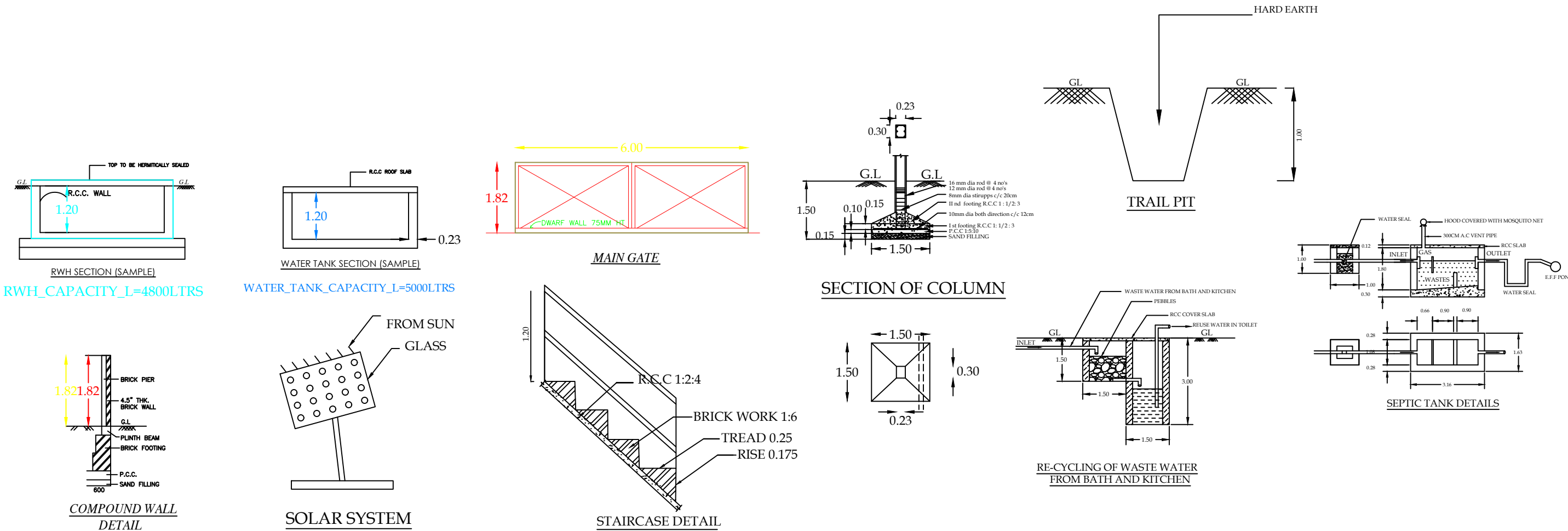
PLOT NO - 2



PLAN INFO
PLOT_NO=2
PATTI_NO=2999
TALUK=AGASTHEESWARAM
DISTRICT=KANNIYAKUMARI
SURVEY_NO=164/3B1A3
PLOT_AREA_M2=229.20
AS_PER_DOCUMENT=229.20
AS_AT_SITE=229.99
FMB_OR_PLR=229.20
JURISDICTION_TYPE=VILLAGE PANCHAYAT
SINGLE_FAMILY_BLDG=YES
LAND_USE_ZONE = RESIDENTIAL
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=9.00
ROAD_LENGTH=23.26
AVG_PLOT_DEPTH=14.20
AVG_PLOT_WIDTH=16.40
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_GOVT_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



SITE PLAN
SCALE 1: 100



KEY PLAN
SCALE 1: 400

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

AREA	SQ.M	SQ.FT
SITE AREA	229.20	2467.11
EXISTING	NIL	
PROPOSED AREA		
GROUND FLOOR	125.62	1352.17
FIRST FLOOR	83.17	895.24
TOTAL	208.79	2247.41
VACANT	103.58	1114.94

PLOT COVERAGE AREA $\frac{125.62}{229.20} \times 100 = 54.80\%$
FSI = $\frac{208.79}{229.20} = 0.91 < 2\%$

CAR PARKING

ONE CAR SPACE FOR EVERY 2 DWELLING UNITS AND 1 TWO WHEELER SPACE FOR EVERY DWELLING UNIT

PARKING CALCULATION

PROPOSED FLOOR AREA	97.92	1048.41
GROUND FLOOR	83.17	895.24
FIRST FLOOR		
TOTAL	181.09	1943.65

Required parking
Total Floor Area = 181.09 Sq.m
= $181.09 - 75 = 106.09 / 75 = 1.41$

1 TWO WHEELER SPACE & 1 CAR PARKING

Parking provided
1 TWO WHEELER PARKING & 1 CAR PARKING

SCALE
SITE 1 : 100 PLAN 1 : 100

COLOUR INDEX

SITE BOUNDARY ☐ PROPOSED ☐ ROAD/ STREET ☐

ALL DIMENSION ARE IN METER

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
MD	MAIN 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
FW	FRENCH WINDOW	0.45 X 1.80
KW3	WINDOW	1.50 X 1.00
V	VENTILATOR	0.90 X 0.60

SIGNATURE OF LAND AND BUILDING OWNER

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

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

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.

