

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

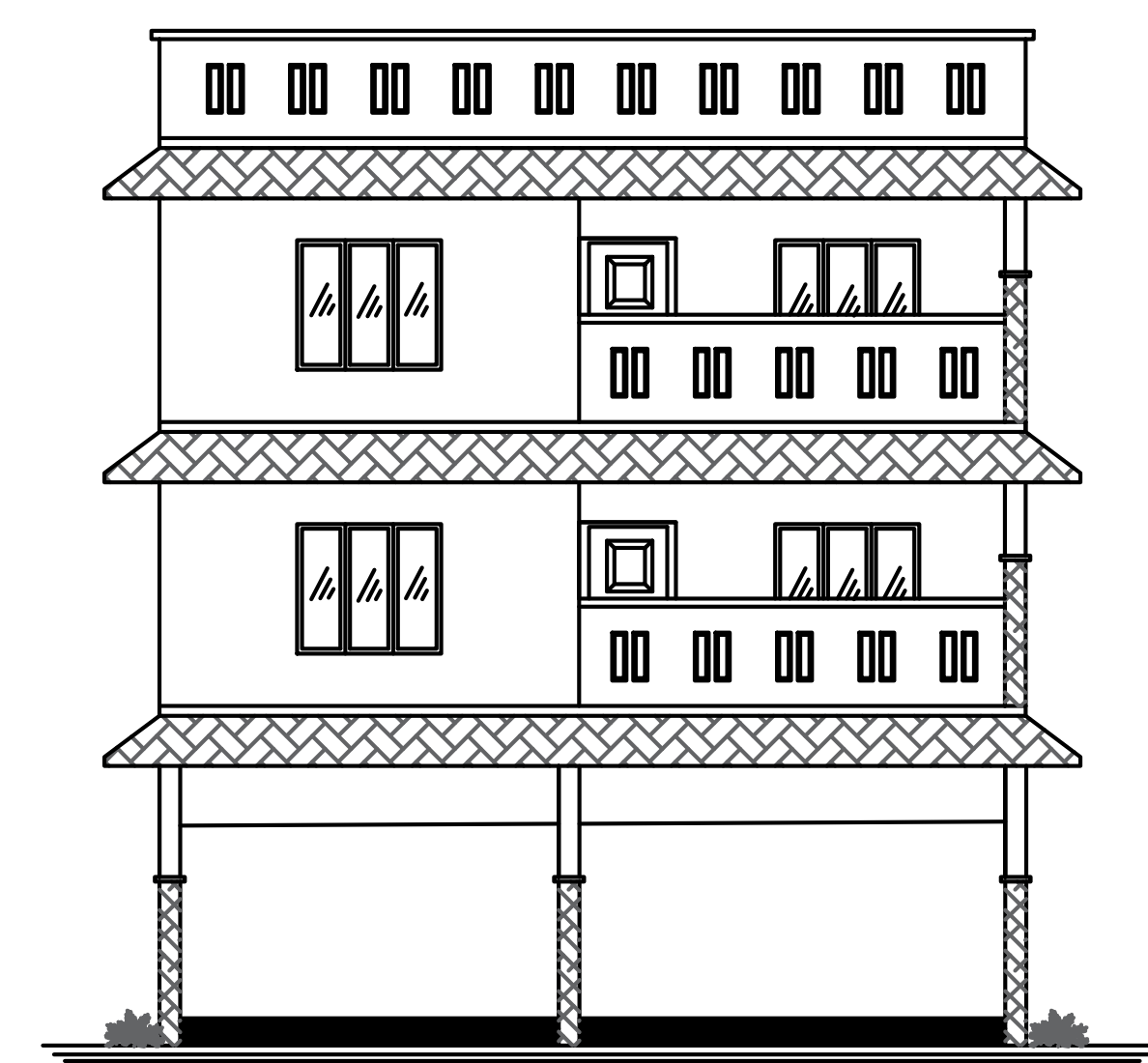
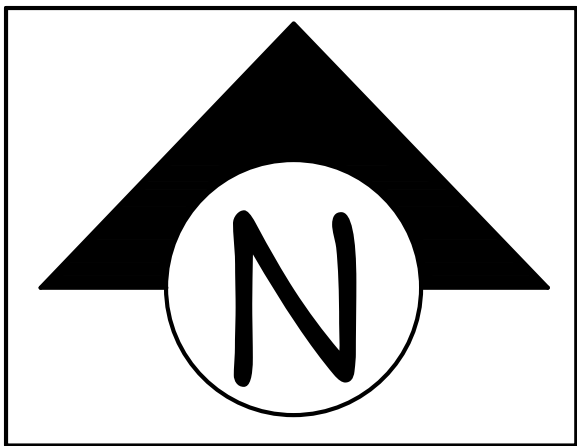
Rural Panchayat

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

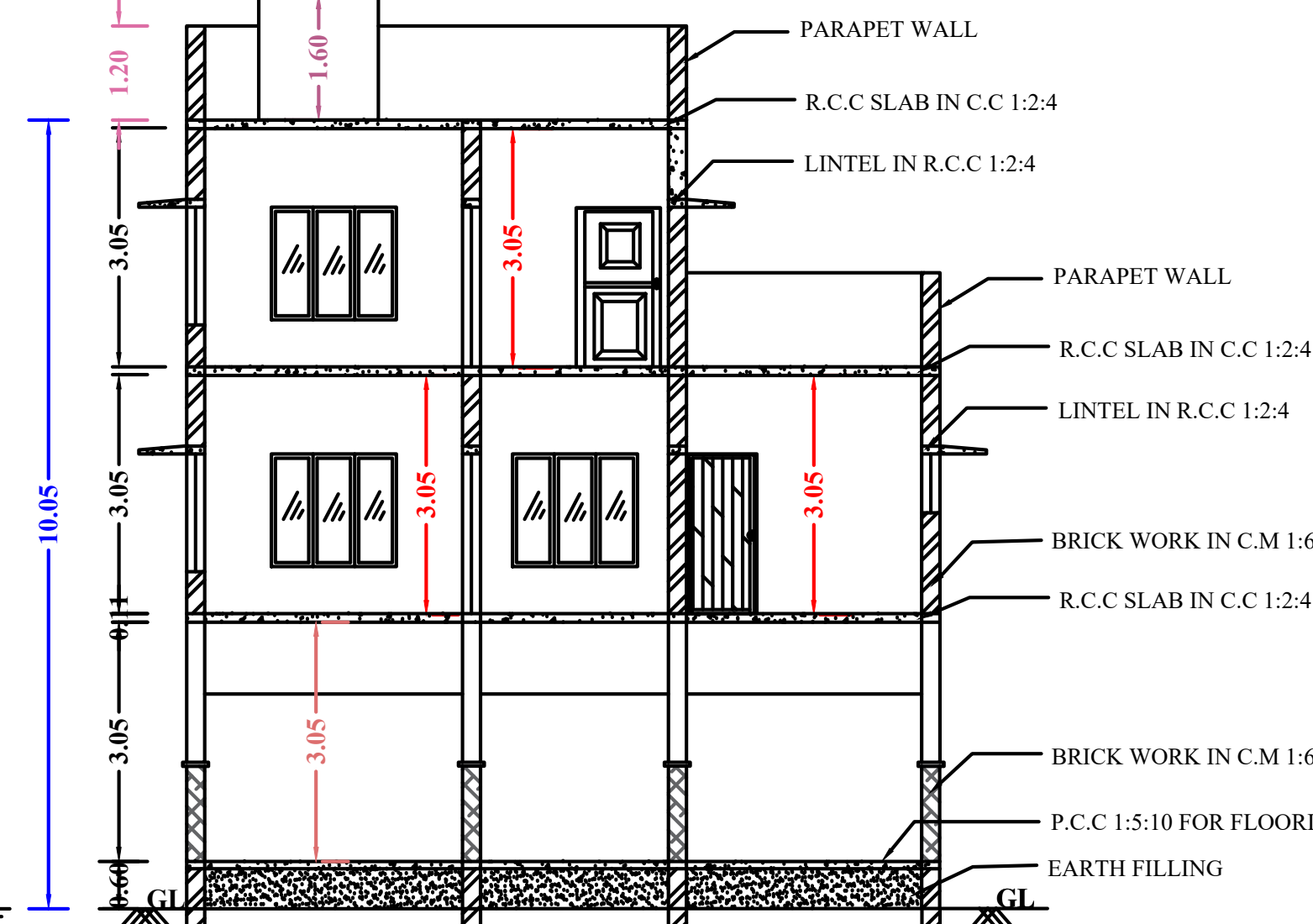
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF RESIDENTIAL BUILDING AFTER DEMOLISHING THE EXISTING BUILDING
DOOR NO: 19/54/31A, IN RE.SY.NO: 579/3A1A OF NULLIVILAI 'A' VILLAGE AT KANDANVILAI IN NULLIVILAI VILLAGE PANCHAYAT,
KALKULAM TALUK, KANNIYAKUMARI DISTRICT.

NAME OF OWNER : Mr.GNANASELVAN,
S/O Gnanaprakasam,
19/54, kandanvilai, Kandanvilai Post,
Kanniyakumari, TN-629810
Mob No : +91 8903253104.

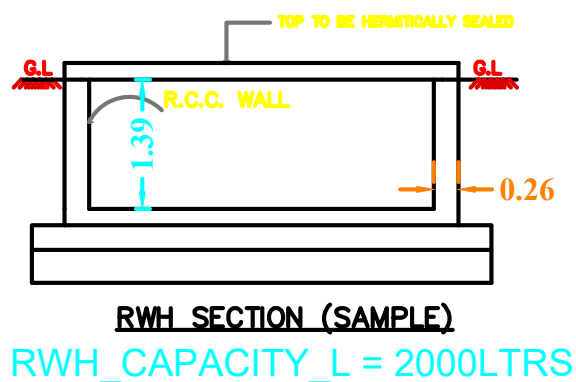


FRONT ELEVATION



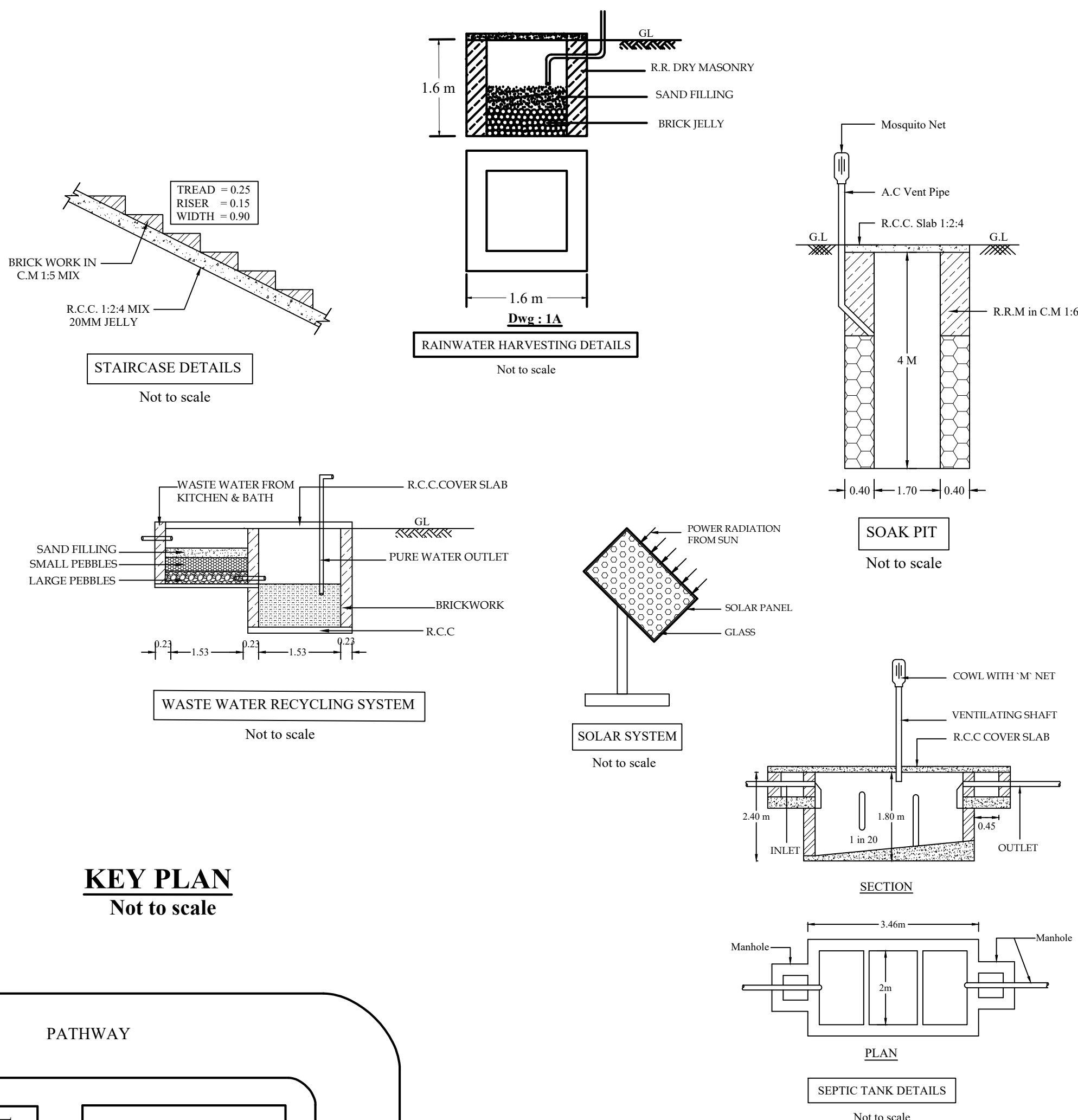
SECTION ON - A B

PLAN INFO
AS PER DOCUMENT=1254.38
FMR OR PLR=1254.38
AS AT SITE=1254.38
PLOT AREA M2=1254.38
SINGLE FAMILY BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=3.65
WHETHER GOVT OR AIDED SCHOOL=NO
ROAD_WIDTH=3.65
ROAD_LENGTH=18.69
AVG PLOT DEPTH=69.14
AVG PLOT WIDTH=18.69
LAND USE_ZONE=RESIDENTIAL
SURVEY_NO=579/3A1A
PATTI_NO=2495
TALUK=KALKULAM
DISTRICT=KANNIYAKUMARI
JURISDICTION TYPE=PANCHAYAT
RWTH DECLARED=YES
BUILDING NEAR TO RIVER=NO
AREA TYPE=OTHERS
BUILDING NEAR MONUMENT=NO
BUILDING NEAR GOVT BLDG=NO
PROVISION FOR GREEN BUILDINGS AND SUSTAINABILITY=NO
FIRE PROTECTION AND FIRE SAFETY REQUIREMENTS=NO
NOC FOR CONSTRUCTION NEAR MONUMENT=NO
NOC FIRE DEPT=NO
OSR APPLICABLE=NO
OSR SURR BUYBACK RETAIN=RETAIN
PREMIUM FSI REQUIRED=NO
IS APPROVED LAYOUT=NO
IS SWIMMING POOL EXISTS=NO
IF HERITAGE TOWN LESS THAN 1KM_RADIUS=NO
BLK 1_LVL_1_SIDE_SETBACK2=NO

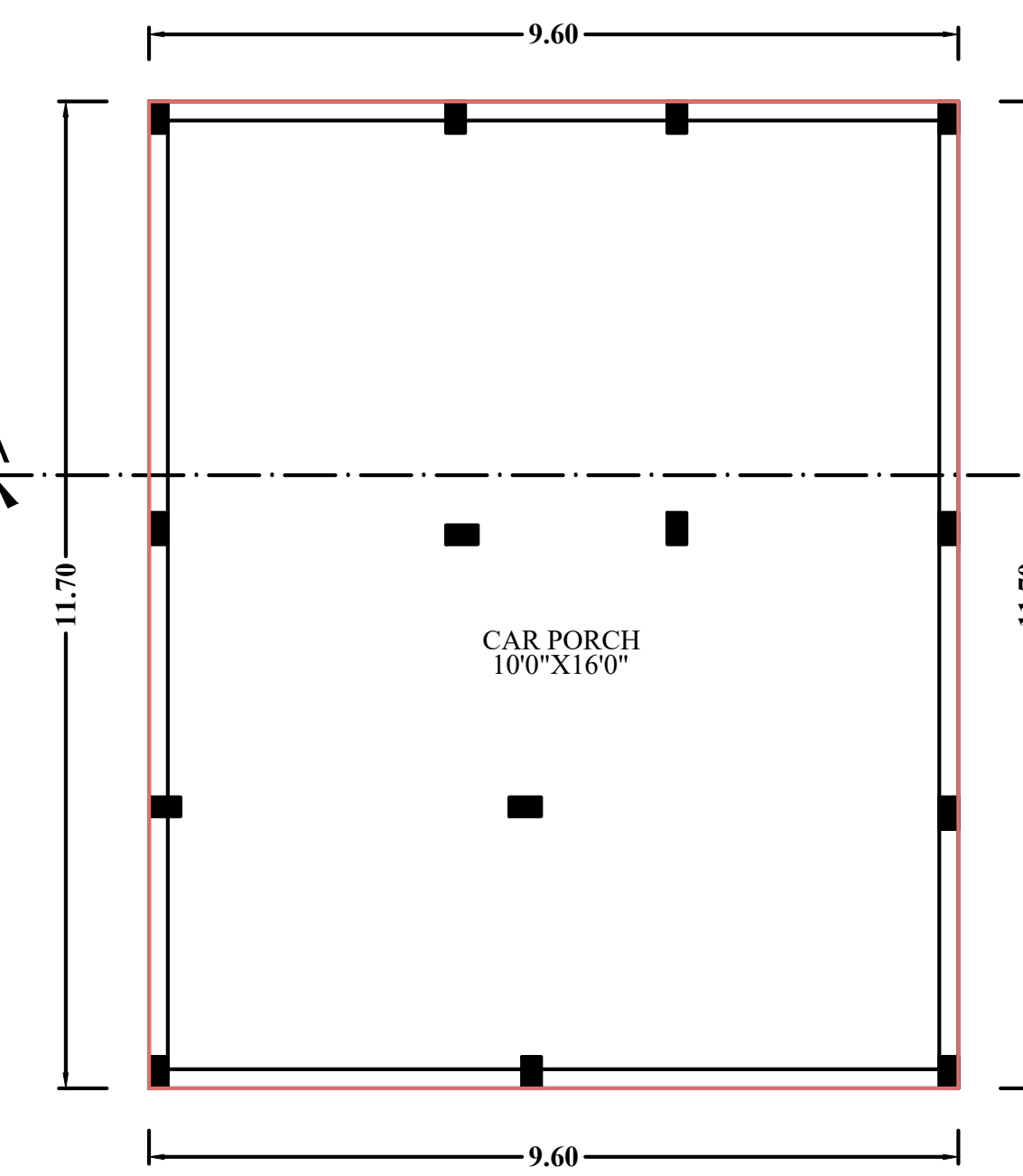


RWH SECTION (SAMPLE)
RWH_CAPACITY_L = 2000LTRS

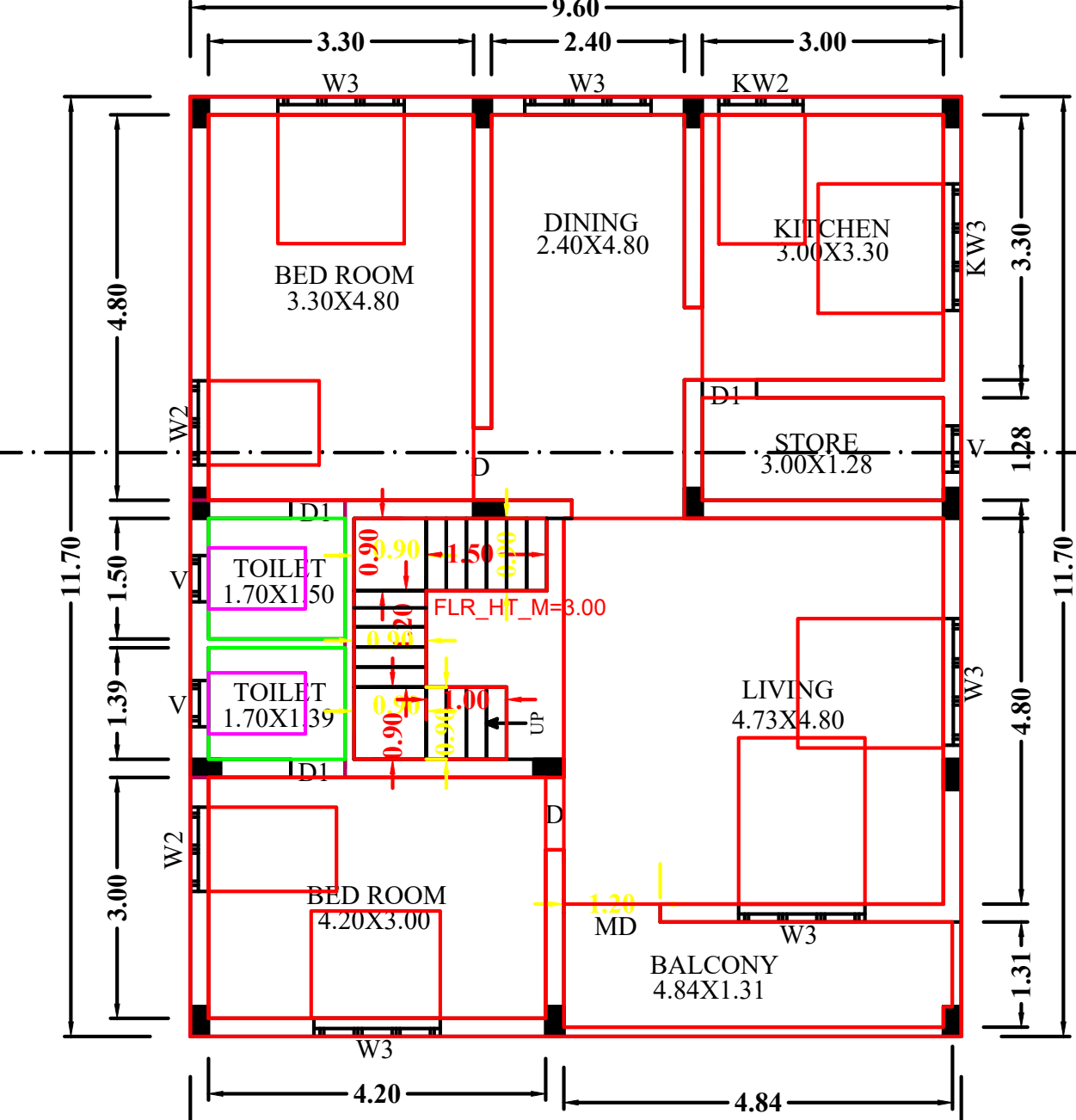
WATER_TANK_CAPACITY_L=5000LTRS



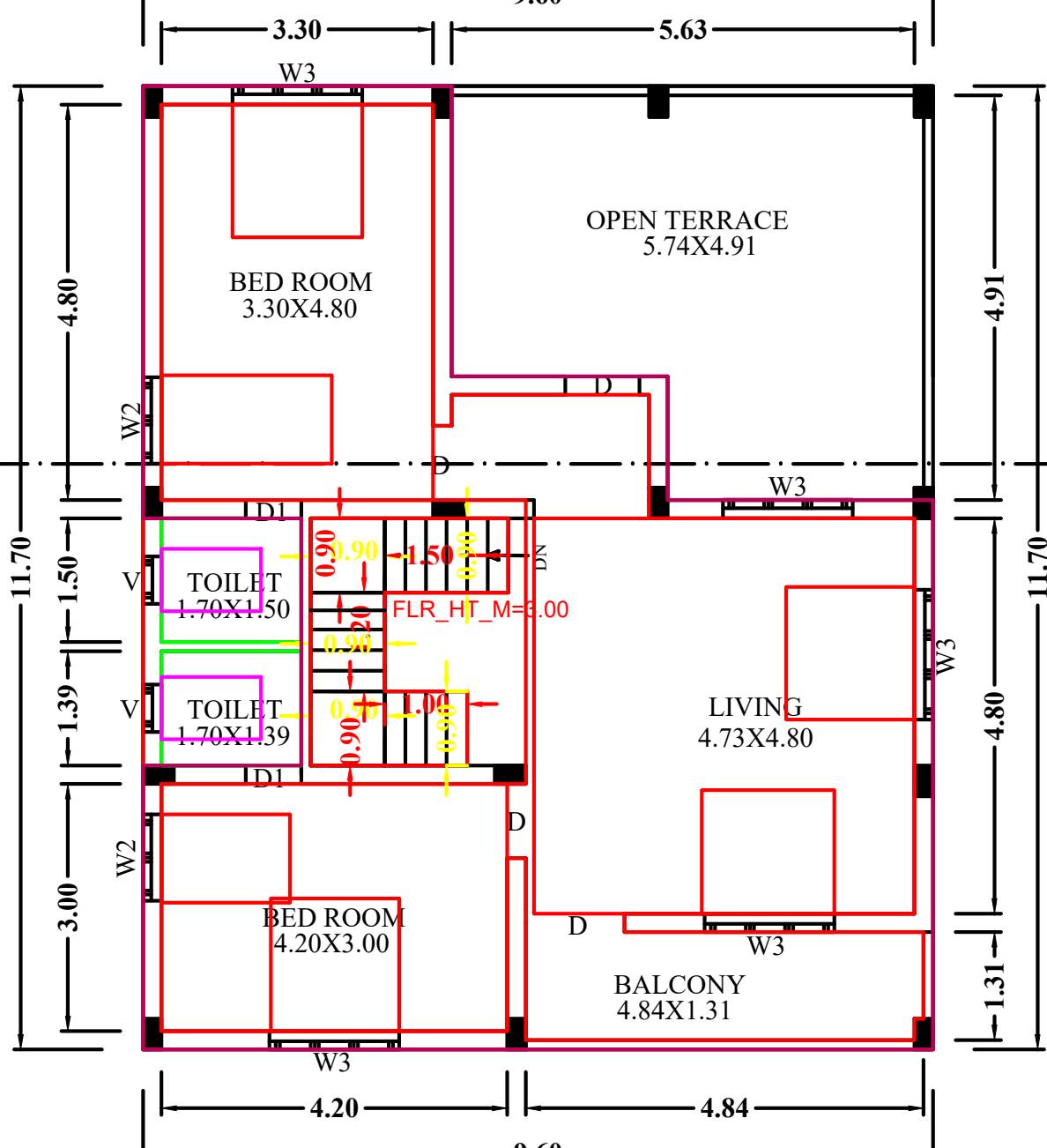
KEY PLAN
Not to scale



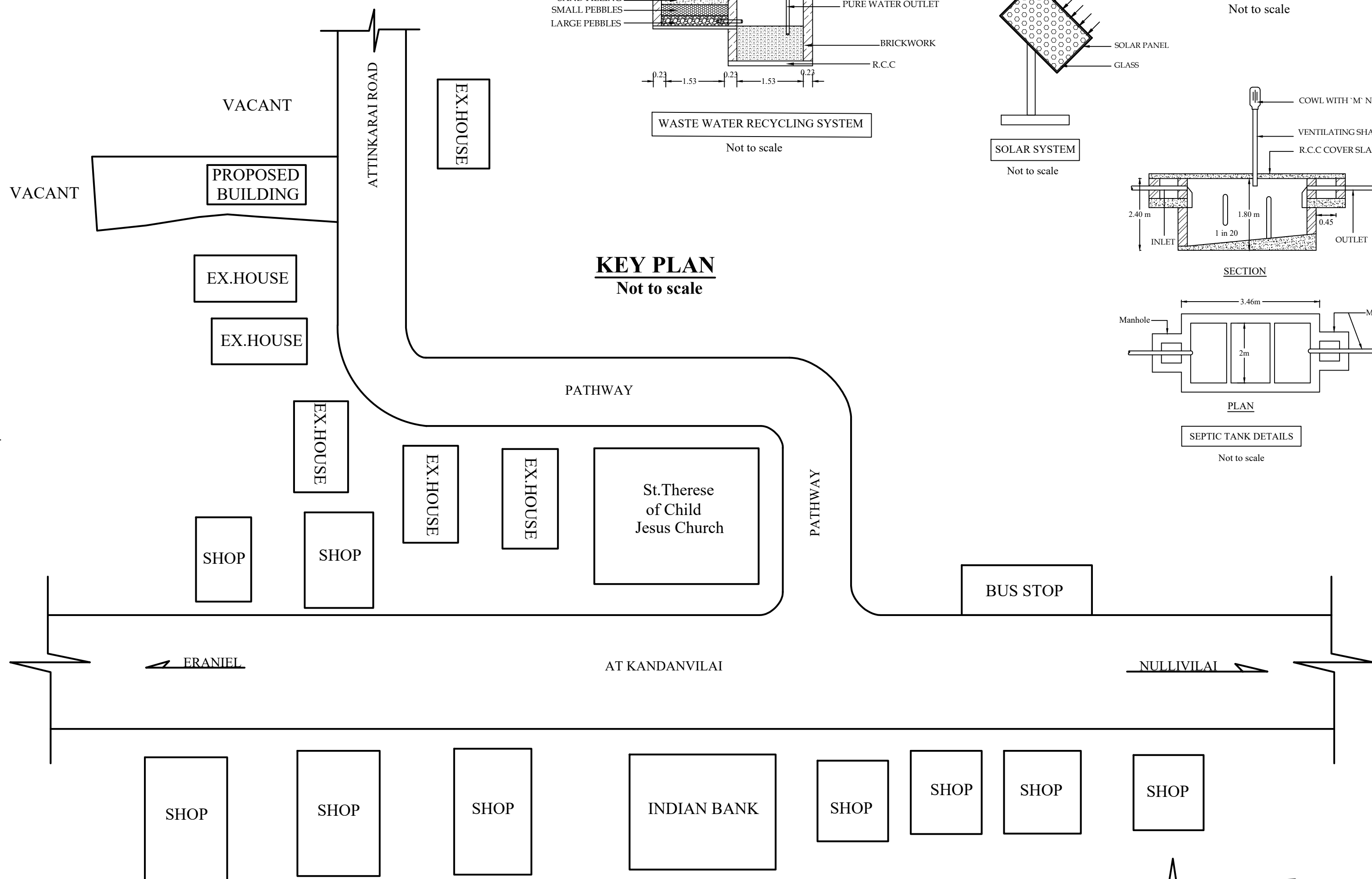
STILT FLOOR PLAN



GROUND FLOOR PLAN

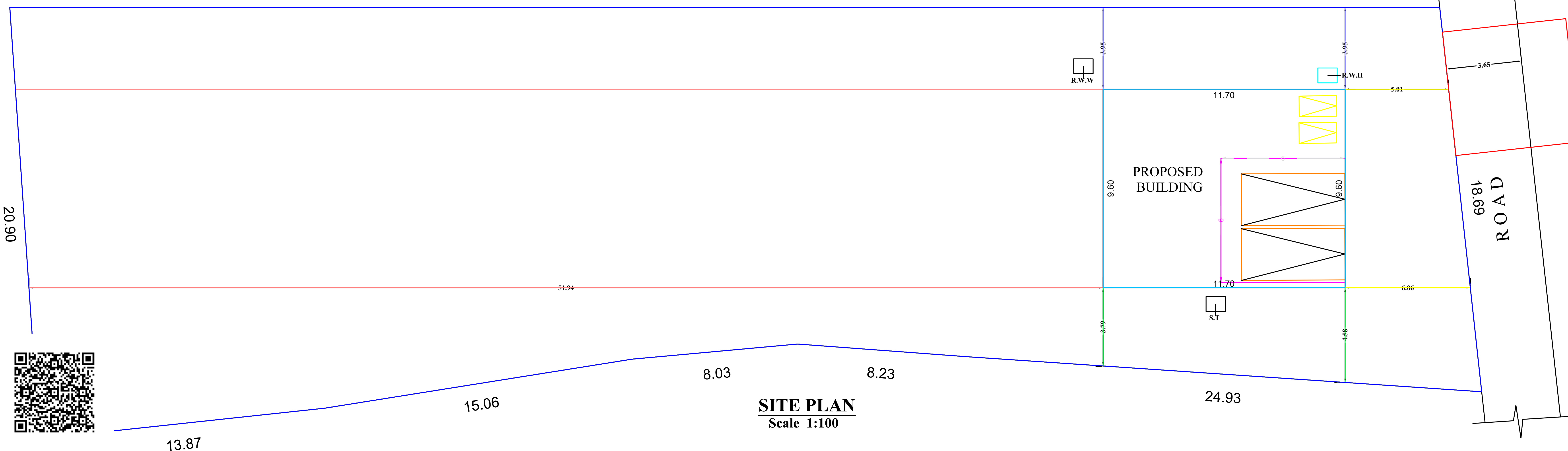


FIRST FLOOR PLAN



KEY PLAN
Not to scale

69.14



SITE PLAN
Scale 1:100

OFFICE USE

AREA DETAILS

DESCRIPTION	SQ.M	SQ.FT
SITE AREA	1254.38	13502.03
PRO.STILT AREA	112.32	1209.00
PRO.G.F AREA	112.32	1209.00
PRO.F.F AREA	86.86	934.95
TOTAL PRO. AREA	311.50	3352.95
VACANT AREA	1142.06	12293.03

PLOT COVERAGE - 8.95 %

SCHEDULE OF JOINERIES :

MD	DOOR	1.00 X 2.10
D1	DOOR	0.90 X 2.10
D2	DOOR	0.76 X 2.10
W3	WINDOW	1.37 X 1.50
W2	WINDOW	1.07 X 1.50
V	VENTILATOR	0.76 X 0.76

ALL DIMENSION ARE IN METER

COLOUR INDEX	SCALE
PROPOSED :	PLAN: 1:100
ROAD :	SITE PLAN: 1:100
BOUNDARY :	

FSI CALCULATION:
REQUIRED < 2
FSI = $\frac{\text{TOTAL AREA ON ALL FLOORS}}{\text{PLOT AREA}}$
= $\frac{311.50}{1254.38} = 0.25 < 2$
PC = $\frac{112.32 \times 100}{1254.38} = 8.95 \%$

SIGNATURE OF LAND AND BUILDING OWNER

Er. J. ANI BREEITY, B.E., M.B.A.,
Registered Engineer Grade - III
Registration No: 150/LS/2024/00023
UNICORN CIVIL DESIGNS
Villukuri Junction, Madathattuvilai Road,
Kanniyakumari District, TN-629180
Ph No: +91 9442050558, +917305123625.
SIGN OF REGISTERED ENGINEER

PREPARED BY: Er. J. ANI BREEITY, B.E., M.B.A.,

Registered Engineer Grade - III
Registration No: 150/LS/2024/00023
UNICORN CIVIL DESIGNS
Villukuri Junction, Madathattuvilai Road,
Kanniyakumari District, TN-629180,
Ph No: +91 9442050558, +917305123625.

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.

