

PP

APPROVAL RECORD

# Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

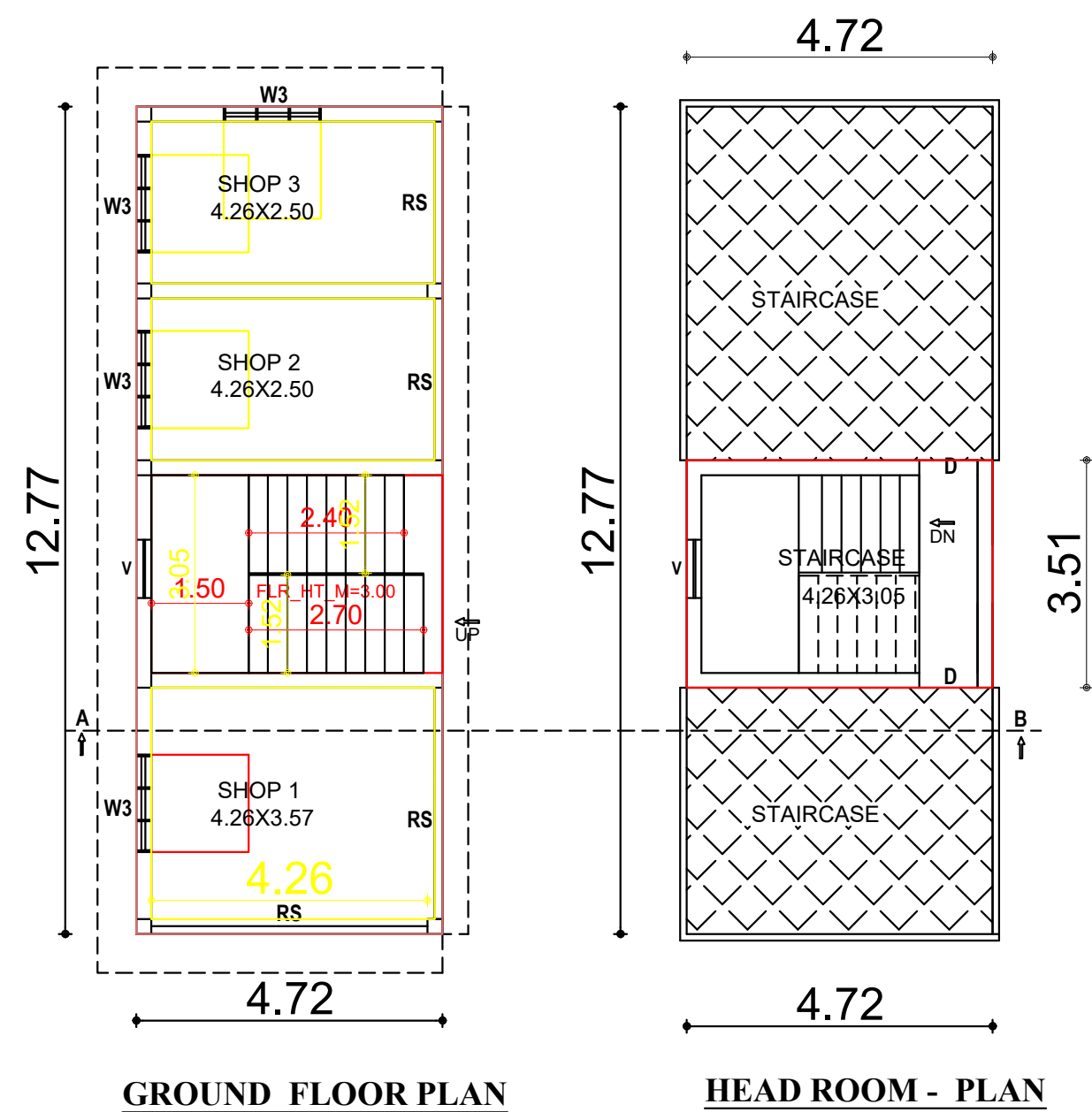
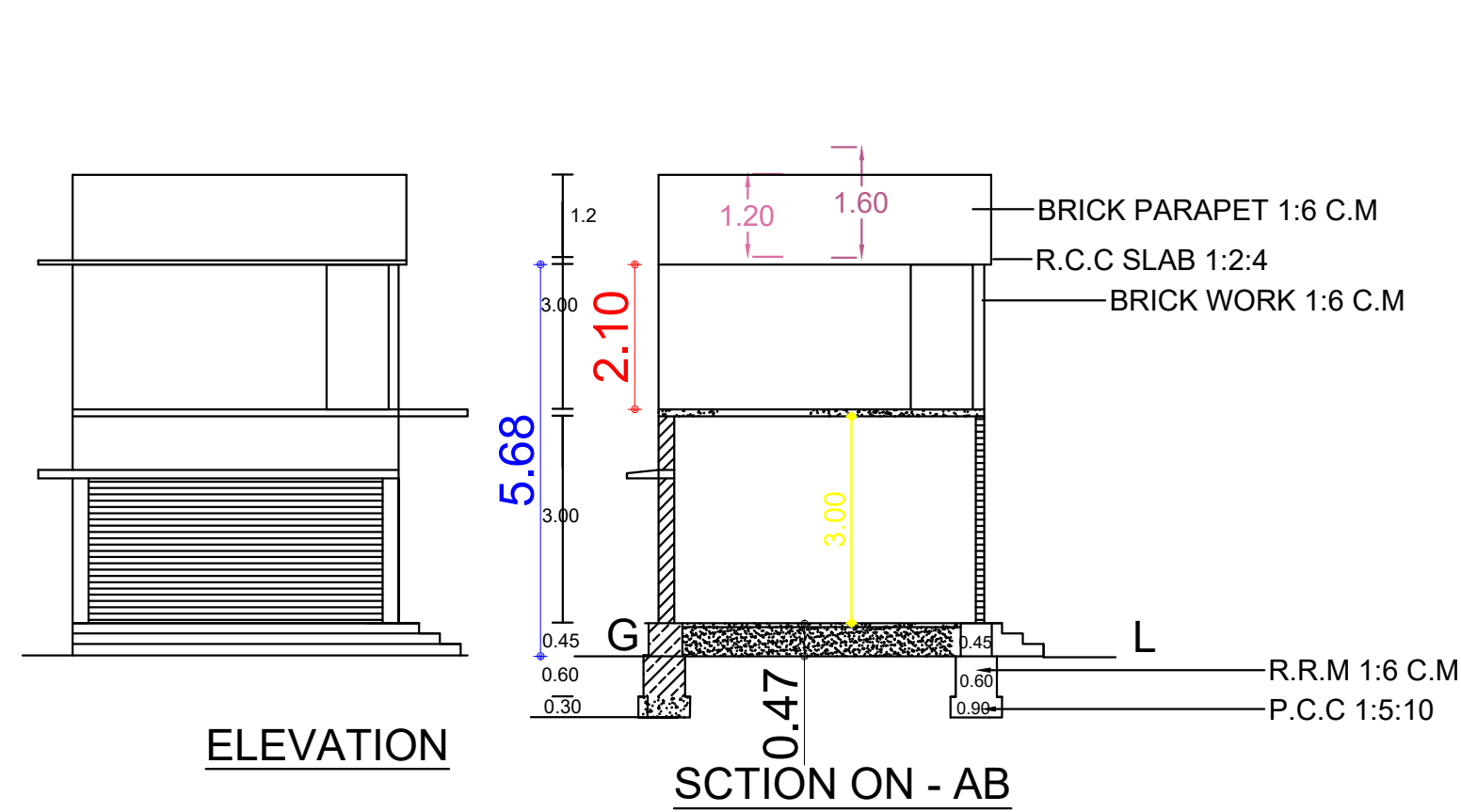
ISSUING AUTHORITY

**Rural Panchayat**

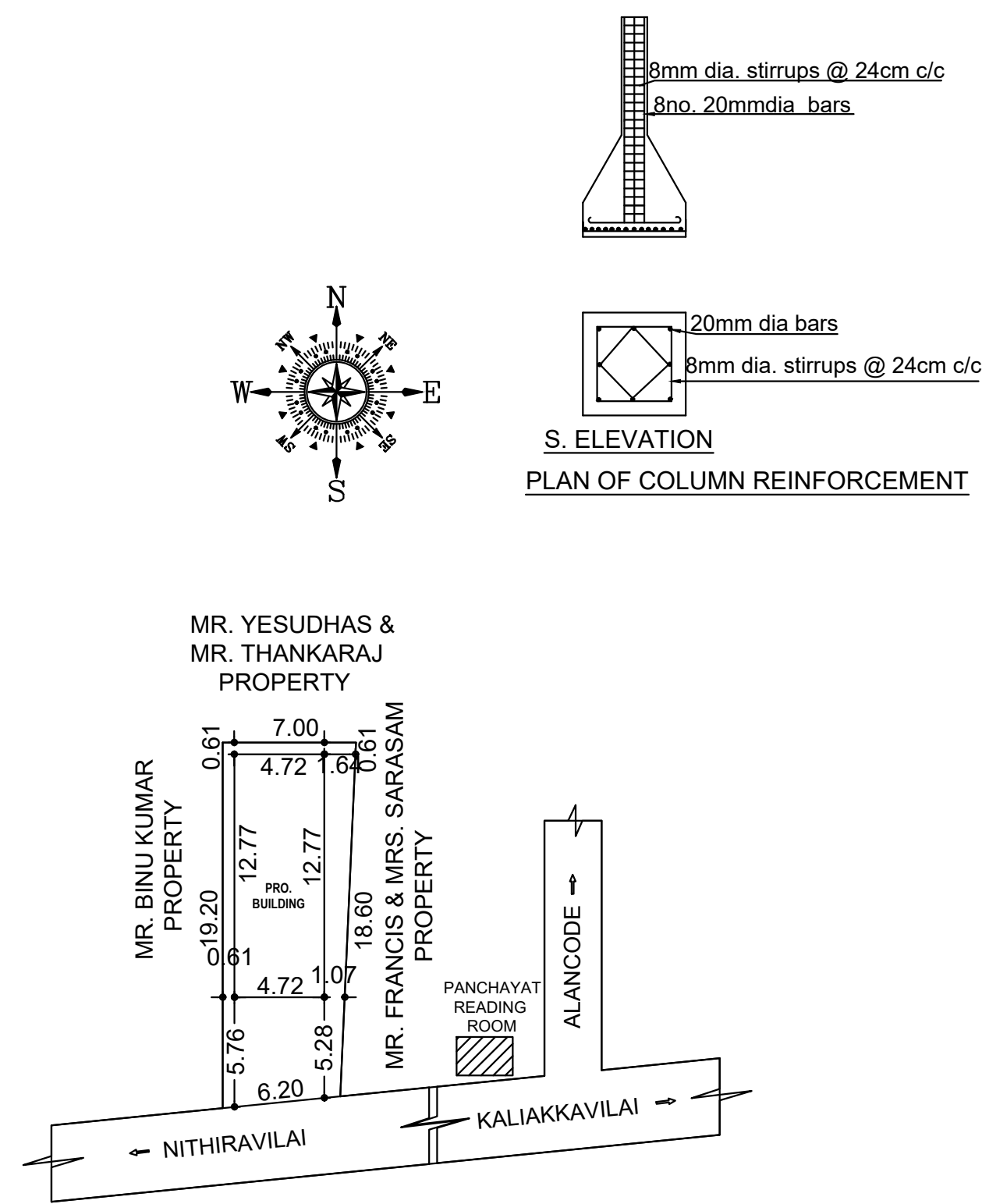
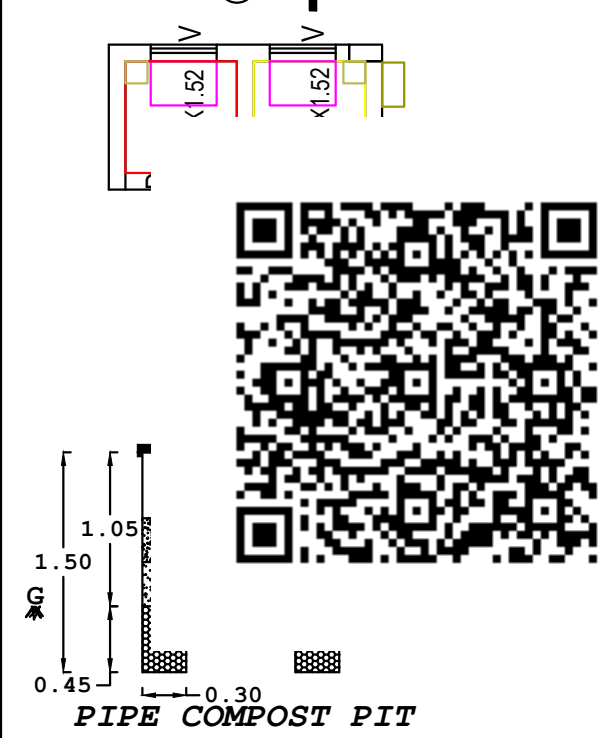
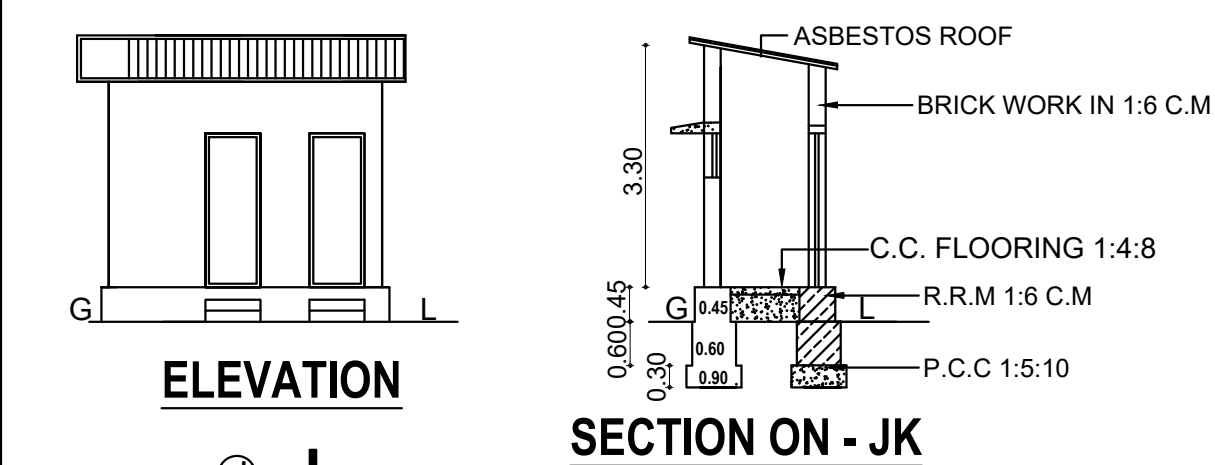
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF COMMERCIAL BUILDING (SHOPS) AT PANAMUGAM,  
S.T. MANGAD P. O, IN RE.SY.NO:158/14B2, PATTA NO:10888, ARUDESOM VILLAGE, VAVARAI VILLAGE PANCHAYAT,  
MUNCHIRAI PANCHAYAT UNION, KILLIYOOR TALUK, KANNIYAKUMARI DISTRICT. PIN: 629154, Contact No:9442483458.  
OWNED BY: Mr. S RAJA KUMAR, S/O Mr. SATHIANESAN.  
COMMUNICATION ADDRESS: KOIKAL THOPPU, S.T. MANGAD P.O., KANNIYAKUMARI DISTRICT. PIN 629172.

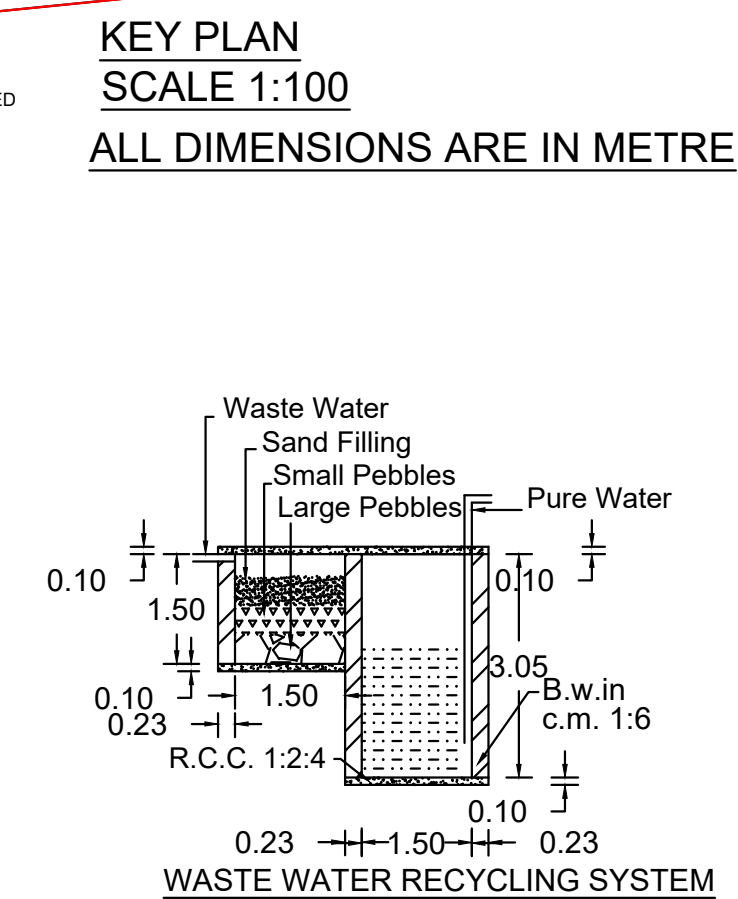
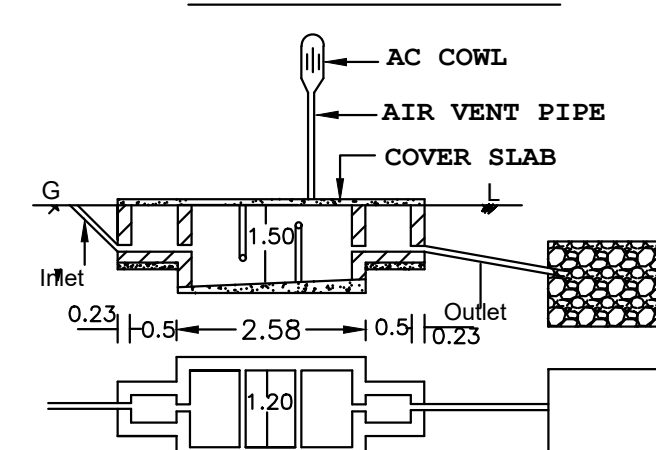
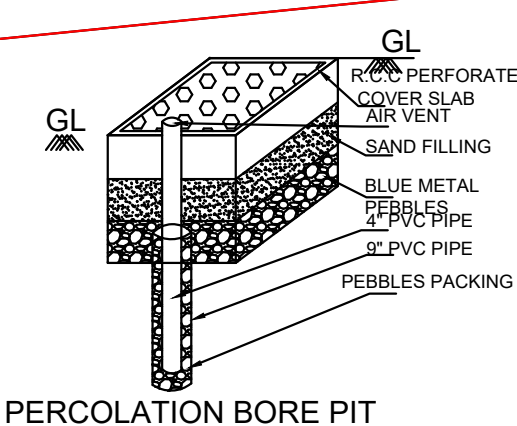
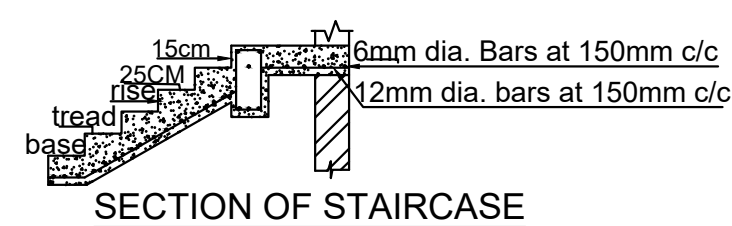
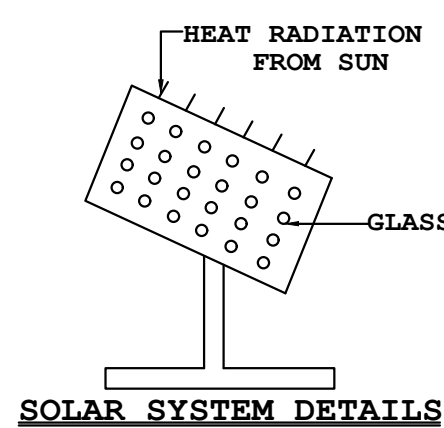


SCALE 1:100  
ALL DIMENSIONS ARE IN METRE



SITE PLAN  
SCALE 1:300  
ALL DIMENSIONS ARE IN METRE

PLAN INFO  
PATTa\_NO=10888  
AS\_PER\_DOCUMENT=121.41  
AS\_AT\_SITE=124.26  
FMB\_OR\_PLR=121.41  
PLOT\_AREA\_M2=121.41  
IS\_SWIMMING\_POOL\_EXISTS=NO  
SINGLE\_FAMILY\_BLDG=YES  
CRZ=NO  
SECURITY\_ZONE=NO  
ACCESS\_WIDTH\_M=6.00  
WHETHER\_GOVt\_OR\_AIDED\_SCHOOL=NO  
ROAD\_WIDTH=7.00  
ROAD\_LENGTH=6.20  
AVG\_PLOT\_DEPTH= 19.00  
AVG\_PLOT\_WIDTH= 6.80  
LAND\_USE\_ZONE =B-SHOP  
PREMIUM\_FSI\_REQUIRED=NO  
DISTRICT=KANNIYAKUMARI  
SURVEY\_NO=158/14B  
TALUK=KILLIYOOR  
JURISDICTION\_TYPE= PANCHAYAT  
RWH\_DECLARED=YES  
BUILDING\_NEAR\_TO\_RIVER=NO  
AREA\_TYPE=OTHERS  
IS\_APPROVED\_LAYOUT=NO  
BUILDING\_NEAR\_MONUMENT=NO  
BUILDING\_NEAR\_GOVt\_BLDG=NO  
PROVISION\_FOR\_GREEN\_BUILDINGS\_AND\_SUSTAINABILITY=NO  
FIRE\_PROTECTION\_AND\_FIRE\_SAFETY\_REQUIREMENTS=YES  
NOC\_FOR\_CONSTRUCTION\_NEAR\_MONUMENT=NO  
NOC\_FIRE\_DEPT=NO  
QSR\_APPLICABLE=NO  
IF\_HERITAGE\_TOWN\_LESSTHAN\_1KM\_RADIUS=NO  
GREEN\_PLANTING\_STRIP=NO  
BLOCK\_1\_B-SHOP\_MEMBER\_COUNT=5



| AREA DETAILS - PROPERTY |                         |             |                         |
|-------------------------|-------------------------|-------------|-------------------------|
| SITE AREA               | 3.000 CENTS             | 121.41 SQ.M | 1306.85SQ FT            |
| AREA DETAILS - BUILDING |                         |             |                         |
| BUILDING                | PLINTH AREA             |             | FLOOR AREA              |
| GROUND FLOOR            | 60.28 M² (648.85 SQ.FT) |             | 48.22 M² (519.08 SQ.FT) |

**PARKING CALCULATION ACCORDING TO TNCDBR 2019**  
**FLOOR AREA 75 SQ.M IN ONE COMMERCIAL BUILDING**  
**PROVIDED 1 TWO WHEELER SPACE**  
**TOTAL FLOOR AREA = 48.22 M2**  
**48.22/75 =**

$$\text{PLOT COVERAGE} = \frac{73.05}{121.41} \times 100 = 60\%$$

$$\text{F.S.I} = \frac{\text{TOTAL BUILT UP AREA}}{\text{SITE AREA}} = \frac{133.33}{121.41} = 1.09$$

| <u>REFERENCE</u>               |    |           | <u>COLOUR INDEX</u> |
|--------------------------------|----|-----------|---------------------|
| DOOR                           | D  | 0.90X2.10 | PLOT BOUNDARY       |
| DOOR                           | D1 | 0.75X2.10 | PRO. BUILDING       |
| WINDOW                         | W3 | 1.50X1.50 | EX. BUILDING        |
| ROLLING SHUTTER: RS: 4.25X3.00 |    |           | PATHWAY             |
| VENTILATOR                     | V  | 0.90X0.60 | ROAD                |
| WINDOW                         | W1 | 0.60X1.50 | WALL THICK 0.23M    |

Er. F. NIRMALA, M.A., D.C., D.C.A.,  
Reg. Engineer Grade III  
Reg. No: 03/2023-2024  
(MUNCHIRAI PANCHAYAT UNION)  
Leo Associates,  
Kuzhithurai,  
Kanniyakumari District.  
Mob: 9787303764/9865223583

REG. ENGINEER

REG.ENGINEER

S. Rain

**SIGNATURE OF APPLICANT**

DRN.BY: PROP.Mr. D. RAJASEKHARAN  
**R.R.BUILDING CONSTRUCTION**  
SEETHA VILAGOM, VAVARAI, S.T. MANGAD.  
**MOB:9486270485 / 9791834680**

# 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

## 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

## 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

## 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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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

