

PP

APPROVAL RECORD

# Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

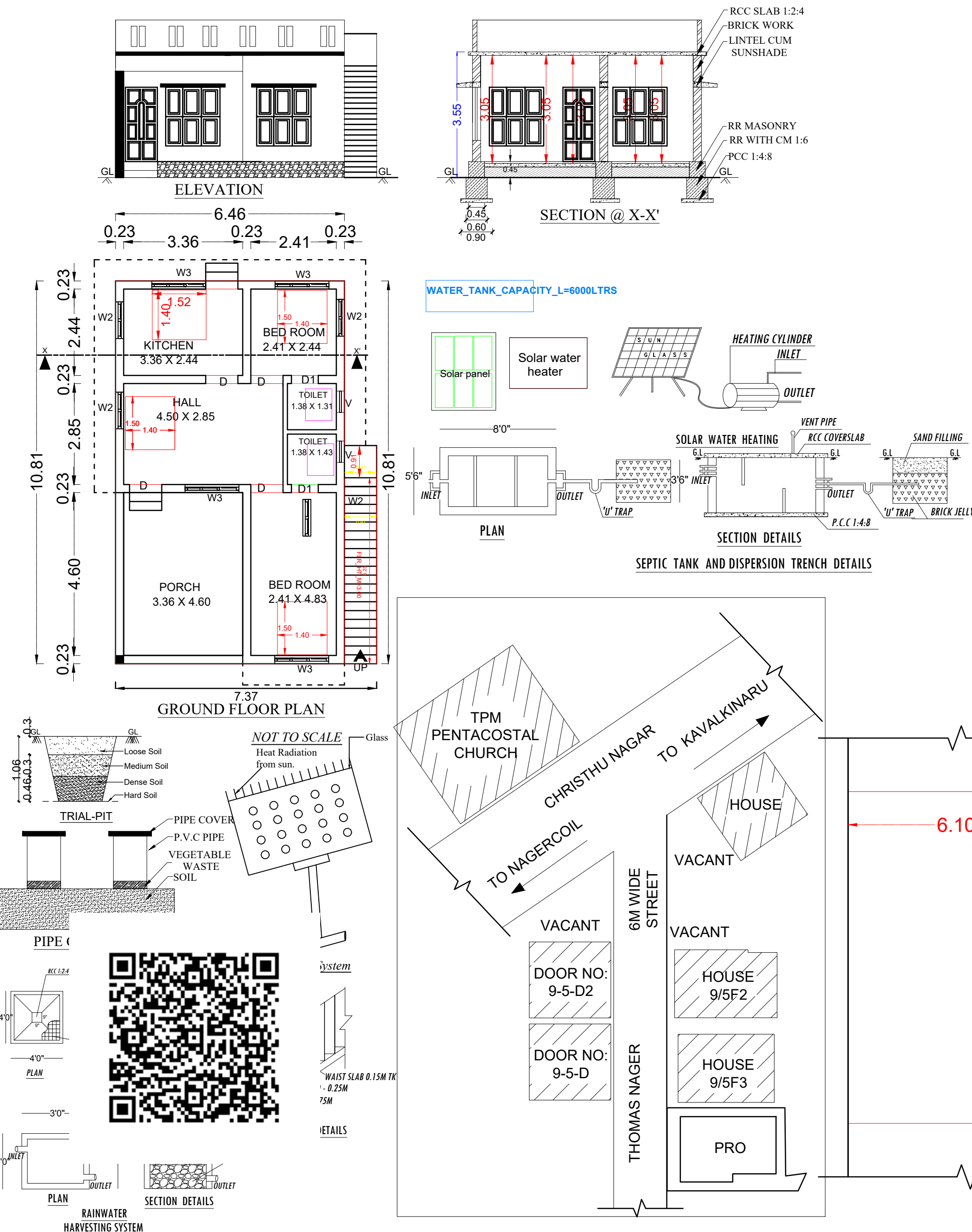
**Rural Panchayat**

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:359/8,OF VEERAMARTHANDAN PUTHOOR VILLAGE AT THOMAS NAGER ,CHRISTHU NAGAR OF SAHAYANAGAR VILLAGE PANCHAYAT,THOVALAI PANCHAYAT UNION, KK DISTRICT.**

**NAME OF OWNER: Mrs.MARY LATHA MANGESKAR.  
W/O:JOHN KENNADY MIRANDA.**



PLAN INFO  
PLOT\_NO=NO  
PATTA\_NO=7230  
TALUK=AGASTHEESWARAM  
DISTRICT=KANNIYAKUMARI  
SURVEY\_NO=359/8  
PLOT\_AREA\_M2=131.56  
AS\_PER\_DOCUMENT=131.56  
AS\_AT\_SITE=128.62  
FMB\_OR\_PLR=131.56  
JURISDICTION\_TYPE= SAHAYANAGAR VILLAGE PANCHAYAT  
LAND\_USE\_ZONE = RESIDENTIAL  
CRZ=NO  
SECURITY\_ZONE=NO  
REAR SETBACK =NO  
WHETHER\_GOV'T\_OR\_AIDED\_SCHOOL=NO  
ROAD\_WIDTH=6.01  
ROAD\_LENGTH=30.94  
AVG\_PLOT\_DEPTH=14.06  
AVG\_PLOT\_WIDTH= 9.37  
RWH\_DECLARED=YES  
BUILDING\_NEAR\_TO\_RIVER=NO  
OSR\_APPLICABLE =NO  
OSR\_SURRENDER\_OR\_BUYBACK=BUYBACK  
PREMIUM\_FSI\_REQUIRED=NO  
IS\_APPROVED\_LAYOUT=YES  
AREA\_TYPE=ECONOMICALLY WEAKER SECTION  
BUILDING\_NEAR\_MONUMENT=NO  
BUILDING\_NEAR\_GOV'T\_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\_LESSTHAN\_1KM\_RADIUS =NO



| OFFICE USE                                                                                                                                                                                                                                                                                             |                                             |              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|--------------|
| CERTIFIED THAT PROVISIONS SHALL BE MADE TO<br>"RAIN WATER HARVESTING" ARRANGEMENTS<br>SYSTEM IN THE PROPOSED CONSTRUCTION                                                                                                                                                                              |                                             |              |
| <u>AREA IN SQM</u>                                                                                                                                                                                                                                                                                     | <u>SQM</u>                                  | <u>SQ.FT</u> |
| SITE                                                                                                                                                                                                                                                                                                   | 131.56                                      | 1416.11      |
| EXISTING                                                                                                                                                                                                                                                                                               | NIL                                         |              |
| PROPOSED<br>GROUND FLOOR                                                                                                                                                                                                                                                                               | 75.23                                       | 809.77       |
| TOTAL                                                                                                                                                                                                                                                                                                  | 75.23                                       | 809.77       |
| VACANT                                                                                                                                                                                                                                                                                                 | 56.33                                       | 606.33       |
| PLOT COVERAGE AREA                                                                                                                                                                                                                                                                                     | $\frac{75.23}{131.56} \times 100 = 57.18\%$ |              |
| 1 CAR SPACE AND 1 TWO WHEELER SPACE FOR<br>EVERY 50 SQ.M OR PART THEROF EXCLUDING<br>THE FIRST 50SQ.M.                                                                                                                                                                                                 |                                             |              |
| <u>PARKING CALCULATION</u>                                                                                                                                                                                                                                                                             | <u>FSI CALCULATION</u>                      |              |
| GROUND FLOOR = 51.08                                                                                                                                                                                                                                                                                   | $\frac{75.23}{131.56} = 0.57 < 2.0$         |              |
| TOTAL = 51.08                                                                                                                                                                                                                                                                                          |                                             |              |
| $75.23 - 100 = 24.77 / 100 = 0.24$ CAR SPACE                                                                                                                                                                                                                                                           |                                             |              |
| PARKING PROVIDED = 0 CAR SPACE<br>1 TWO WHEELER SPACE                                                                                                                                                                                                                                                  |                                             |              |
| <u>COLOUR INDEX</u>                                                                                                                                                                                                                                                                                    | <u>SCALE</u>                                |              |
| SITE <input type="checkbox"/>                                                                                                                                                                                                                                                                          | SITE 1 : 400                                |              |
| PROPOSED <input type="checkbox"/>                                                                                                                                                                                                                                                                      | PLAN 1 : 100                                |              |
| ROAD/ STREET <input type="checkbox"/>                                                                                                                                                                                                                                                                  | ALL DIMENSIONS ARE                          |              |
| EXISTING <input type="checkbox"/>                                                                                                                                                                                                                                                                      | IN METER                                    |              |
| SCHEDULE OF JOINERY                                                                                                                                                                                                                                                                                    |                                             |              |
| TYPE                                                                                                                                                                                                                                                                                                   | DESCRIPTION                                 | SIZE         |
| D                                                                                                                                                                                                                                                                                                      | DOOR                                        | 1.00 X 2.10  |
| D1                                                                                                                                                                                                                                                                                                     | DOOR                                        | 0.75 X 2.10  |
| O                                                                                                                                                                                                                                                                                                      | OPEN                                        | 0.75 X 2.10  |
| W3                                                                                                                                                                                                                                                                                                     | WINDOW                                      | 1.50X 1.40   |
| KW3                                                                                                                                                                                                                                                                                                    | WINDOW                                      | 1.50X 1.00   |
| W2                                                                                                                                                                                                                                                                                                     | WINDOW                                      | 1.00 X 1.40  |
| V                                                                                                                                                                                                                                                                                                      | VENTILATOR                                  | 0.90X 0.60   |
| <br><u>SIGNATURE OF OWNER</u>                                                                                                                                                                                     |                                             |              |
| <br><b>Er.GNANARAJ, D.Arch., M.E.,</b><br>(Govt. Registered Engineer - Grade-I)<br>Registration No : 150/L.S/2019/00194<br><b>JOANA BUILDERS</b><br>1st Floor, Supreme Mall, Salamore Road<br>Puthur, Nagercoil-1 |                                             |              |
| <u>SIGNATURE OF REGISTERED ENGINEER</u>                                                                                                                                                                                                                                                                |                                             |              |
| <u>PREPARED BY :</u>                                                                                                                                                                                                                                                                                   |                                             |              |

Er.K.MATHIASAN  
 REGISTERED ENGINEER GRADE -II  
 Reg.no:-150/L.S/2019/00173  
 NAGERCOIL CITY MUNICIPAL CORPORATION  
 REAL VIEW CONSTRUCTION  
 36/C-D.DISTILLERY  
 ROAD,NAGERCOIL-1,K.K.DIST  
 Ph.NO:-91 9486072995,8667486600

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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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.

