

PP

APPROVAL RECORD

# Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

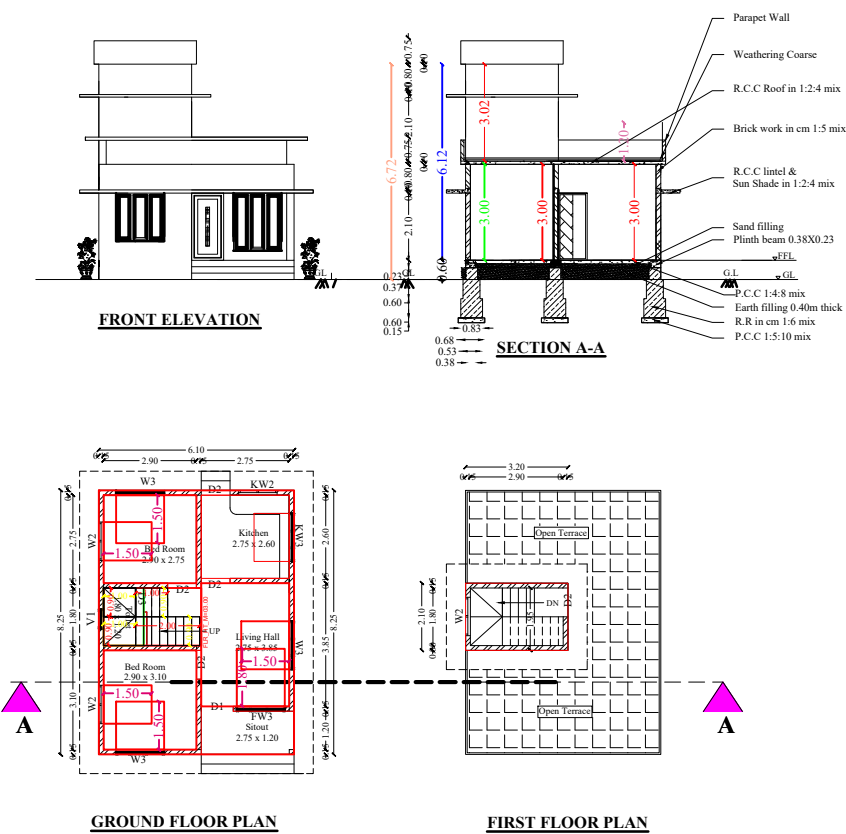
ISSUING AUTHORITY

**Rural Panchayat**

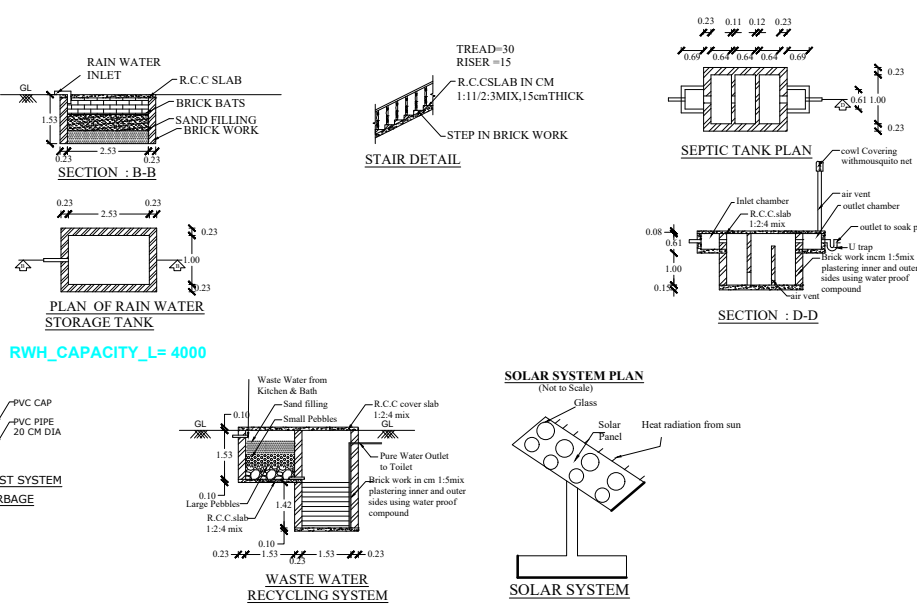
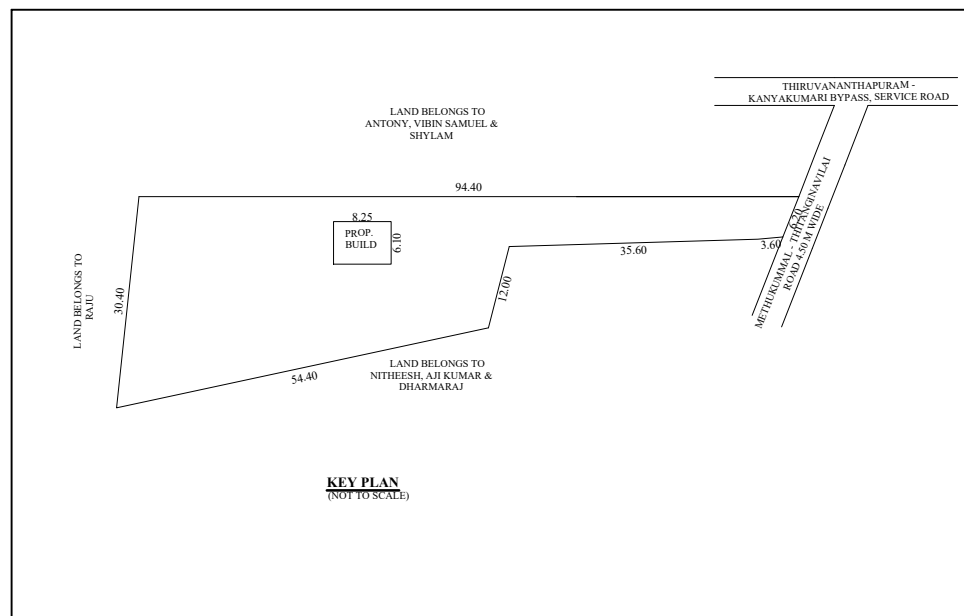
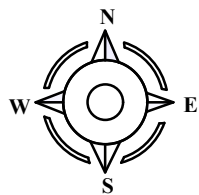
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RCC ROOF RESIDENTIAL BUILDING IN RE.SY. NO : 116/14B , AT SUNDARAVANAM, THITANGINAVILAI, KULAPPURAM VILLAGE, KULAPPURAM VILLAGE PANCHAYAT, KILLIYOOR TALUK, KANYAKUMARI DISTRICT.

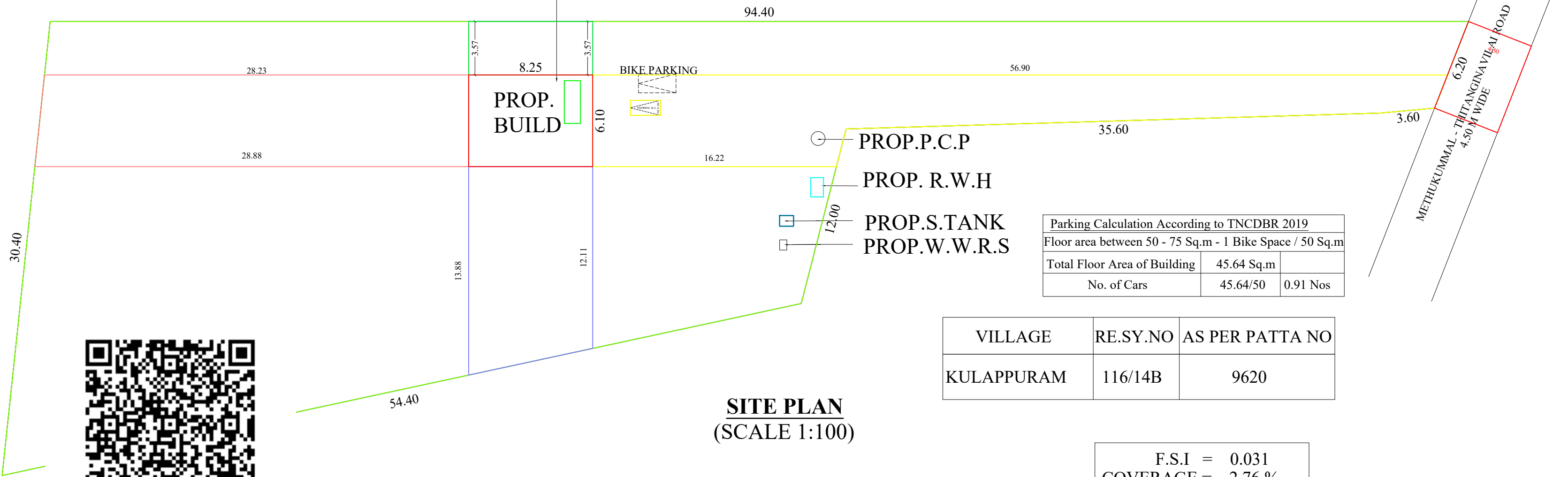


PLAN INFO  
PLOT AREA M2=1902.09  
AS AT SITE= 1557.72  
FMB OR PLR=1821.15  
AS PER DOCUMENT=1902.09  
DISTRICT=KANYAKUMARI  
TALUK=KILLIYOOR  
SURVEY\_NO= 116/14B  
PATTANNO= 9620  
IS SWIMMING POOL EXISTS=NO  
IS APPROVED LAYOUT=YES  
SINGLE FAMILY BLDG=YES  
CRZ=NO  
SECURITY\_ZONE=NO  
ACCESS\_WIDTH\_M= 6.2  
ROAD\_WIDTH=4.5  
ROAD\_LENGTH=50  
AVG PLOT\_DEPTH= 91  
AVG PLOT\_WIDTH= 18  
LAND\_USE\_ZONE = RESIDENTIAL  
PLOT\_NO= -  
RWH\_DECLARED=YES  
OSR\_APPLICABLE=NO  
OSR\_SURR\_BUYBACK\_RETAIN=NO  
PREMIUM\_FSI\_REQUIRED=NO  
BUILDING\_NEAR\_TO\_RIVER=NO  
AREA\_TYPE= OTHERS  
BUILDING\_NEAR\_MONUMENT=NO  
BUILDING\_NEAR\_GOVTT\_BLDG=NO  
PROVISION\_FOR\_GREEN\_BUILDINGS\_AND\_SUSTAINABILITY=NO  
FIRE\_PROTECTION\_AND\_FIRE\_SAFETY\_REQUIREMENTS=NO  
JURISDICTION\_TYPE= PANCHAYAT  
IF\_HERITAGE\_TOWN\_LESS\_THAN\_1KM\_RADIUS=NO



F.S.I = 0.031  
COVERAGE = 2.76 %

PROP. S. SYS



SITE PLAN  
(SCALE 1:100)

F.S.I = 0.031  
COVERAGE = 2.76 %

LEGEND

|                   |  |
|-------------------|--|
| SITE BOUNDARY     |  |
| EXISTING BUILDING |  |
| PROPOSED BUILDING |  |
| ROAD OR STREET    |  |

SCALE

PLAN = 1 : 100  
SITE PLAN = NOT TO SCALE  
ALL DIMENSIOUS ARE IN M

PREPARED BY:



SSA HOMES

Er. S. ANEESH BE (Grade - II)

Reg. No : 172/LS/2022/00007,  
KARAYANKUTTI HOUSE,  
MANJATHOPPU  
PH: 9442329348  
7012236599

EMAIL : aneesjini16@gmail.com

REFERENCE

|                            |               |
|----------------------------|---------------|
| AREA OF SITE - 47.000 CENT | 1902.09 SQM   |
| 19.02 ARE                  | 20473.2 SQ.FT |

PLINTH AREA DETAILS :

|                       |           |              |
|-----------------------|-----------|--------------|
| PROPOSED GROUND FLOOR | 50.33 SQM | 541.55 SQ.FT |
| PROPOSED FIRST FLOOR  | 6.72 SQM  | 72.31 SQ.FT  |
| TOTAL PLINTH AREA     | 57.05 SQM | 613.86 SQ.FT |

FLOOR AREA DETAILS:

|                       |           |              |
|-----------------------|-----------|--------------|
| PROPOSED GROUND FLOOR | 40.26 SQM | 433.20 SQ.FT |
| PROPOSED FIRST FLOOR  | 5.38 SQM  | 57.89 SQ.FT  |
| TOTAL FLOOR AREA      | 45.64 SQM | 491.09 SQ.FT |

|                   |             |               |
|-------------------|-------------|---------------|
| TOTAL CARPET AREA | 38.79 SQM   | 417.38 SQ.FT  |
| VACANT AREA       | 1852.38 SQM | 19931.7 SQ.FT |

JOINERY DETAILS

|               |             |       |
|---------------|-------------|-------|
| DOOR D1       | 1.00 X 2.10 | 1 NO  |
| DOOR D2       | 0.90 X 2.10 | 5 NOS |
| DOOR D3       | 0.75 X 2.10 | 1 NO  |
| WINDOW FW3    | 1.50 X 1.80 | 1 NO  |
| WINDOW W3     | 1.50 X 1.45 | 3 NOS |
| WINDOW W2     | 1.00 X 1.45 | 3 NOS |
| WINDOW KW3    | 1.50 X 1.10 | 1 NO  |
| WINDOW KW2    | 1.00 X 1.10 | 1 NO  |
| VENTILATOR V1 | 0.60 X 0.45 | 1 NO  |

NAME AND ADDRESS OF THE OWNER

MR. BIJU. R. L,  
S/O MR. ROBINSON. A,  
ROBIN COTTAGE, CHERUVARAKONAM,  
PARASSALA (P.O),  
MOB : 8129927920.

SIGNATURE OF OWNER

*Signature of Owner*

SIGNATURE OF ENGINEER

*Signature of Engineer*  
Er. P. PAULWIN MANOJ, BE.  
Engineer - Grade-II-RE  
Reg. No: KK/2023/72, 01/2024-2025  
Naduvethurilagan, Chozhal, Adakkalathur Post - 629 153  
Ph: 9489315406, 8848682355

OFFICE USE ONLY

|                                                          |            |          |
|----------------------------------------------------------|------------|----------|
| Parking Calculation According to TNCDBR 2019             |            |          |
| Floor area between 50 - 75 Sq.m - 1 Bike Space / 50 Sq.m |            |          |
| Total Floor Area of Building                             | 45.64 Sq.m |          |
| No. of Cars                                              | 45.64/50   | 0.91 Nos |

|            |          |                 |
|------------|----------|-----------------|
| VILLAGE    | RE.SY.NO | AS PER PATTANNO |
| KULAPPURAM | 116/14B  | 9620            |

# 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.

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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**  
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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.

