

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

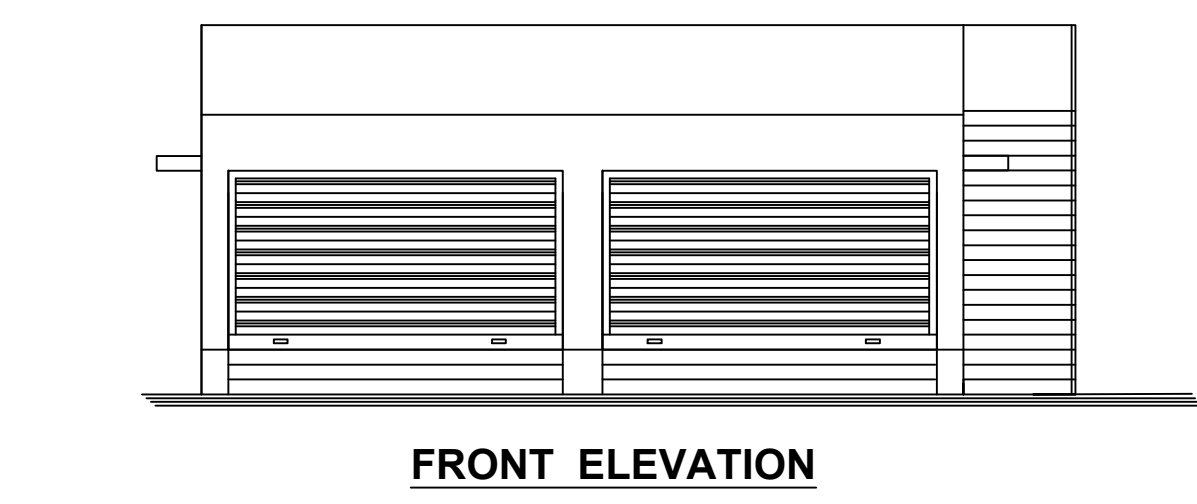
Rural Panchayat

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

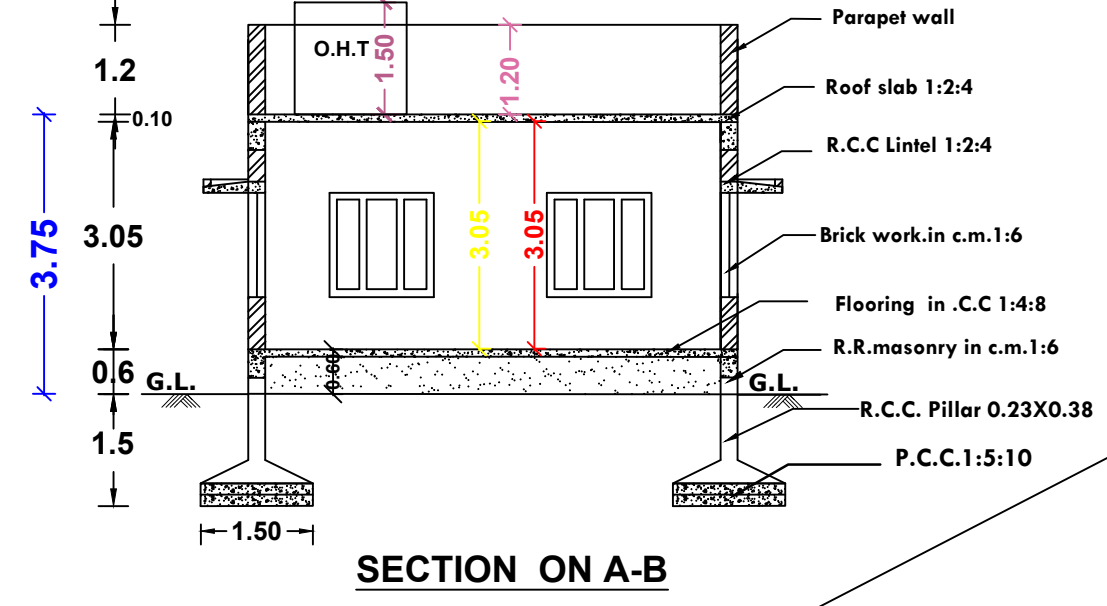
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RETAIL SHOP (COMMERCIAL) BUILDING, IN Re.Sy.No:613/2A2,2A3,3C,
OF THOVALAI VILLAGE, AT THOVALAI, THOVALAI VILLAGE PANCHAYAT.

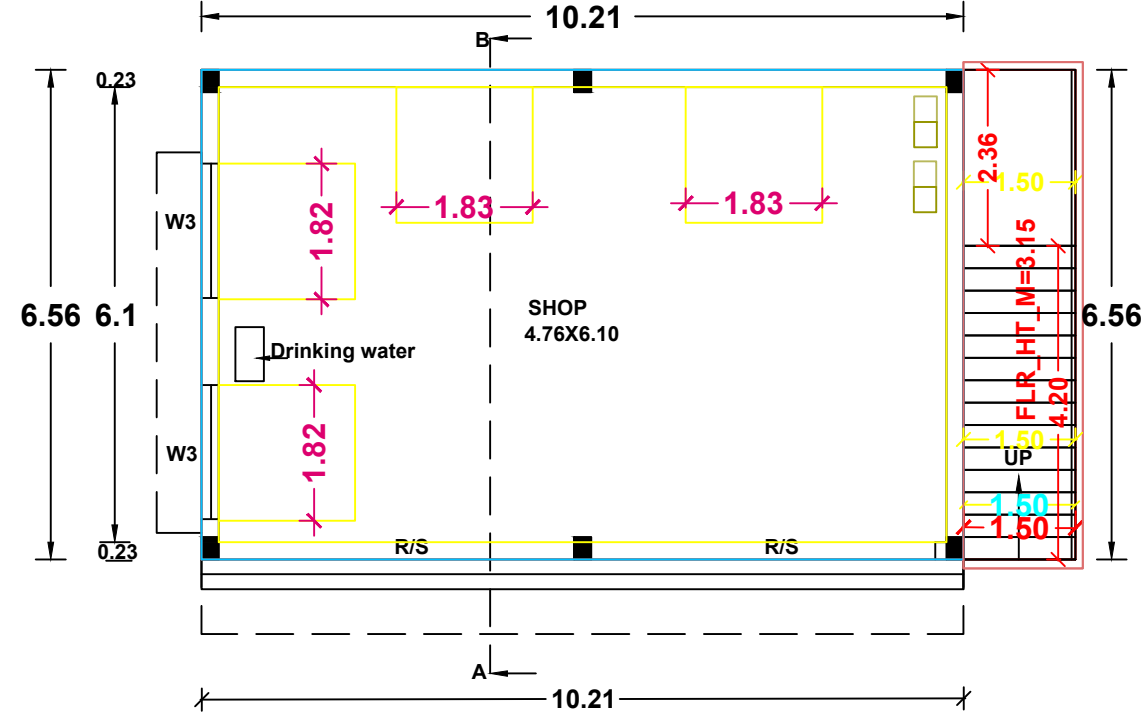
Name of owner:-1.N.ANNADURAL, 2.N.SANTHANAMUTHU PILLAI.



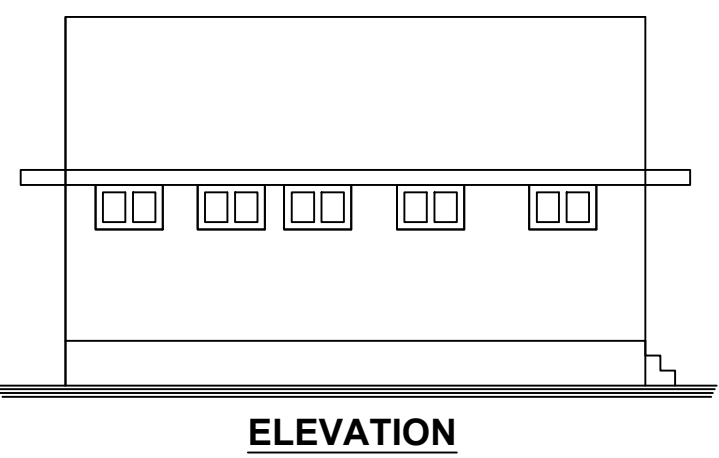
FRONT ELEVATION



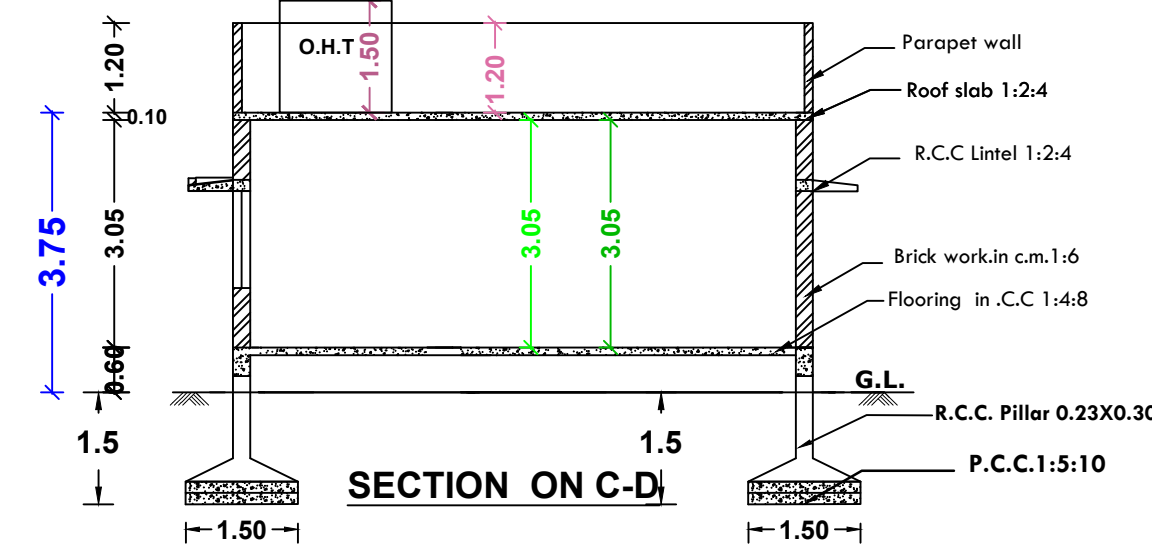
SECTION ON A-B



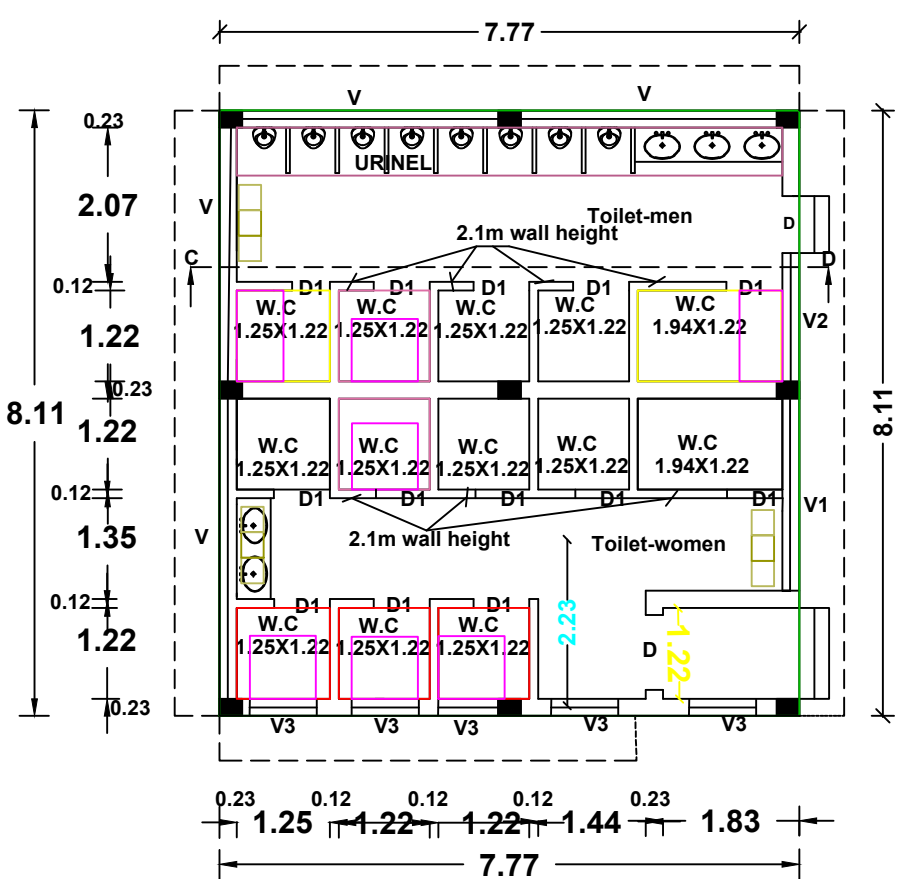
GROUND FLOOR PLAN
(BLOCK-1)



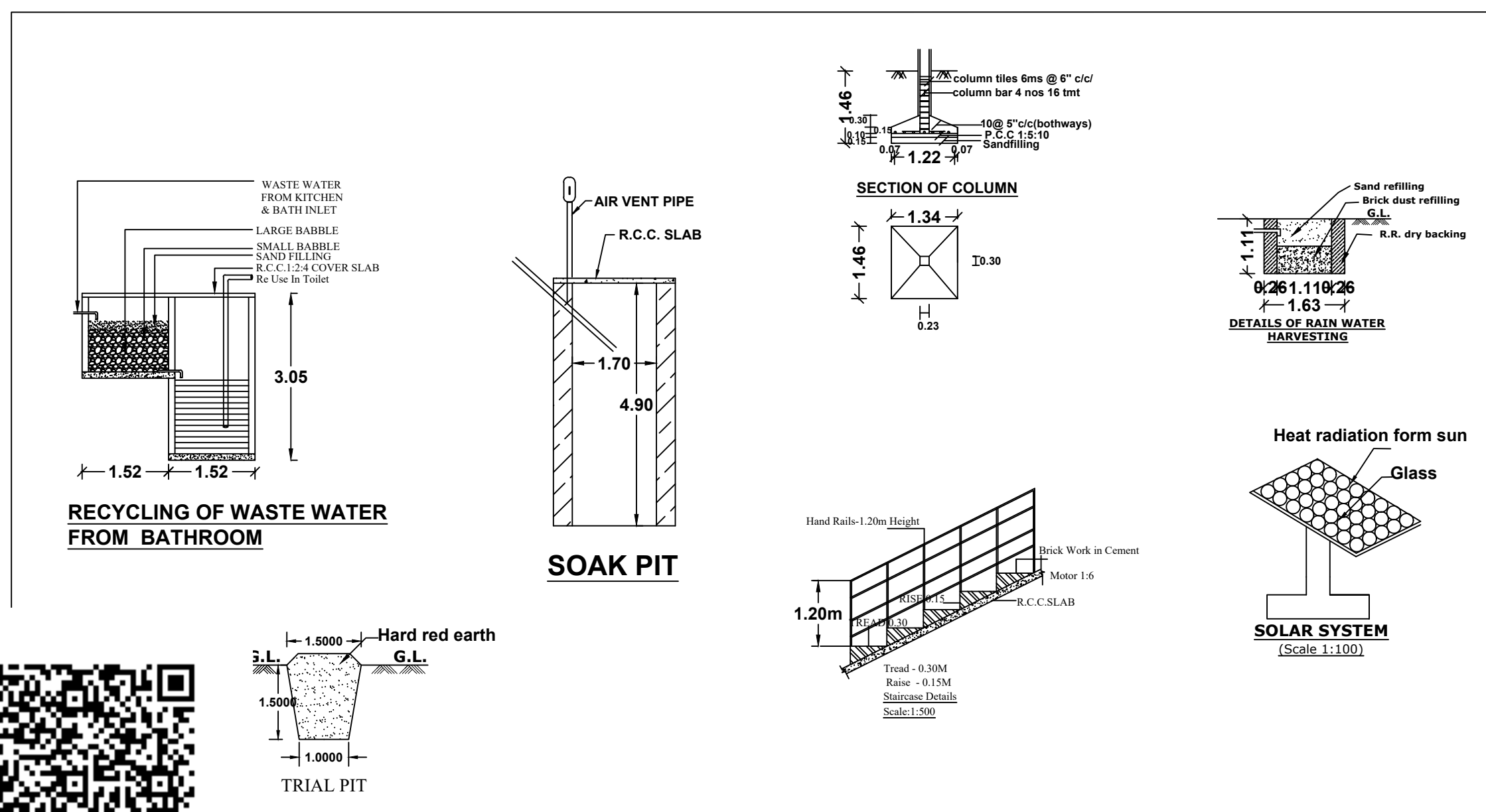
ELEVATION



SECTION ON C-D

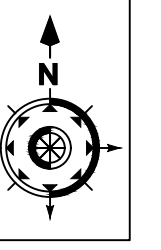


TOILET PLAN
(BLOCK-2)



KEY PLAN
NOT TO SCALE

PLAN INFO
PLOT_NO=NO
PATTI_NO=7174,7175,7179
TALUK=THOVALAI
DISTRICT=KANNYAKUMARI
SURVEY_NO=613/2A2,2A3,3C
PLOT_AREA_M2=2451.00
AS_PER_DOCUMENT=2451.00
AS_AT_SITE=2413.87
FMB_OR_PLR=2451.00
JURISDICTION_TYPE= THOVALAI VILLAGE PANCHAYAT
SINGLE_FAMILY_BLDG=NO
LAND_USE_ZONE= COMMERCIAL
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=18.28
ROAD_LENGTH=25.00
AVG_PLOT_DEPTH=93.40
AVG_PLOT_WIDTH=28.70
RWDECLARED=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
BLOCK_1_B-SHOP_MEMBER_COUNT=2
BLOCK_2_B-TB_MEMBER_COUNT=2



ALL DIMENSIONS ARE IN METERS	
CERTIFIED THAT PROVISIONS SHALL BE MADE TO "RAIN WATER HARVESTING" ARRANGEMENTS SYSTEM IN THE PROPOSED CONSTRUCTION	
REFERENCE	
D-DOOR	1.00X2.10
D1-DOOR	0.78X2.10
RS-ROLLING SHUTTER	4.88X2.40
W3-WINDOW	1.40X1.40
V-VENTILATOR	3.41X0.60
V1-VENTILATOR	2.51X0.60
V2-VENTILATOR	1.72X0.60
V3-VENTILATOR	0.90X0.60
AREA OF SITE	: 2451.00.sq.m(26382.sq.ft)
AREA OF PROPOSED	
GROUND FLOOR	: 66.98.sq.m(721.sq.ft)
(Block-1)	
TOILET	: 63.02.sq.m(678.sq.ft)
(Block-2)	
TOTAL AREA	: 130.00.sq.m(1399.sq.ft)
AREA OF VACANT	: 2321.00sq.m(24983.sq.ft)
ROAD	
EXISTING	
PARKING CALCULATION	
GROUND FLOOR	: 66.98.sq.m(721.sq.ft)
(Block-1)	
TOILET	: 63.02.sq.m(678.sq.ft)
(Block-2)	
TOTAL AREA	: 130.00.sq.m(1399.sq.ft)
First 50sq.m	: Nil
Next 80sq.m	: 2 car space & 2 Two wheeler space
PLOT COVERAGE =	130.00X100 =5.30%
	2451.00
F.S.I.=	130.00 = 0.053 < 2.0
	2451.00
1.N.ANNADURAL, 2.N.SANTHANAMUTHU PILLAI	
SIGNATURE OF LAND AND BUILDING OWNER	
S. RAMU	
REGISTERED ENGINEER - CIVIL	
REGD NO. 150/LS/2020/00002	
S.M.S. Engineering Construction	
90, 1st Floor, Alexandra Press Road,	
Nagercoil - 1,	
Ph : 9443275554, 9843375554	
SIGNATURE OF LICENCE SURVEYOR ENGINEER	
S.M.S. CONSTRUCTION	
90, First floor, s.m.s.building	
Alexandra press road	
cell:9443275554	Drawn By:K.Muthukrishnan
9843375554	Checked By:S.Ramu
Date:17.4.2024	Site: NAGERCOIL

SITE PLAN
SCALE :1:100

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.

