

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE
Building Plan

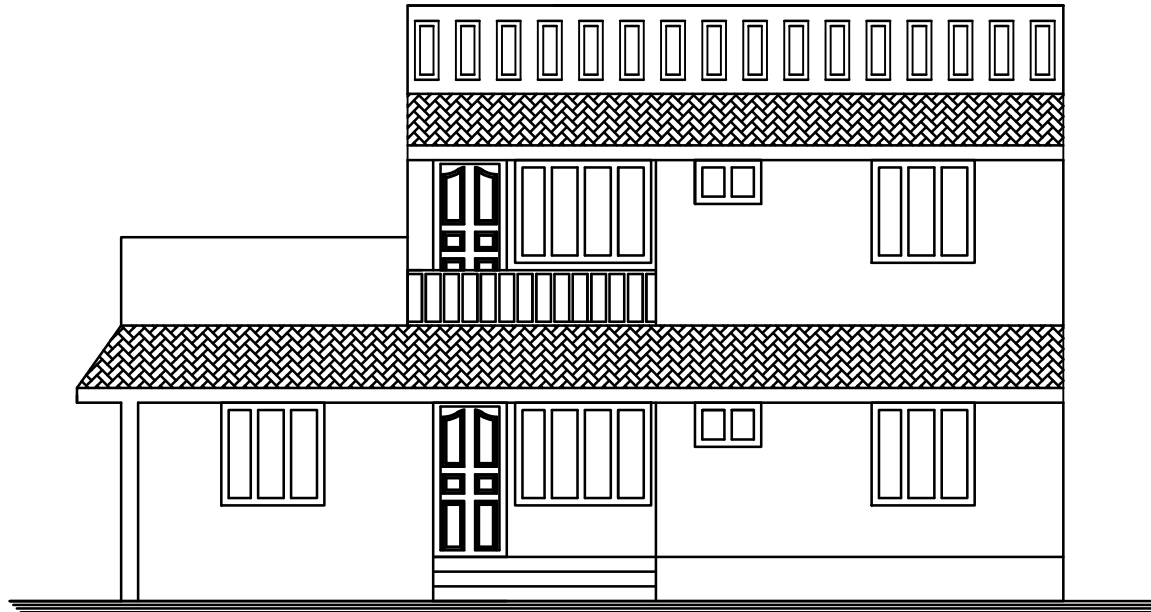
ISSUING AUTHORITY
Rural Panchayat

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

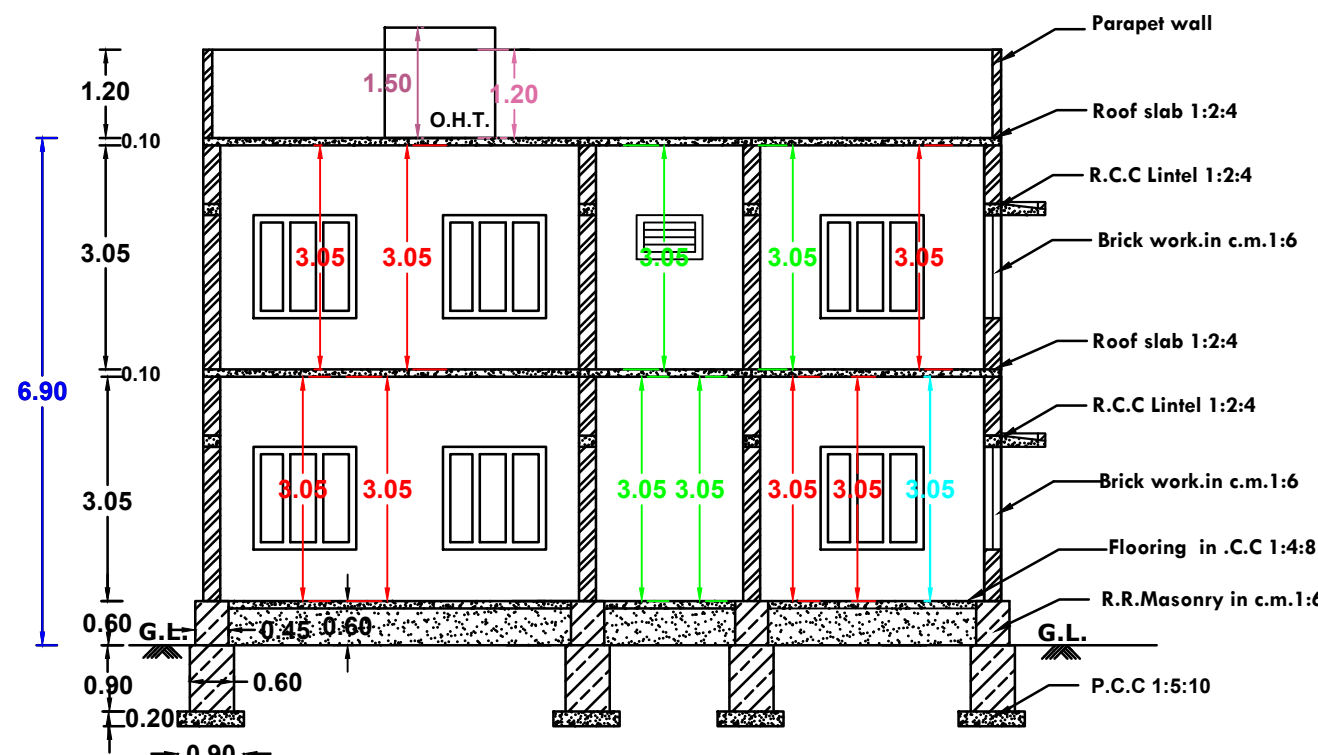
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING,
IN Re.Sy.No: 109/17, OF THEREKALPUTHOOR VILLAGE, AT RAJIV NAGAR,
9th CROSS STREET, R.M.S. GARDEN, THEREKALPUTHOOR VILLAGE PANCHAYAT.
REGULARISATION ORDER NO: 218/4012/2023, PLOT NO : 7,8(Pt).

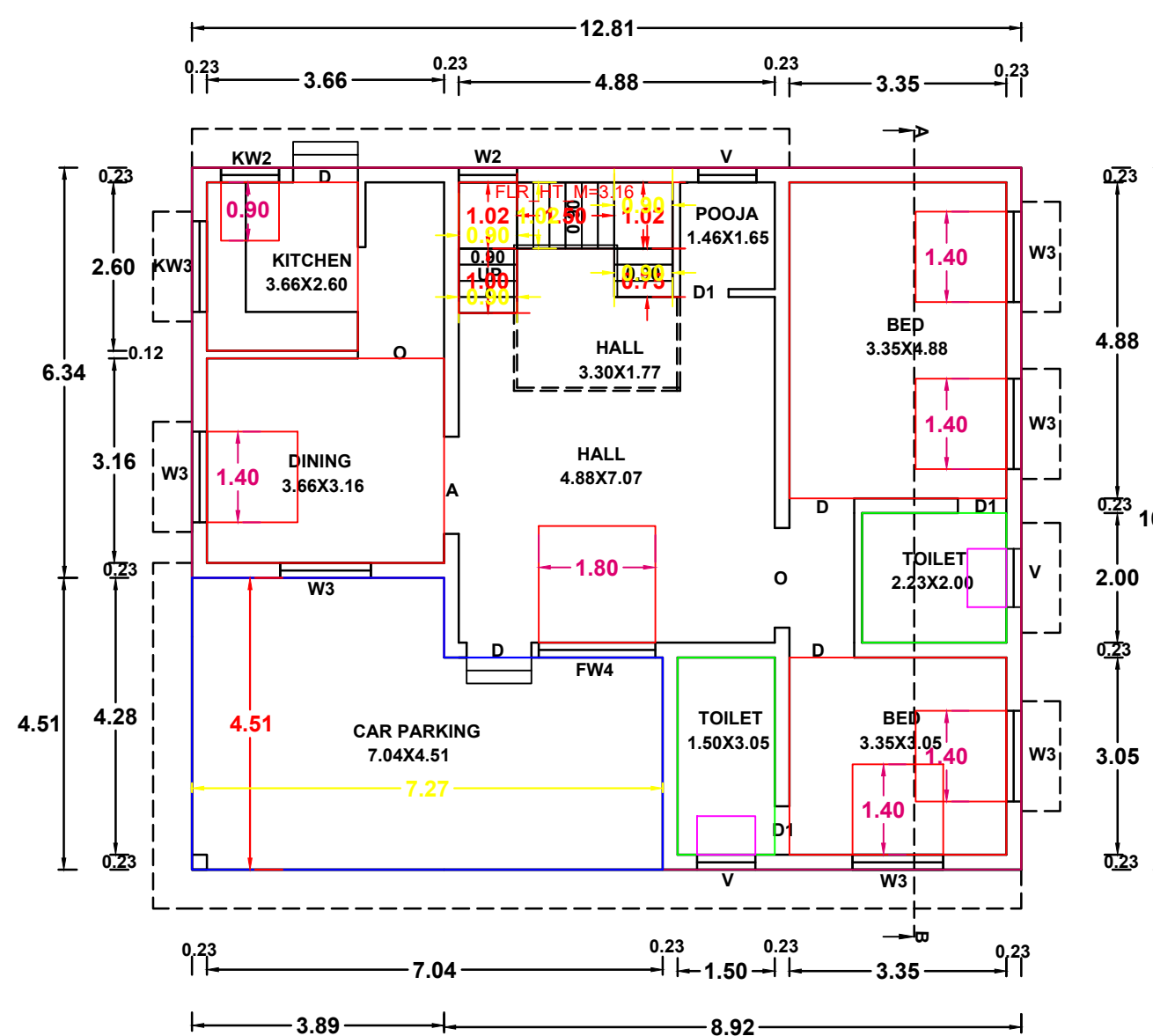
Name of owner:- S.K.MANISH, S/o.Subramaniyan.



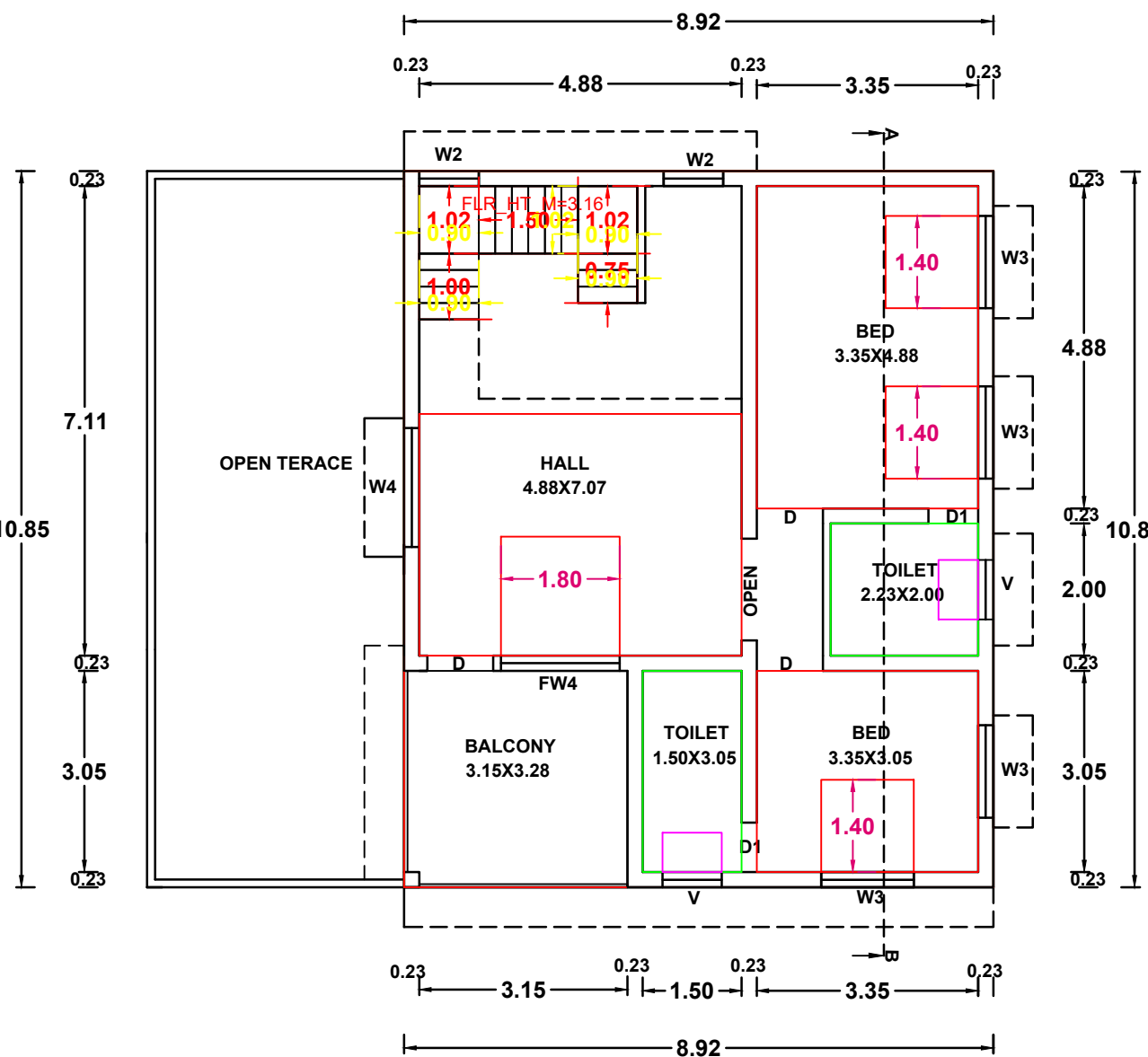
FRONT ELEVATION



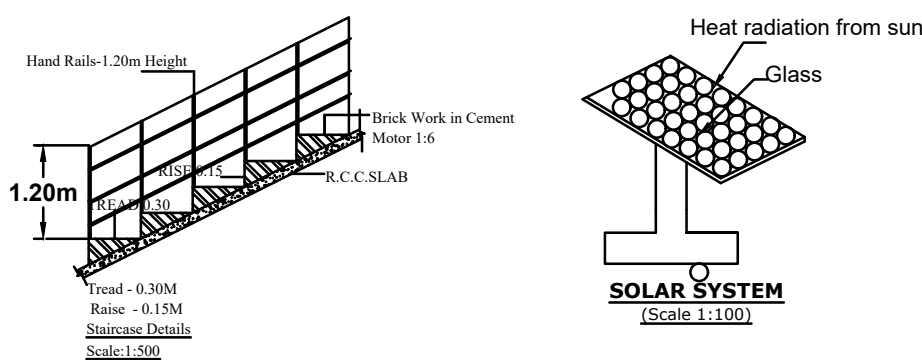
SECTION ON A-B



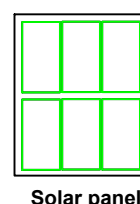
GROUND FLOOR PLAN



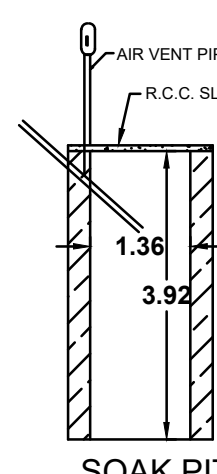
FIRST FLOOR PLAN



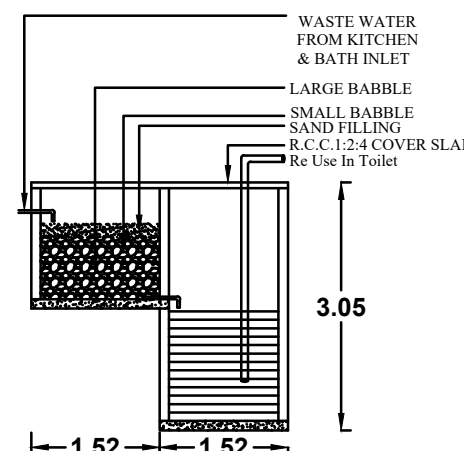
SOLAR SYSTEM



WATER_TANK_CAPACITY_L=6000LTRS

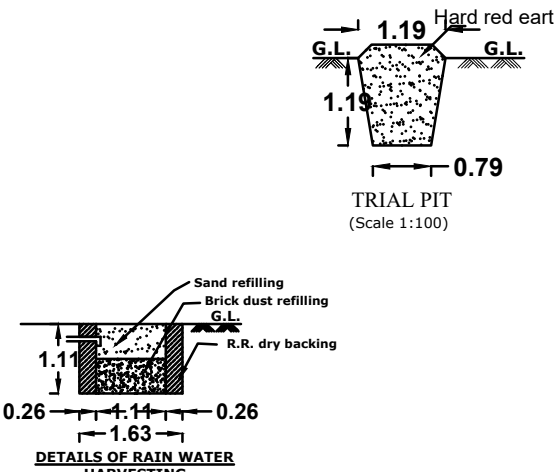


SOAK PIT

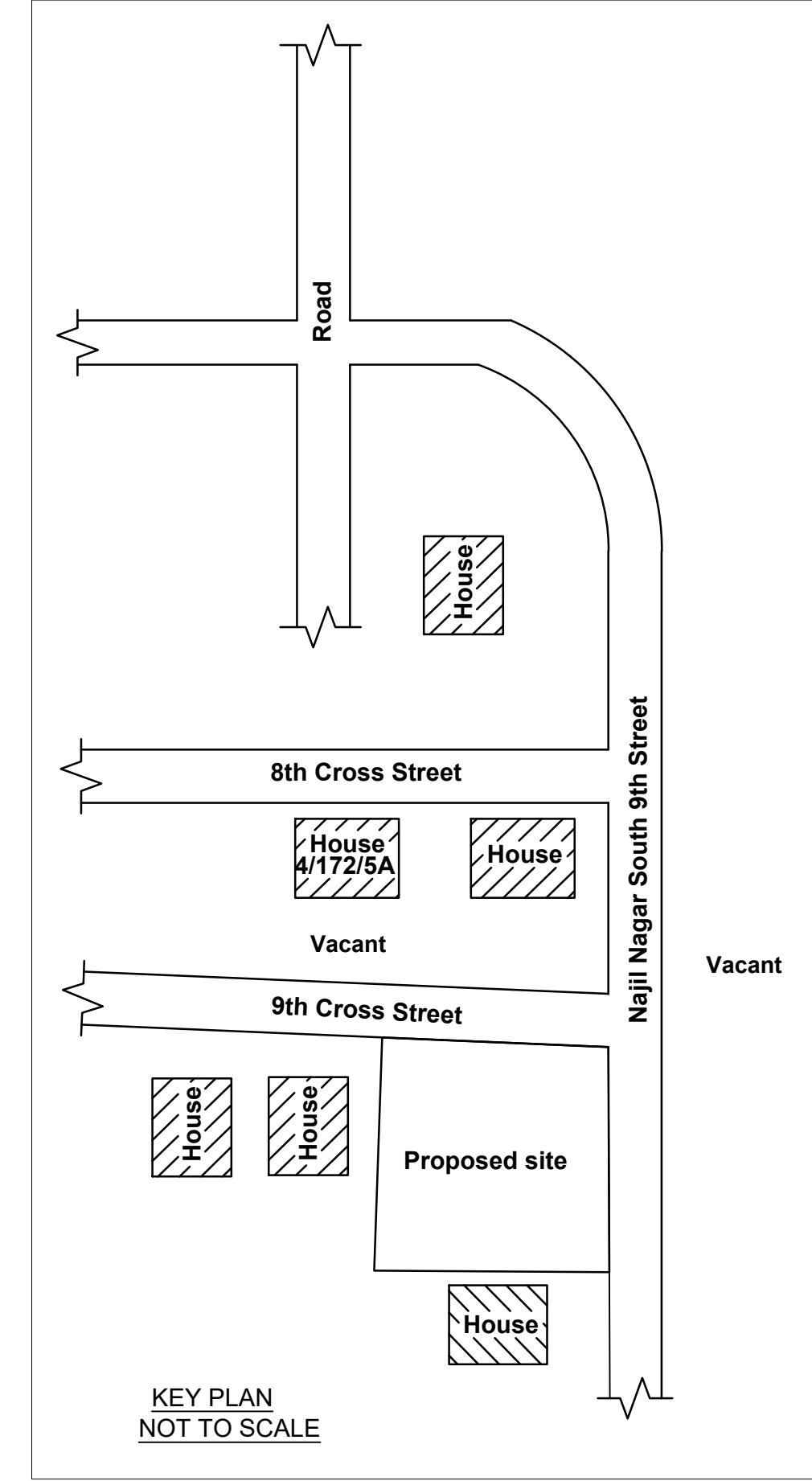


RECYCLING OF WASTE WATER FROM KITCHEN & BATHROOM

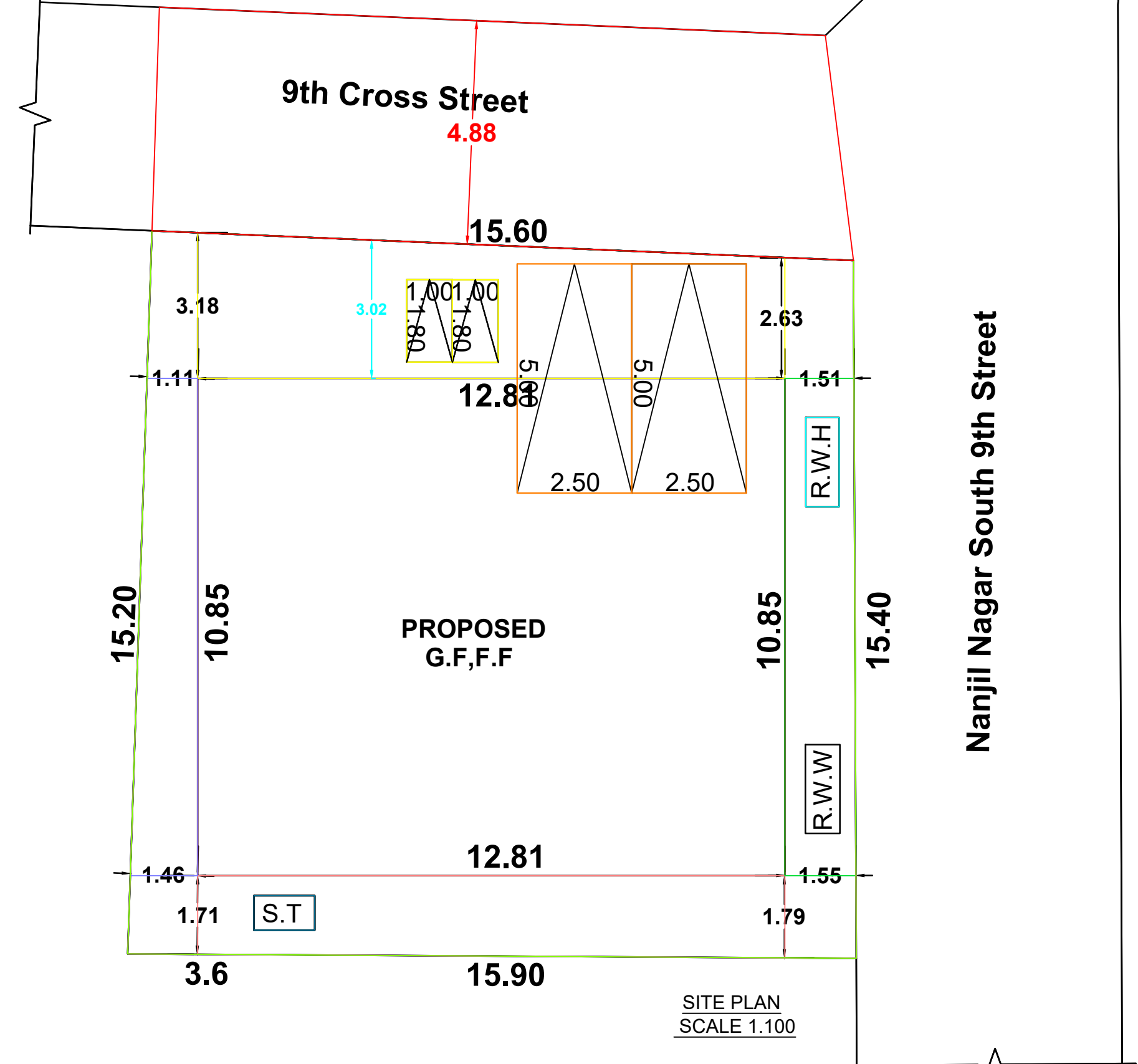
PLAN INFO
PLOT_NO=NO
PATTI_NO=2563
TALUK=THOVALAI
DISTRICT=KANNYAKUMARI
SURVEY_NO= 109/17
PLOT_AREA_M2= 242.88
AS_PER_DOCUMENT= 242.88
AS_AT_SITE= 242.00
FMB_OR_PLR=242.88
JURISDICTION_TYPE=THEREKALPUTHUR VILLAGE PANCHAYAT
SINGLE_FAMILY_BLDG=YES
LAND_USE_ZONE = RESIDENTIAL
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH= 4.88
ROAD_LENGTH= 15.60
AVG_PLOT_DEPTH= 15.30
AVG_PLOT_WIDTH= 15.75
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



TRIAL PIT



KEY PLAN NOT TO SCALE



SITE PLAN SCALE 1:100

ALL DIMENSIONS ARE IN METER
PLAN SCALE 1:100

CERTIFIED THAT PROVISIONS SHALL BE MADE TO "RAIN WATER HARVESTING " ARRANGEMENTS SYSTEM IN THE PROPOSED CONSTRUCTION

REFERENCE

D-DOOR	--	1.00X2.10
D1-DOOR	--	0.75X2.10
W3-WINDOW	--	1.40X1.40
KW3-WINDOW	--	0.90X0.60
V-VENTILATOR	--	0.90X0.60

AREA OF SITE : 242.88.sq.m(2614.36.sq.ft)
AREA OF PROPOSED
GROUND FLOOR :139.01.sq.m(1496.30.sq.ft)
FIRST FLOOR : 96.78.sq.m(1041.74.sq.ft)
TOTAL AREA :235.79.sq.m(2538.04.sq.ft)
AREA OF VACANT :103.87.sq.m(1118.06.sq.ft)

PARKING CALCULATION
GROUND FLOOR :110.37.sq.m(1188.02.sq.ft)
(Kitchen-1)
FIRST FLOOR : 85.70.sq.m (922.47.sq.ft)
TOTAL AREA :196.07.sq.m(2110.50.sq.ft)
First 75.Sq.m : Nil
Next 121.07.Sq.m : 2 Car Space
2 Two Wheeler Space

PLOT COVERAGE = $\frac{139.01 \times 100}{242.88} = 57.24\%$

F.S.I.= $\frac{235.79}{242.88} = 0.97 < 2.0$

(S.K.MANISH)
SIGNATURE OF LAND AND BUILDING OWNER

S. RAMU
Registered Engineer Gr - III
Reg. 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
Nagercoil

cell.9443275554
9843375554
Date:19.06.2024 Size: A1(S-6) gmail: smsramungl@gmail.com 023

Drawn by.T.Nishi.
Checked by.S.Ramu.

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.

