

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

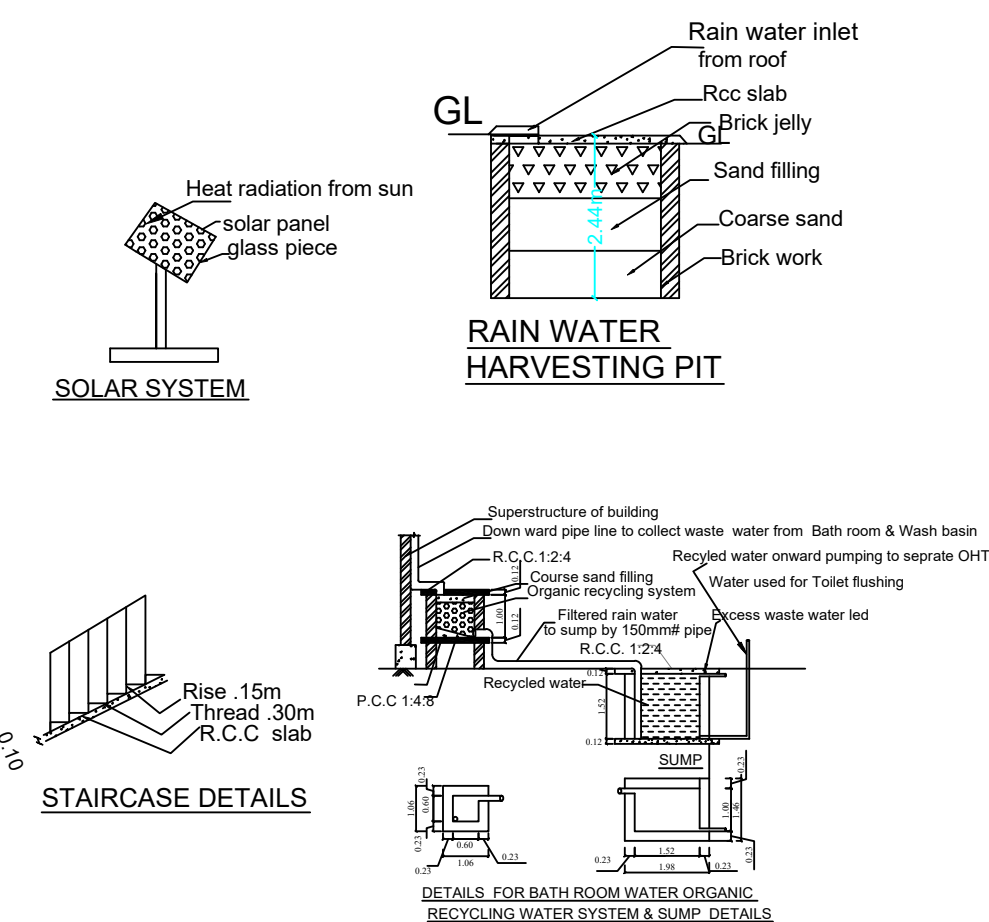
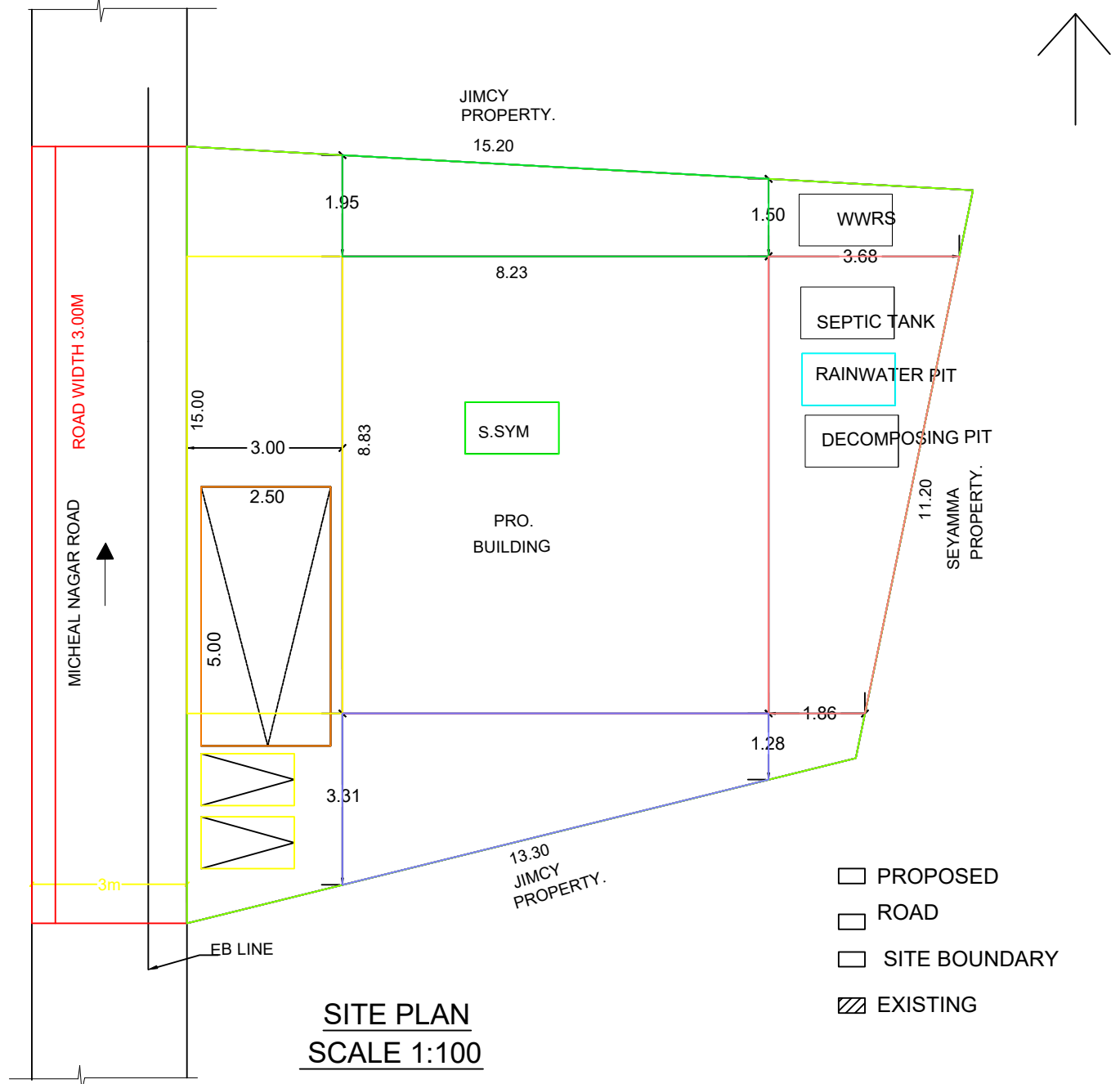
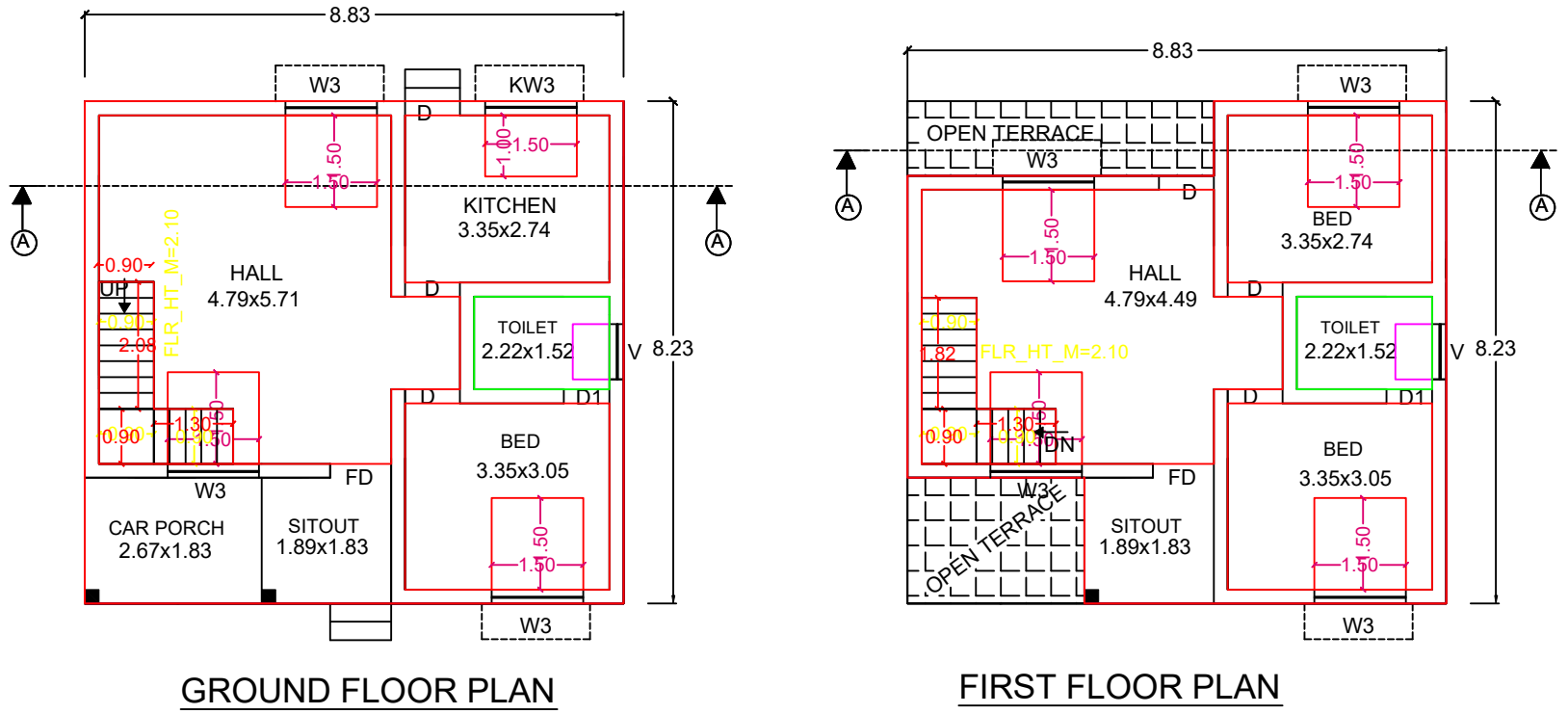
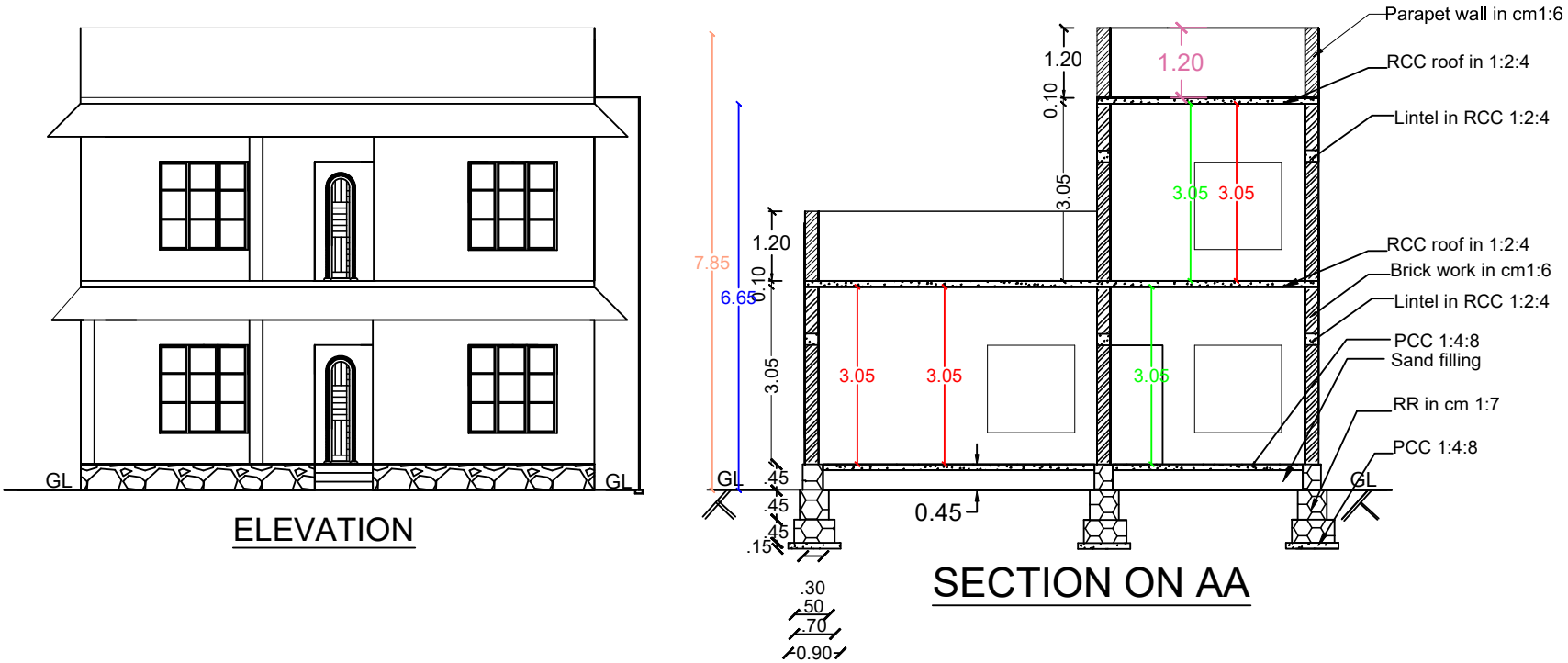
Rural Panchayat

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.

PROPOSED CONSTRUCTION OF A TERRACE ROOF RESIDENTIAL BUILDING IN RE.SY.No.497/3 AS PER PATTa No.2894, AT NEAR S.J.B.PLAY GROUND ,MICHEAL NAGAR, POOTHURAI, POOTHURAI POST, EZHUDESAM A VILLAGE,THOOTHOR VILLAGE PANCHAYAT, MUNCHIRAI PANCHAYAT UNION, KILLIYOOR TALUK, KANYAKUMARI DIST.

OWNED BY: Sri.T.APPOSTHALAN, S/o.Sri.THAVANESH.



PLAN INFO
PATTa No=2894
AS_PER_DOCUMENT=202.35
AS_AT_SITE=181.03
FMB_OR_PLR=181.03
PLOT_AREA_M2=181.03
IS_SWIMMING_POOL_EXISTS=NO
SINGLE_FAMILY_BLDG=YES
CRZ=NO
ROAD_WIDTH=3.00
ROAD_LENGTH=100.00
AVG_PLOT_DEPTH=14.25
AVG_PLOT_WIDTH= 13.1
LAND_USE_ZONE=RESIDENTIAL
PLOT_No=0
DISTRICT=KANNIYAKUMARI
SURVEY_No=497/3
TALUK=KILLIYOOR
JURISDICTION_TYPE=PANCHAYAT
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
IS_APPROVED_LAYOUT=NO
ORGANIZATION_TYPE=PRIVATE
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=RETAIN
OSR_SURRENDER_OR_BUYBACK=YES
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

AREA DETAILS- BUILDING		
PLINTH AREA		
GROUND FLOOR	72.67 sqm	782.22 sqft
FIRST FLOOR	60.57 sqm	651.98 sqft
TOTAL	133.24 sqm	1434.20 sqft
FLOOR AREA		
GROUND FLOOR	62.82 sqm	676.19 sqft
FIRST FLOOR	51.18 sqm	550.90 sqft
TOTAL	114.00 sqm	1227.09 sqft

AREA DETAILS -PLOT		
SITE AREA	5.000 Cents (202.35 sqm)	2.02 Are (2177.80 sqft)
VACANT AREA	129.68 sqm.	1395.58 sqft
F.S.I	133.24/202.35	.66 < 2.00
P.C	72.67/202.35	35.91<50

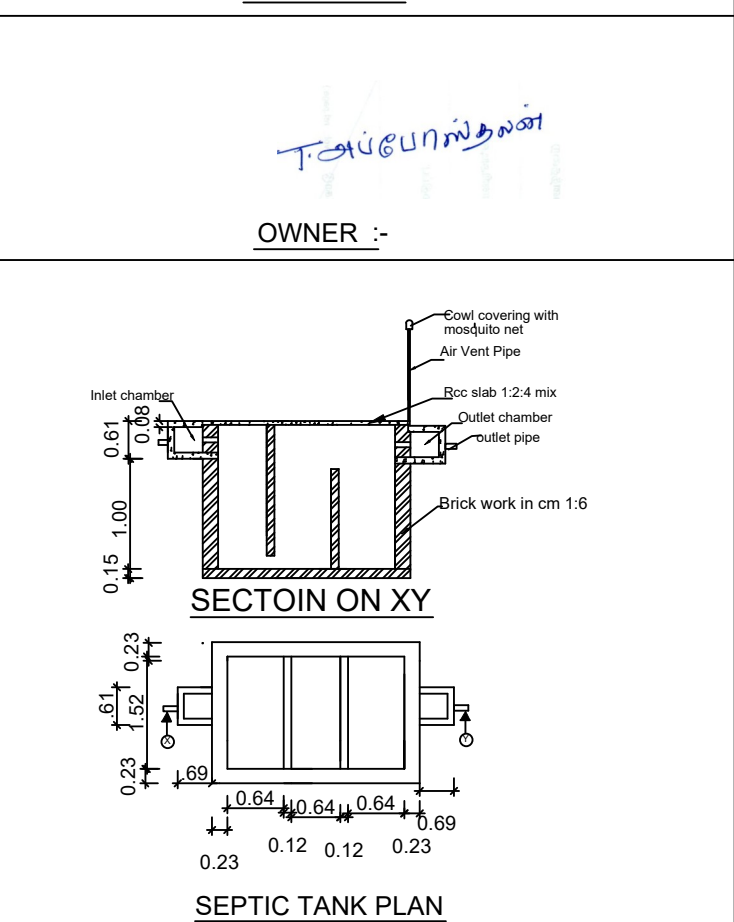
TOTAL No. OF TOILETS - 2 Nos.		
SCHEDULE OF JOINERIES		
REF	DESCRIPTION	SIZE
FD	DOOR	1.00x2.10
D	DOOR	0.90x2.10
D1	DOOR	0.75x2.10
W3	WINDOW	1.50x1.50
KW3	WINDOW	1.50x1.00
V	VENTILATOR	0.90x0.60

SCALE 1:100 ALL DIMENSIONS ARE IN METRE

PARKING CALCULATION ACCORDING TO TNCDBR 2019
Floor area above 75sqm = 1Car space/75sqm
114.00/ 75sqm = 1.52 Car space

N. VIJAYA KUMARI, B.E.C.A.CAD.
REGISTERED ENGINEER - GRADE III
Reg.No.: 01/2023-24, Kanchikal Panchayat Union
17-191A, Kanchikal Ninia Vilai
Kanjampuram (P.O), Cell : 98486 55389, 97876 49542
Email id : yagubakam@gmail.com

ENGINEER :-



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.

