

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

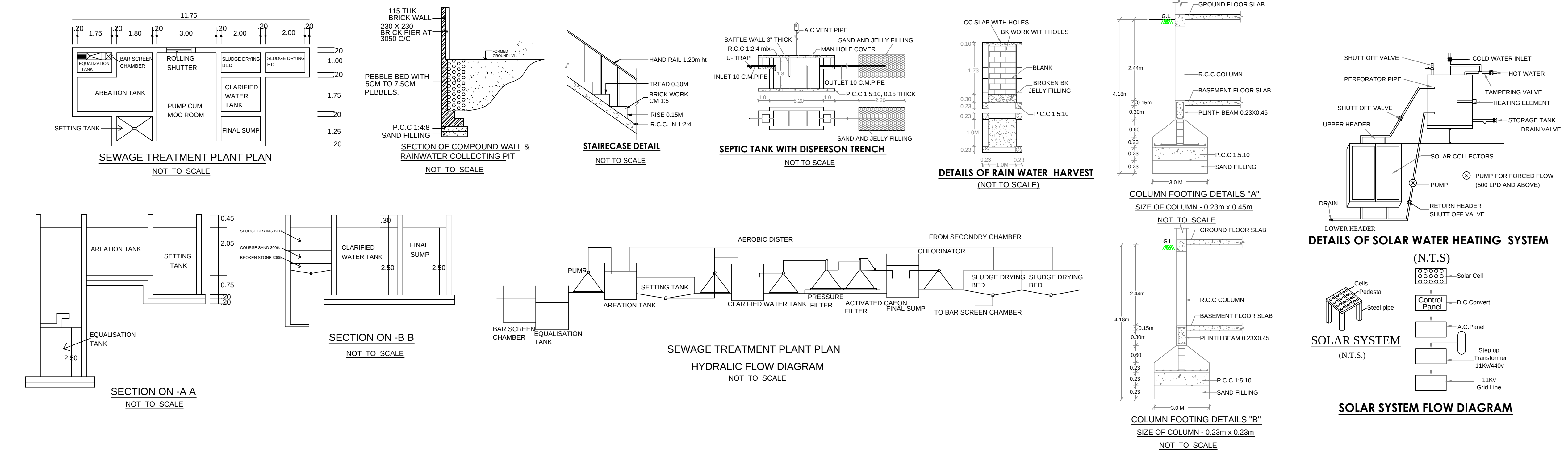
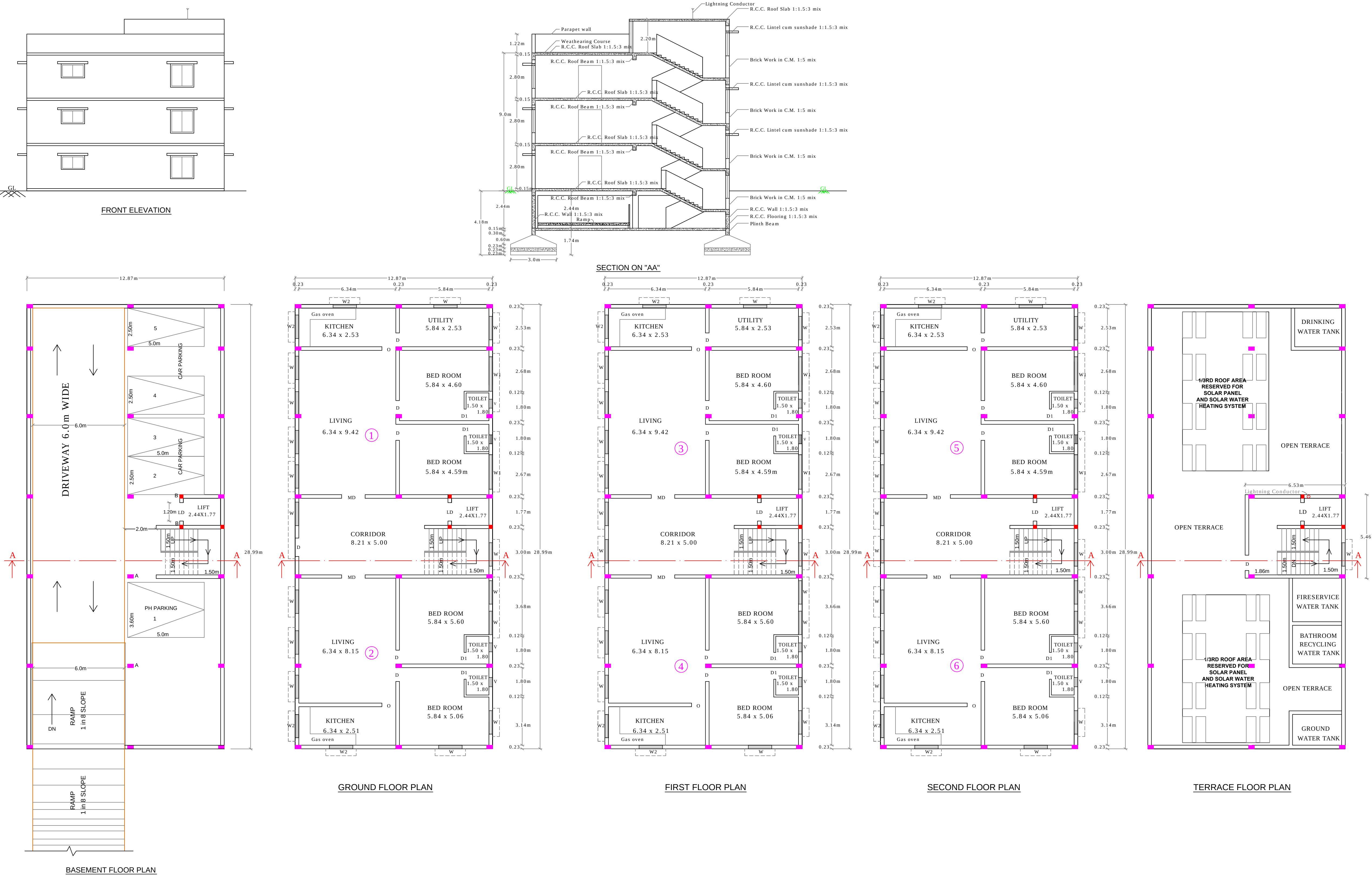
Building Plan

ISSUING AUTHORITY

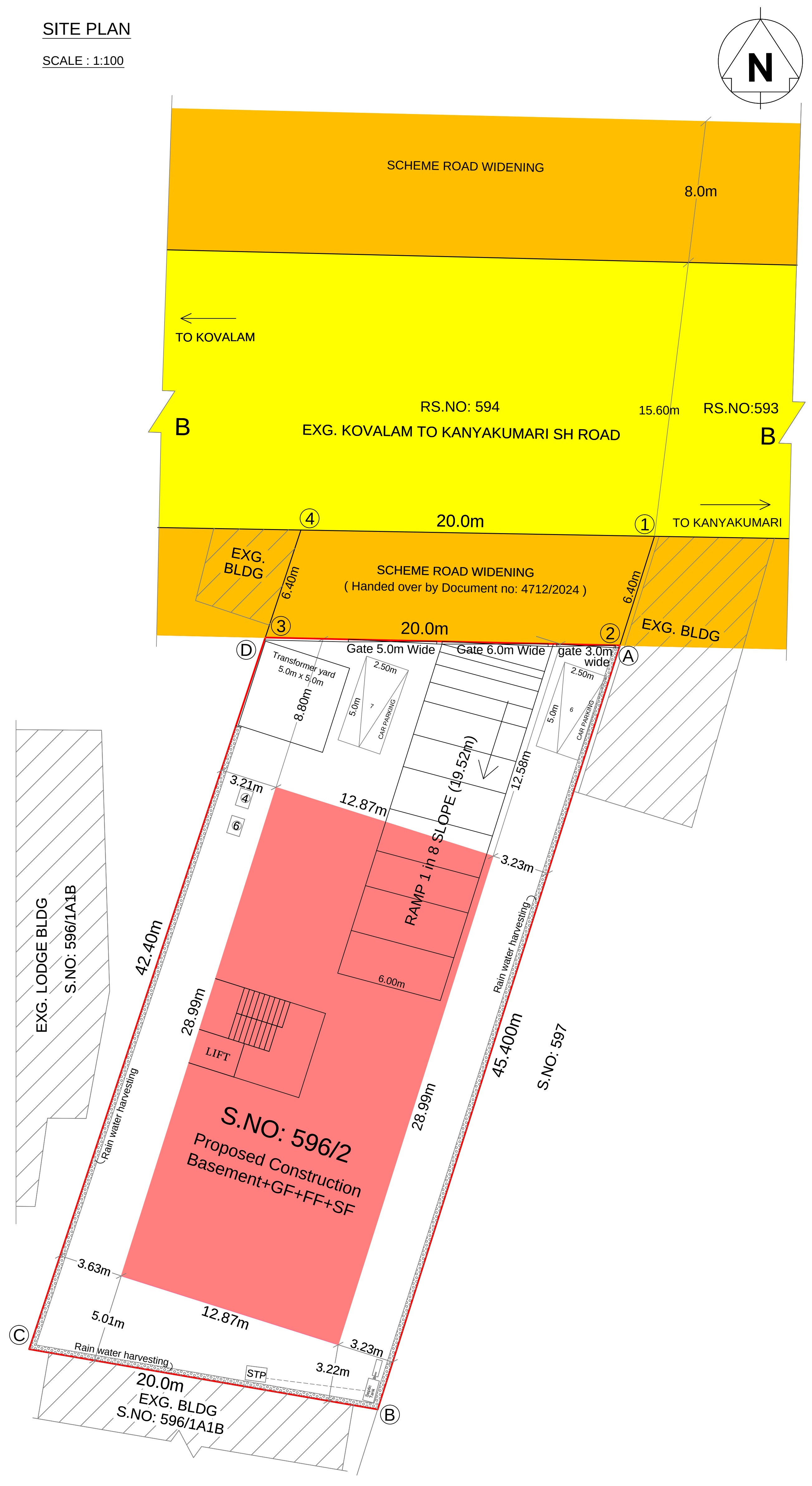
Town Panchayat

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.



SITE PLAN
SCALE : 1:100



PLAN SHOWING THE PROPOSED CONSTRUCTION OF SERVICE APARTMENT (6NOS) IN (OLD SURVEY NO:159/A) NEW SURVEY NO: 596/2 AT KANYAKUMARI VILLAGE, AGASTHEESWARAM TALUK, KANYAKUMARI D.D. PLAN NO:2, KANYAKUMARI TOWN PANCHAYAT, KANYAKUMARI DISTRICT, KANYAKUMARI L.P.A.

CRZ CLEARANCE FILE NO: 11/23/2024-IA.III Dated: 08/07/2024

Applicant : Mr. KARTHICK M MANIKANDAN

ALL DIMENSIONS ARE IN METRE SCALE: 1:100

AS PER DOCUMENT IN SQ.M	AS PER PATTI IN SQ.M	AS PER SITE IN SQ.M
949.86 SQ.M	950.0 SQ.M	949.86 SQ.M

AREA OF SITE 949.86 SQ.M

AREA OF SITE AFTER DELETION OF SCHEME ROAD WIDENING 822.00sq.m

AREA OF SITE 822.00sq.m

AREA OF PRO. CONS. IN 1119.30

BASEMENT FLOOR (Parking) 373.10

FIRST FLOOR (Service Apartment 2nos) 373.10

SECOND FLOOR (Service Apartment 2nos) 373.10

HEADROOM 35.68

TOTAL AREA OF PRO. CONS 1119.30

FLOOR AREA RATIO 1119.30 / 822.00 = 1.362 < 1.50

PLOT COVERAGE 373.10 / 822.00 = 45.39%

PARKING SPACE CALCULATION TAKEN AS PER TNCDBR-2019

FLOOR AREA ABOVE 100SQ.M = 1 CAR SPACE FOR EVERY 100SQ.M

DWELLING NO. 1 = 162.68SQ.M = 1 Car parking

DWELLING NO. 2 = 146.07SQ.M = 1 Car parking

DWELLING NO. 3 = 162.68SQ.M = 1 Car parking

DWELLING NO. 4 = 146.07SQ.M = 1 Car parking

DWELLING NO. 5 = 162.68SQ.M = 1 Car parking

DWELLING NO. 6 = 146.07SQ.M = 1 Car parking

TOTAL NO. OF CAR PARKING = 6 Car parking (Required)

Size of Car parking - 2.50m x 5.0m

Size of PH parking - 3.60m x 5.0m

PARTICULARS	REQUIRED	PROVIDED
PARKING SPACE	6 Car Parking	7 Car Parking (Included PH Parking 1no.)

AMENITIES PROVIDED :

- SEPTIC TANK WITH DISPERSION TRENCH.
- "U" TRAP PROVIDED IN SEPTIC TANK.
- SOLAR POWER ASSISTANT WATER HEATING SYSTEM.
- DRINKING WATER TANK.
- PLINTH BOUNDARY PERCOLATION PIT.
- F.S - FIRE SERVICE WATER SLUMP 3m x 2m.
- EARTH QUAKE RESISTANCE STRUCTURE.
- UNDER GROUND SLUMP 1000LIT CAPACITY.
- SOLID WASTE TUB.
- TRANSFORMER YARD (5.0m x 5.0m).
- STP CLEARANCE TO BE OBTAINED FROM POLLUTION CONTROL BOARD.

COLOUR CODE DETAILS

SITE BOUNDARY

EXISTING ROAD

PRO CONSTRUCTION

EXISTING BUILDING

SCHEME ROAD WIDENING

ONLINE APPLICATION NO: SWP/BPA/325500/2024

SWP / BP / ADKKD. NO : 64/2024

LP / ADKKD. NO : 27/2024

REGISTERED STRUCTURAL ENGINEER

REGISTERED CONSTRUCTION ENGINEER

REGISTERED ENGINEER



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.

