

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

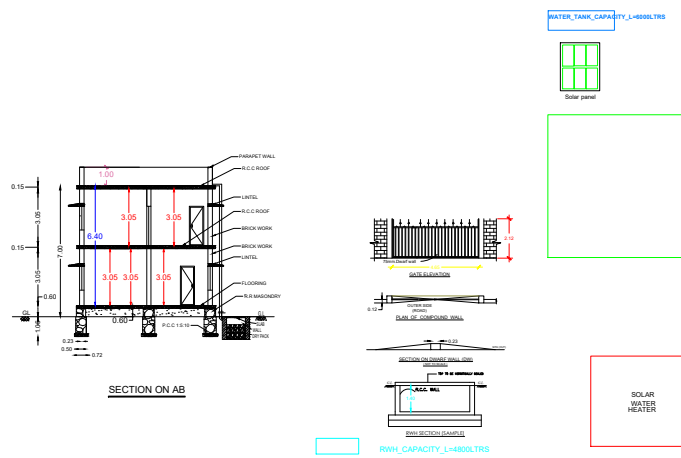
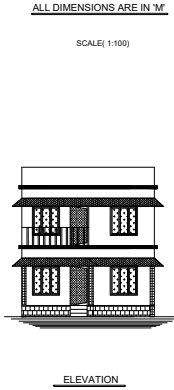
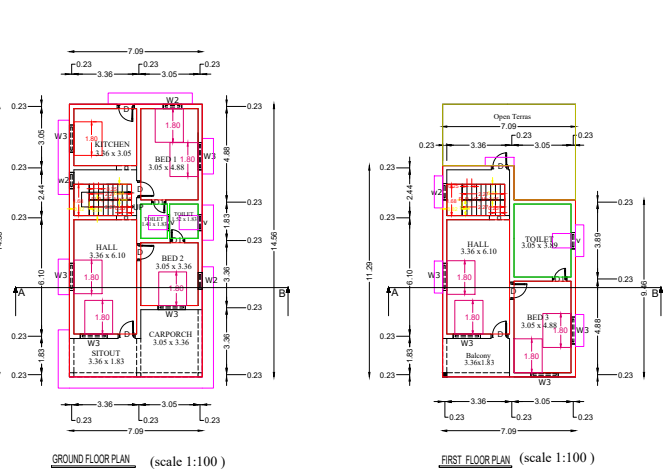
Rural Panchayat

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.

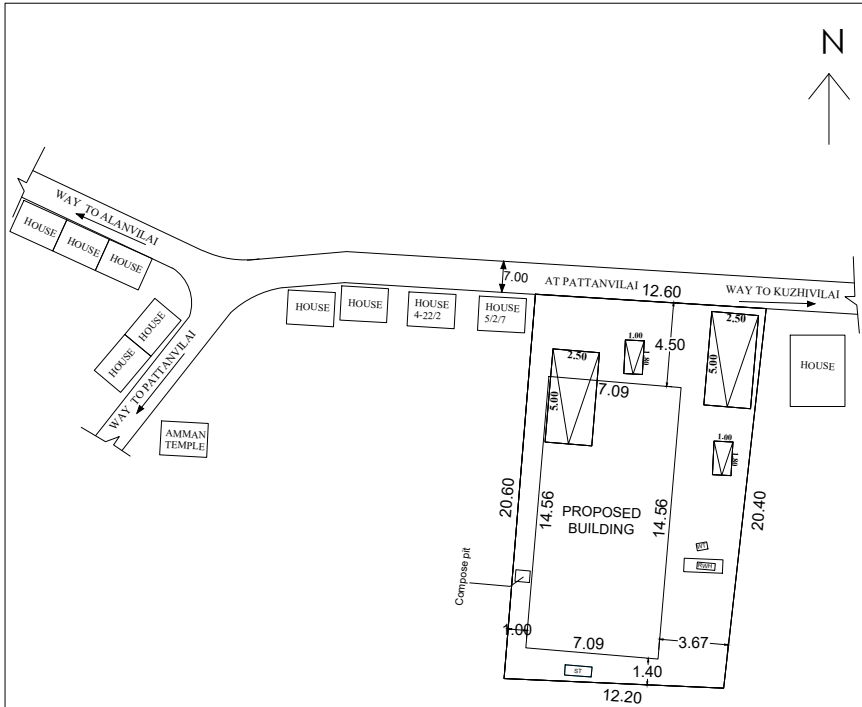
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C. ROOF HOUSE BUILDING IN RSY.NO:545/17A2,17B
AT PATTANVILAI, KURUTHENCODE 'B' VILLAGE, KURUTHENCODE VILLAGE PANCHAYAT,
KALKULAM TALUK, KANYAKUMARI DISTRICT.

NAME OF THE OWNER:Mr.R.JENISH,S/o,Mr.RETNARAJ



14.20

SITE PLAN



KEY PLAN (SCALE 1:400)



ROAD	BOUNDARY	PROPOSED	EXISTING BUILDING
D - DOOR	V - VENTILATOR	D1 - DOOR	W - WINDOW
1.00 X 2.10 M	0.60 X 0.60 M	0.75 X 2.10 M	1.50 X 1.50 M

SITE AREA	: 246.86 SQM(2656.21 SqFt)
SITE AREA CENT	: 6.100 CENT
PRO.GROUND FLOOR AREA:	103.28 SQM (1111.29 SqFt)
PRO.FIRST FLOOR AREA	: 74.02 SQM (796.45 SqFt)
PRO.TOTAL AREA	: 177.30 SQM(1907.74 SqFt)
CARPET AREA	: 159.41 SQM(1715.25 SqFt)
VACANT AREA	: 143.58 SQM(1544.92 SqFt)
PLOT COVERAGE AREA	: 41.83%

PARKING CALCULATION	FSI CALCULATION
REQUIRED PARKING AREA	REQUIRED = 2
177.30/75.0 = 2.36	FSI-TOTAL AREA ON ALL FLOORS
SAY-2 CAR	177.30/246.86 = 0.71 < 2

PLAN INFO
PLOT_NO=NO
PATA_NO=10547/10492
TALUK=KALKULAM
DISTRICT=KANNIYAKUMARI
SURVEY NO=545/17A2,17B
PLOT AREA, M2=246.86
AS PER DOCUMENT=246.86
AS AT SITE=246.86
FMB OR PLR=246.86
JURISDICTION, TYPE=KURUTHENCODE VILLAGE PANCHAYAT
SINGLE FAMILY BLDG=YES
LAND_USE_ZONE=RESIDENTIAL
CZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH, M=3.0
WHETHER GOVT OR AIDED, SCHOOL=NO
ROAD_WIDTH=7.00
ROAD_LENGTH=100
AVG. PLOT DEPTH=20.50
AVG. PLOT WIDTH=12.40
RWH, DECLARED=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

OFFICE USE

SIGN OF THE OWNER

Er. M. MUTHUVEL, S.E.,
LICENSED BUILDING SURVEYOR
Registration No: 151/LS/2023/00005
VEL ENGINEERING CONSTRUCTION
Koduppaikuzhi, Kattimancoodu (P.O.)
Kanyakumari District - 629 801
Mob: 97 86 52 89 29

SIGN OF REGISTERED ENGINEER

STRUCTURAL CONSULTANT



VEL ENGINEERING CONSTRUCTION
LICENSED REGISTER ENGINEER
Er. M. MUTHU VEL, S.E. (civil)
ENGINEERS GRADE - II
REGISTRATION NO-151/LS/2023/00005
Kuruthencode union office road,
Kuruthencode (P.O.), Kanyakumari-629802
Mobile No: 9786526292, 6369097677
Gmail: velengineering1@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.

