

PP

APPROVAL RECORD

# Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

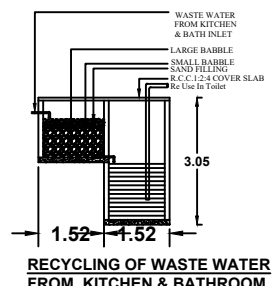
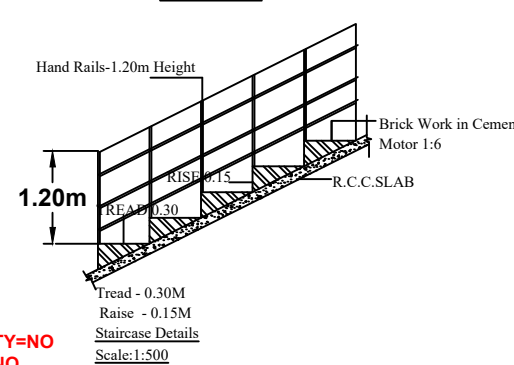
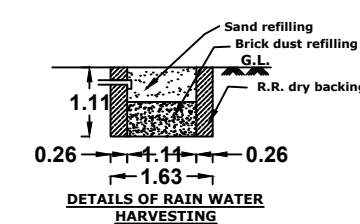
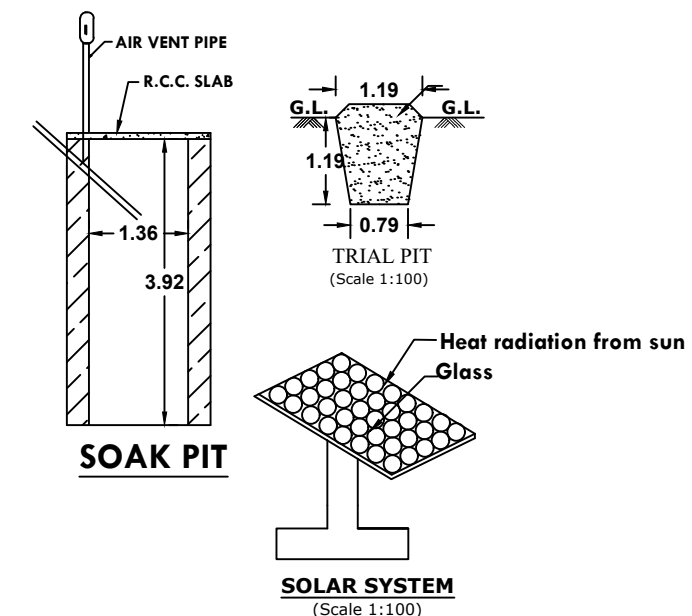
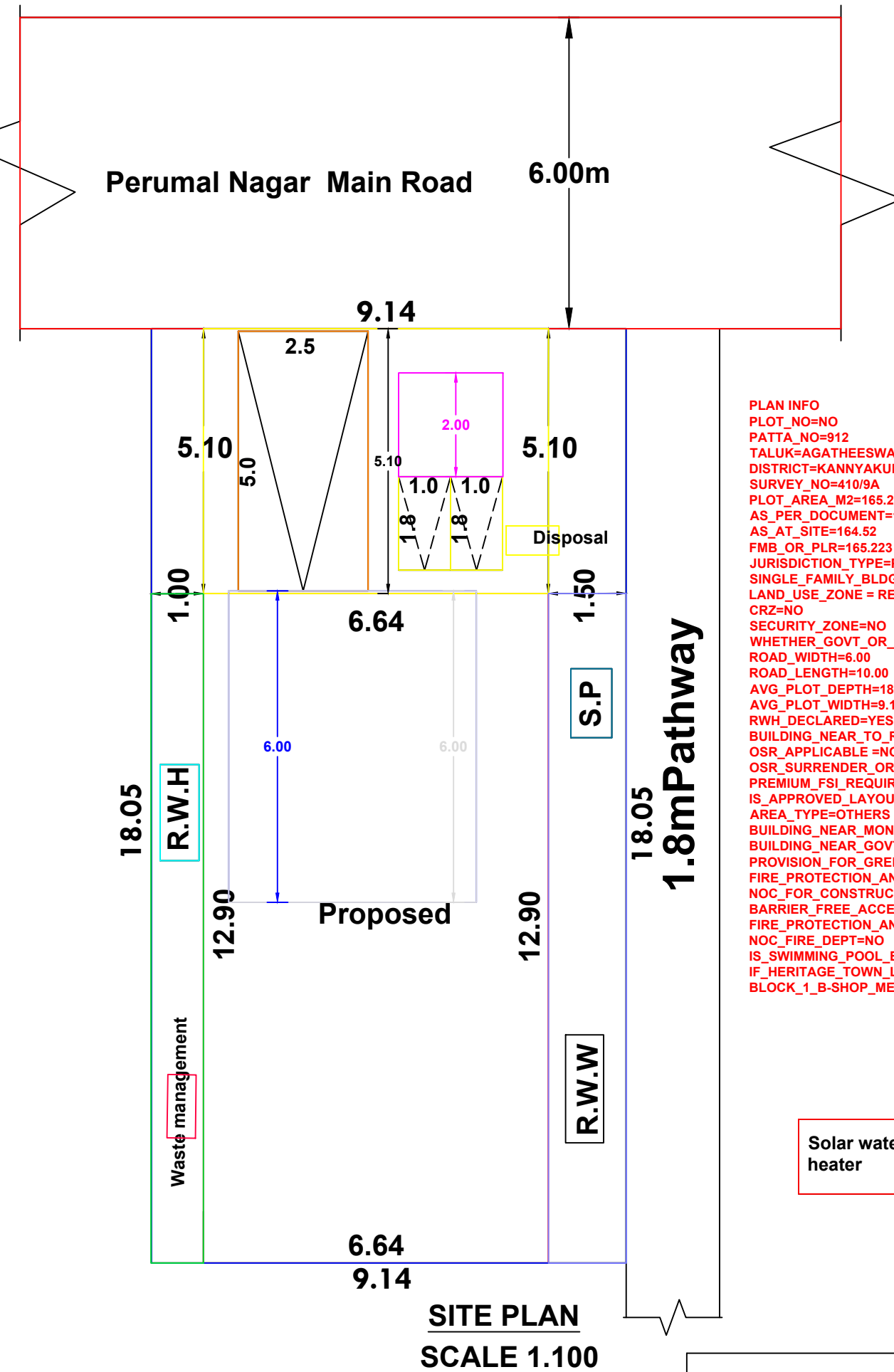
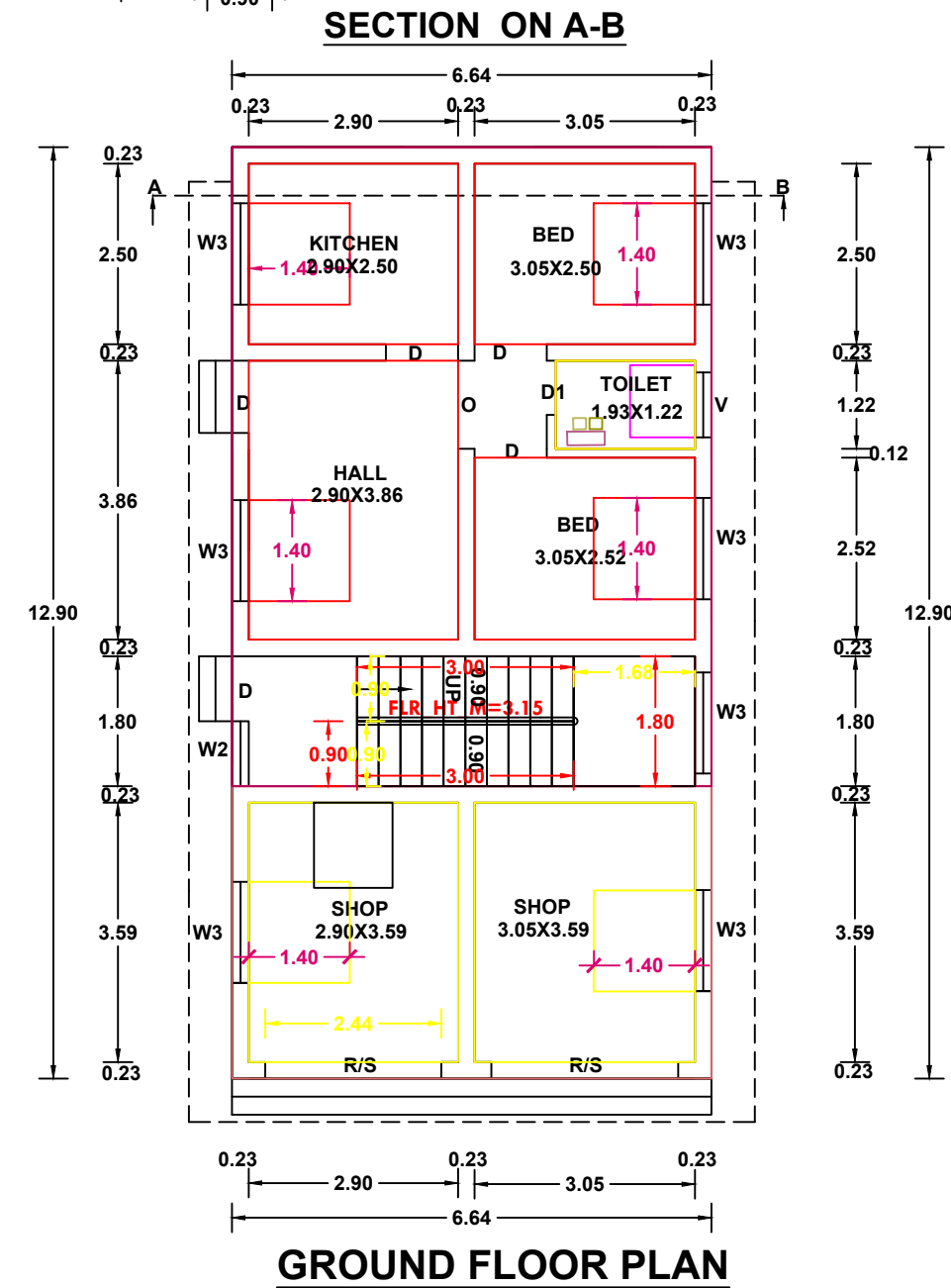
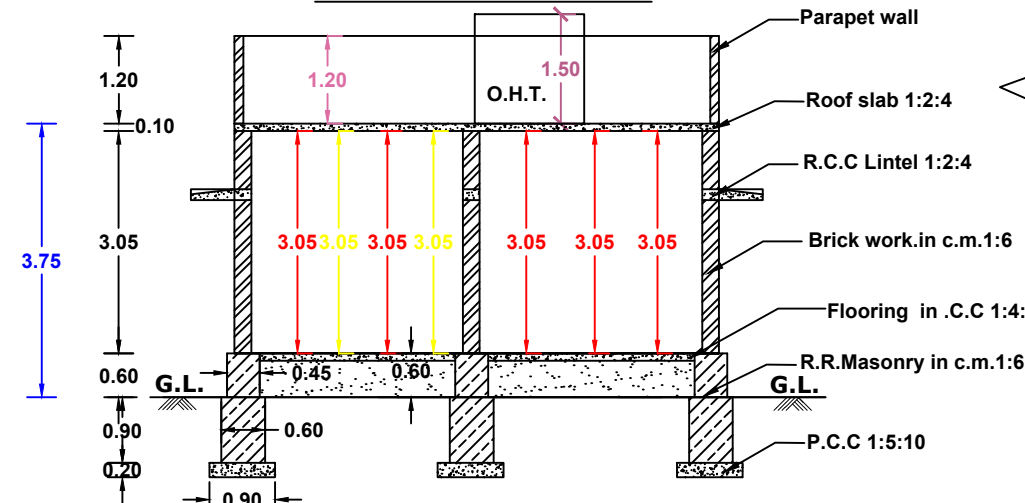
ISSUING AUTHORITY

**Rural Panchayat**

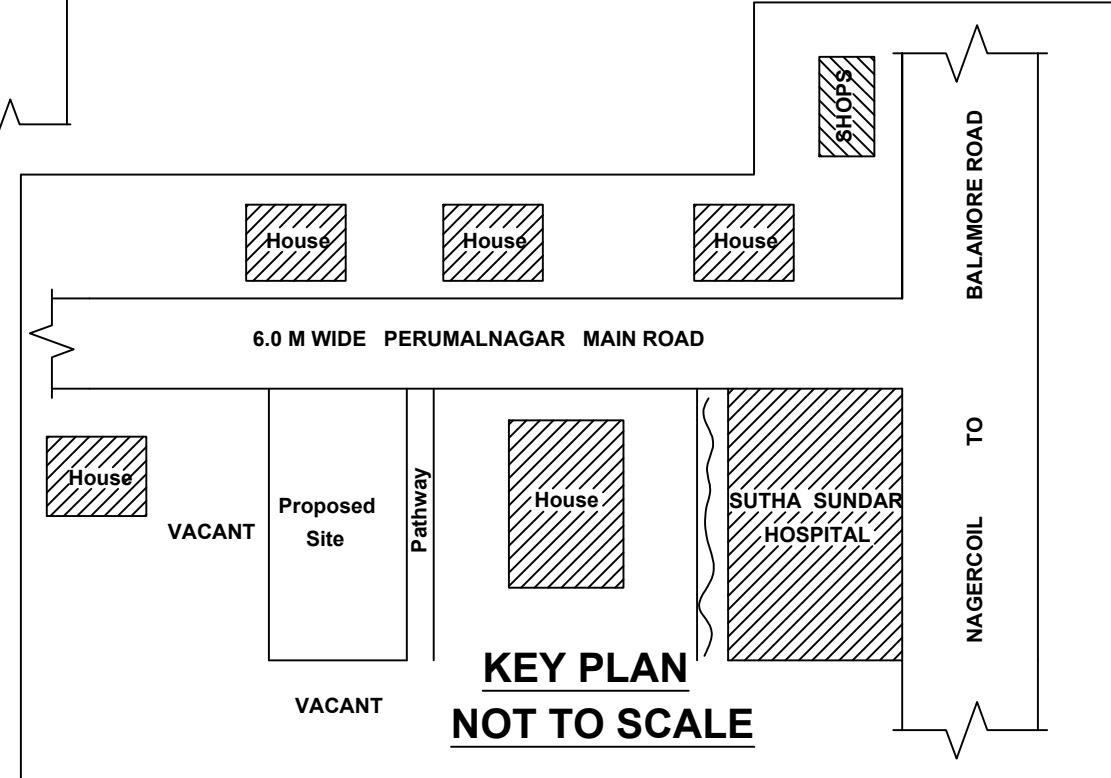
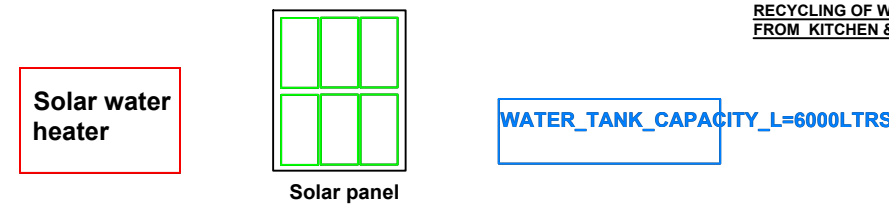
The approval as the planning authority issued it, reproduced in full behind this page.

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

## A line drawing of a building facade. The roof is a wide trapezoid filled with a hatched pattern. Below the roof are two large rectangular windows, each covered by a horizontal striped awning. Above the roof, there is a row of seven vertical rectangular windows. The building sits on a base of three horizontal lines.



PLAN INFO  
 PLOT\_NO=NO  
 PATTA\_NO=912  
 TALUK=AGATHEESWARAM  
 DISTRICT=KANNYAKUMARI  
 SURVEY\_NO=410/9A  
 PLOT\_AREA\_M2=165.223  
 AS\_PER\_DOCUMENT=165.223  
 AS\_AT\_SITE=164.52  
 FMB\_OR\_PLR=165.223  
 JURISDICTION\_TYPE=PANCHAYAT  
 SINGLE\_FAMILY\_BLDG=YES  
 LAND\_USE\_ZONE= RESIDENTIAL  
 CRZ=NO  
 SECURITY\_ZONE=NO  
 WHETHER\_GOVT\_OR\_AIDED\_SCHOOL=NO  
 ROAD\_WIDTH=6.00  
 ROAD\_LENGTH=10.00  
 AVG\_PLOT\_DEPTH=18.05  
 AVG\_PLOT\_WIDTH=9.14  
 RWH\_DECLARED=YES  
 BUILDING\_NEAR\_TO\_RIVER=NO  
 OSR\_APPLICABLE=NO  
 OSR\_SURRENDER\_OR\_BUYBACK=BUYBACK  
 PREMIUM\_FSI\_REQUIRED=NO  
 IS\_APPROVED\_LAYOUT=NO  
 AREA\_TYPE=OTHERS  
 BUILDING\_NEAR\_MONUMENT=NO  
 BUILDING\_NEAR\_GOV\_BLDG=NO  
 PROVISION\_FOR\_GREEN\_BUILDINGS\_AND\_SUSTAINABILITY=NO  
 FIRE\_PROTECTION\_AND\_FIRE\_SAFETY\_REQUIREMENTS=NO  
 NOC\_FOR\_CONSTRUCTION\_NEAR\_MONUMENT=NO  
 BARRIER\_FREE\_ACCESS\_FOR\_PHYSICALLY\_CHALLENGED\_PEOPLE=YES  
 FIRE\_PROTECTION\_AND\_FIRE\_SAFETY\_REQUIREMENTS=YES  
 NOC\_FIRE\_DEPT=NO  
 IS\_SWIMMING\_POOL\_EXISTS=NO  
 IF\_HERITAGE\_TOWN\_LESS\_THAN\_1KM\_RADIUS=NO  
 BLOCK\_1\_B-SHOP\_MEMBER\_COUNT=2



| ALL DIMENSIONS ARE IN METER<br>PLAN SCALE 1:100                                                                                                                                                                                                                                                                                                                                                |                               |  |        |              |         |              |           |              |                 |              |              |              |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|--|--------|--------------|---------|--------------|-----------|--------------|-----------------|--------------|--------------|--------------|--|
| <b>CERTIFIED THAT PROVISIONS SHALL BE MADE TO<br/>           "RAIN WATER HARVESTING " ARRANGEMENTS<br/>           SYSTEM IN THE PROPOSED CONSTRUCTION</b>                                                                                                                                                                                                                                      |                               |  |        |              |         |              |           |              |                 |              |              |              |  |
| <table border="0" style="width: 100%;"> <tr> <th colspan="2" style="text-align: center;">REFERENCE</th> </tr> <tr> <td>D-DOOR</td> <td>-- 1.00X2.10</td> </tr> <tr> <td>D1-DOOR</td> <td>-- 0.75X2.10</td> </tr> <tr> <td>W3-WINDOW</td> <td>-- 1.40X1.40</td> </tr> <tr> <td>ROLLING SHUTTER</td> <td>-- 2.44X2.10</td> </tr> <tr> <td>V-VENTILATOR</td> <td>-- 0.90X0.60</td> </tr> </table> | REFERENCE                     |  | D-DOOR | -- 1.00X2.10 | D1-DOOR | -- 0.75X2.10 | W3-WINDOW | -- 1.40X1.40 | ROLLING SHUTTER | -- 2.44X2.10 | V-VENTILATOR | -- 0.90X0.60 |  |
| REFERENCE                                                                                                                                                                                                                                                                                                                                                                                      |                               |  |        |              |         |              |           |              |                 |              |              |              |  |
| D-DOOR                                                                                                                                                                                                                                                                                                                                                                                         | -- 1.00X2.10                  |  |        |              |         |              |           |              |                 |              |              |              |  |
| D1-DOOR                                                                                                                                                                                                                                                                                                                                                                                        | -- 0.75X2.10                  |  |        |              |         |              |           |              |                 |              |              |              |  |
| W3-WINDOW                                                                                                                                                                                                                                                                                                                                                                                      | -- 1.40X1.40                  |  |        |              |         |              |           |              |                 |              |              |              |  |
| ROLLING SHUTTER                                                                                                                                                                                                                                                                                                                                                                                | -- 2.44X2.10                  |  |        |              |         |              |           |              |                 |              |              |              |  |
| V-VENTILATOR                                                                                                                                                                                                                                                                                                                                                                                   | -- 0.90X0.60                  |  |        |              |         |              |           |              |                 |              |              |              |  |
| <input type="checkbox"/> AREA OF SITE                                                                                                                                                                                                                                                                                                                                                          | : 165.223.sq.m(1778.46.sq.ft) |  |        |              |         |              |           |              |                 |              |              |              |  |
| <input type="checkbox"/> AREA OF PROPOSED                                                                                                                                                                                                                                                                                                                                                      |                               |  |        |              |         |              |           |              |                 |              |              |              |  |
| GROUND FLOOR                                                                                                                                                                                                                                                                                                                                                                                   | : 85.66.sq.m(922.04sq.ft)     |  |        |              |         |              |           |              |                 |              |              |              |  |
| GROUND FLOOR RESIDENTIAL                                                                                                                                                                                                                                                                                                                                                                       | : 58.77.sq.m(632.60.sq.ft)    |  |        |              |         |              |           |              |                 |              |              |              |  |
| GROUND FLOOR COMMERCIAL                                                                                                                                                                                                                                                                                                                                                                        | : 26.89.sq.m(289.44.sq.ft)    |  |        |              |         |              |           |              |                 |              |              |              |  |
| AREA OF VACANT                                                                                                                                                                                                                                                                                                                                                                                 | : 79.563.sq.m(856.41.sq.ft)   |  |        |              |         |              |           |              |                 |              |              |              |  |
| <input type="checkbox"/> ROAD                                                                                                                                                                                                                                                                                                                                                                  |                               |  |        |              |         |              |           |              |                 |              |              |              |  |
| <input checked="" type="checkbox"/> EXISTING                                                                                                                                                                                                                                                                                                                                                   |                               |  |        |              |         |              |           |              |                 |              |              |              |  |
| <b><u>PARKING CALCULATION</u></b>                                                                                                                                                                                                                                                                                                                                                              |                               |  |        |              |         |              |           |              |                 |              |              |              |  |
| GROUND FLOOR RESIDENTIAL                                                                                                                                                                                                                                                                                                                                                                       | : 58.77.sq.m(632.60.sq.ft)    |  |        |              |         |              |           |              |                 |              |              |              |  |
| GROUND FLOOR COMMERCIAL                                                                                                                                                                                                                                                                                                                                                                        | : 26.89.sq.m(289.44.sq.ft)    |  |        |              |         |              |           |              |                 |              |              |              |  |
| TOTAL AREA                                                                                                                                                                                                                                                                                                                                                                                     | : 85.66.Sq.m ( 922.04.Sq.ft)  |  |        |              |         |              |           |              |                 |              |              |              |  |
| First 75.sq.m                                                                                                                                                                                                                                                                                                                                                                                  | : Nil                         |  |        |              |         |              |           |              |                 |              |              |              |  |
| Next 10.66.sq.m                                                                                                                                                                                                                                                                                                                                                                                | : 1 Car                       |  |        |              |         |              |           |              |                 |              |              |              |  |
| 2 Two Wheeler Space                                                                                                                                                                                                                                                                                                                                                                            |                               |  |        |              |         |              |           |              |                 |              |              |              |  |
| PLOT COVERAGE = $\frac{85.66 \times 100}{165.223} = 51.84\%$                                                                                                                                                                                                                                                                                                                                   |                               |  |        |              |         |              |           |              |                 |              |              |              |  |
| F.S.I. = $\frac{85.66}{165.223} = 0.51 < 2.0$                                                                                                                                                                                                                                                                                                                                                  |                               |  |        |              |         |              |           |              |                 |              |              |              |  |
|                                                                                                                                                                                                                                                                                                                                                                                                |                               |  |        |              |         |              |           |              |                 |              |              |              |  |
| V.FRANCIS CHANDRAN<br>SIGNATURE OF LAND AND BUILDING OWNER                                                                                                                                                                                                                                                                                                                                     |                               |  |        |              |         |              |           |              |                 |              |              |              |  |
| <div style="display: flex; align-items: center;"> <div> <b>S. RAMU</b><br/>             Registered Engineer Gr - III<br/>             REG. No. 150/LS/2020/00002<br/>             S.M.S. Engineering Construction<br/>             90,1<sup>st</sup> Floor, Alexandra Press Road,<br/>             Nagercoil - 1,<br/>             Pn : 9443275554, 9843375554.           </div> </div>        |                               |  |        |              |         |              |           |              |                 |              |              |              |  |
| SIGNATURE OF LICENCE SURVEYOR/ENGINEER                                                                                                                                                                                                                                                                                                                                                         |                               |  |        |              |         |              |           |              |                 |              |              |              |  |
| <div style="display: flex; justify-content: center; align-items: center;"> <div> <h2 style="margin: 0;">S.M.S. CONSTRUCTION</h2> <p style="margin: 0;">90.First floor, s.m.s.building<br/>             Alexandra press road<br/>             Nagercoil</p> </div> </div>                                                                                                                       |                               |  |        |              |         |              |           |              |                 |              |              |              |  |
| cell.9443275554                                                                                                                                                                                                                                                                                                                                                                                | Drawn by . M.ATHISH           |  |        |              |         |              |           |              |                 |              |              |              |  |
| 9843375554                                                                                                                                                                                                                                                                                                                                                                                     | Checked by.S.Ramu.            |  |        |              |         |              |           |              |                 |              |              |              |  |
| Date:09.12.2024 Size: A2(S-6) gmail: smsramungl@gmail.com 035                                                                                                                                                                                                                                                                                                                                  |                               |  |        |              |         |              |           |              |                 |              |              |              |  |

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

---

Escrow, negotiation and NRI property management

---

Land survey, soil testing, architecture and construction

---

**Verified RealEstate**  
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[hello@verified.realestate](mailto:hello@verified.realestate)  
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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.

