

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.

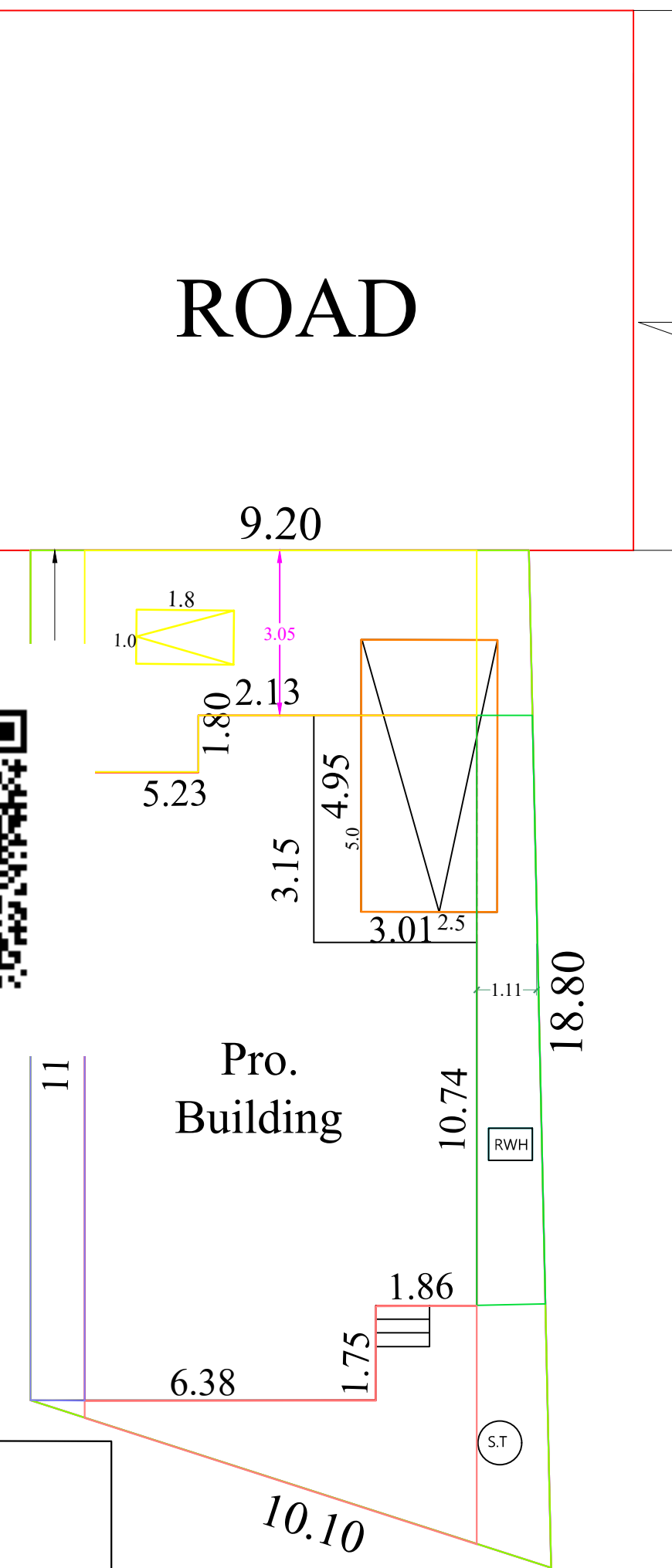
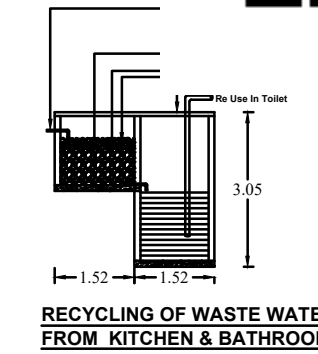
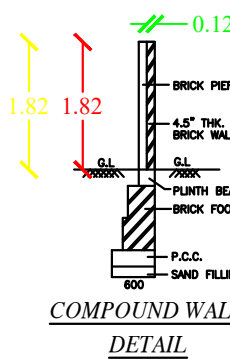
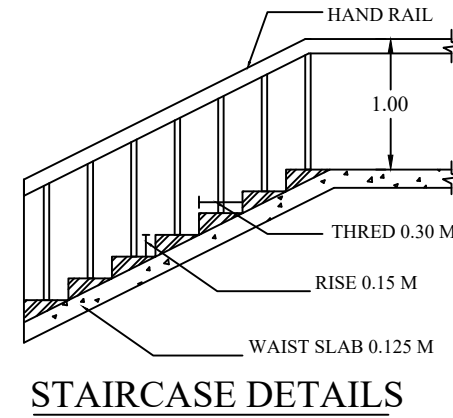
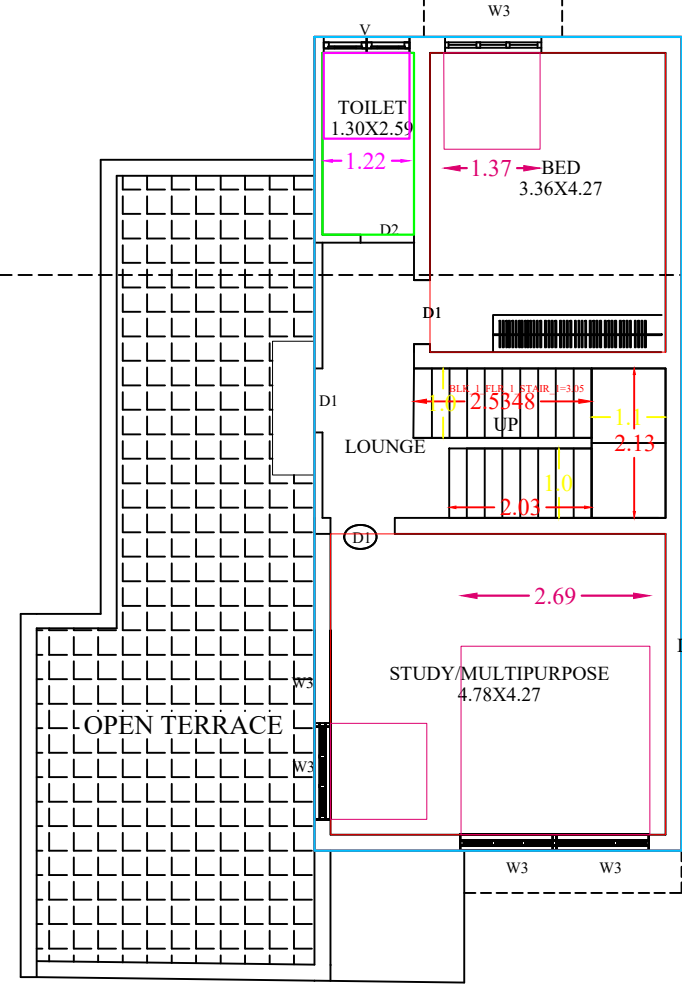
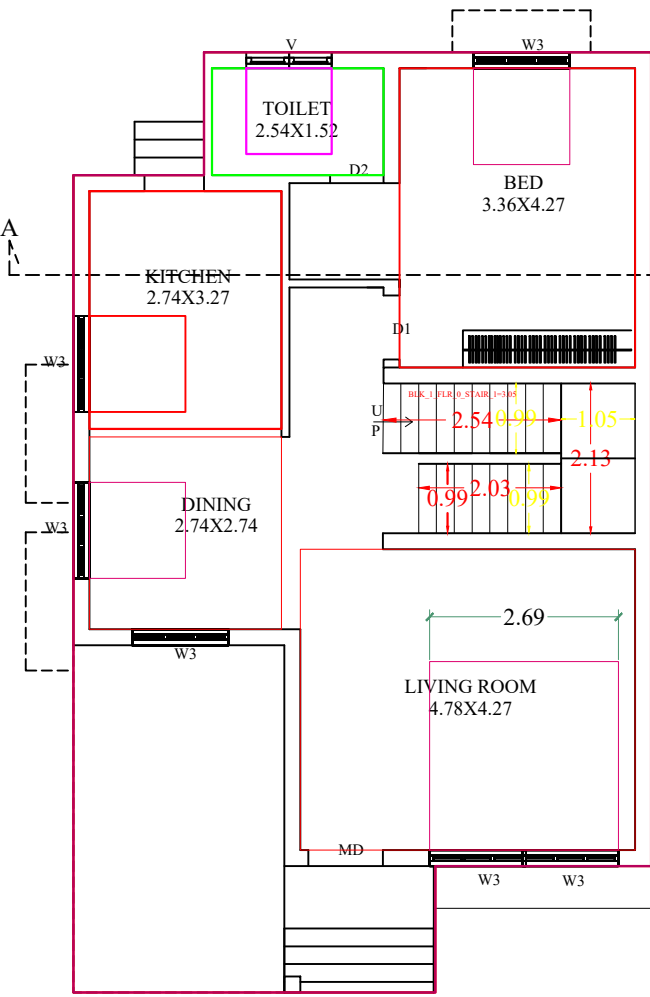
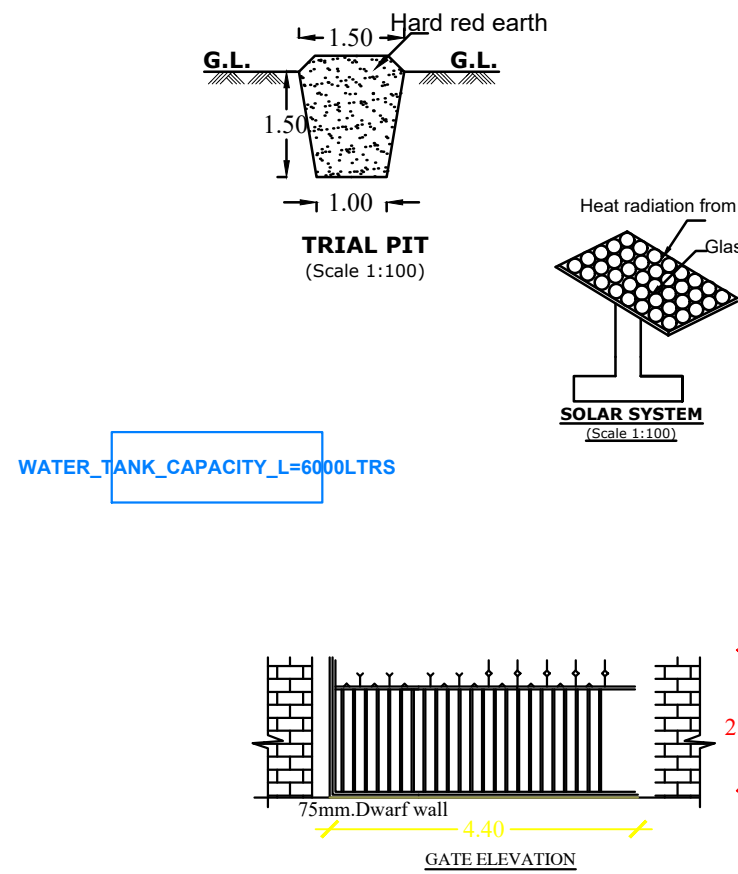
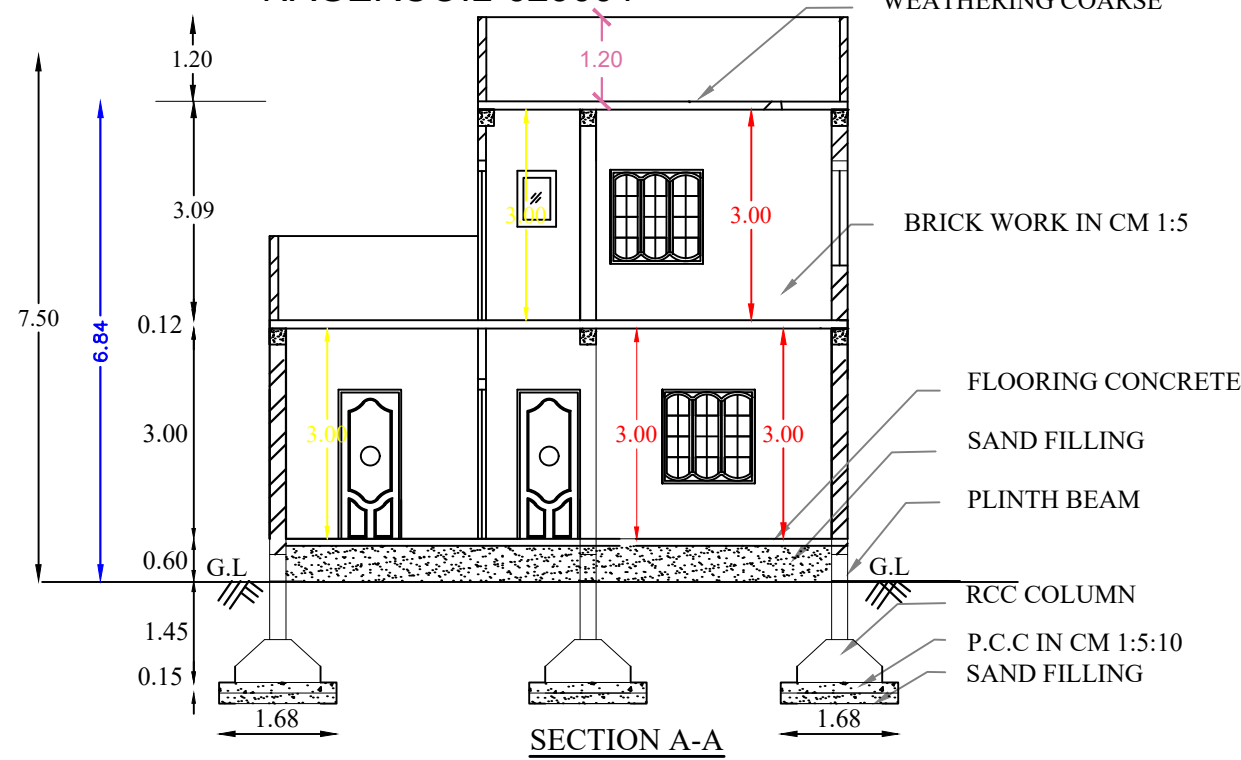
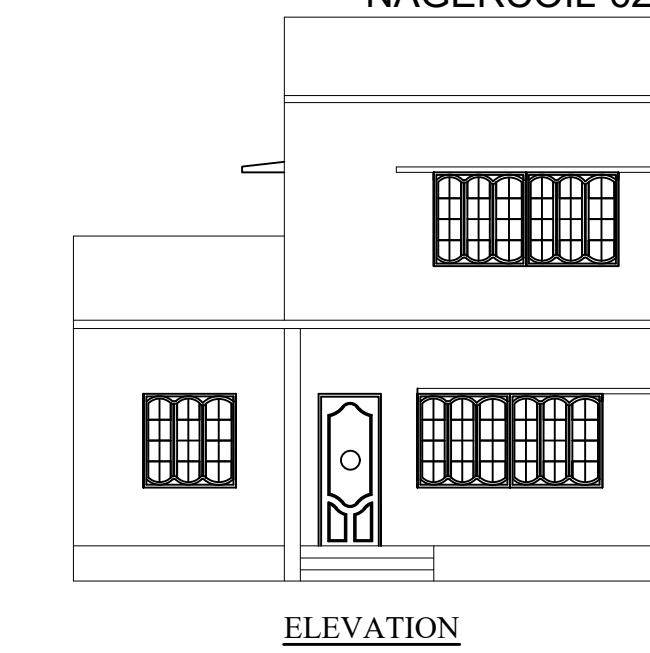
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING IN R.S.NO: 206/3C3, AT PERUMAL NAGAR PHASE-1 ,
BEEMANAGARI, THIRUPATHISARAM VILLAGE, BEEMANAGARI VILLEG PANCHAYAT. THOVALAI TALUK,
KANYAKUMARI DISTRICT.

OF OWNERS : Mr. SHAHAYA TITTO RAJ.J
S/o. JOHN RAJANGAM,
POUL STREET, PUTHUKUDIRUPU
NAGERCOIL-629001

Mr.JEGANLAL JOSTER
S/o. THOMAS,
KAVIMANI STREET, PUTHUKUDIYIRUPU
NAGERCOIL-629001

LAYOUT APPROVAL NO: SWP/LP/NLPA NO: 613/2022
PLOT NO : 4



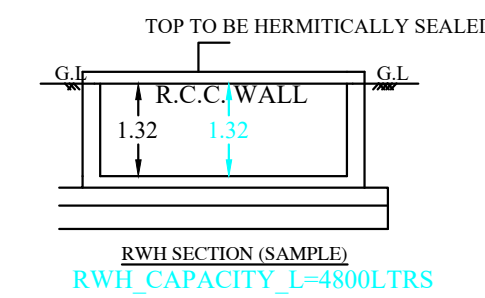
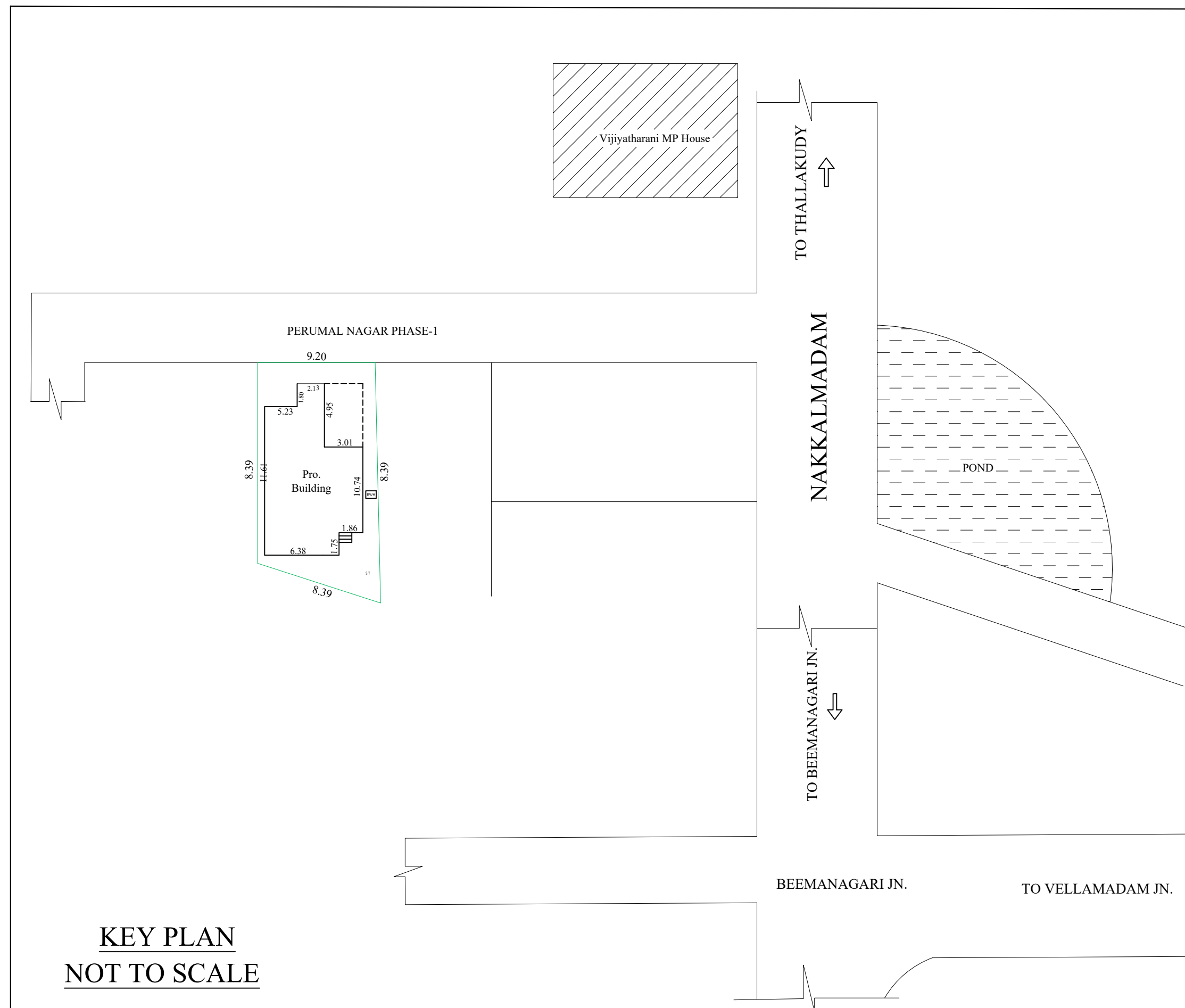
SITE PLAN

GROUND FLOOR PLAN

FIRST FLOOR PLAN

PLAN INFO
PATTI NO=4651
AS PER DOCUMENT=162.325
AS AT SITE=161.93
FMB OR PLR=162.325
PLOT AREA M2=162.325
IS SWIMMING POOL EXISTS=NO
SINGLE FAMILY BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=10.00
WHETHER GOVT OR AIDED SCHOOL=NO
ROAD_WIDTH=10.00
ROAD_LENGTH=9.20
AVG PLOT DEPTH=17.25
AVG PLOT WIDTH=9.65
LAND USE_ZONE=RESIDENTIAL
PREMIUM_FSI_REQUIRED=NO
DISTRICT=KANYAKUMARI
SURVEY_NO=206/3C3
TALUK=THOVALAI
JURISDICTION_TYPE=BEEMANAGARI VILLAGE PANCHAYAT
RWI DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
IS_APPROVED_LAYOUT=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

KEY PLAN
NOT TO SCALE



SCHEDULE OF JOINERIES

TYPE	DESCRIPTION	SIZE
D	DOOR	1.10 X 2.10
D1	DOOR	0.90 X 2.10
D2	DOOR	0.75 X 2.10
W2	DOOR	1.10 X 2.10
W3	WINDOW	1.52 X 1.50
V	VENTILATOR	0.90 X 0.90

AREA IN SQ.MT

AREA	SQ.MT	SQ.FT
SITE AREA	162.325	1746.62
PRO- G.F AREA	101.63	1093.54
PRO- F.F AREA	60.73	653.45
TOTAL AREA BLD.	162.36	1747.00
EX	NIL	NIL
VACANT	60.70	653.132
ROAD	10.00	32' 10"

CERTIFIED THAT THE PROVISIONAL
SHALL BE MADE A RAINWATER SOAKPIT
ARRANGEMENT SYSTEM IN PROPOSED
BUILDING

PLOT COVERAGE = $\frac{101.63}{162.325} \times 100 = 62.60\%$
F.S.I = $\frac{162.36}{162.325} = 1.00 < 2.0$

PARKING CALCULATION

FLOOR AREA
PRO GROUND FLOOR = 101.63sq.m(1093.54sq.ft)
(Kitchen-01)
PRO FIRST FLOOR = 60.73sq.m(653.45sq.ft)
Total build up Area = 162.36sq.m(1747.00 sq.ft)
Required Parking - $(162.36 - 75) / 75 = 1.16$ Nos
Required Parking = 1 Car Space
1 Two Wheeler Space

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

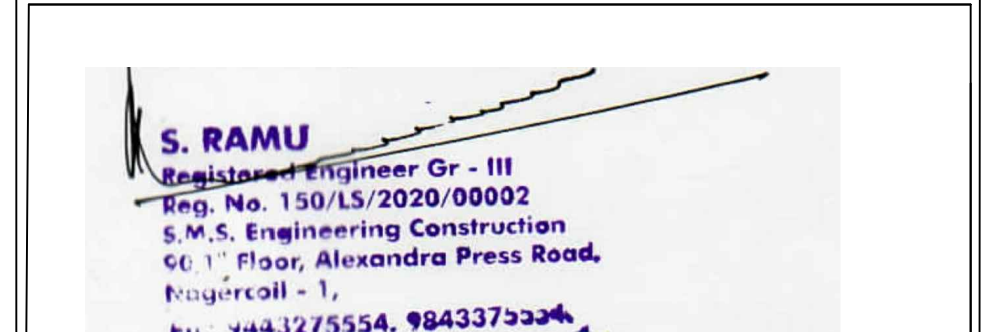
OWNER NAME : Mr.SAHAYA TITTO RAJ.J Mr.JEGANLAL JOSTER

SCALE

PLAN : 1:100

SITE : 1:100

ALL DIMENSION IN "m"



REGISTER ENGINEER:

WINSTAR CONSTRUCTION

8-37A, Karthikaivadali,
North Soorankudy Post
Kanyakumari District-629501

Cell:9150893865 Drawn by: I.Kannan.,ME.,MIE.,PEng.,
Size: A1 SHEET-1 Checked by:I.Kannan.,ME.,MIE.,PEng.,
Date:31.05.2024 gmail: winstarconstruction2017@gmail.com

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.

