

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

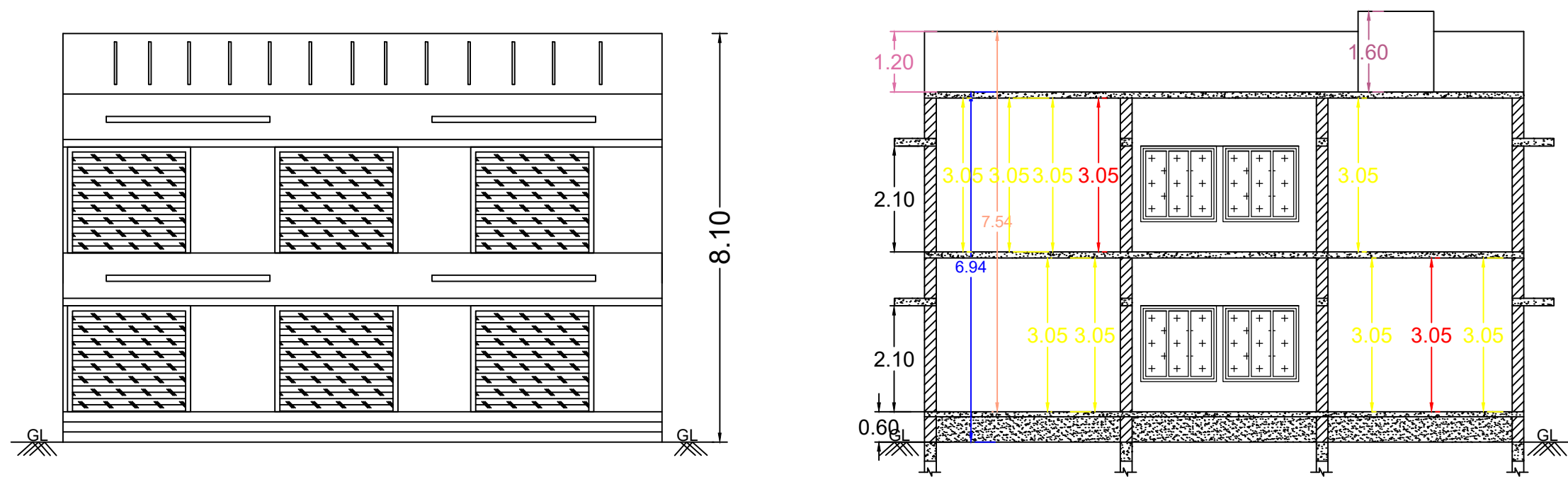
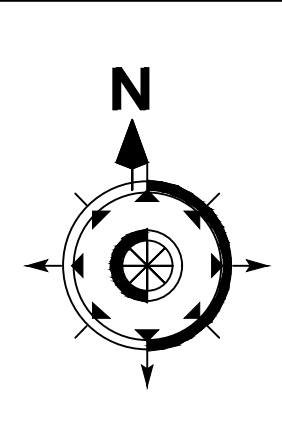
The approval as the planning authority issued it, reproduced in full behind this page.

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 : 328/4A2 OF ESANTHIMANGALAM SOUTH VILLAGE AT THOVALAI
TALUK, ESANTHIMANGALAM VILLAGE PANCHAYAT, KANNIYAKUMARI
DISTRICT, TAMILNADU.

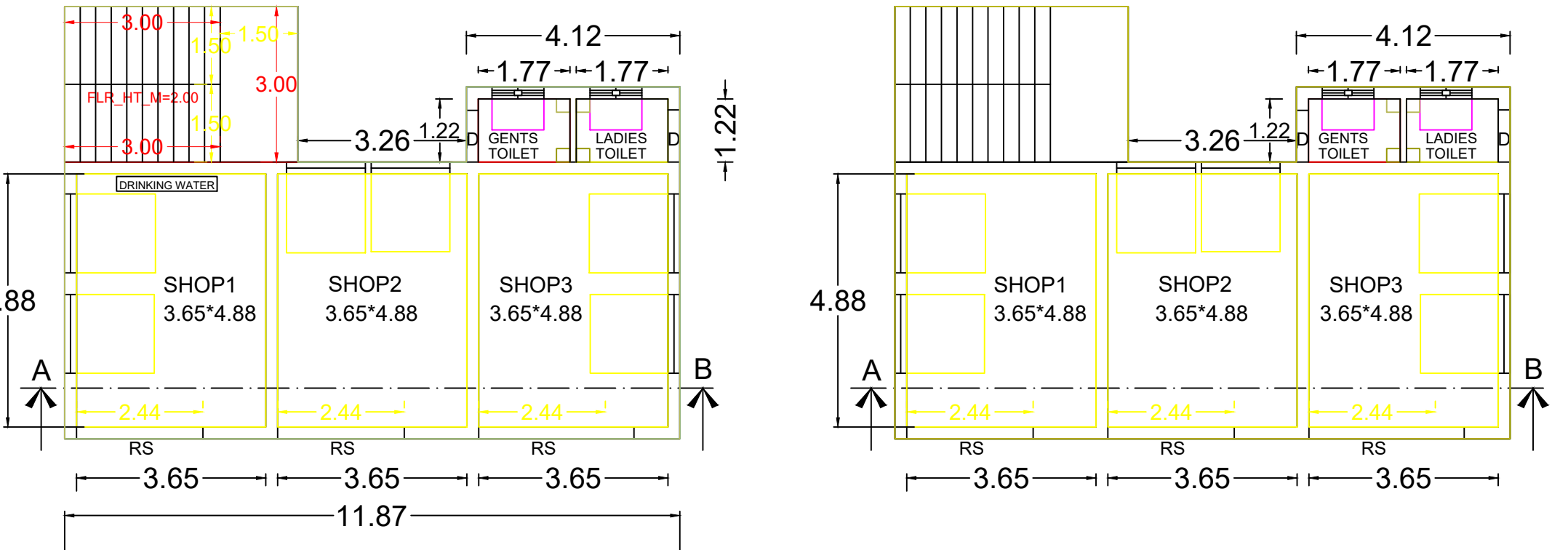
NAME OF OWNER :Mr.FELIX RENALD SELVARAJ
S/O: Mr.SELVARAJ
10-49A/77, MIDDLE STREET
SOUTH MARTHAL,
ESANTHIMANGALAM,
KANNIYAKUMARI,
TAMILNADU-629 852

PLAN INFO
AS_AT_SITE=405.00
FMB_OR_PLR=405.00
AS_PER_DOCUMENT=405.00
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
PLOT_NO=NO
SURVEY_NO=328/4A2
PATTA_NO=5112
TALUK=AGASTEESWARAM
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
VILLAGE=ESANTHIMANGALAM
SOUTH
DISTRICT=KANNIYAKUMARI
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=405.00
AVG_PLOT_DEPTH=5.34
AVG_PLOT_WIDTH=11.87
AREA_TYPE=OTHERS
ROAD_WIDTH=5.00
ROAD_LENGTH=30.00
LAND_USE_ZONE=COMMERCIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
JURISDICTION_TYPE=PANCHAYAT
INTERNAL_VEHICULAR_ACCESS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=3



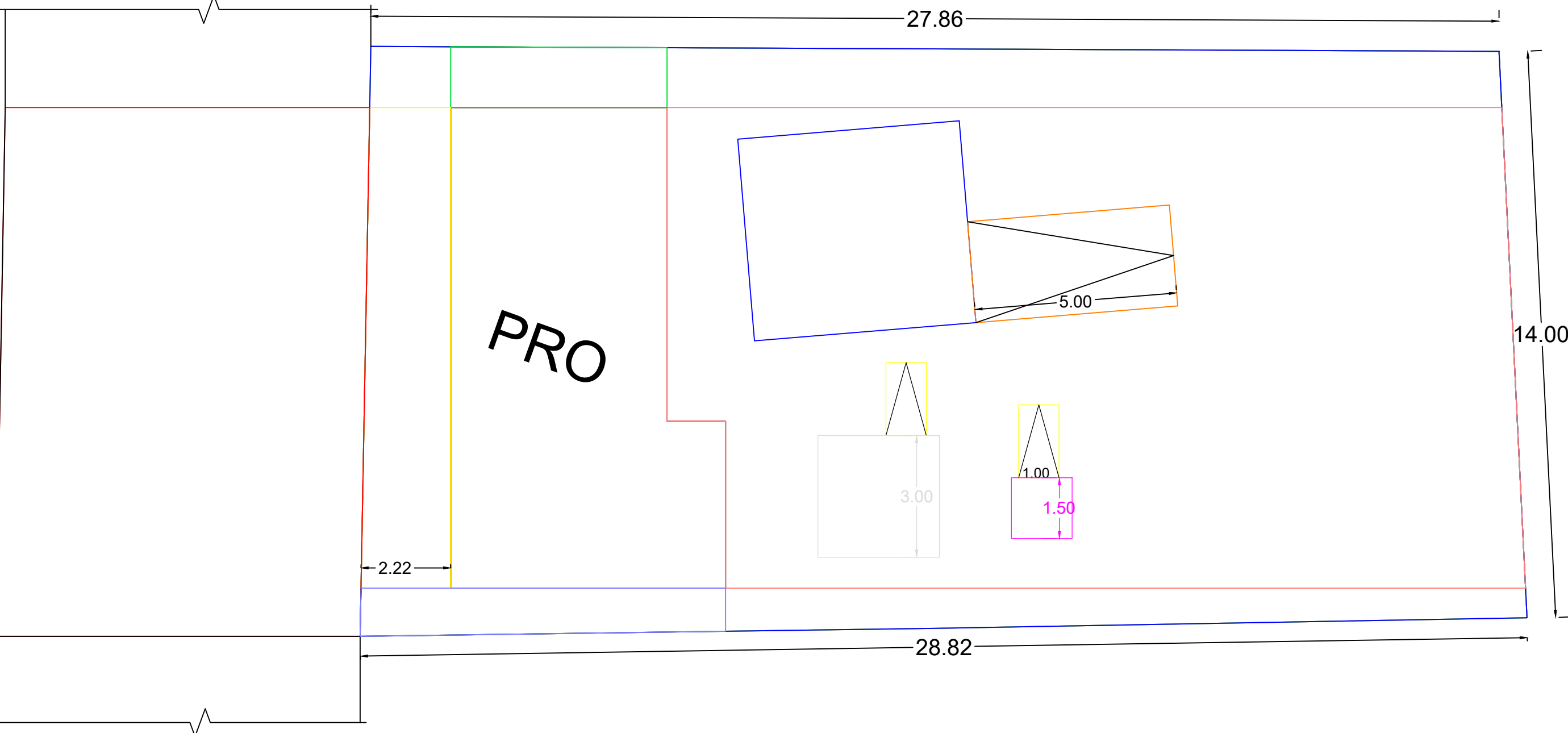
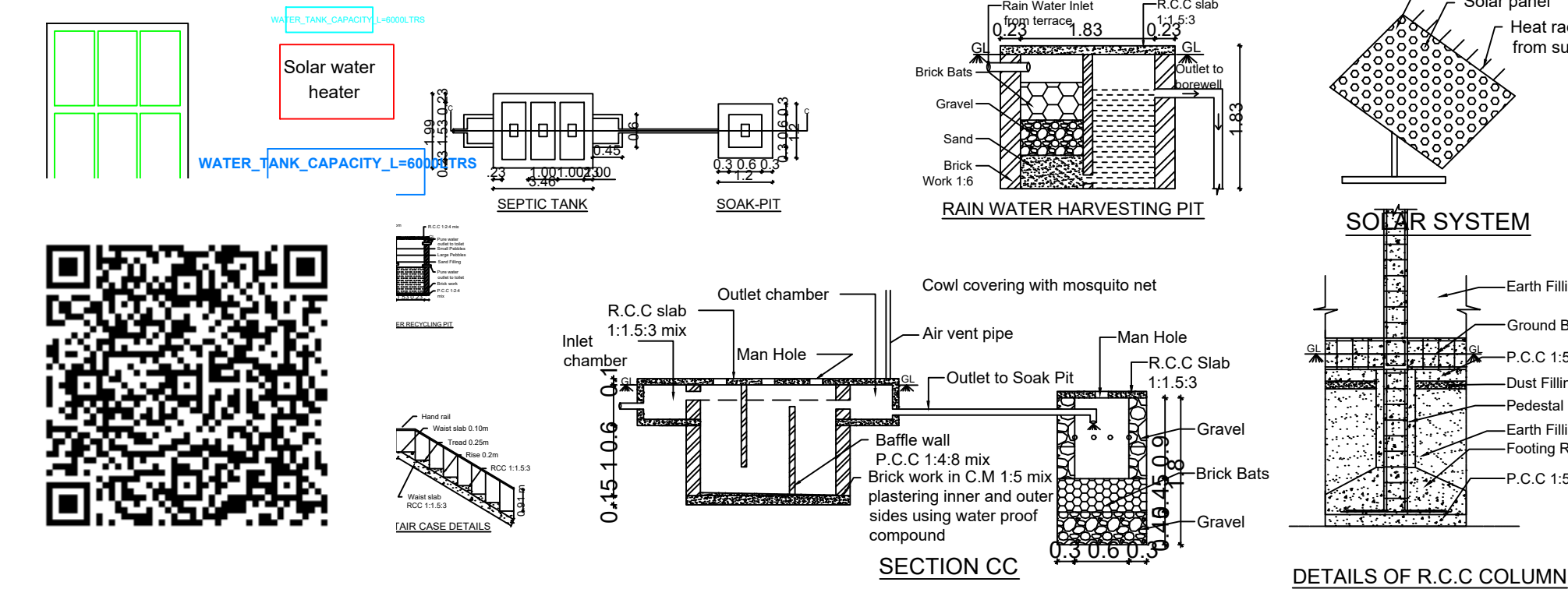
ELEVATION

SECTION ON -AB



GF PLAN

FF PLAN



SITE PLAN

OFFICE USE ONLY

ALL DIMENSIONS ARE IN METER

AREA DETAILS

AREA OF SITE	10.00 Cents	405.00 Sq.m(4357.80 sft)
PROPOSED AREA:		
GROUND FLOOR	: 82.86 Sq.m	891.57 Sq.ft
FIRST FLOOR	: 82.86 Sq.m	891.57 Sq.ft
TOTAL	: 165.72 Sq.m	1783.14 Sq.ft
VACANT AREA	: 322.14 Sq.m	3466.23 Sq.ft

JOINERIES

RS	ROLLING SHUTTER	2.44*2.10
W	WINDOW	1.20 X 1.20
V	VENTILATOR	1.00*0.75

COLOUR INDEX

	PROPOSED		SITE BOUNDARY
	ROAD		EXISTING

PLOT COVERAGE = $\frac{\text{GROUND FLOOR AREA}}{\text{SITE AREA}} \times 100$
 $= \frac{82.86}{405.00} \times 100 = 20$

FSI = $\frac{\text{TOTAL COVERED AREA ON ALL FLOORS}}{\text{PLOT AREA}}$

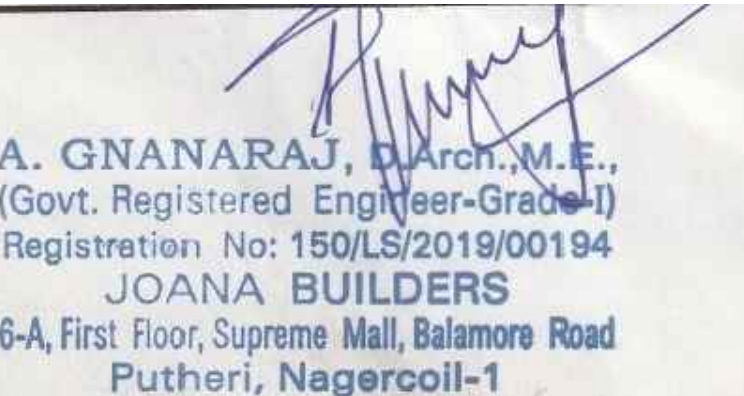
$\frac{69.36}{405.00} = 0.20 < 2.00$

PARKING CALCULATION :-
1 Car Space For Every 1 Dwelling Units and Water
Harvesting Arrangements For Every Dwelling Unit

Upto 75 Sq.m CarParking Nil
(Above 75 Sq.m :- 1 Car & 1Two Wheeler Space
For Every 75 Sq.m)
= Total Plinth Area - Car Parking Area
= 82.86 - 75 = 7.86
= 7.86 / 75 = 0.105
Required Car Parking Stalls : NIL

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

SIGNATURE OF LAND & BUILDING OWNER



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 : 11-11-2024

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.

