

PP

APPROVAL RECORD

# Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

**Rural Panchayat**

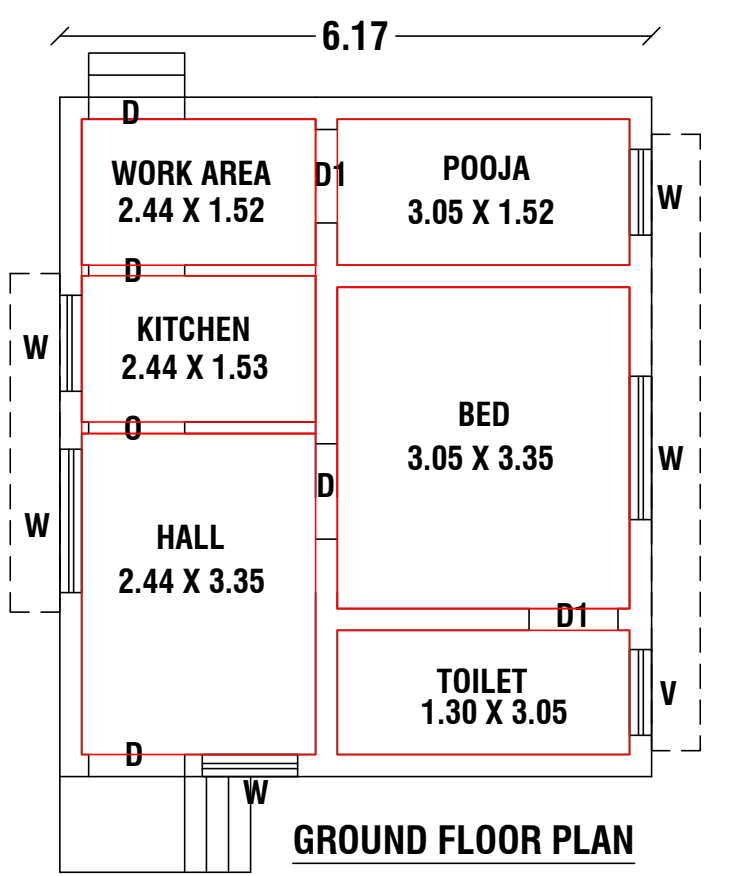
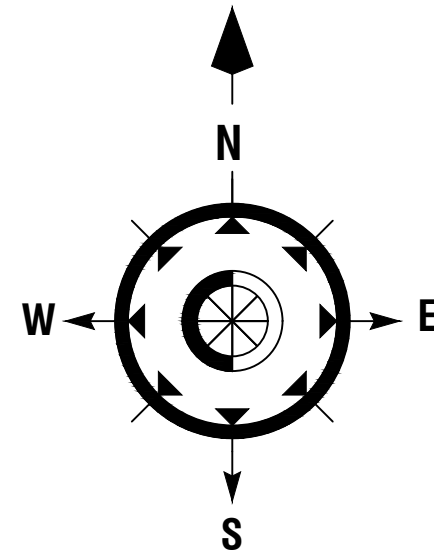
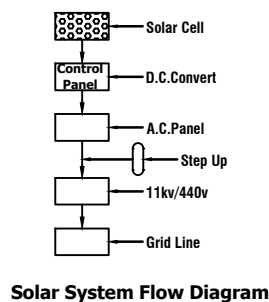
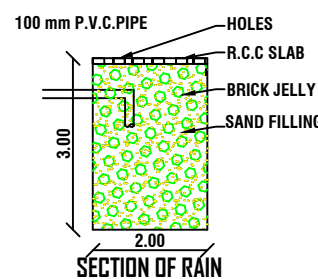
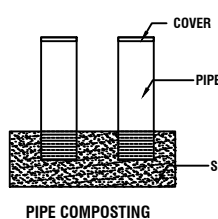
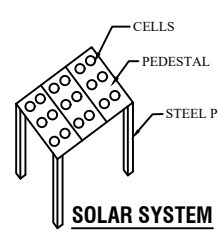
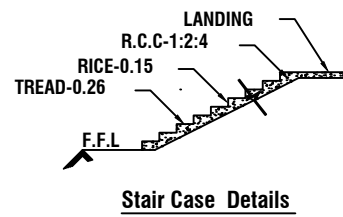
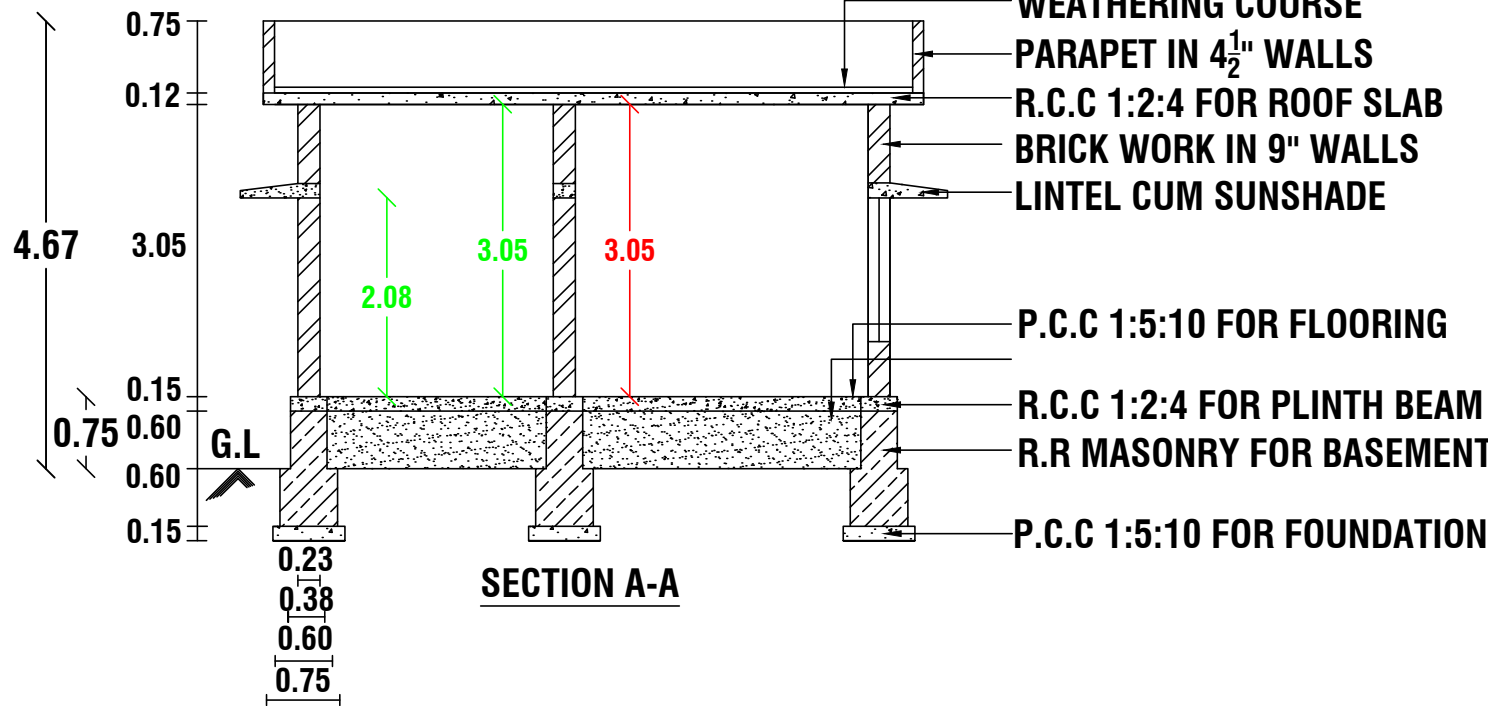
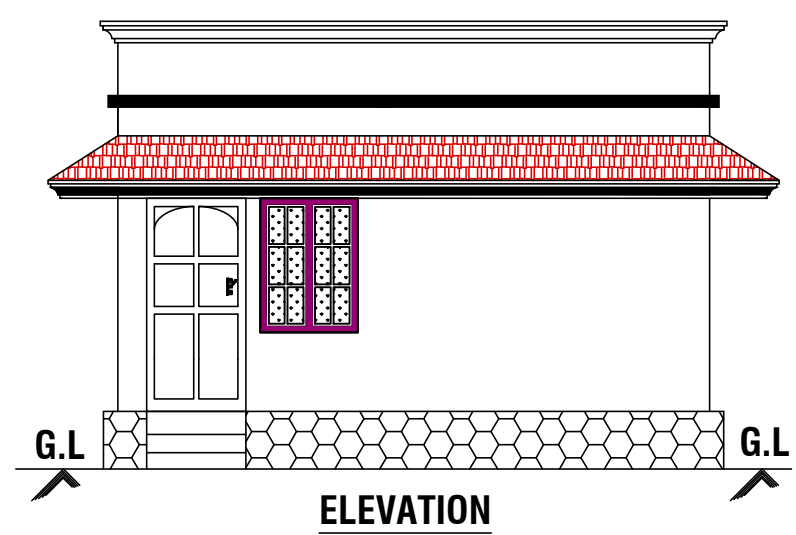
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENCE BUILDING IN R.SY.NO : 235/2A2  
OF KOVALAM VILLAGE AT SOUTH KUNDAL IN KOVALAM VILLAGE PANCHAYAT.

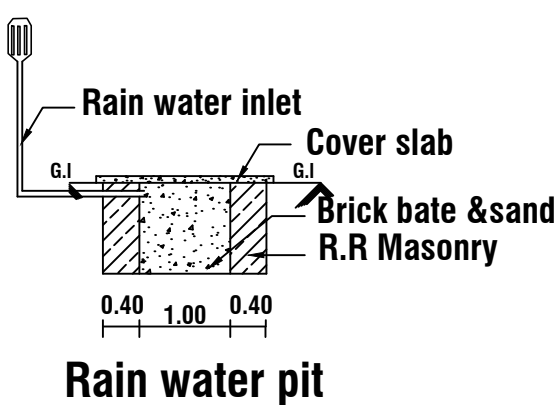
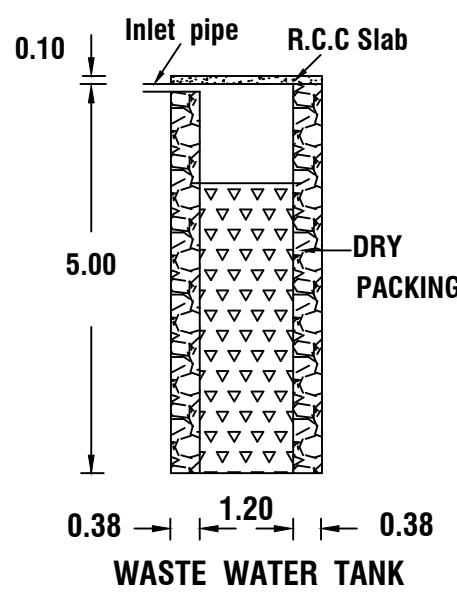
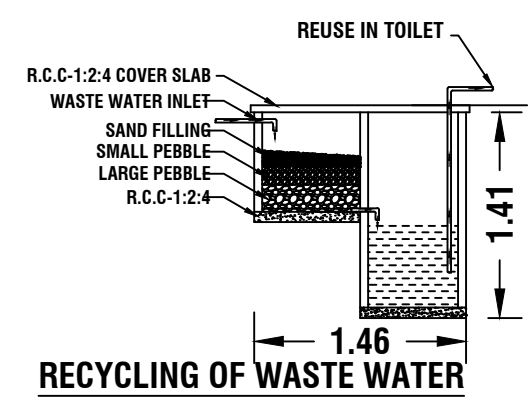
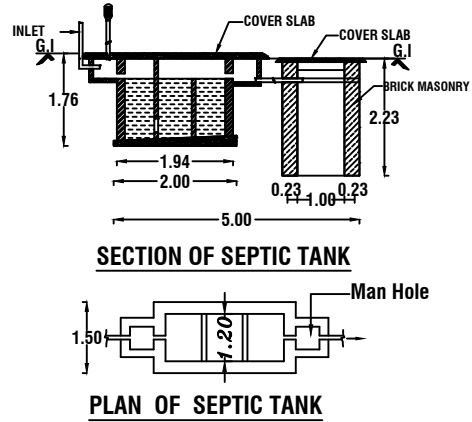
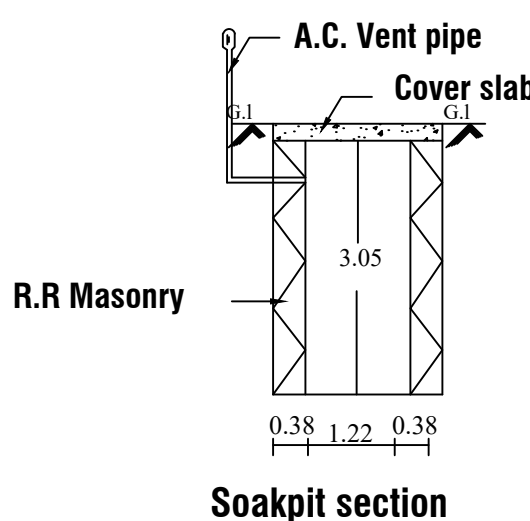
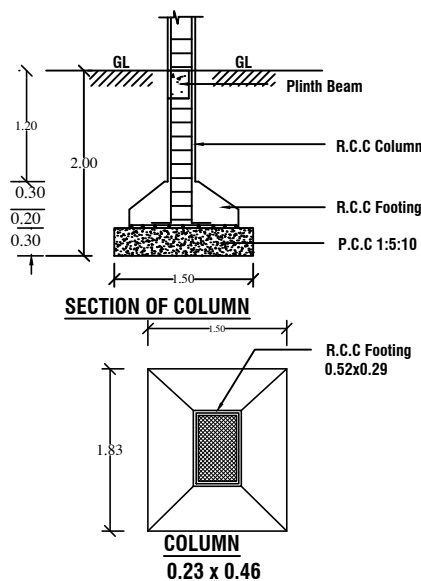
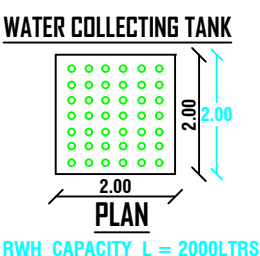
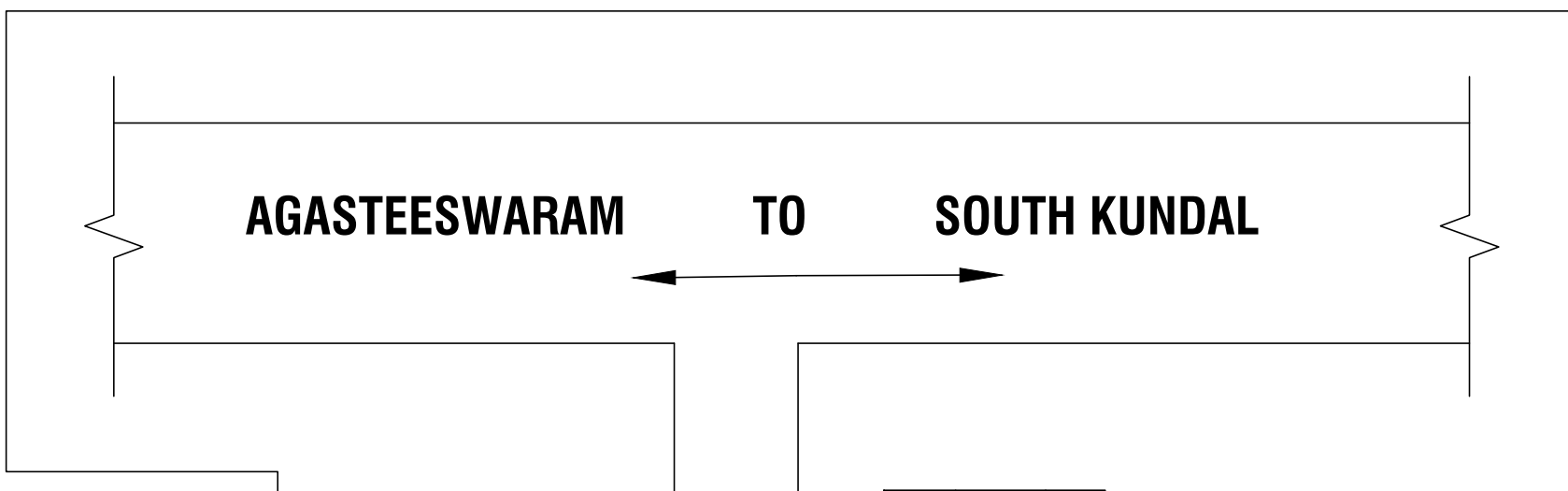
NAME OF THE OWNER : MR.R.MANMATHAN

S/O.MR.RETHINA SWAMY



PLAN INFO  
PLOT AREA M2=231.97  
AS\_PER\_DOCUMENT=231.97  
AS\_AT\_SITE=231.97  
FMB\_OR\_PLR=231.97  
SINGLE\_FAMILY\_BLDG=YES  
ACCESS\_WIDTH M=7.80  
ROAD\_WIDTH=3.66  
IS\_APPROVED\_LAYOUT=NO  
AVG\_PLOT\_DEPTH=29.60  
AVG\_PLOT\_WIDTH=7.80  
SURVEY\_NO=235/2A2  
PATTI\_NO=10112  
ROAD\_LENGTH=1000  
CRZ=NO  
SECURITY\_ZONE=NO  
WHETHER\_GOVT\_OR\_AIDED\_SCHOOL=NO  
AREA\_TYPE=OTHERS  
OCCUPANCY=RESIDENTIAL  
RWH\_DECLARED=YES  
TALUK=AGASTESWARAM  
LAND\_USE\_ZONE=PRZ  
BUILDING\_NEAR\_MONUMENT=NO  
BUILDING\_NEAR\_GOVT\_BLDG=NO  
BUILDING\_NEAR\_TO\_RIVER=NO  
BARRIER\_FREE\_ACCESS\_FOR\_PHYSICALLY\_CHALLENGED\_PEOPLE=YES  
PROVISION\_FOR\_GREEN\_BUILDINGS\_AND\_SUSTAINABILITY=NO  
FIRE\_PROTECTION\_AND\_FIRE\_SAFETY\_REQUIREMENTS=YES  
NOC\_FIRE\_DEPT=NO  
DISTRICT=KANYAKUMARI  
JURISDICTION\_TYPE= PANCHAYAT  
OSR\_APPLICABLE=NO  
PREMIUM\_FSI\_REQUIRED=NO  
IF\_HERITAGE\_TOWN\_LESS\_THAN\_1KM\_RADIUS=NO  
IS\_SWIMMING\_POOL\_EXISTS=NO

SITE AREA : 5.732 CENT (231.97 Sq.m)



STREET

29.60 M

6.17 M  
PROPOSED

3.66 3.66 M WIDTH STREET  
7.80 M

29.80 M

KEY PLAN  
NOT TO SCALE

SITE PLAN  
SCALE 1:100

REFERENCE

SITE AREA : 5.732 CENT (231.97 Sq.m)  
GROUND FLOOR AREA : 43.74 Sq.m.(470.81 Sqft)  
CARPET AREA : 34.43 Sq.m  
VACANT AREA : 188.23 Sq.m

JOINERY DETAILS

D DOOR - 1.00 X 2.10  
D1 DOOR - 0.90 X 2.10  
W WINDOW - 1.50 X 1.50  
V VENTILATOR - 0.90 X 0.60

ALL DIMENSIONS ARE IN METRE

PLAN SCALE 1:100

COLOUR INDEX

BOUNDARY OF THE SITE  
PROPOSED BUILDING  
EXISTING BUILDING  
ROAD , STREET

SIGNATURE OF THE LAND OWNER

*Manmathan*

SIGNATURE OF THE REGISTERED ENGINEER

*Er. A. Anandha Kannan B.E.*  
Register Engineer - Grade III - Re  
Register No : 150/LS/2022/00051  
Sub Register Office Road, Kottaram - 629 703  
Ph : 94431 40785

FSI CALCULATION :

FSI =  $\frac{\text{TOTAL ALL FLOOR AREA}}{\text{PLOT AREA}}$   
 $\text{FSI} = \frac{43.74}{231.97} = 0.188$

PARKING CALCULATION :

$\text{TOTAL ALL FLOOR AREA} = 43.74 \text{ SQ.M}$   
 $\text{FSI} = \frac{43.74}{75.00} = 0.583$   
@ SAY = 1 CAR

# 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**  
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OMR Thoraipakkam,  
Chennai 600 097, India  
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+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.

