

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari

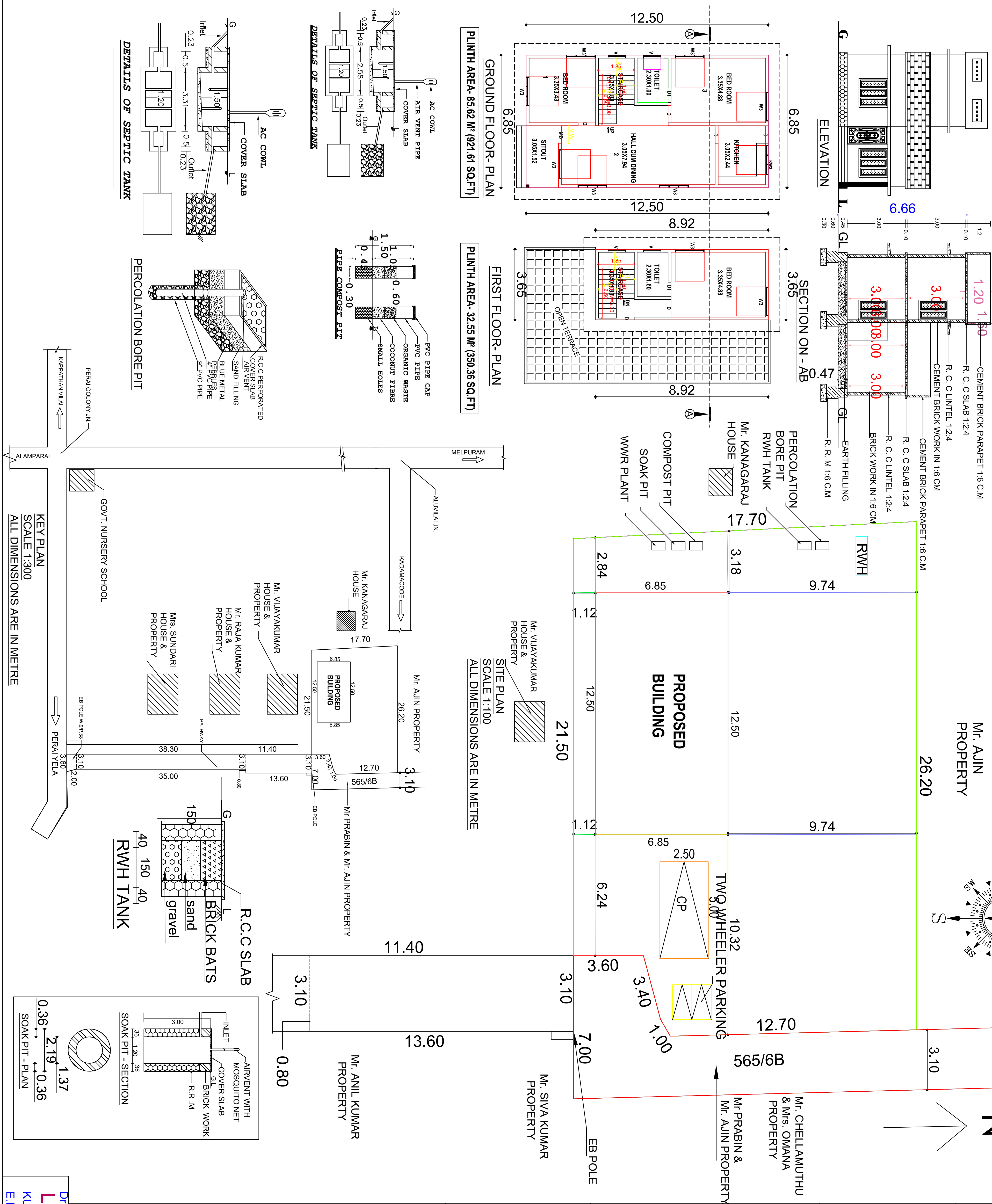
Kanniyakumari district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
Town PanchayatPURPOSE
Residential

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 R.C.C ROOF RESIDENTIAL BUILDING AT AYYAPPACHI VILAI,
PERAI DESOM, PACODE P.O., IN RE.SY.NO: 565/6B2, 565/10A, PATTA NO: 11760, 11253, PACODE "A" VILLAGE, PACODE TOWN
PANCHAYAT, VILAVANCODE TALUK, KANNIYAKUMARI DISTRICT. 629168
OWNED BY: Mr. D. PRABIN, S/O Mr. DEVA RAJ, CONTACT NO: 9442837930



AREA DETAILS - PROPERTY		
SITE AREA	10.890 CENTS	440.71 SQ.M
AREA DETAILS - BUILDING		
BUILDING	PLINTH AREA	FLOOR AREA
GROUND FLOOR	85.62 M ² (921.61 SQ.FT)	72.77 M ² (783.29 SQ.FT)
FIRST FLOOR	32.55 M ² (350.36 SQ.FT)	27.66 M ² (297.73 SQ.FT)
TOTAL	118.17 M ² (1271.97 SQ.FT)	100.43 M ² (1081.02 SQ.FT)

PARKING CALCULATION ACCORDING TO TNCDBR 2019
FLOOR AREA 75-150 SQ.M IN ONE DWELLING
PROVIDED 1 CAR SPACE AND 1 TWO WHEELER SPACE
TOTAL FLOOR AREA = 100.43 M2
100.43/75 =

PLOT COVERAGE = $\frac{85.62}{440.71} \times 100 = 19.42\%$

F.S.I = $\frac{\text{TOTAL BUILT UP AREA}}{\text{SITE AREA}} = \frac{118.17}{440.71} = 0.26$

REFERENCE	COLOUR INDEX
DOOR D	0.90X2.10
DOOR D1	0.75X2.10
WINDOW W3	1.50X1.50
WINDOW KW3	1.50X0.90
VENTILATOR V	0.90X0.60
WINDOW W1	0.60X1.50
WALL THICK	0.15M

REG. ENGINEER
SIGNATURE OF APPLICANT

PLAN INFO
PATTA NO=11760 11253
AS PER DOCUMENT=440.71
AS PER PATTA=440.71
AS AT SITE=443.17
FMB OR PLR=440.71
PLOT AREA M2=440.71
IS SWIMMING POOL EXISTS=NO
SINGLE FAMILY BLDG=YES
CRZ=NO
SECURITY ZONE=NO
ACCESS WIDTH M=3.00
WHETHER GOVT OR AIDED SCHOOL=NO
ROAD WIDTH=3.00
ROAD LENGTH=14.80
AVG PLOT DEPTH= 12.70
AVG PLOT WIDTH= 26.20
LAND USE ZONE =RESIDENTIAL
PREMIUM FSI REQUIRED=NO
DISTRICT=KANNIYAKUMARI
SURVEY NO=565/6B2 565/10A
TALUK=VILAVANCODE
JURISDICTION TYPE=PANCHAYAT
RW DECLARED=YES
BUILDING NEAR TO RIVER=NO
AREA TYPE=OTHERS
IS APPROVED LAYOUT=NO
BUILDING NEAR MONUMENT=NO
BUILDING NEAR GOVT BLDG=NO
PROVISION FOR GREEN BUILDINGS AND SUST
FIRE PROTECTION AND FIRE SAFETY REQUIRE
NOC FOR CONSTRUCTION NEAR MONUMENT=I
NOC FIRE DEPT=NO
OSR APPLICABLE=NO
IF HERITAGE TOWN LESS THAN 1KM RADIUS=N
GREEN PLANTING STRIP=NO

Dm. BY:
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QR CODE

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

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

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

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.

