

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

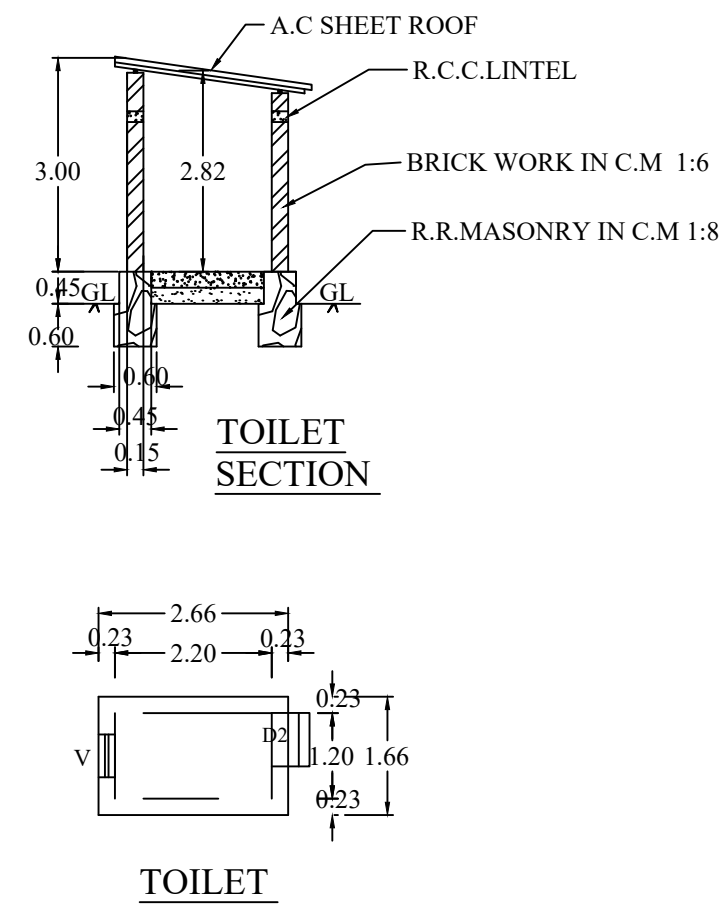
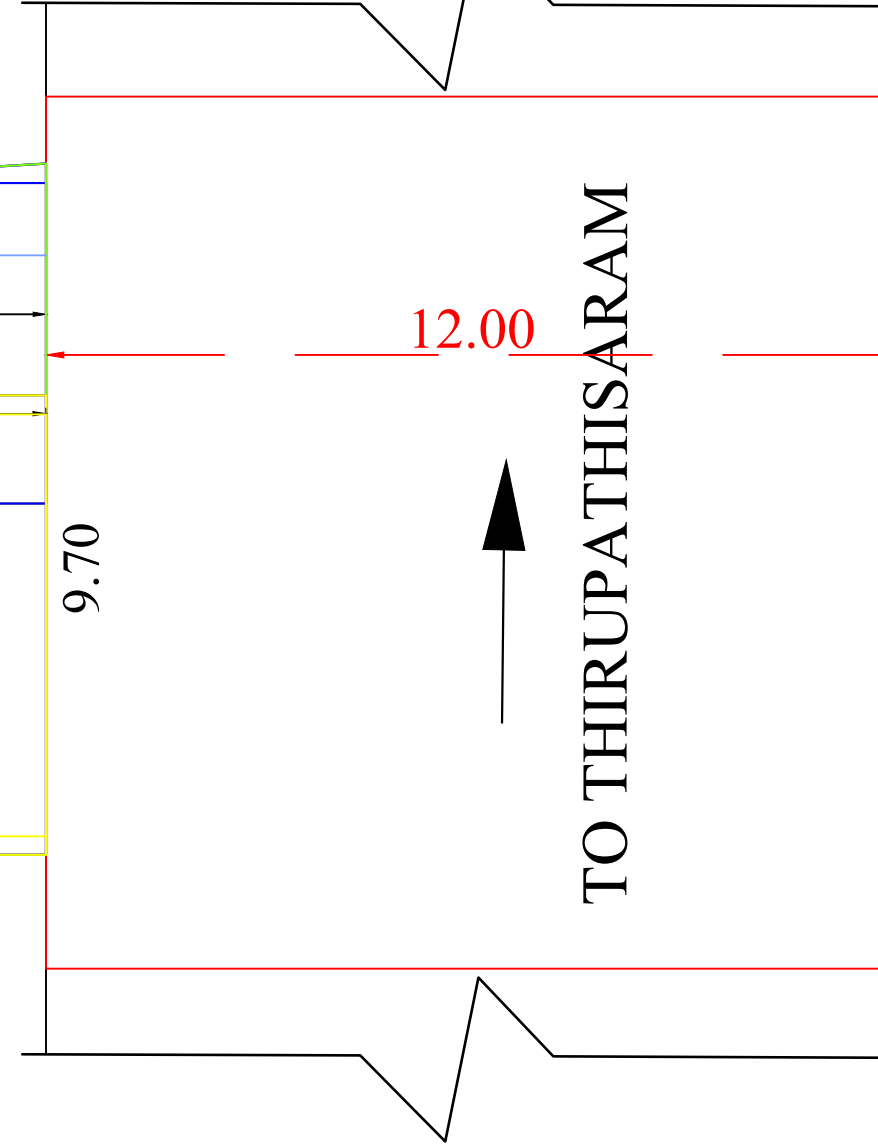
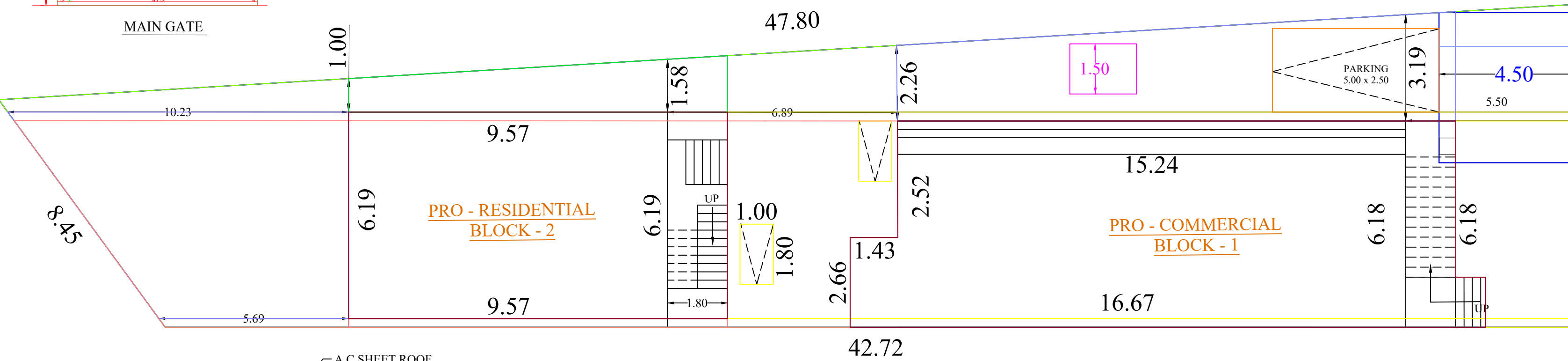
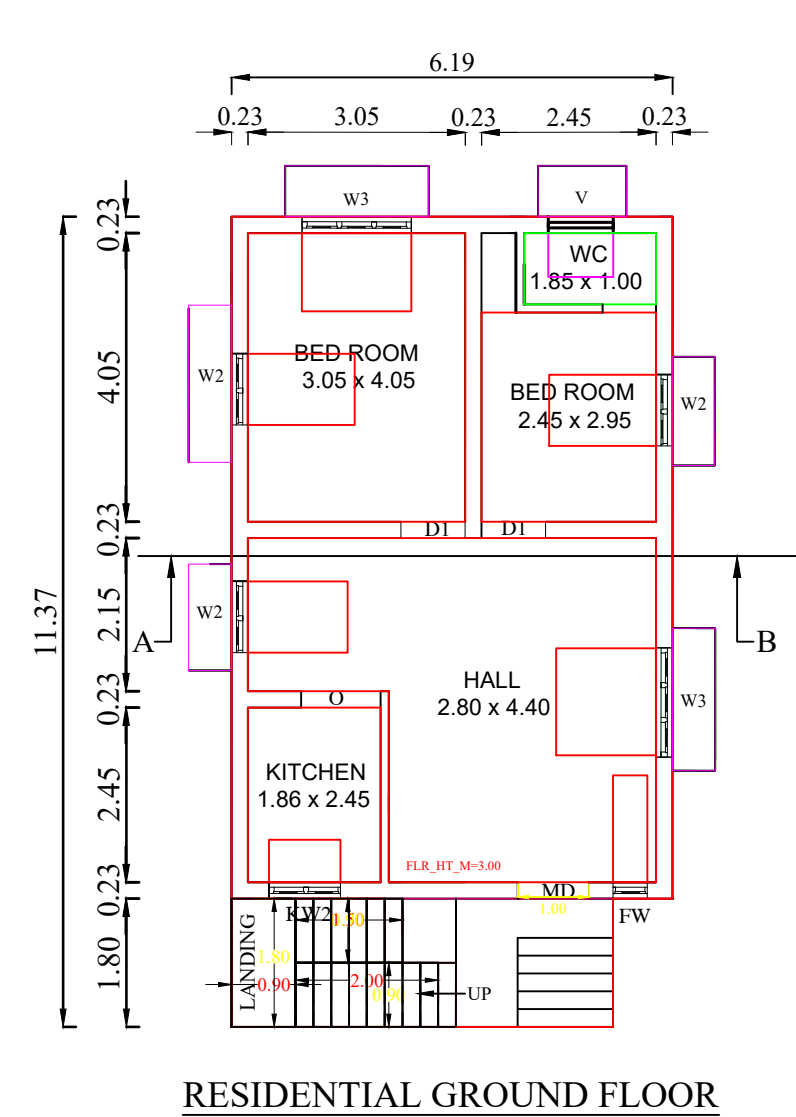
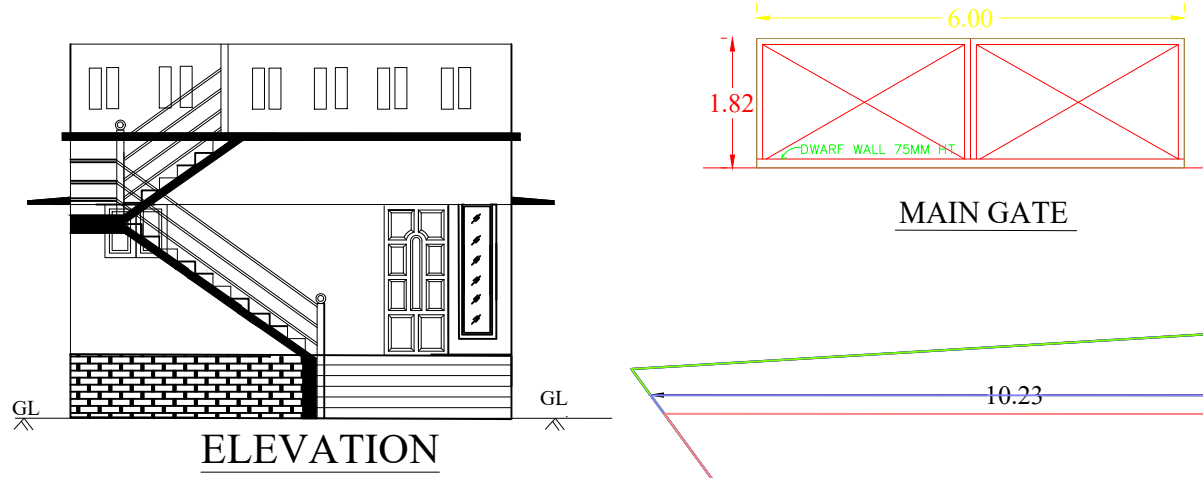
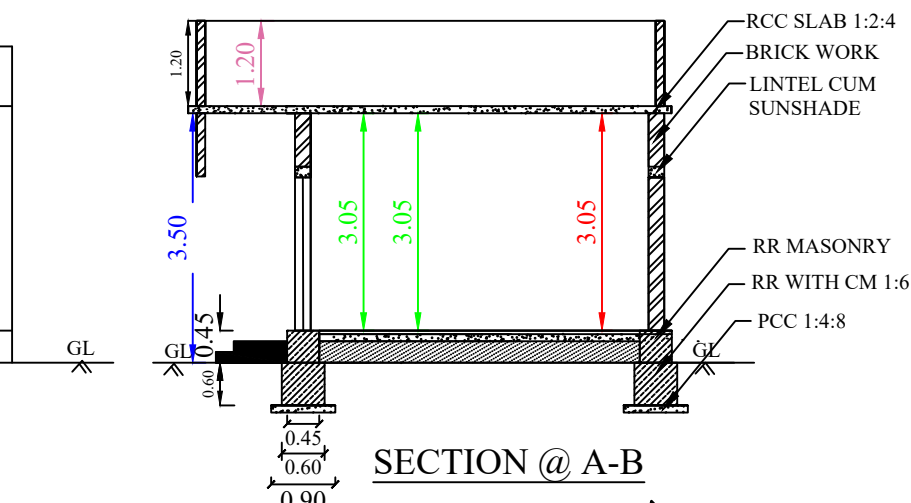
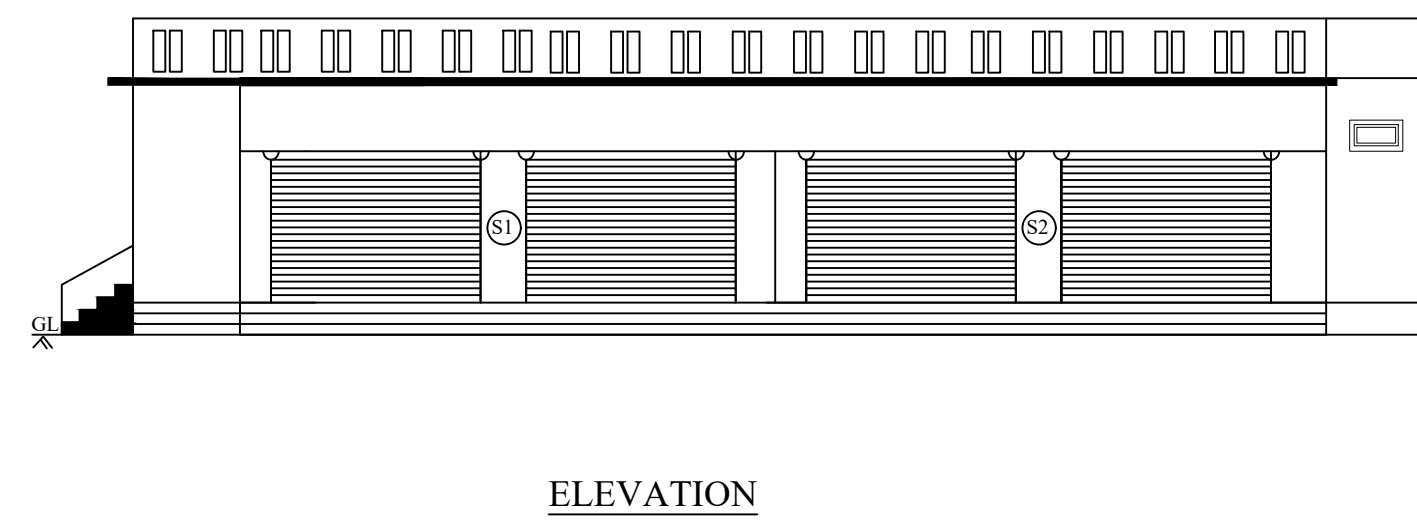
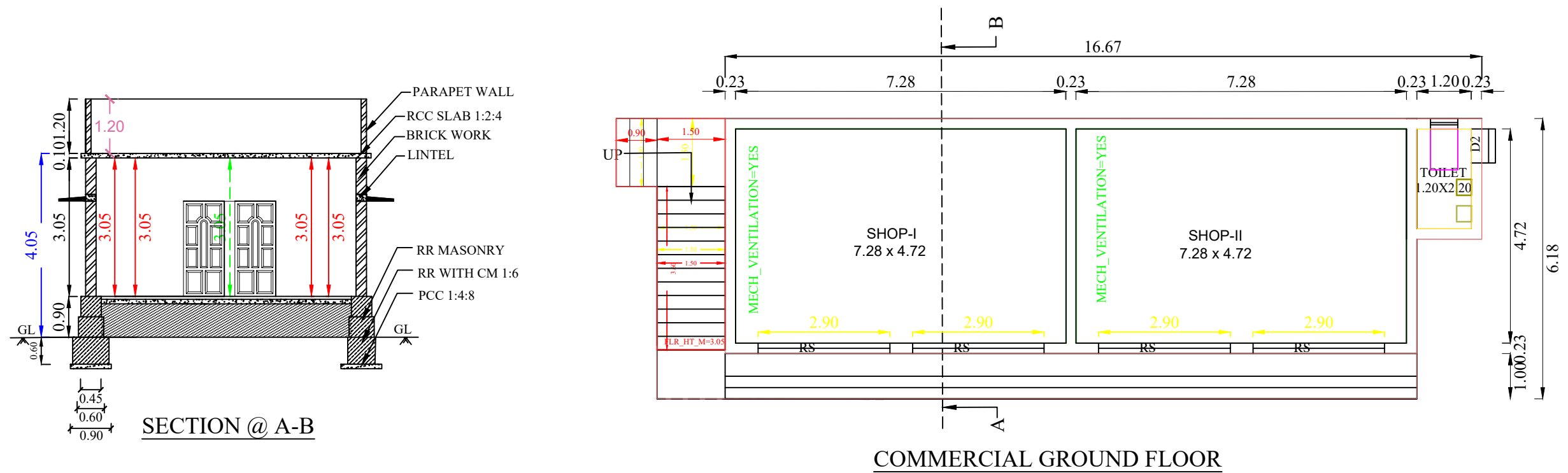
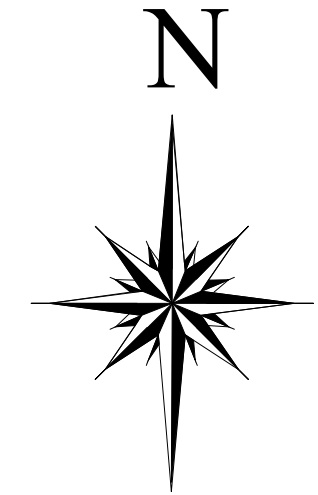
Rural Panchayat

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

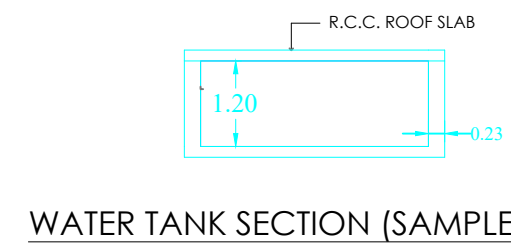
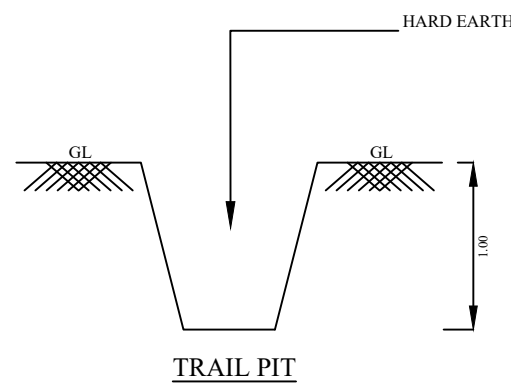
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL & COMMERCIAL BUILDING IN RE.SY.NO : 80 / 7B OF THIRUPATHISARAM VILLAGE , THIRUPATHISARAM ROAD , THIRUPATHISARAM VILLAGE PANCHAYAT , THOVALAI UNION , K.K DIST.

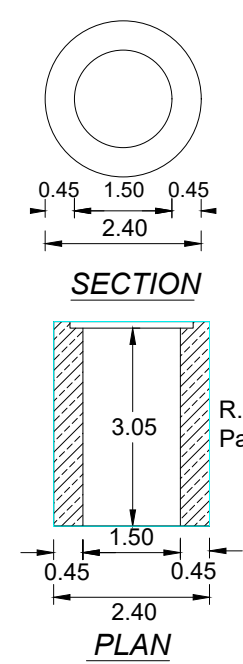
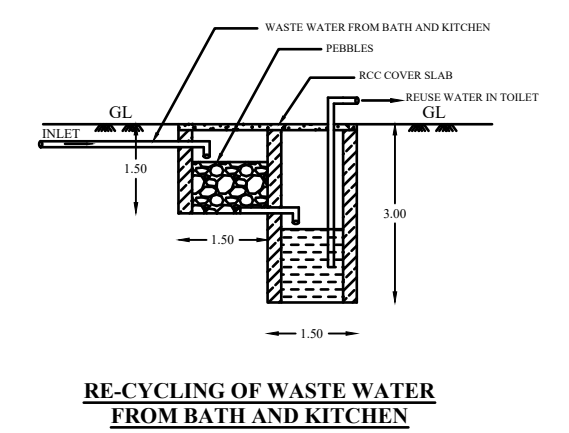
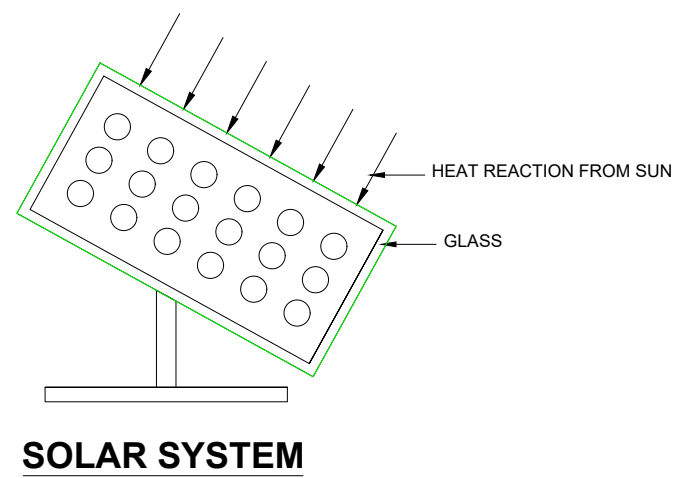
NAME OF OWNER: Mr.P.ABRAHAM XAVIER RAJA
S/O . PETER KOIL DAS
89 , SIVAN KOIL STREET
VADAKKU VALLIOOR - 627117



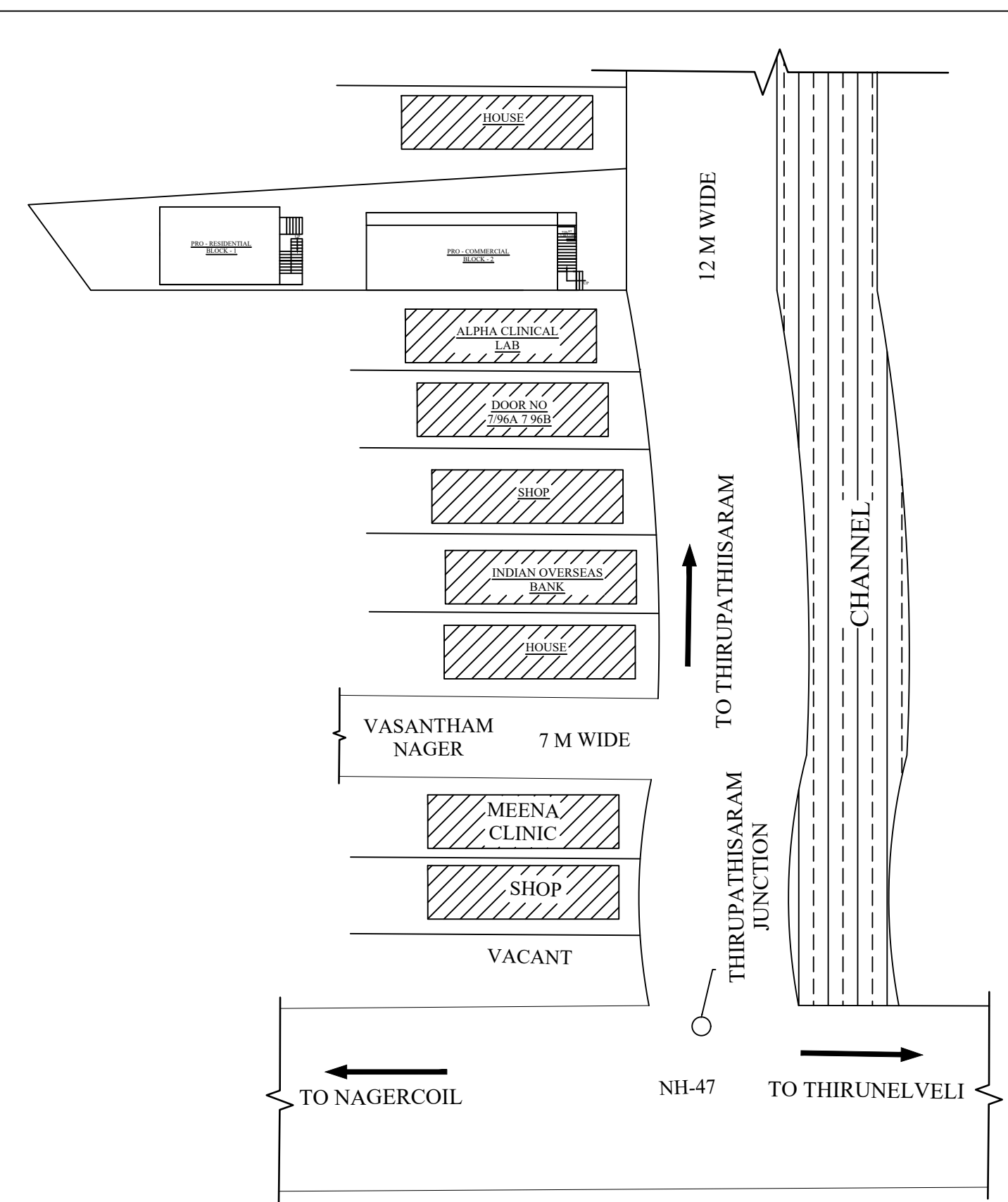
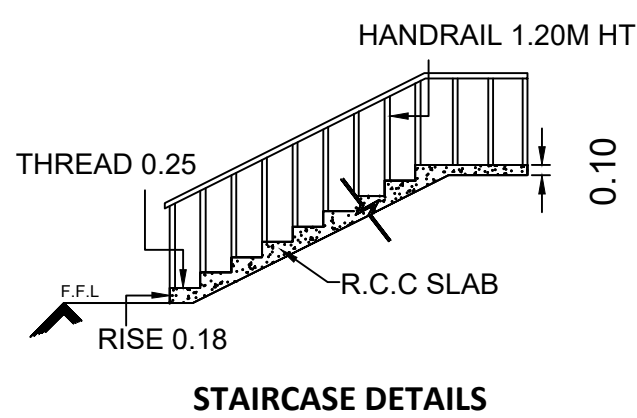
PLAN INFO
PLOT_NO=NO
PATTA_NO=5463
TALUK=THOVALAI UNION
DISTRICT=KANIYAKUMARI
SURVEY_NO= 80 / 7B
PLOT_AREA_M2=377.02
AS_PER_DOCUMENT=404.80
AS_AT_SITE=377.02
FMB_OR_PLR=377.02
JURISDICTION_TYPE=PANCHAYAT
LAND_USE_ZONE = COMMERCIAL,RESIDENTIAL
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=12.00
ROAD_LENGTH=500
AVG_PLOT_DEPTH=45.75
AVG_PLOT_WIDTH= 9.70
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT= NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVTD_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
INTERNAL_VEHICULAR_ACCESS=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



WATER_TANK_CAPACITY_L=5000LTRS



RAIN WATER HARVESTING ARRANGEMENT
RWH_CAPACITY_L=4800LTRS



KEY PLAN
SCALE 1 : 400

CERTIFIED THAT PROVISIONS SHALL BE MADE TO "RAIN WATER HARVESTING" ARRANGEMENTS SYSTEM IN THE PROPOSED CONSTRUCTION		
AREA	SQ.M	SQ.FT
SITE	404.80	4356.86
EXISTING	NIL	
PROPOSED RESIDENTIAL		
GROUND FLOOR	68.85	741.03
TOTAL	68.85	741.03
1 CAR SPACE AND 1 TWO WHEELER SPACE FOR EVERY 75SQ.M OR PART THEROF EXCLUDING THE FIRST 75SQ.M.		
PARKING CALCULATION		
GROUND FLOOR	59.24	
TOTAL	59.24	
59.24 - 75 = -15.15 / 75 = -0.21 CAR SPACE		
PROVIDED : 1 NUMBER OF TWO WHEELER SPACE		
PROPOSED COMMERCIAL		
GROUND FLOOR	108.67	1169.61
TOTAL	108.67	1169.61
1 CAR SPACE AND 1 TWO WHEELER SPACE FOR EVERY 50 SQ.M OR PART THEROF EXCLUDING THE FIRST 50 SQ.M.		
PARKING CALCULATION		
GROUND FLOOR	82.69 SQ.M	
TOTAL	82.69 SQ.M	
82.69 - 50 = 32.69 / 50 = 0.65 CAR SPACE		
PROVIDED : 1 NUMBER OF CAR & 2 NUMBER OF TWO WHEELER SPACE		
PLOT COVERAGE AREA : $\frac{68.85+108.67}{404.80} \times 100 = 43.85\%$		
VACANT	227.28	2446.21
COLOUR INDEX		
SCALE		
SITE	1 : 400	
PROPOSED	1 : 100	
ROAD		
EXISTING		
ALL DIMENSIONS ARE IN METER		
SIGNATURE OF OWNER: Mr.P.ABRAHAM XAVIER RAJA		
S. RAMU Registered Engineer Gr - III Reg. No. 150/LS/2020/00002 S.M.S. Engineering Construction 90, 1 st Floor, Alexandra Press Road, Nagercoil - 1, Ph : 9443275554, 9843375554		
SIGN OF REGISTERED ENGINEER:		
PREPARED BY:		
Er.V.SAHAYA JOHN ROSE, CARMEL ENGINEERING CONSTRUCTION Ph :9629778057 , 8903678057		
REGISTERED ENGINEER:		
S. RAMU, REGISTERED ENGINEER GRADE -III Reg.No - 150 / LS / 2020 / 00002 S.M.S ENGINEERING CONSTRUCTION 90,FIRST FLOOR , ALEXANDRA PRESS ROAD NAGERCOIL-1,K.K DIST, Ph :9443275554,9843375554		

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.

