

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 RESY NO : 220/3V OF CHENBAGARAMANPUTHOOR VILLAGE AT RAINBOW
CITY, NEDUMANGADU ROAD, CHENBAGARAMANPUTHOOR VILLAGE PANCHAYAT
THOVALAI PANCHAYAT UNION, KANYAKUMARI DISTRICT.

NAME OF OWNER : Mrs.J.XAVIER MARY VIANI

W/o. Mr. JOHN JOSEPH

SCALE 1:100

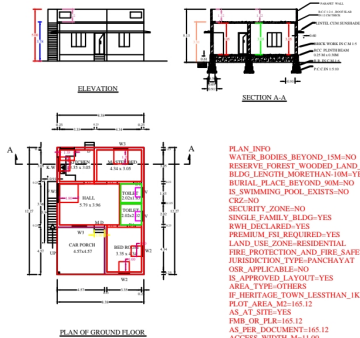
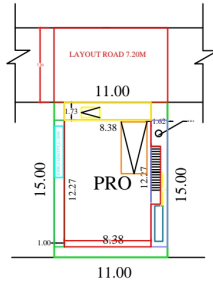
ALL DIMENSION ARE IN METER

PLOT NO: 31

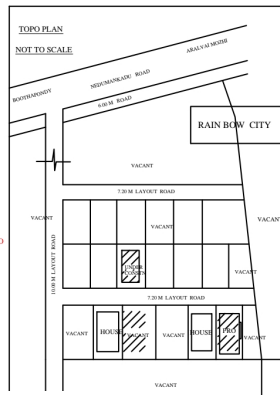
DTCP / LAYOUT APPROVED NO:19/2023

SITE PLAN

SCALE 1:100



PLAN INFO
WATER BODIES BEYOND 10M-NO
RESERVE FOREST WOODED LAND BEYOND 150M-NO
BLDG LENGTH MORETHAN 10M-YES
RURAL PLACE BEYOND 100M-NO
IS SWIMMING POOL EXISTS-NO
CZ-NO
SECURITY ZONE-NO
SINGLE FAMILY BLDG-YES
RWL DECLARED-YES
PREMIUM PM REQUIRED-YES
LAND USE ZONE-RESIDENTIAL
FIRE PROTECTION AND FIRE SAFETY REQUIREMENTS-NO
JURISDICTION TYPE-PANCHAYAT
ORR APPLICABLE-NO
IS APPROVED LAYOUT-YES
AREA TYPE-OTHERS
IF HERITAGE TOWN LESS THAN 10M RADIUS-NO
PLOT AREA M2-165.12
AS AT SITE-YES
FMB OR PLR-165.12
AS PER DOCUMENT-165.12
ACCESS WIDTH M-11.00
ROAD WIDTH-7.20
ROAD LENGTH-11.00
MIN PLOT DEPTH-15.00
MIN PLOT WIDTH-11.00
AVG PLOT DEPTH-15.00
AVG PLOT WIDTH-11.00
PATTA NO-5484



	JONNERY DETAILS M.D MAIN DOOR : 1.00 x 2.10 D DOOR : 1.00 x 2.10 D1 DOOR : 0.76 x 2.10 O/A OPEN ARCH : 1.00 x 2.10 K.W KITCHEN WINDOW : 1.00 x 1.00 W WINDOW 2 : 1.00 x 1.00 W WINDOW 3 : 1.35 x 1.35 F.W FRENCH WINDOW : 1.00 x 1.80 F.W3 FRENCH WINDOW : 1.80 x 1.80 V VENTILATOR : 0.81 x 0.80
	REFERENCE PROPOSED SITE AREA : 165.12 SQ.M SAY 1777.35 SQ.FT PRO PLINTH AREA IN G.F. 108.22 SQ.M SAY 1165.00 SQ.FT
	TOTAL PLINTH AREA : 108.22 SQ.M SAY 1165.00 SQ.FT VACANT AREA : 56.90 SQ.M PARKING AREA : 20.40 SQ.M PLOT COVERAGE : 65.54 %
	CALCULATION OF CAR PARKING TOTAL PLINTH AREA : 81.93 SQ.M ONE TWO WHEELER SPACE FOR EVERY 100 SQ.M 81.93 SQ.M / 100 SQ.M = 0.81 SAY 1 NOS CAR PARKING AREA : 1 X 12.50 = 12.50 TWO WHEELER PARKING AREA : 1 X 1.80 = 1.80 20.40 SQ.M > 14.30 SQ.M
	PLOT COVERAGE CALCULATION TOTAL PLINTH AREA IN G.F / SITE AREA X 100 (108.22 / 165.12) X 100 = 65.54%
	F.S.I CALCULATION FLOOR SPACE INDEX = TOTAL PLINTH AREA / SITE AREA FLOOR SPACE INDEX = 108.22 SQ.M / 165.12 SQ.M = 0.65 < 2.00
	COLOUR INDEX ROAD / STREET PROPOSED SITE BOUNDARY CAR PARKING
	SIGNATURE OF LAND AND BUILDING OWNER
	REGISTERED ENGINEER
	REGISTERED ENGINEER LION E.T. RAJIV, ME (Struct Engg.) REGISTERED ENGINEER (GRADE-III) REG. NO. A281142023 THOVALAI PANCHAYAT UNION M.T (1971) 044 5448 (11)
	REGISTERED ENGINEER
	REGISTERED ENGINEER
	REGISTERED ENGINEER
	REGISTERED ENGINEER



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.

