

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

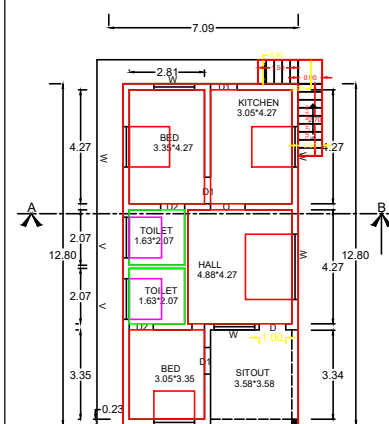
APPROVAL TYPE
Building Plan

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.

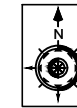
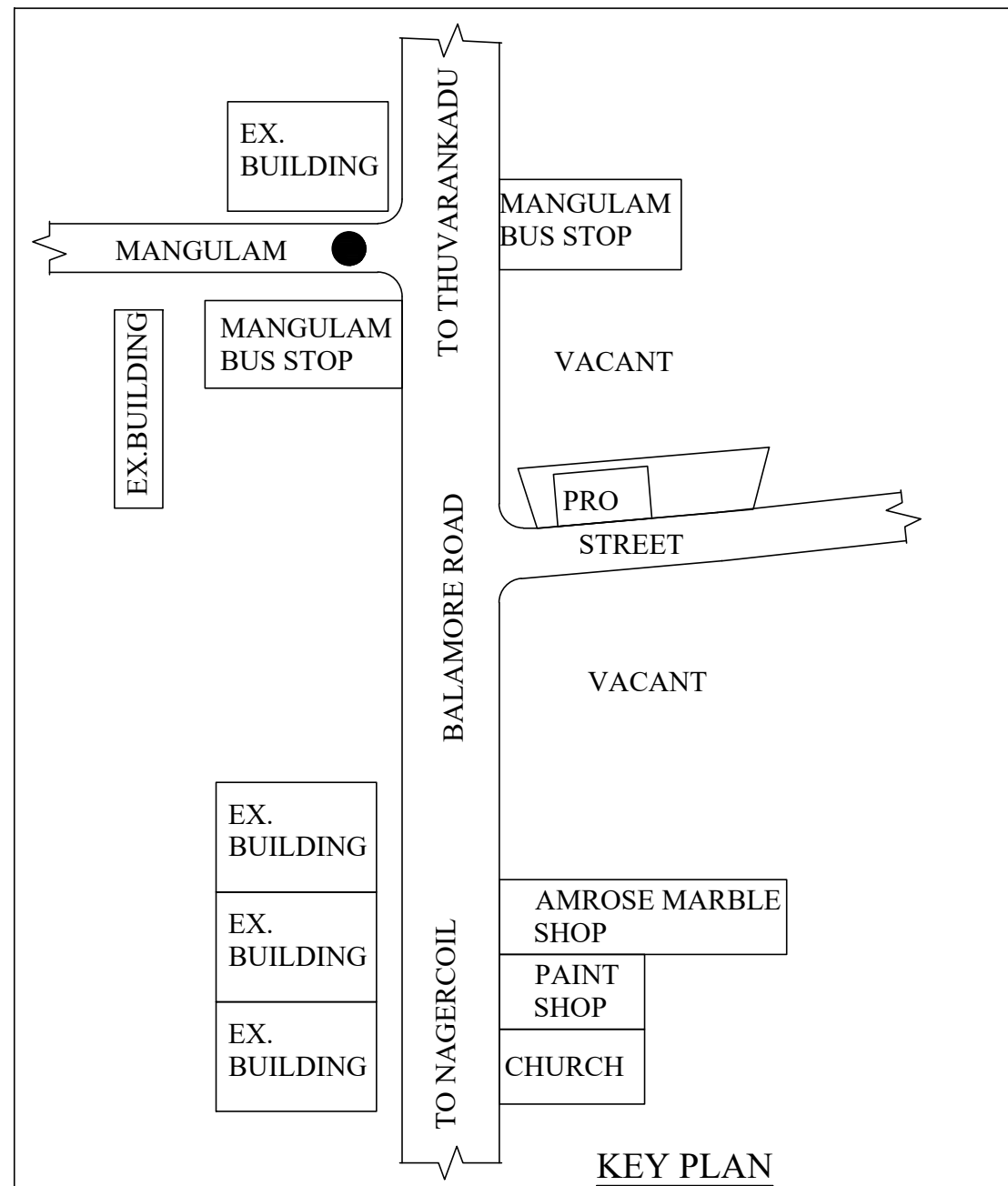
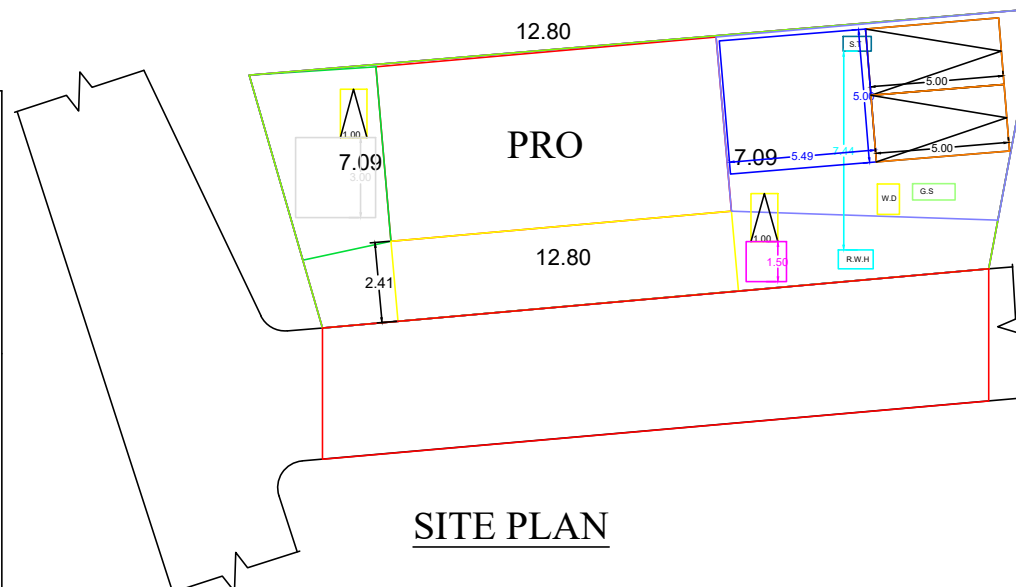
Mr.ROBIN GNANA DHAS
S/O: Mr.JOSEPH
27-30B,
PADMA NAGAR, THUVARANKADU,
BHOOTHAPANDY, KANNIYAKUMARI,
TAMILNADU-629 852



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PLAN INFO
PLOT_AREA_M2=263.00
AS_AT_SITE=262.78
FMB_OR_PLR=263.00
AS_PER_DOCUMENT=263.00
DISTRICT=KANNIYAKUMARI
TALUK=THOVALAI
SURVEY_NO= 328/12C1
PATTA_NO= 5596
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=4.90
ROAD_WIDTH=4.90
ROAD_LENGTH=250.00
AVG_PLOT_DEPTH= 7.09
AVG_PLOT_WIDTH= 12.80
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=NO
RWH_DECLARED=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
    SI_REQUIRED=NO
    EAR_TO_RIVER=NO
    =OTHERS
    EAR_MONUMENT=NO
    EAR_GOV'T_BLDG=NO
    FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
    :CTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
    IN_TYPE= PANCHAYAT
    E_TOWN_LESS THAN 1KM_RADIUS=NO
    SHOP_MEMBER_COUNT=4

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D	DOOR	1.20*2.10
D1	DOOR	1.00*2.10
MW	MAIN WINDOW	1.50 X 1.50
W	WINDOW	1.20 X 1.20
V	VENTILATOR	1.00*0.75

☐ PROPOSED ☐ SITE BOUNDARY
☐ ROAD ☒ EXISTING

$$\begin{aligned} \text{PLOT COVERAGE} &= \frac{\text{GROUND FLOOR AREA}}{\text{SITE AREA}} \times 100 \\ &= \frac{88.43}{263.00} \times 100 = 34.50\% \end{aligned}$$
$$\text{FSI} = \frac{\text{TOTAL COVERED AREA ON ALL FLOORS}}{\text{PLOT AREA}}$$

$$\frac{88.43}{263.00} = 0.34 < 2.00$$

PARKING CALCULATION :
UPTO 75 Sq.m : CAR PARKING NILL
(ABOVE 75 Sq.m : 1 CAR & TWO WHEELER SPACE
FOR EVERY 75 Sq.m)
= TOTAL PLINTH AREA- CAR PARKING AREA
= 88.43 - 75
= 13.43
= 13.43/75
= 0.18
REQUIRED CAR PARKING STALLS: 1 CAR SPACE
REQUIRED TWO WHEELER SPACE: 2 NOS

**Certified That Provisions Shall Be Made To
"RAIN WATER HARVESTING" Arrangements
System in The Proposed Construction.**



SIGNATURE OF LAND & BUILDING OWNER


A. GNANARAJ, D.Arch., M.E.,
(Govt. Registered Engineer-Grade-I)
Registration No: 150/LS/2019/00194
JOANA BUILDERS
6-A, First Floor, Supreme Mall, Balamore Road
Putheri, Nagercoil-1

SIGN OF REGISTERED ENGINEER:

PREPARED BY: Er.GNANARAJ,D.Arch, M.E.,
Govt. Registered Engineer-Grade- I
Registration No: 150/LS/2019/00194
Nagercoil City Municipal corporation.

JOANA BUILDERS:-
6A, First Floor, Supreme Mall,
Balamore Road, Putheri,
Nagercoil.
Cell : 9500997911, 8056997911
Office : 04652-274011.

DATE : 17-10-2024

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.

