

PP

APPROVAL RECORD

# Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

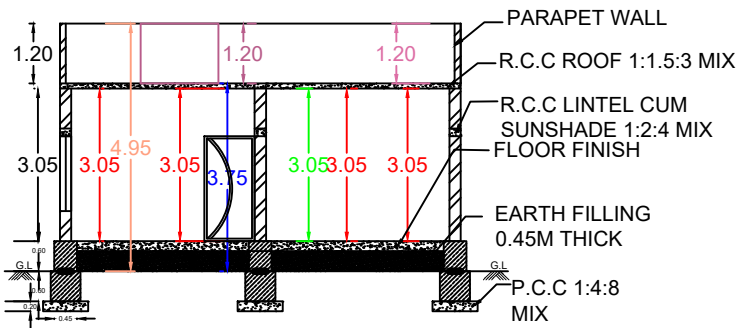
**Rural Panchayat**

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

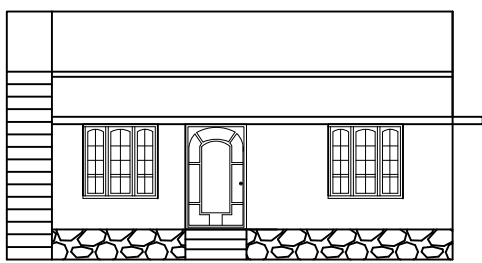
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN  
Re.Sy.No : 68/3A2A OF NAVALKADU VILLAGE , THOVALAI TALUK, ESANTHIMANGALAM  
VILLAGE PANCHAYAT, KANNIYAKUMARI DISTRICT, TAMILNADU.

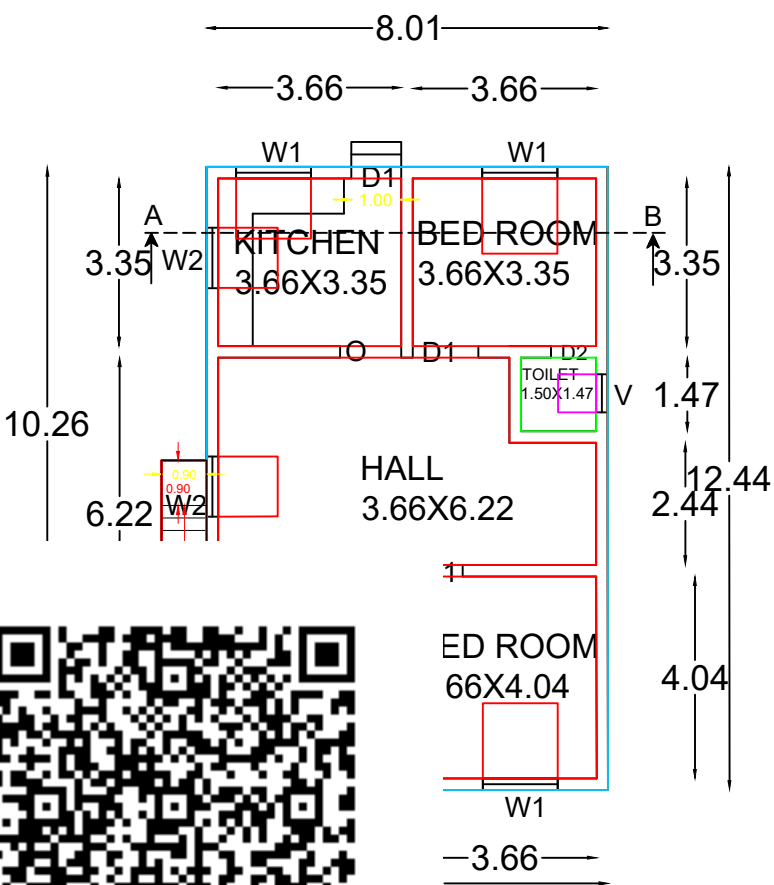
NAME OF OWNER : Mr. ROBIN RAMESH  
S/o.THANKAMONI  
15-218 B, 1st MAIN ROAD,  
CHRISTOPHER NAGAR EXT,  
PERUVILAI POST,  
KANNIYAKUMARI



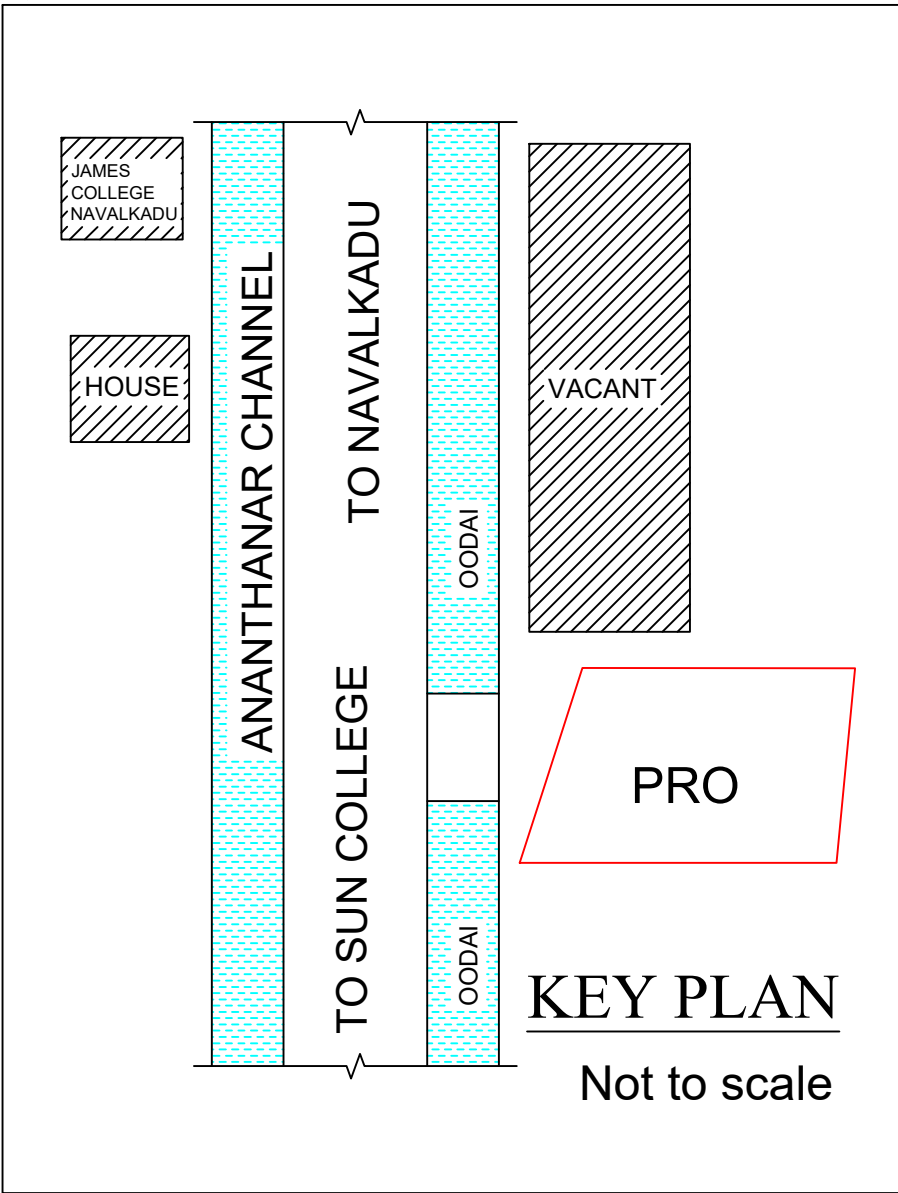
SECTION



ELEVATION



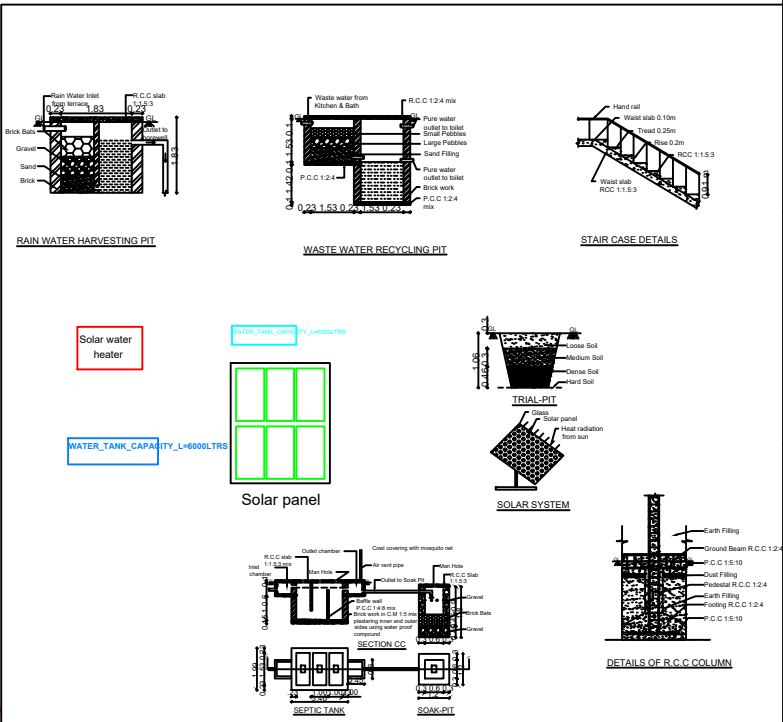
AN



KEY PLAN

Not to scale

PLAN INFO  
AS\_AT\_SITE=1007.80  
FMB\_OR\_PLR=1012  
AS\_PER\_DOCUMENT=1012  
PREMIUM\_FSI\_REQUIRED=NO  
IS\_APPROVED\_LAYOUT=YES  
PLOT\_NO=NO  
SURVEY\_NO=68/3A2A  
PATTA\_NO=3691  
TALUK=THOVALAI  
OSR\_APPLICABLE=NO  
IS\_SWIMMING\_POOL\_EXISTS=NO  
VILLAGE= NAVALKADU  
DISTRICT=KANNIYAKUMARI  
SINGLE\_FAMILY\_BLDG=YES  
CRZ=NO  
SECURITY\_ZONE=NO  
ACCESS\_WIDTH\_M=7.62  
WHETHER\_GOVT\_OR\_AIDED\_SCHOOL=NO  
PLOT\_AREA\_M2=1012  
AVG\_PLOT\_DEPTH=39.15  
AVG\_PLOT\_WIDTH=26.6  
AREA\_TYPE=OTHERS  
ROAD\_WIDTH=7.62  
ROAD\_LENGTH=11.84  
LAND\_USE\_ZONE=RESIDENTIAL  
RWH\_DECLARED=YES  
BUILDING\_NEAR\_TO\_RIVER=NO  
BUILDING\_NEAR\_MONUMENT=NO  
BUILDING\_NEAR\_GOVT\_BLDG=NO  
IF\_HERITAGE\_TOWN\_LESSTHAN\_1KM\_RADIUS=NO  
NOC\_FOR\_CONSTRUCTION\_NEAR\_MONUMENT=NO  
JURISDICTION\_TYPE= PANCHAYAT  
INTERNAL\_VEHICULAR\_ACCESS=NO



OFFICE USE ONLY

ALL DIMENSIONS ARE IN METER

AREA DETAILS

AREA OF SITE 25 Cents 1012 Sq.m 10889.12Sq.f

PROPOSED AREA:

GROUND FLOOR : 95.16 Sq.m 1023.92 Sq.ft

VACANT AREA : 916.84 Sq.m 9865.20 Sq.ft

JOINERIES

|    |            |             |
|----|------------|-------------|
| D1 | DOOR       | 1.00*2.10   |
| D2 | DOOR       | 0.90*2.10   |
| W1 | WINDOW     | 1.50 X 1.50 |
| W2 | WINDOW     | 1.20 X 1.20 |
| V  | VENTILATOR | 0.76X0.76   |

COLOUR INDEX

|                                   |                                              |
|-----------------------------------|----------------------------------------------|
| <input type="checkbox"/> PROPOSED | <input type="checkbox"/> SITE BOUNDARY       |
| <input type="checkbox"/> ROAD     | <input checked="" type="checkbox"/> EXISTING |

PLOT COVERAGE =  $\frac{\text{GROUND FLOOR AREA}}{\text{SITE AREA}} \times 100$   
=  $\frac{95.16}{1012} \times 100 = 9.40$

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

=  $\frac{95.16}{1012} = 0.09 < 2.00$

PARKING CALCULATION :-

1 Car Space For Every 1 Dwelling Units and Water Harvesting Arrangements For Every Dwelling Unit

Upto 75 Sq.m CarParking Nill

( Above 75 Sq.m :- 1 Car & 1Two Wheeler Space For Every 75 Sq.m )

=Total plinth area - car parking area

=95.16 - 75 = 20.16

=20.16/75 = 0.27

Required Car Parking Stalls : No Car Space

Required Two Wheeler Space : 1 No.

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/L/S/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/L/S/2019/00194  
Nagercoil City Municipal corporation.

JOANA BUILDERS:-

6A, Supreme Mall,  
Balamore Road, Putheri,  
Nagercoil.

Cell : 9500997911, 8056997911

Office : 04652-274011.

DATE : 14-12-2024

# 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.

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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

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

