

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE
Building Plan

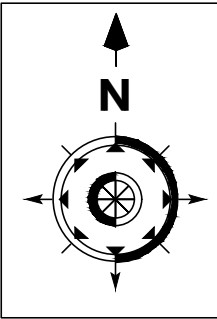
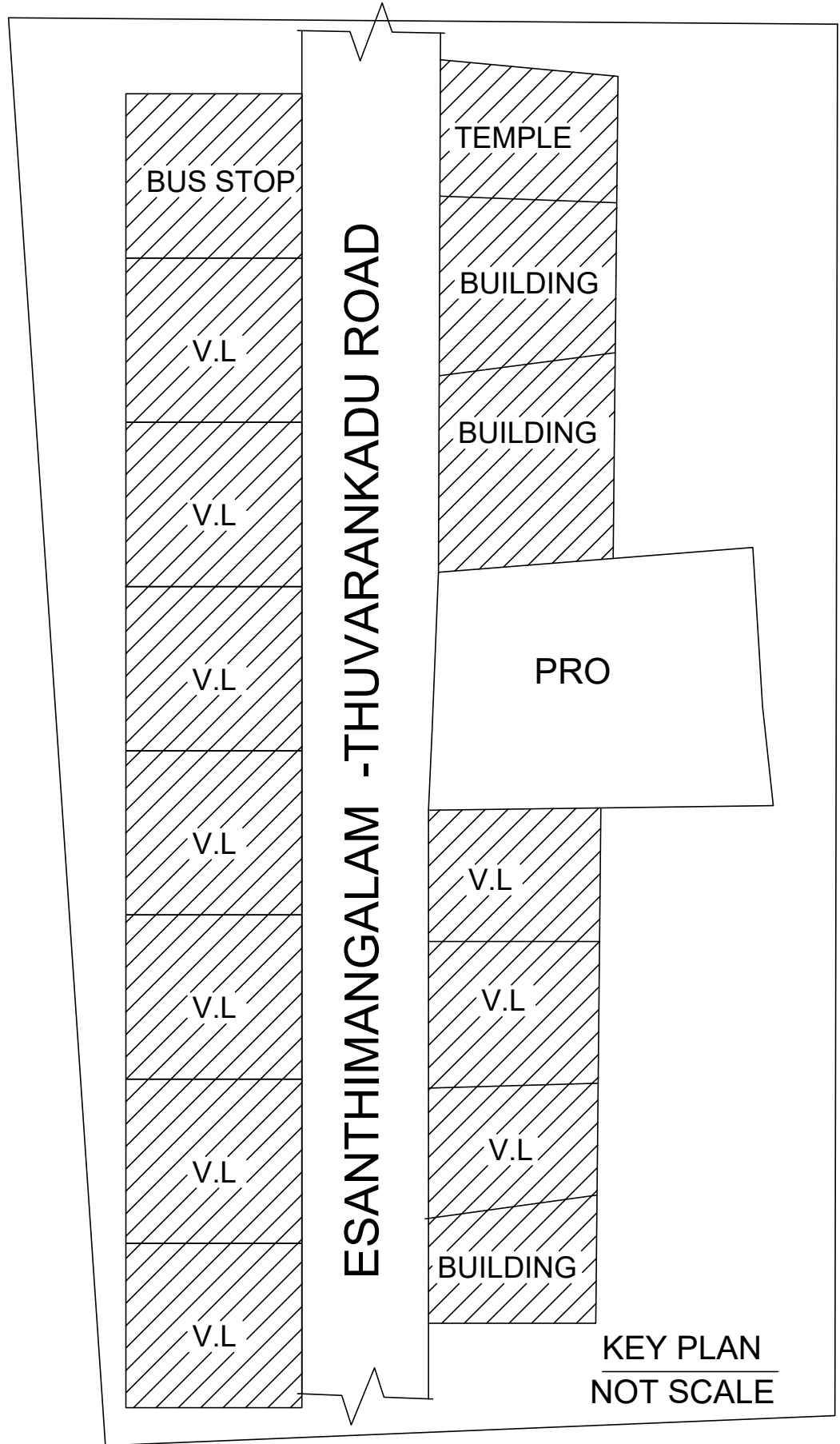
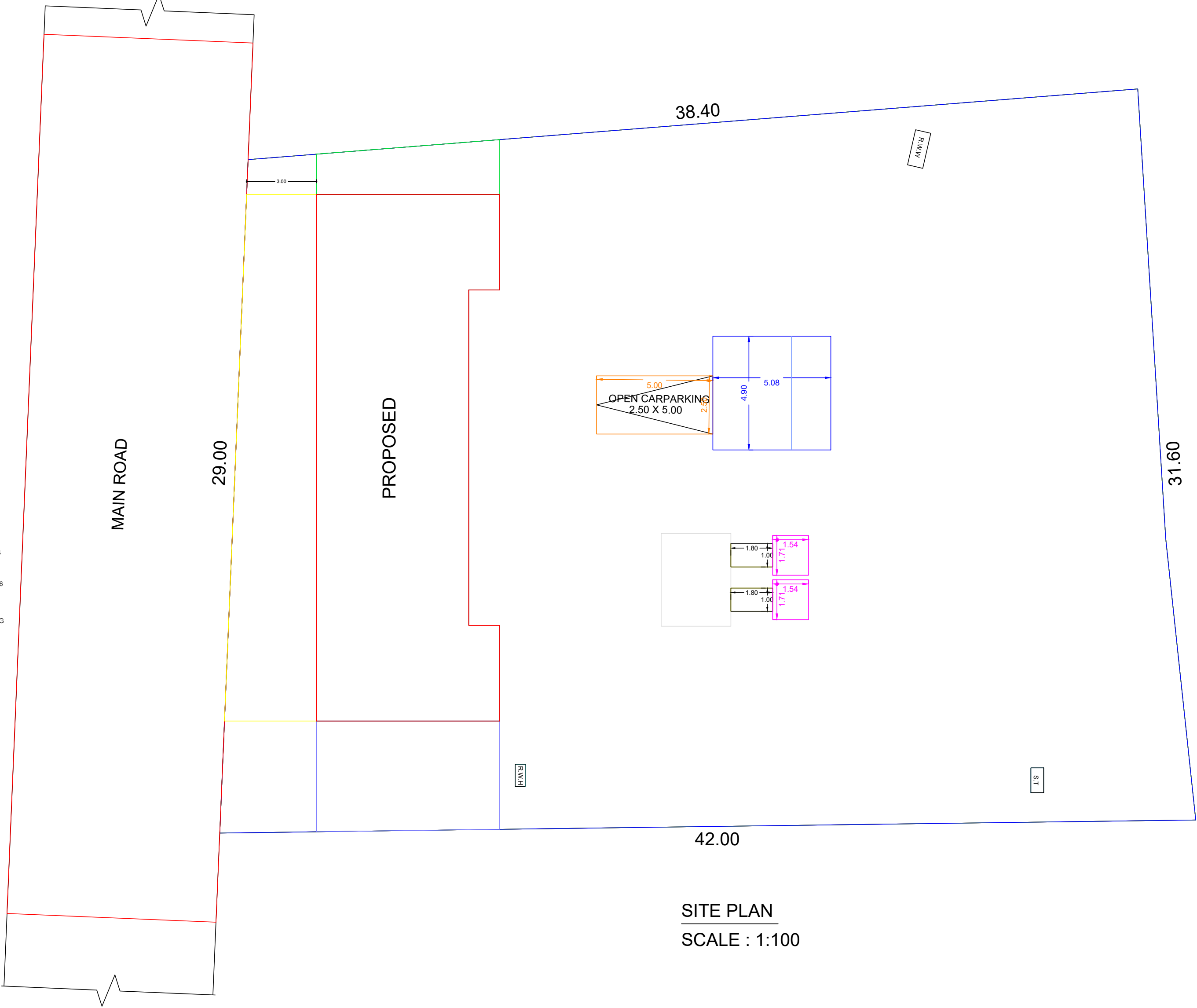
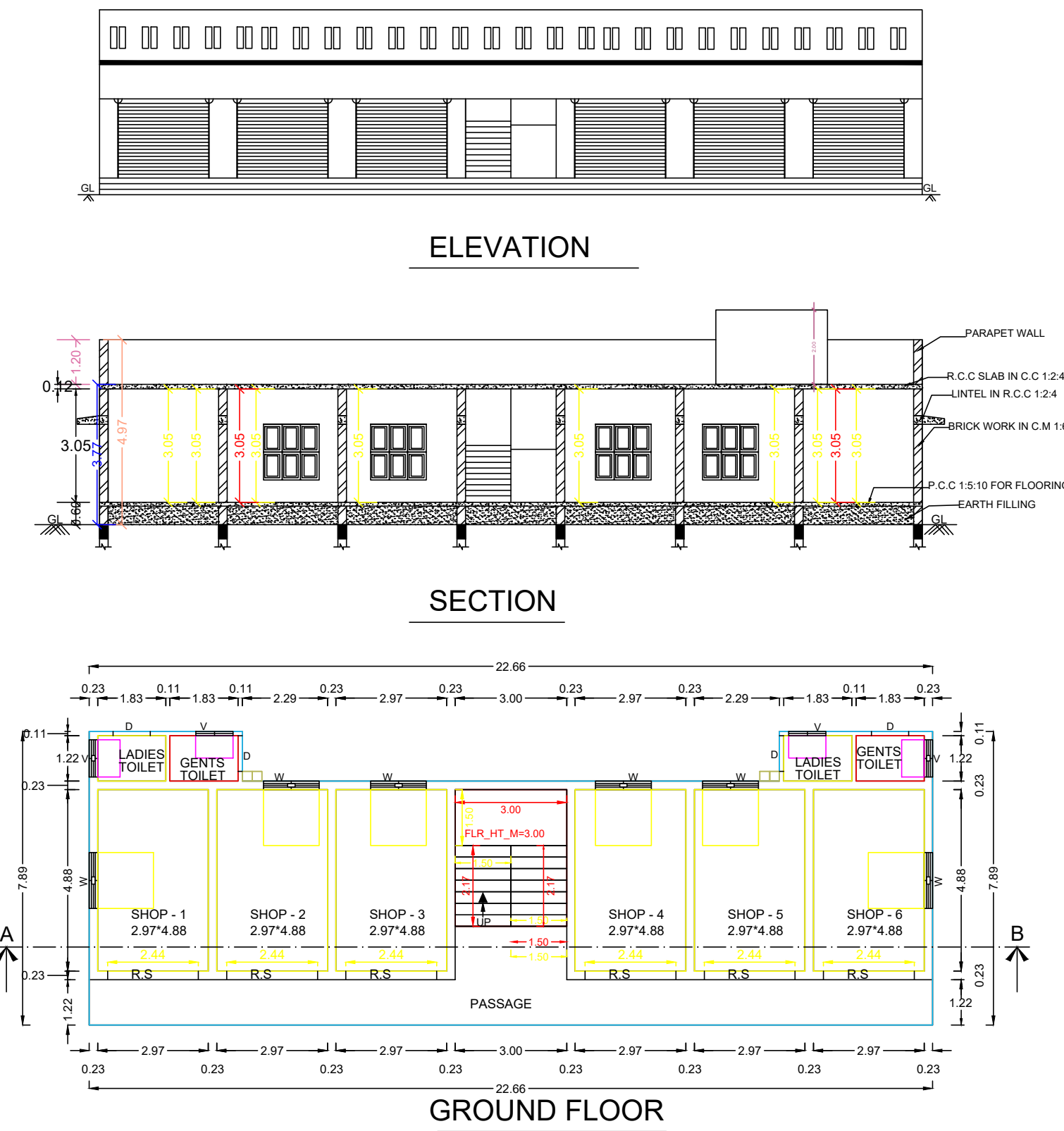
ISSUING AUTHORITY
Rural Panchayat

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 COMMERCIAL BUILDING IN RE SY NO : 308/2B1,308/2A2,
ESANTHIMANGALAM VILLAGE PANCHAYAT,ESANTHIMANGALAM SOUTH VILLAGE,THOVALAI TALUK,
KANNIYAKUMARI DISTRICT,TAMILNADU-629852.

NAME OF OWNER : SELVIN KUMAR M
S/O. MONICKA RAJ KAILASAM
13-72/3,Ponmani Nagar,Bhoothapandy,
Kanniyakumari District,Tamil Nadu-629852.



OFFICE USE ONLY		
ALL DIMENSIONS ARE IN METER		
AREA DETAILS		
AREA OF SITE	30.00 Cents	1213.94 Sq.m
PROPOSED AREA:		
GROUND FLOOR	: 155.79 Sq.m	1676.10 Sq.ft
TOTAL	: 155.79 Sq.m	1676.10 Sq.ft
VACANT AREA	: 1058.15 Sq.m	11389.83 Sq.ft
JOINERIES		
RS	ROLLING SHUTTER	2.10'X 2.40
D	DOOR	1.00 X 2.10
MW	MAIN WINDOW	1.50 X 1.50
W	WINDOW	1.20 X 1.20
V	VENTILATOR	1.00'X 0.75
COLOUR INDEX		
☐ PROPOSED	☐ SITE BOUNDARY	
☐ ROAD	☒ EXISTING	
PLOT COVERAGE = $\frac{\text{GROUND FLOOR AREA}}{\text{SITE AREA}} \times 100$		
= $\frac{155.79}{1213.94} \times 100$ = 12.83		
FSI = $\frac{\text{TOTAL COVERED AREA ON ALL FLOORS}}{\text{PLOT AREA}}$		
= $\frac{155.79}{1213.94}$ = 0.13 < 2.00		
PARKING CALCULATION :-		
1 Car Space For Every 1 Dwelling Units and Water Harvesting Arrangements For Every Dwelling Unit		
Upto 75 Sq.m CarParking Nil		
(Above 75 Sq.m :- 1 Car & 1Two Wheeler Space For Every 75 Sq.m)		
= Total Plinth Area - Car Parking Area		
= 155.79 - 75 = 80.79		
= 80.79 / 75 = 1.08		
Required Car Parking Stalls : 1 No. Car Space		

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

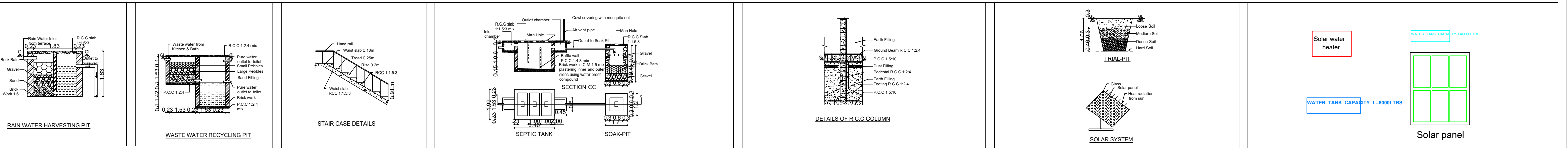
SIGNATURE OF LAND & BUILDING OWNER

A. GNANARAJ, D.Arch,M.E.,
(Govt. Registered Engineer-Grade-I)
Registration No: 150/LS/2019/00194
JOANA BUILDERS
6A, 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-1
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 : 28-06-2024

PLAN INFO
AS_AT_SITE=1208.57
FMB_OR_PLR=1213.94
AS_PER_DOCUMENT=1213.94
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
PLOT_NO=NO
SURVEY_NO=308/2B1,308/2A2
PATTA_NO=2129.2554
TALUK=THOVALAI
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
VILLAGE=ESANTHIMANGALAM SOUTH
DISTRICT=KANNIYAKUMARI
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=120.58
AVG_PLOT_DEPTH=22.10
AVG_PLOT_WIDTH=7.89
AREA_TYPE=OTHERS
ROAD_WIDTH=9.00
ROAD_LENGTH=16.14
LAND_USE_ZONE=COMMERCIAL
RWVH_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=VILLAGE PANCHAYAT
INTERNAL_VEHICULAR_ACCESS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=6



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.

