

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

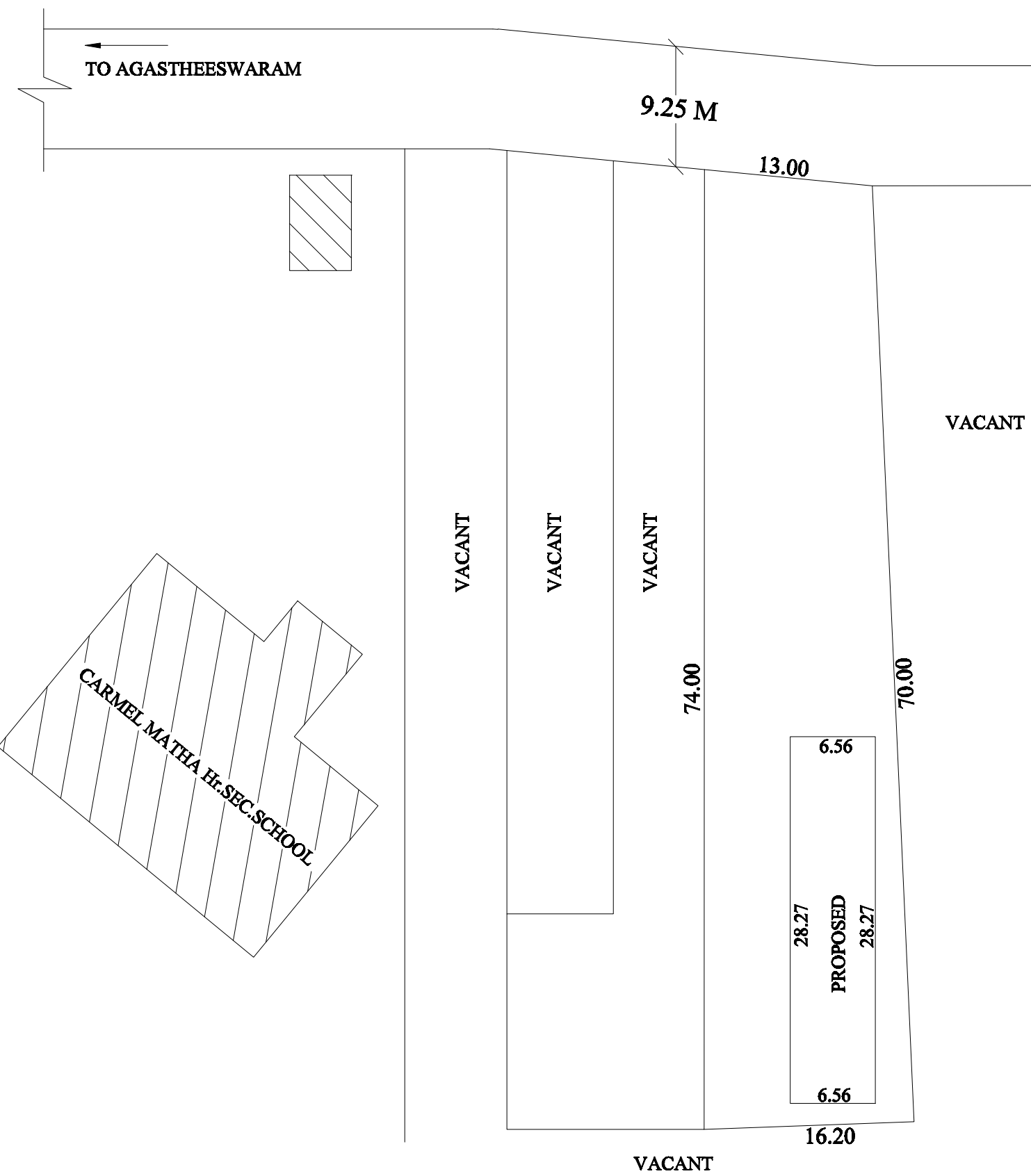
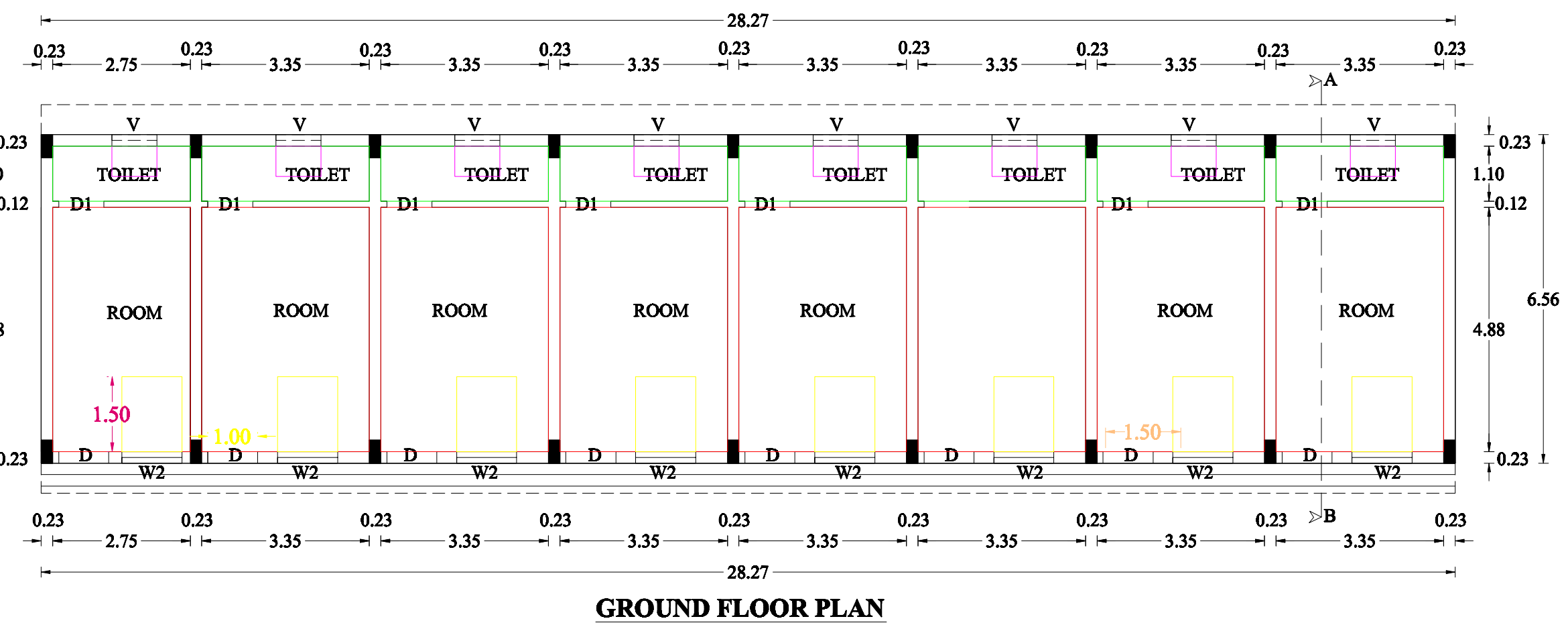
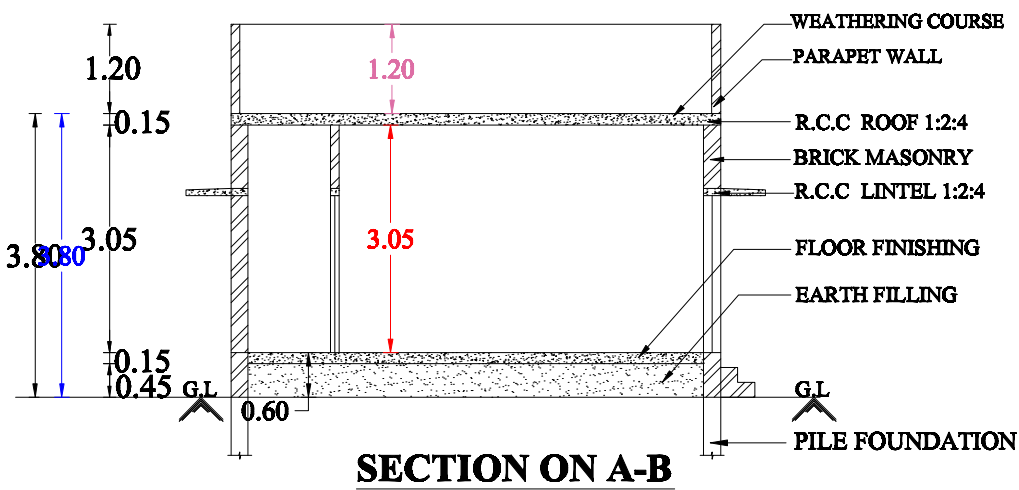
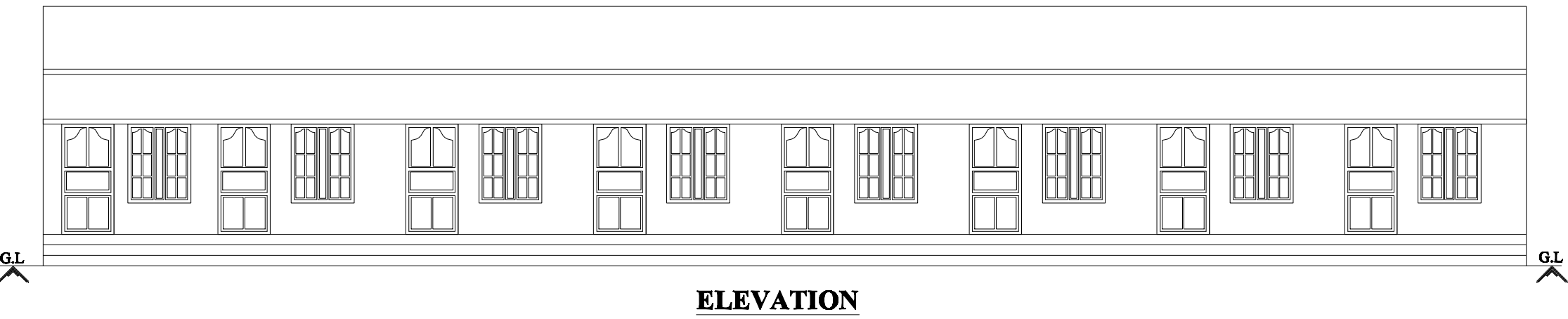
Rural Panchayat

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

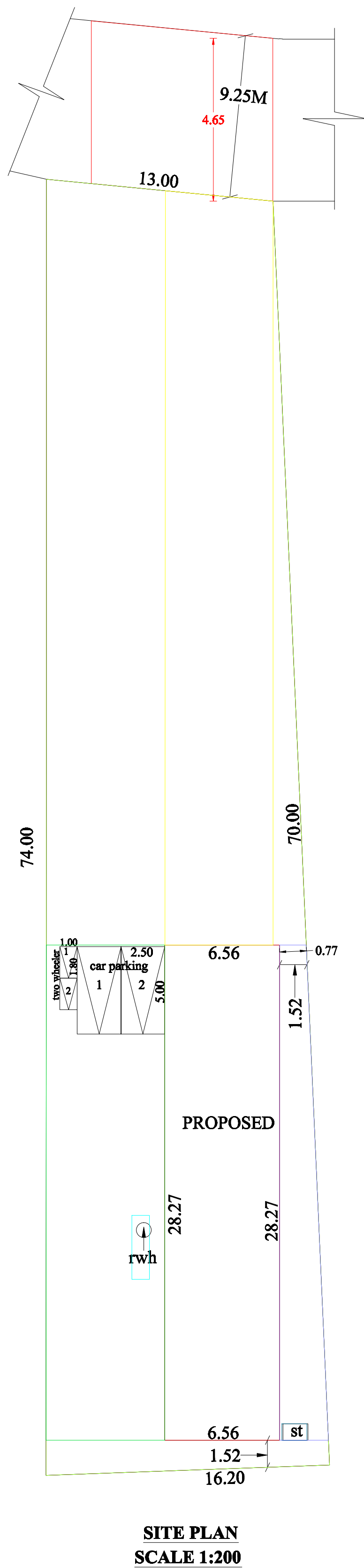
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING IN Re.Sy.NO:252/1A2,
OF KOVALAM VILLAGE, AT YEZHUSATTUPATHU , KOVALAM VILLAGE PANCHAYAT.
AGASTHEESWARAM TALUK, KANNIYA KUMARI DISTRICT .

NAME OF OWNER : Dr.K.G.RAM SHARAN
S/o.Mr.K.Gangatharan,
95A2, P.W.D.Road,
Chettikulam Jn,
Nagercoil-629002.



TOPO PLAN
SCALE 1:400



SITE PLAN
SCALE 1:200

PLAN INFO
PLOT_AREA_M2=1052.48
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.25
ROAD_WIDTH=9.25
ROAD_LENGTH=250.00
AVG_PLOT_DEPTH= 70.00
AVG_PLOT_WIDTH= 13.00
AS_AT_SITE=1063.82
AS_PER_DOCUMENT= 1052.48
FMB_OR_PLR=1052.48
LAND_USE_ZONE = COMMERCIAL
PLOT_NO=0
SURVEY_NO= 252/1A2
DISTRICT=KANNIYAKUMARI
TALUK=AGASTHEESWARAM
PATTI_NO=10037
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
IS_SWIMMING_POOL_EXISTS=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV'T_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SURREBUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
BLOCK_1_BSHOP_MEMBER_COUNT=2

CERTIFICATE
Certified that provision shall be made to provide
rain water harvesting arrangements system
in the proposed construction.

AREA DETAILS:
AREA OF SITE : 1052.48 SQ.M; 26.00 CENTS
PROPOSED PLINTH AREA:
GROUND FLOOR : 185.45 SQ.M; 1996.00 SQ.FT.
VACANT : 867.03 SQ.M.

PARKING CALCULATION:
FLOOR AREA:

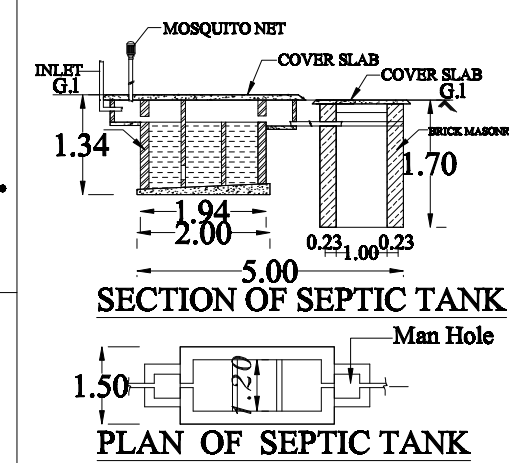
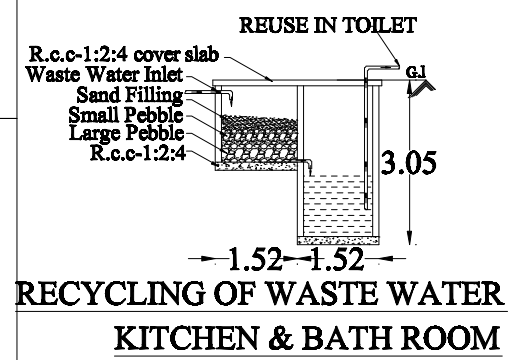
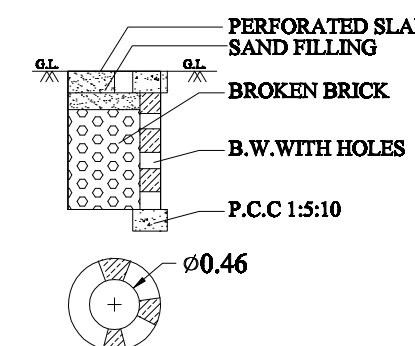
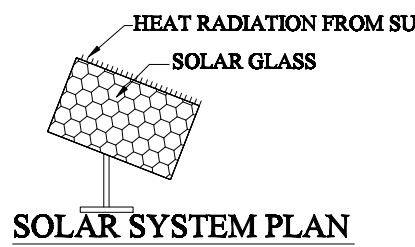
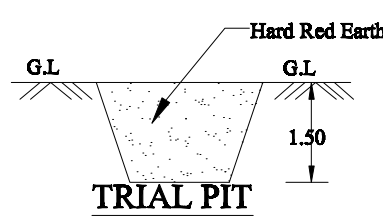
Total Floor Area : 185.45 SQ.M
Parking Required for above 75.00 sq.m = 1 car space + 1 two wheeler
Required Parking = $\frac{185.45-75}{75} = 1.47$ Say 2 car space+2 two wheeler
Provided Parking = 2 Car Space + 2 Two wheeler space

Name of owner :Dr.K.G.RAM SHARAN
SIGNATURE OF OWNER

Er. K. ASHOK KUMAR, D.C.E., B.Tech.,
REGISTERED ENGINEER GRADE - III
Registration No:RE-III/NLPA/2019/001
HIMALYA CONSTRUCTION
35, P.W.D. ROAD, Opp. GURU 'N' RAY
NAGERCOIL - 629 002
Phone: 9843529903
SIGNATURE OF REGISTERED ENGINEER

PROJECT:PROPOSED RESIDENTIAL BUILDING | DATE:04-10-2024(S-III)

Er.K.ASHOK KUMAR, D.C.E.,B.Tech.,
Registered Engineer Grade-III
Registration No:RE-III/NLPA/001
Nagercoil City Municipal Corporation
Himalya Construction
35,P.W.D Road,Nagercoil-2.



SCALE 1:100
ALL DIMENSION'S ARE IN METRE

REFERENCE

DOOR - D : 1.00 X 2.10
DOOR - D1 : 0.90 X 2.10
WINDOW - W2 : 1.20 X 1.50
VENTILATOR - V : 0.90 X 0.60

COLOUR INDEX

SITE BOUNDARY ☐
ROAD/STREET ☐
PROPOSED BUILDING ☐
EXG. BUILDING ☒



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.

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.

