

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE
Building Plan

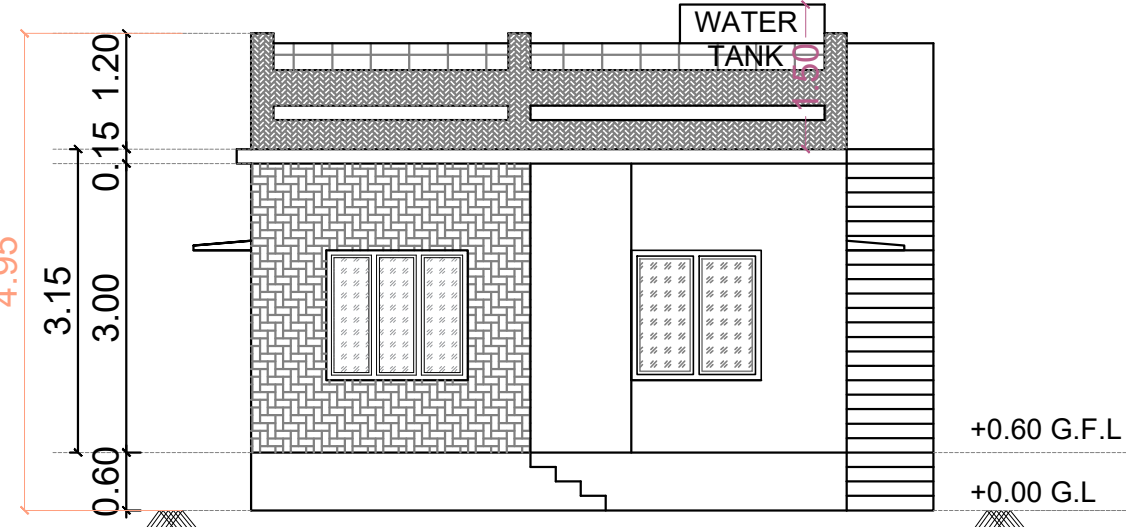
ISSUING AUTHORITY
Rural Panchayat

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

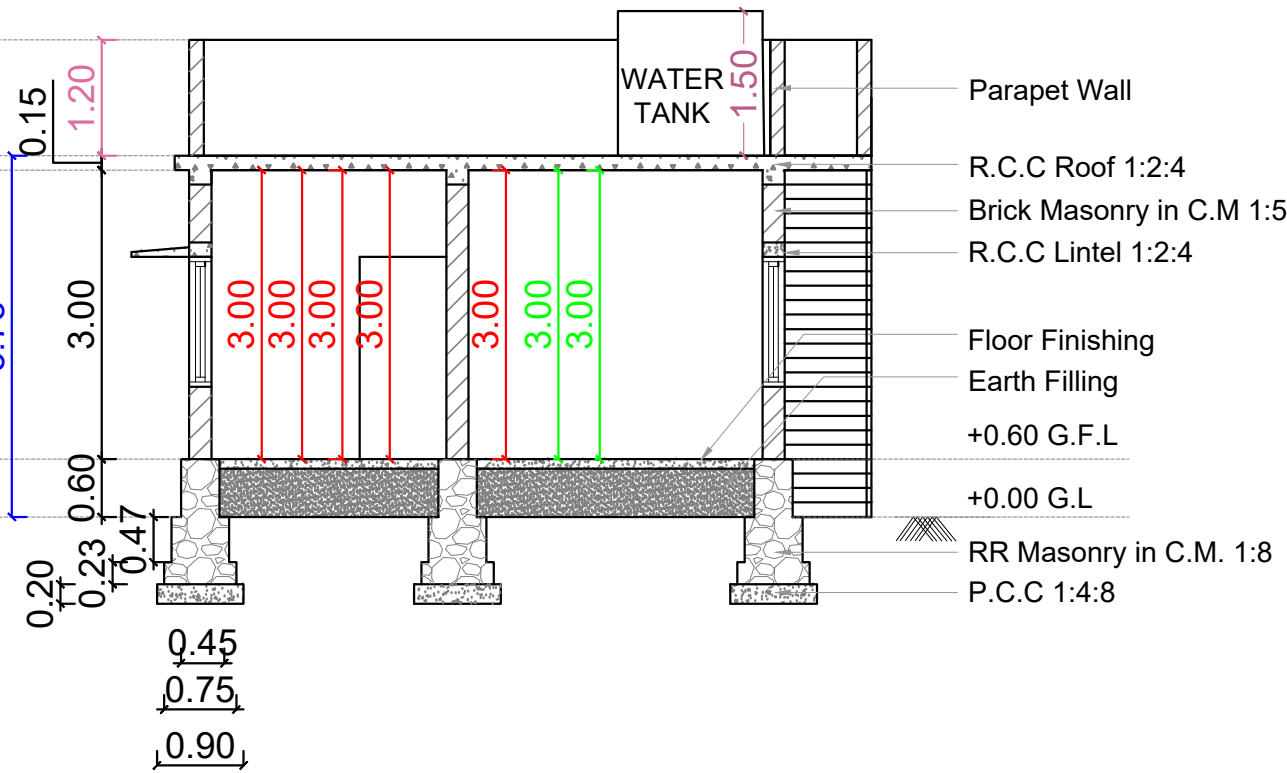
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A TERRACED ROOF RESIDENTIAL BUILDING IN Re.Sy NO : 388/16, GANDHI NAGAR, AT ERACHAKULAM VILLAGE,THOVALAI TALUK, ERACHAKULAM VILLAGE PANCHAYAT.

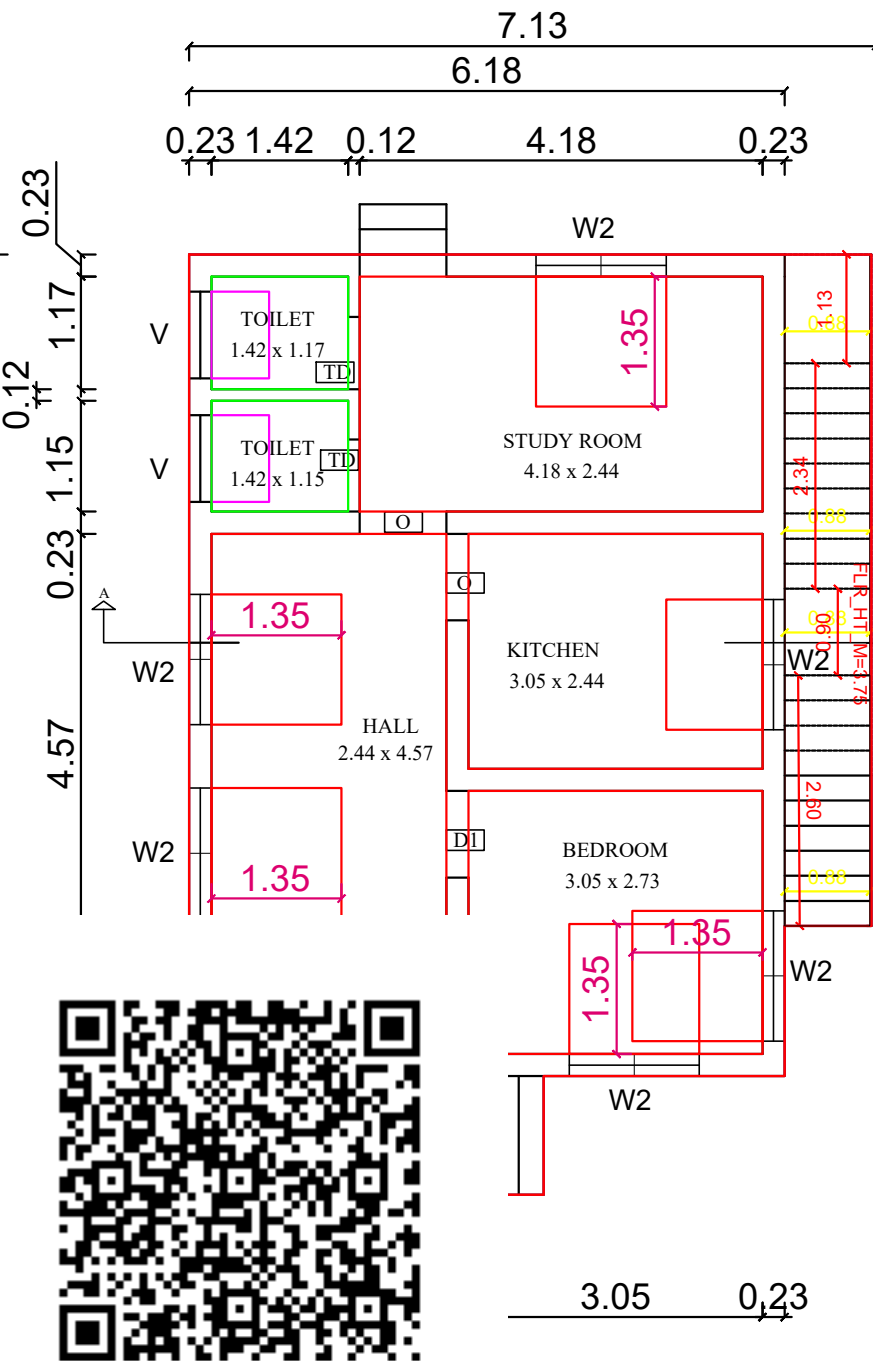
APPLICANT NAME : Mr. PERCY VICTOR DHAS
COMMUNICATION : S/O DHAS
ADDRESS 3, GANTHI NAGAR,
ERACHAKULAM, NAGERCOIL,
KANYAKUMARI - 629 166



ELEVATION
SCALE 1:100

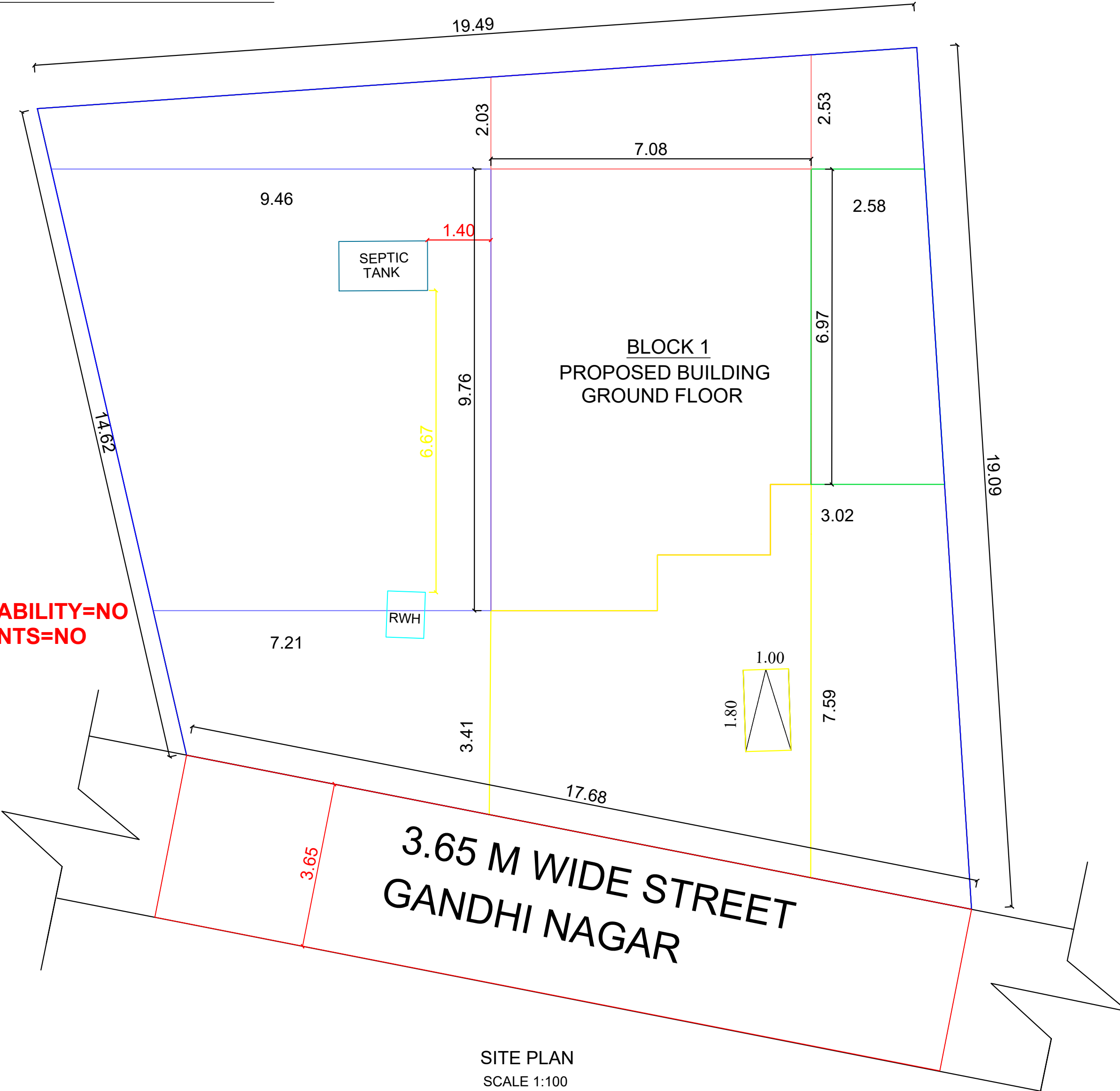


SECTION
SCALE 1:100

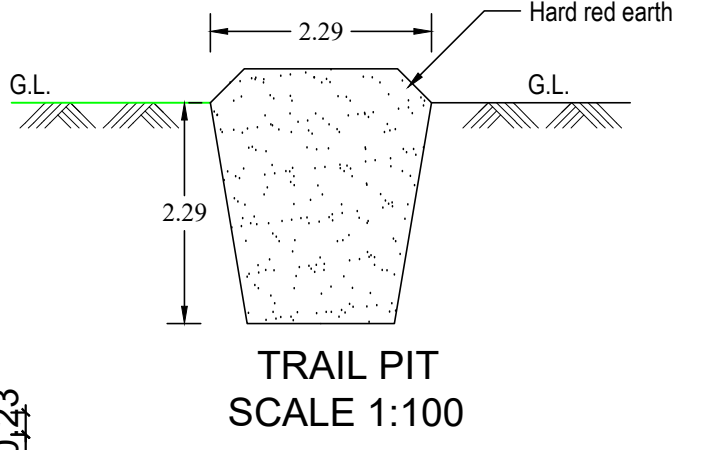


GROUND FLOOR
SCALE 1:100

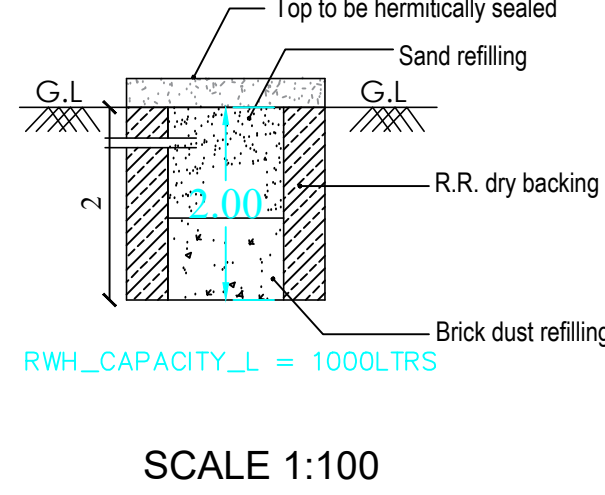
PLAN INFO
AS_AT_SITE=304.32
FMB_OR_PLR=310
PREMIUM_FSI_REQUIRED=NO
AS_PER_DOCUMENT=310.122
PLOT_AREA_M2=304.32
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=3.65
WHETHER_GOVT_OR_AIDED_SCHOOL=YES
ROAD_WIDTH=3.65
ROAD_LENGTH=17.68
AVG_PLOT_DEPTH=14.62
AVG_PLOT_WIDTH=17.68
LAND_USE_ZONE=PRZ
PLOT_NO=-
DISTRICT=KANNIYAKUMARI
RWH_DECLARED=YES
AREA_TYPE=OTHERS
BUILDING_NEAR_TO_RIVER=NO
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
JURISDICTION_TYPE=PANCHAYAT
OSR_APPLICABLE=NO
IS_APPROVED_LAYOUT=YES
SURVEY_NO=388/16
PATTA_NO=4499
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
OCCUPANCY=RESIDENTIAL
TALUK=THOVALAI



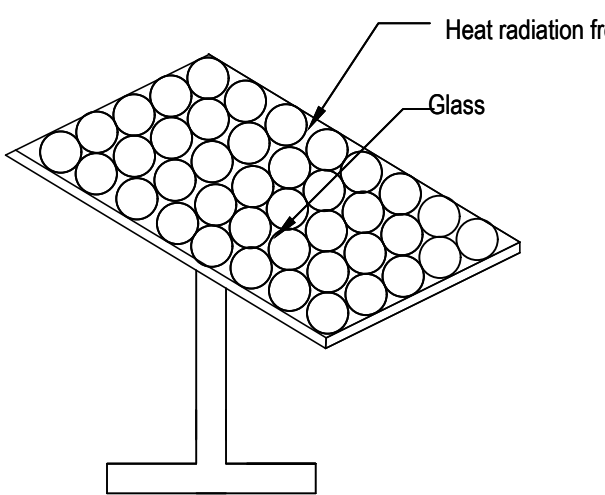
SITE PLAN
SCALE 1:100



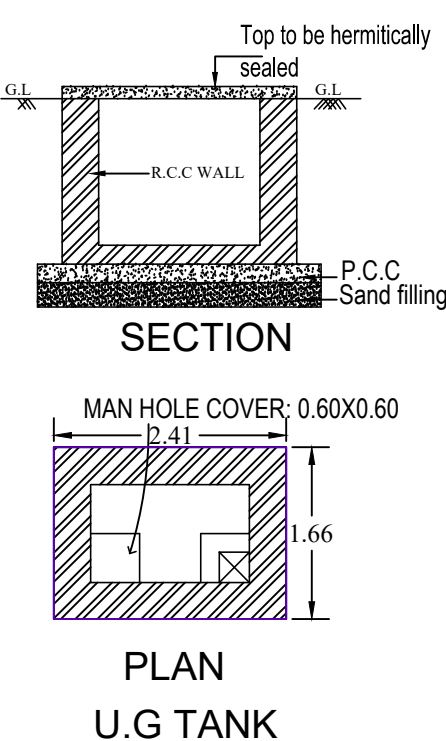
TRAIL PIT
SCALE 1:100



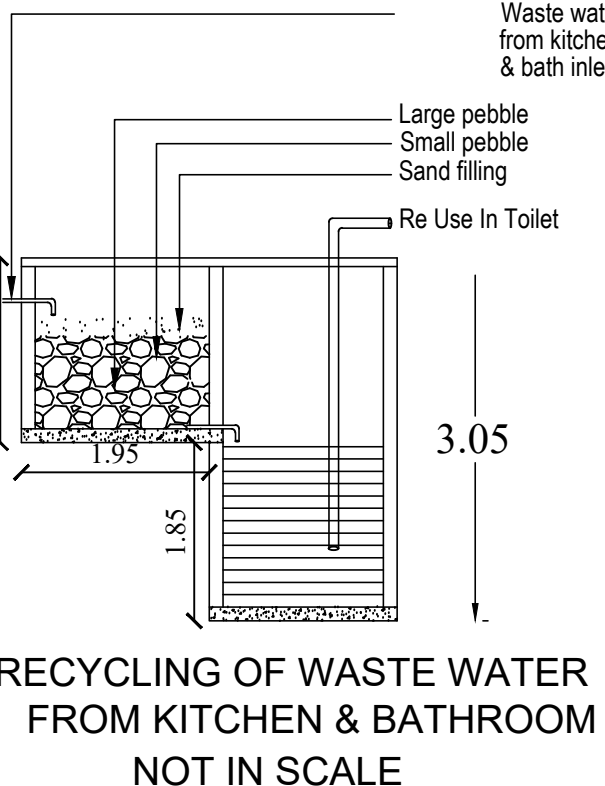
SCALE 1:100



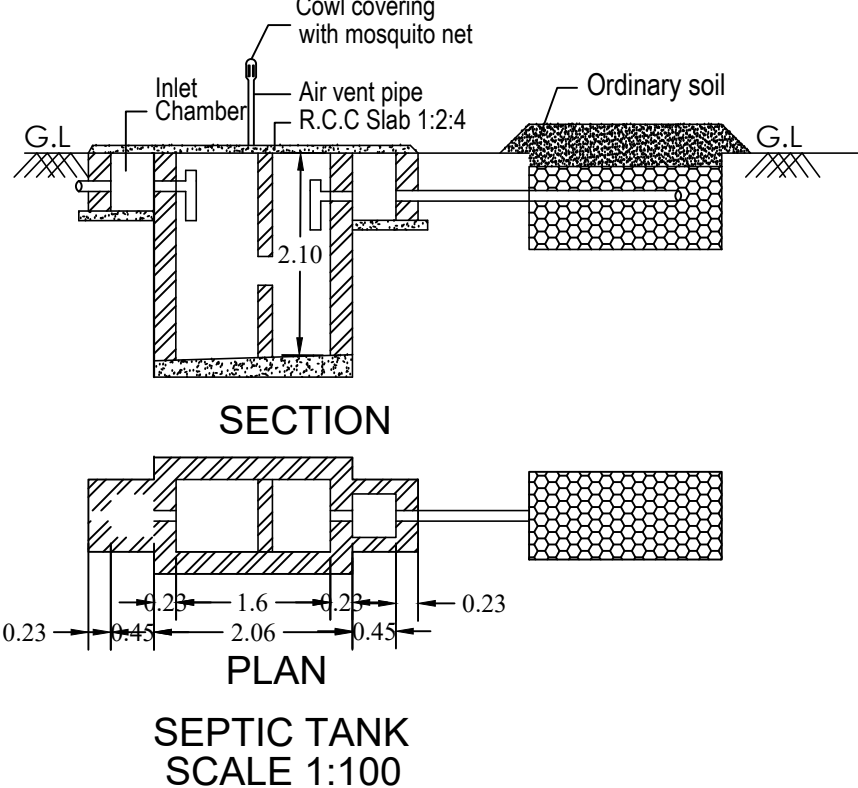
SOLAR SYSTEM
SCALE 1:100



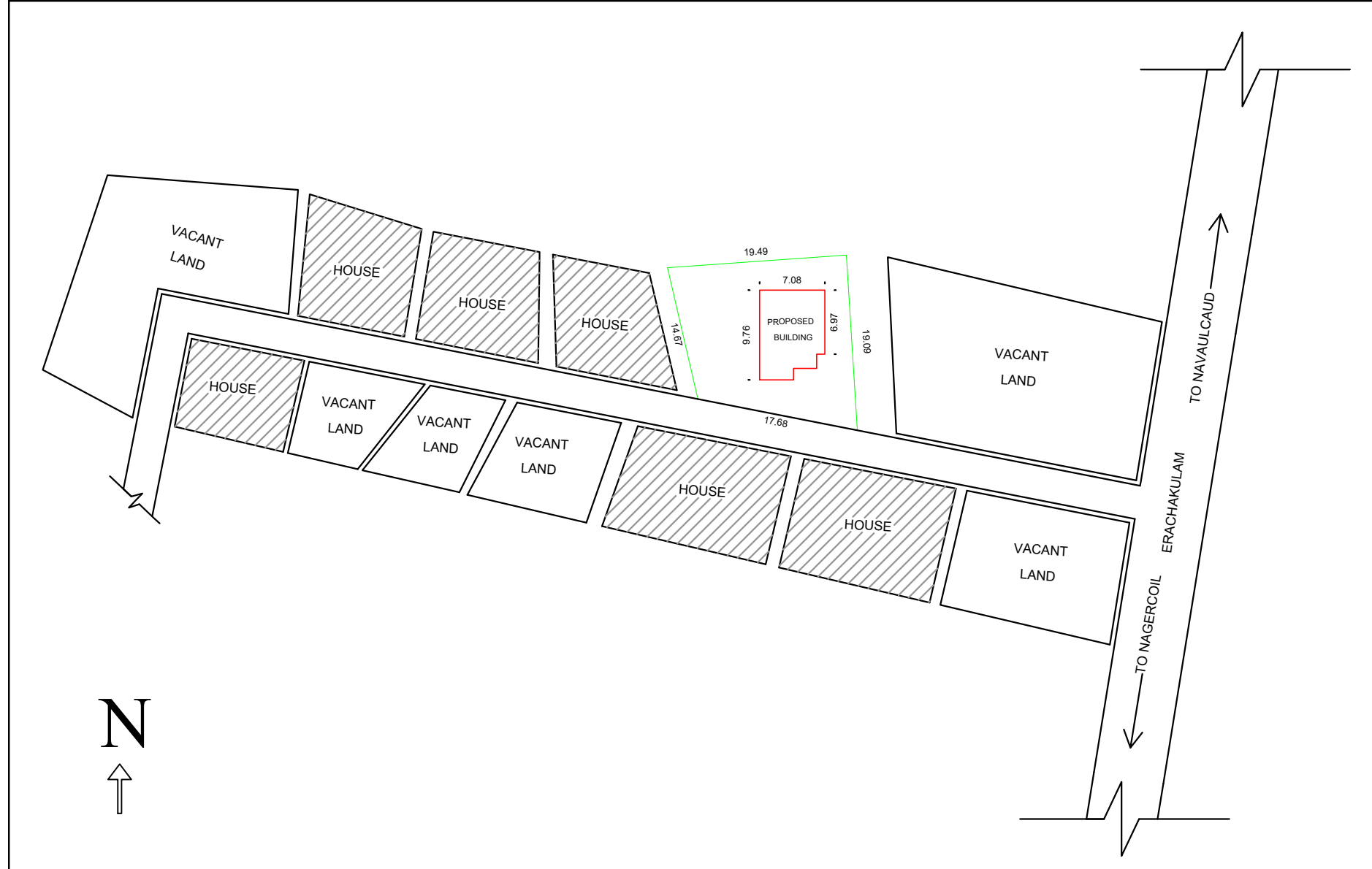
U.G. TANK



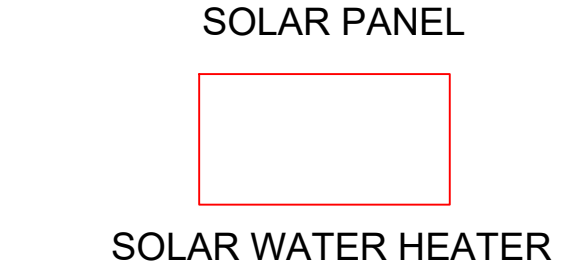
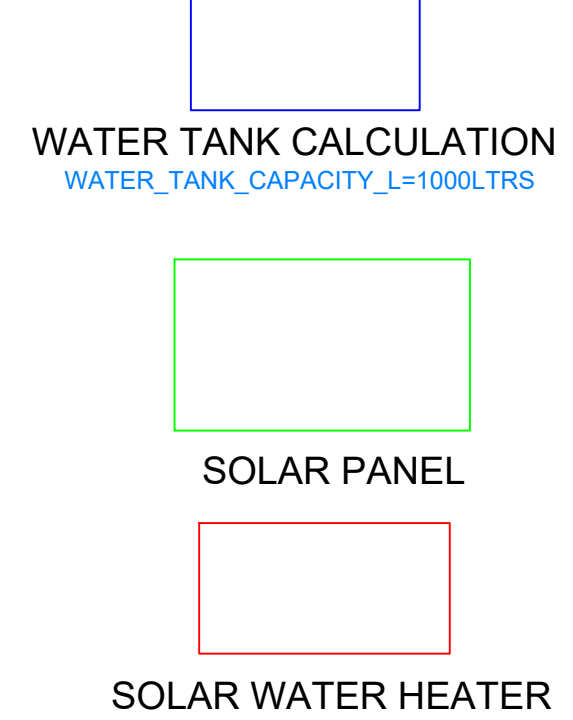
RECYCLING OF WASTE WATER FROM KITCHEN & BATHROOM NOT IN SCALE



SEPTIC TANK
SCALE 1:100



LOCATION MAP
NOT TO SCALE



ALL DIMENSIONS ARE IN METER
PLAN SCALE 1:100

CERTIFIED THAT PROVISIONS SHALL BE MADE TO "RAIN WATER HARVESTING" ARRANGEMENTS SYSTEM IN THE PROPOSED CONSTRUCTION

REFERENCE

MD-DOOR	--	1.00 x 2.10
D1-DOOR	--	0.90 x 2.10
TD-DOOR	--	0.75 x 2.10
W2-WINDOW	--	1.35 x 1.35
W3-WINDOW	--	1.47 x 1.35
KW2-WINDOW	--	1.35 x 1.00
V-VENTILATOR	--	0.90 x 0.60

AREA OF SITE : 304.32 Sq.m (3275.67 Sq.ft)
AREA OF PROPOSED GROUND FLOOR : 63.47 Sq.m (683.18 Sq.ft)
TOTAL AREA : 63.47 Sq.m (683.18 Sq.ft)
FSI AREA : 63.47 Sq.m (683.18 Sq.ft)

ROAD
EXISTING
PLOT BOUNDARY
Pro. BUILDING

PARKING CALCULATION
GROUND FLOOR : 47.77 Sq.m(514.19 Sq.ft)
(Kitchen-1)
0 Four Wheeler Space and
1 Two Wheeler Space

PLOT COVERAGE = 63.47 X100 = 20.85%
304.32
F.S.I = 63.47 = 0.20 < 2.0
304.32

PERCY VICTOR DHAS
SIGNATURE OF LAND AND BUILDING OWNER

Er. N. RAMESH
Registered Engineer Grade-III-RE
150/LS/2023/00003
Nagercoil City Municipal Corporation

NOAH'S ARK BUILDER'S & DEVELOPERS
Balamore Road, Erachakulam,
Kanyakumari dist. 629 901

04652 243231
8196003231
Date: 06.11.2024 Size: A1(S-1)
Drawn by - Er. Jessin Brindha G M
Checked by - N. Ramesh
Email: noahsark.services@outlook.com

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.

