

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

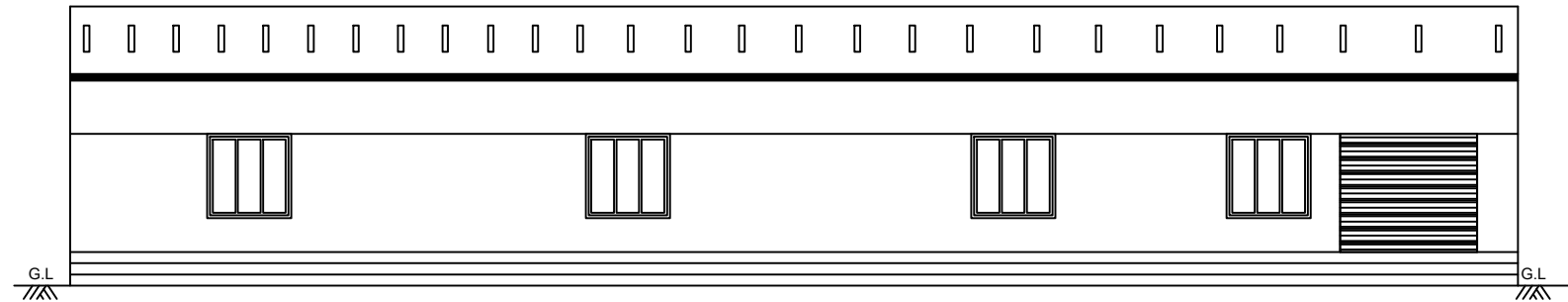
Rural Panchayat

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

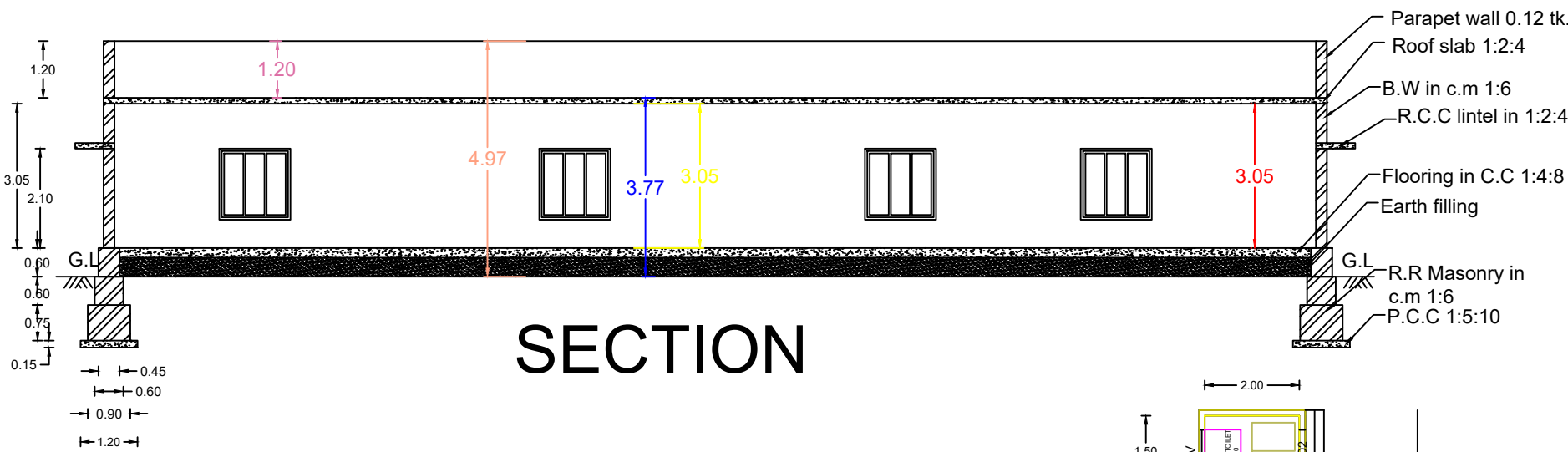
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING IN
Re.Sy.No : 331/4 OF NAVALKADU VILLAGE, THOVALAI TALUK, ESANTHIMANGALAM
VILLAGE PANCHAYAT ,KANNIYAKUMARI DISTRICT, TAMILNADU.

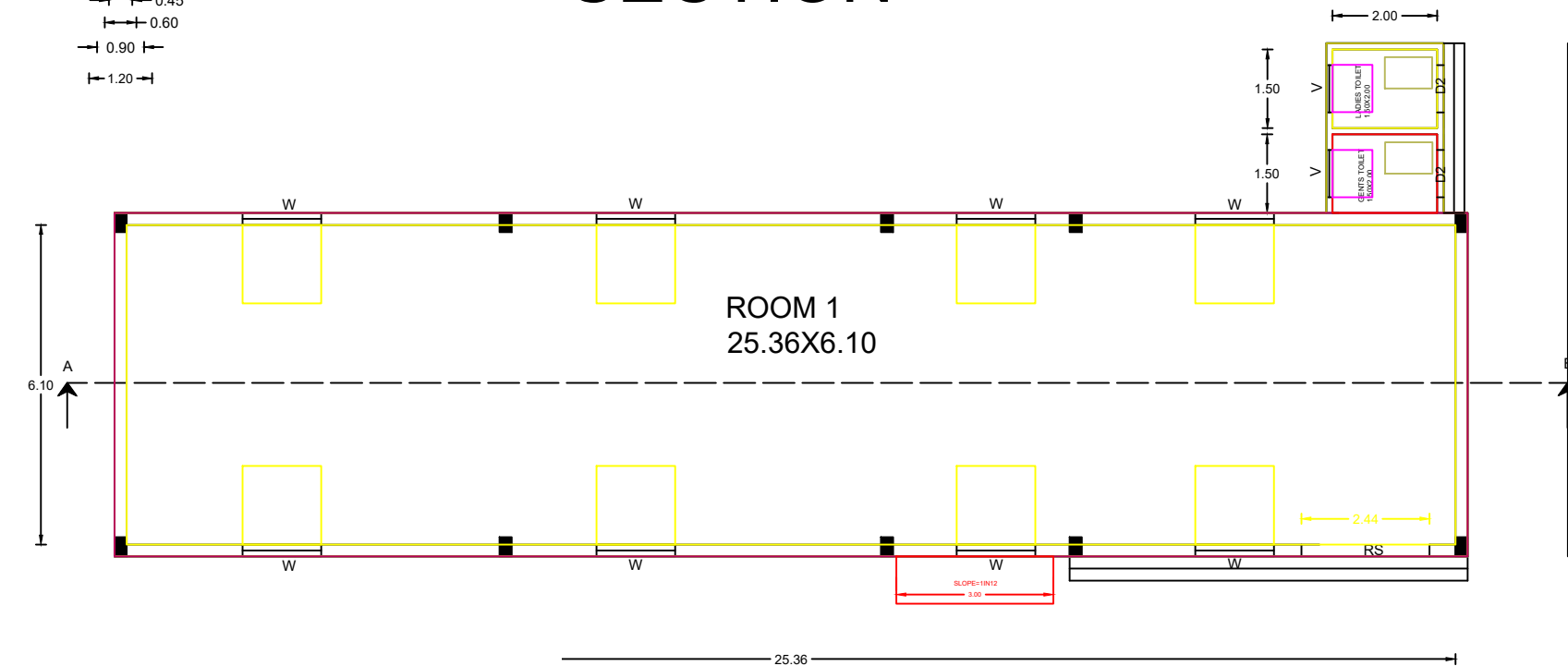
NAME OF OWNER :Mrs. RUCKMONI. S
W/O: RAJA SINGH
2/10, NAGERCOIL, KESAVATHIRUPPAPURAM
AGASTEESWARAM, KANNIYAKUMARI, TAMILNADU-629003



ELEVATION

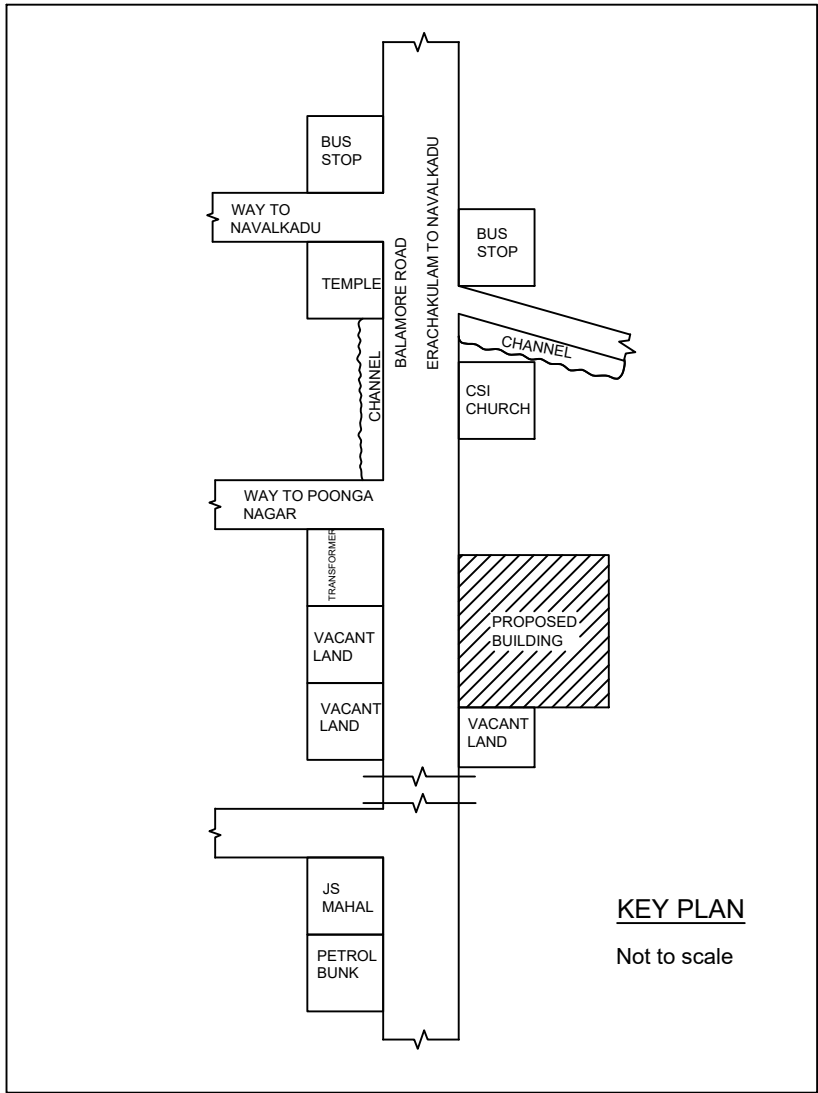


SECTION



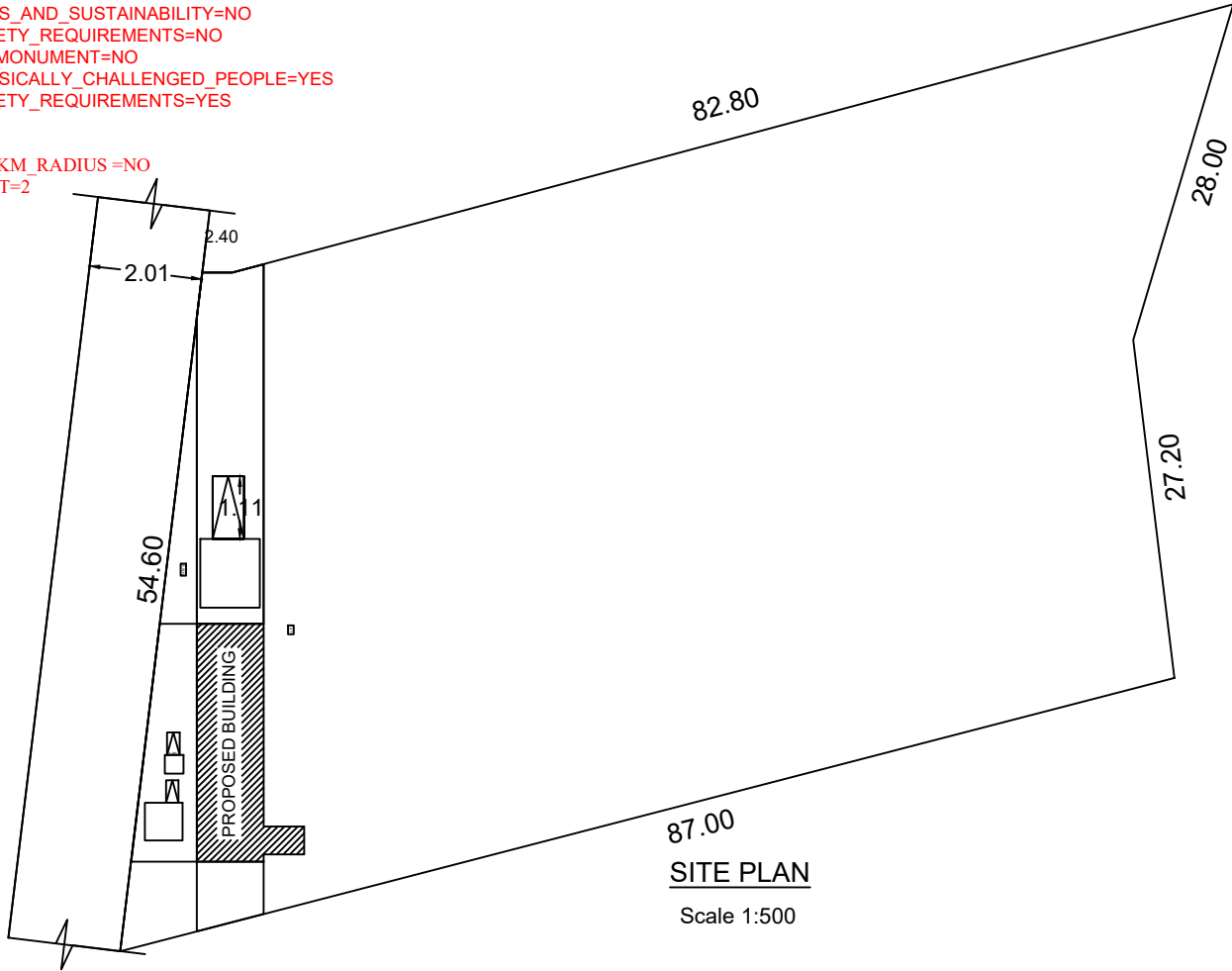
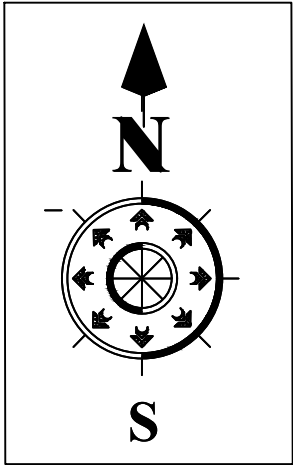
PLAN

PLOT INFO
PLOT_NO=NO
PATTI_NO=1201
TALUK=THOVALAI
DISTRICT=KANNIYAKUMARI
SURVEY_NO=331/4
PLOT_AREA_M2=4199.84
AS_PER_DOCUMENT=4199.84
AS_AT_SITE=4199.80
FMB_OR_PLR=4199.80
JURISDICTION_TYPE= PANCHAYAT
SINGLE_FAMILY_BLDG=NO
LAND_USE_ZONE = COMMERCIAL
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=9.00
ROAD_LENGTH=59.60
AVG_PLOT_DEPTH=82.8
AVG_PLOT_WIDTH=54.6
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=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



KEY PLAN

Not to scale



SITE PLAN

Scale 1:500

SHEET NO: 01

ALL DIMENSIONS ARE IN METER

AREA DETAILS

AREA OF SITE 103.79Cents 4199.84Sq.m

PROPOSED AREA:

PRO.G.F. PLINTH AREA : 176.64 Sq.m 1900.64 Sq.ft

TOTAL PLINTH AREA : 176.64 Sq.m 1900.64 Sq.ft

VACANT AREA : 4023.2 Sq.m 43289.63 Sq.ft

JOINERIES

RS	ROLLING SHUTTER	2.82 X 2.10
W	WINDOW	1.50 X 1.50
D2	DOOR	0.90 X 2.10
V	VENTILATOR	0.90 X 0.76

COLOUR INDEX

PROPOSED SITE BOUNDARY
ROAD

PLOT COVERAGE= $\frac{\text{GROUND FLOOR AREA}}{\text{SITE AREA}} \times 100$
 $= \frac{176.64}{4199.84} \times 100 = 4.21$

FSI = $\frac{\text{TOTAL COVERED AREA ON ALL FLOORS}}{\text{PLOT AREA}}$

$\frac{176.64}{4199.84} = 0.042 < 2.00$

Upto 75 Sq.m CarParking Nill

(Above 75 Sq.m :- 1 Car & 1Two Wheeler Space
For Every 75 Sq.m)

= Total Plinth Area - Car Parking Area
= 176.64-75 = 101.64
= 101.64/75 = 1.35

Required Car Parking Stalls : 1 Car Space

Required Two Wheeler Space : 2 No.

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

S. Ruckmoni

SIGNATURE OF LAND & BUILDING OWNER

A. Gnanaraj
A. GNANARAJ, D.Arch., M.E.,
(Govt. Registered Engineer-Grade-I)
Registration No: 150/LS/2019/00194
JOANA BUILDERS
6-A, 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- I
Registration No: 150/LS/2019/00194
Nagercoil City Municipal corporation.

JOANA BUILDERS:-

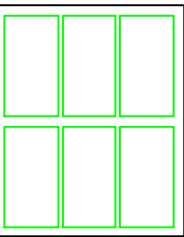
6A, Supreme Mall,
Balamore Road, Putheri,
Nagercoil.
Cell : 9500997911, 8056997911
Office : 04652-274011.

DATE : 05-07-2024

Solar water
heater

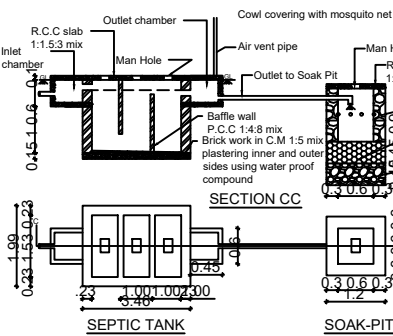
WATER_TANK_CAPACITY_L=6000LTRS

WATER_TANK_CAPACITY_L=6000LTRS



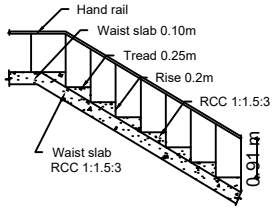
Solar panel

DETAILS OF R.C.C COLUMN

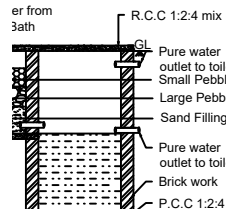


SEPTIC TANK

SOAK-PIT



STAIR CASE DETAILS



WASTE WATER RECYCLING PIT



Brick Bats
Gravel
Sand
Brick
Work 1:6

RAIN V

AREA DETAILS

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JOANA BUILDERS:-
6A, Supreme Mall,
Balamore Road, Putheri,
Nagercoil.
Cell : 9500997911, 8056997911
Office : 04652-274011.

DATE : 05-07-2024

87.00

SITE PLAN

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.

