

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari
Kanniyakumari district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Commercial

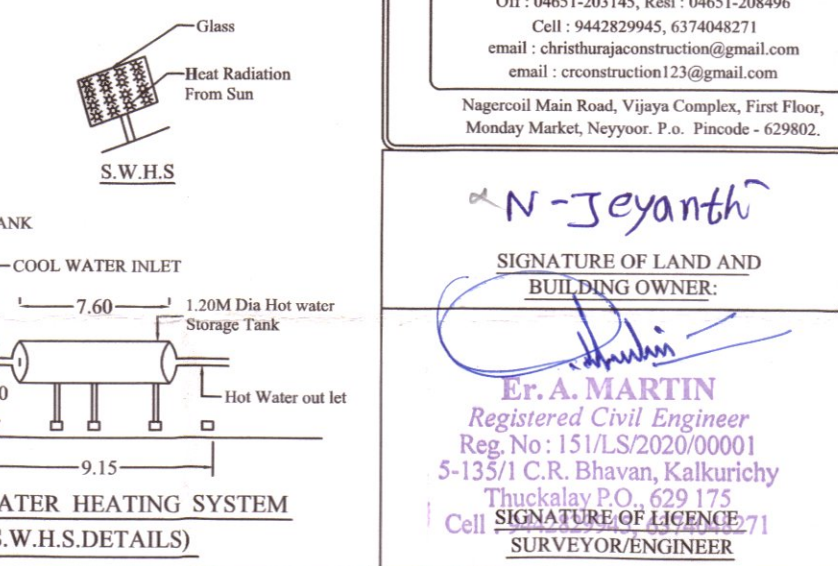
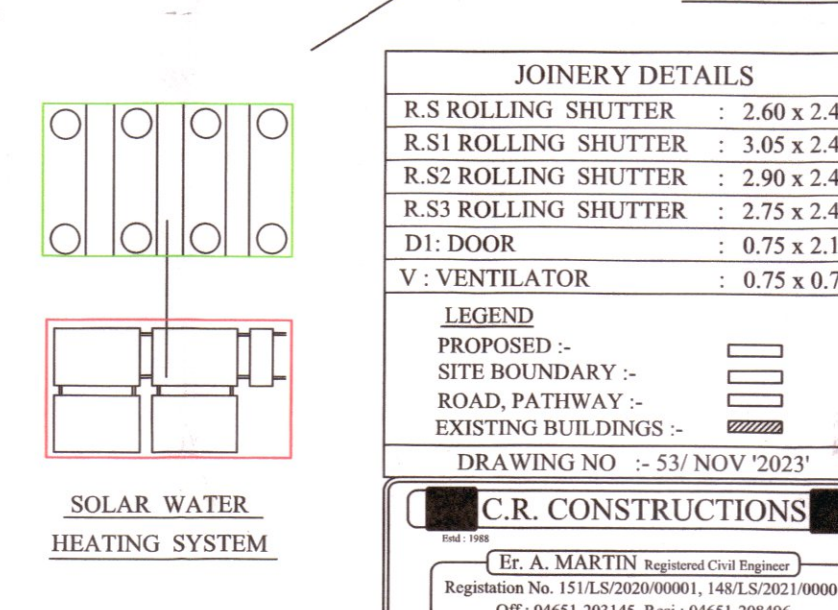
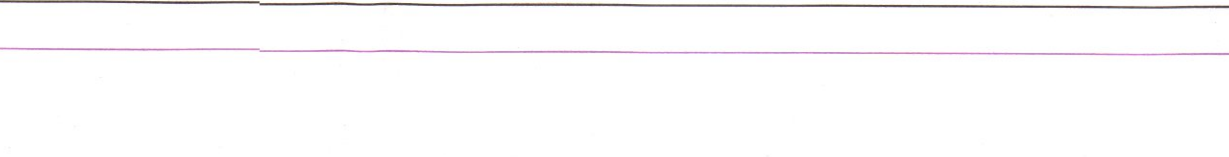
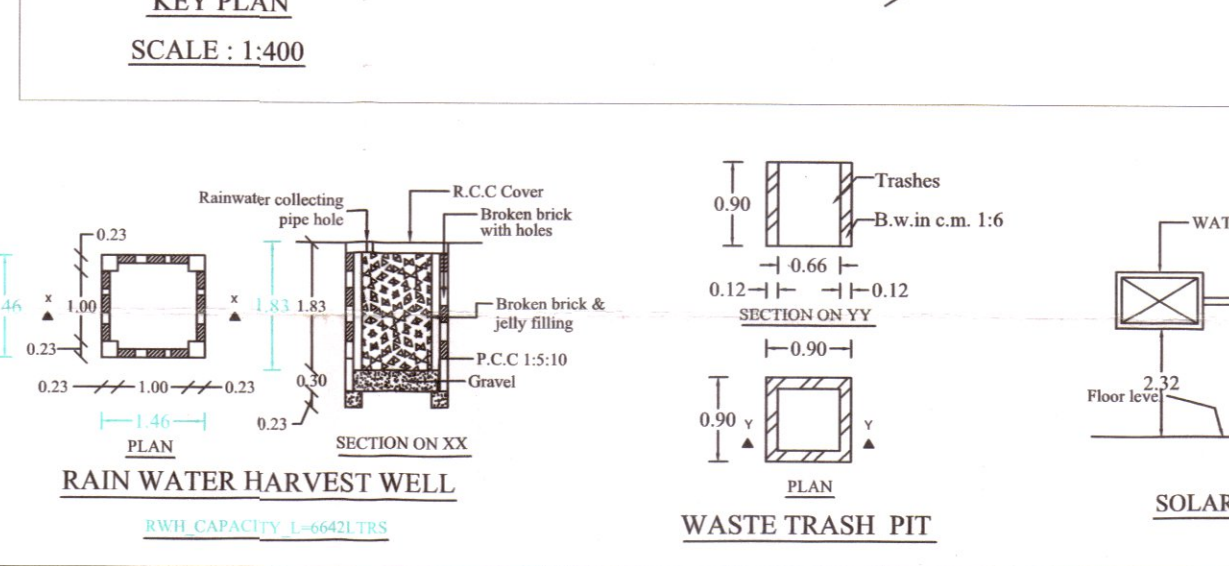
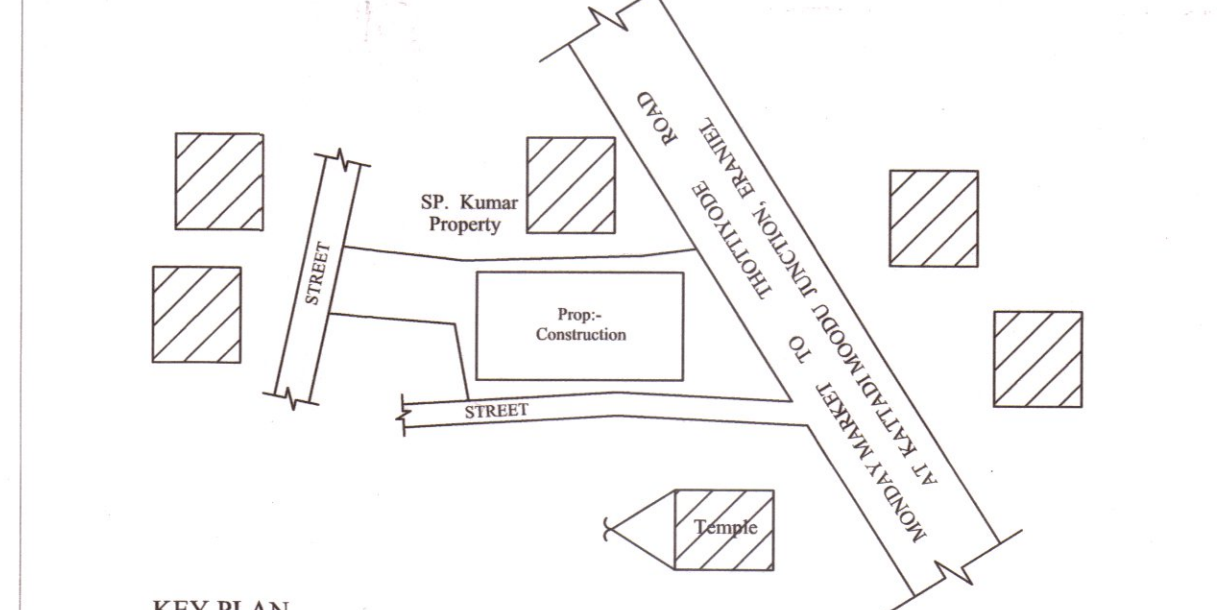
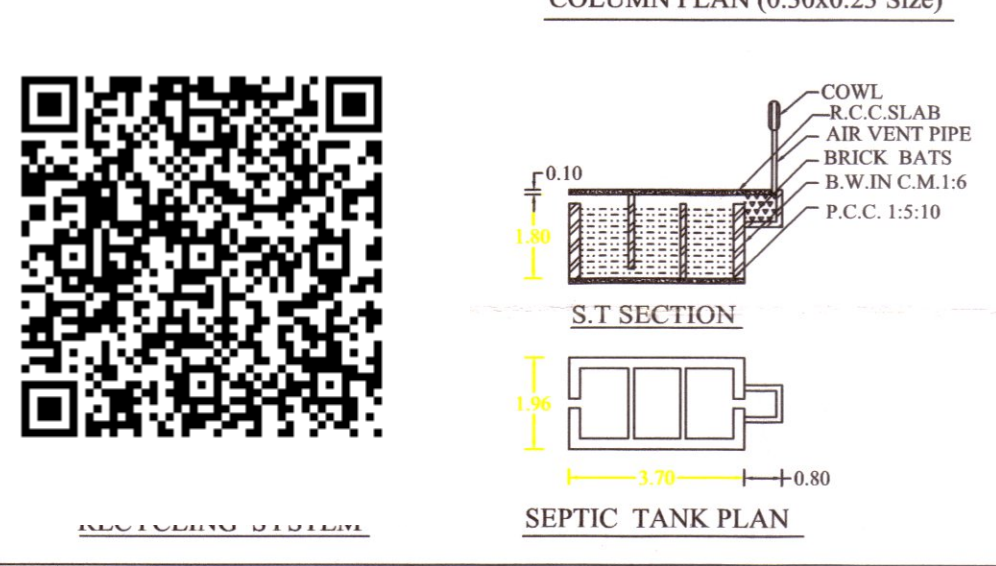
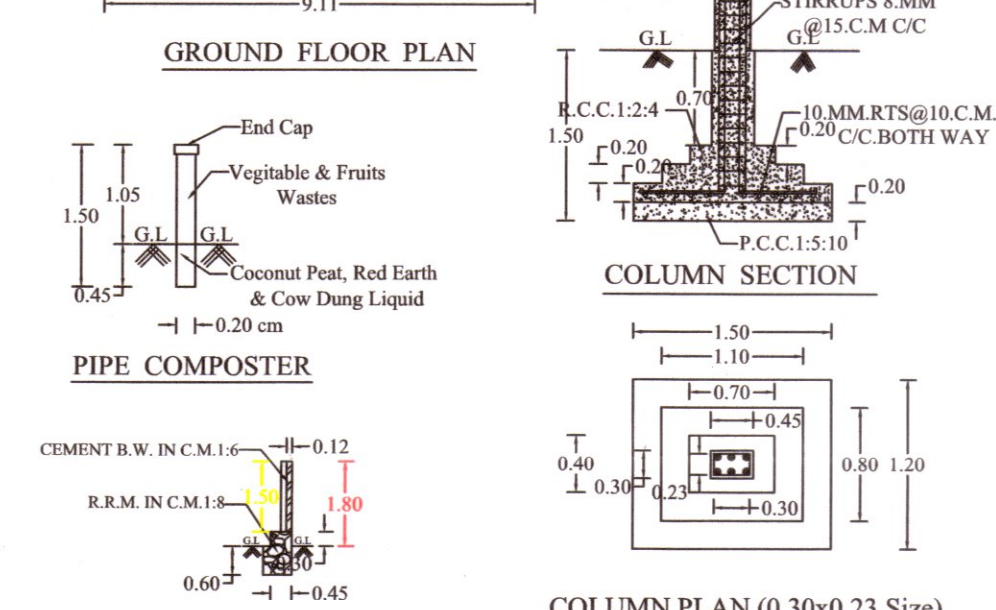
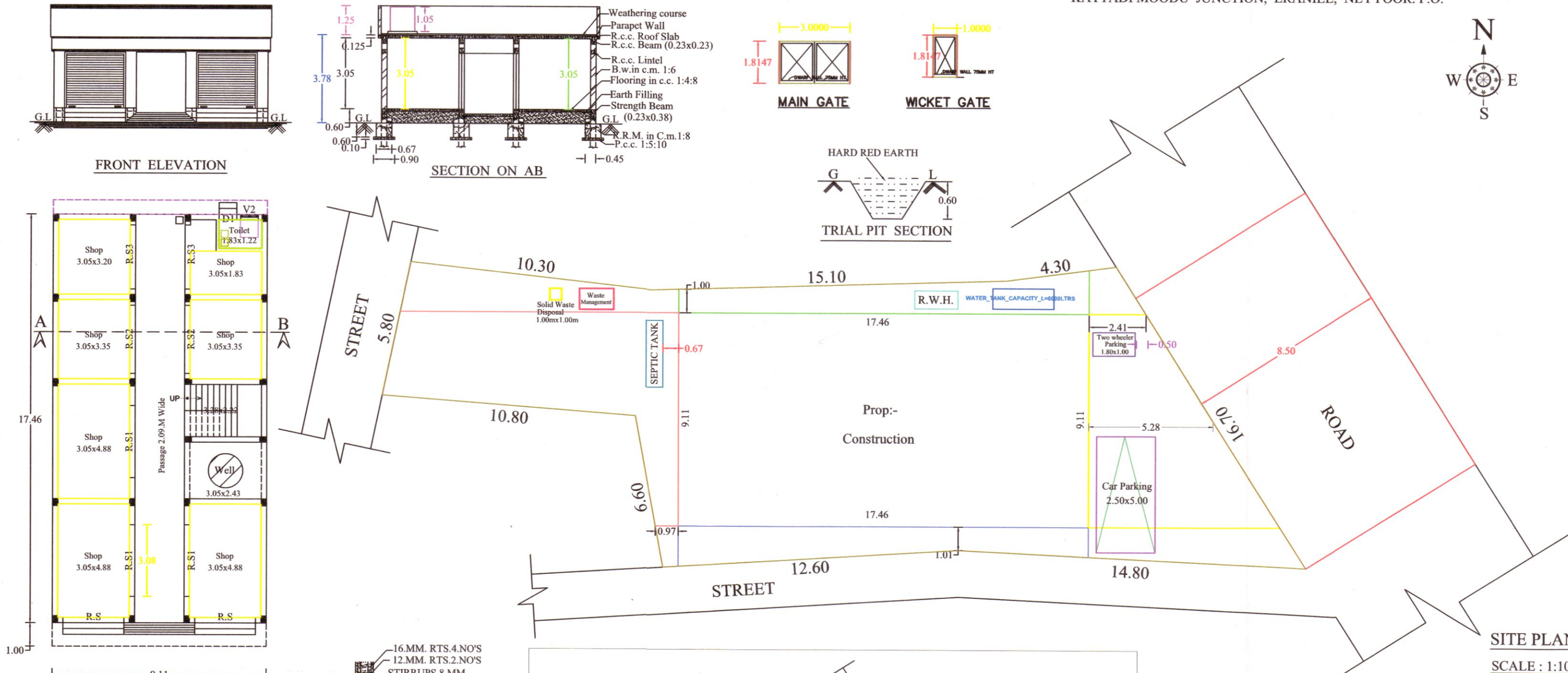
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF COMMERCIAL BUILDING (AFTER DEMOLISHING THE EXISTING DOOR NO :- 29/62) IN R.SY.NO: 481/26 OF ERANIEL VILLAGE AT KATTADI MOODU JUNCTION, ERANIEL IN ERANIEL TOWN PANCHAYAT, KALKULAM TALUK, K. K. DISTRICT.

NAME AND ADDRESS OF THE OWNER :- MRS. JAYANTHI, W/O. KARANAN,
KATTADI MOODU JUNCTION, ERANIEL, NEYYOOR. P.O.

PLAN INFO
PLOT NO=NO
PATT. NO= 4563
TALUK= KALKULAM
DISTRICT= KANYAKUMARI
SURVEY NO= 481/26
VILLAGE= ERANIEL
JURISDICTION TYPE= ERANIEL TOWN
LAND USE ZONE= COMMERCIAL
PLOT AREA M2= 343.995
AS PER DOCUMENT= 343.995
AS AT SITE= 343.90
FMB OR PLR= 343.995
SINGLE FAMILY BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M= 16.70
WHETHER GOVT OR AIDED SCHOOL=NO
ROAD_WIDTH= 8.50
ROAD_LENGTH= 1500.00
AVG PLOT DEPTH= 33.95
AVG PLOT WIDTH= 14.55
RWH DECLARED= YES
BUILDING NEAR TO RIVER=NO
OSR APPLICABLE=NO
OSR SURRENDER OR BUYBACK=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS APPROVED LAYOUT=NO
AREA_TYPE=OTHERS
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
BARRIER FREE ACCESS FOR PHYSICALLY CHALLENGED PEOPLE=YES
FIRE PROTECTION AND FIRE SAFETY REQUIREMENTS=YES
NOC FIRE DEPT=NO
IS SWIMMING POOL EXISTS=NO
BLOCK 1 B-SHOP MEMBER COUNT=7
IF HERITAGE TOWN LESSTHAN 1KM RADIUS=NO



JOINERY DETAILS	
R.S ROLLING SHUTTER	: 2.60 x 2.40
R.S1 ROLLING SHUTTER	: 3.05 x 2.40
R.S2 ROLLING SHUTTER	: 2.90 x 2.40
R.S3 ROLLING SHUTTER	: 2.75 x 2.40
D1: DOOR	: 0.75 x 2.10
V: VENTILATOR	: 0.75 x 0.75

LEGEND	
PROPOSED :-	
SITE BOUNDARY :-	
ROAD, PATHWAY :-	
EXISTING BUILDINGS :-	

DRAWING NO :- 53/ NOV '2023'

C.R. CONSTRUCTIONS
Er. A. MARTIN Registered Civil Engineer
Registration No. 151/LS/2020/00001, 148/LS/2021/00001
Off: 04651-203145, Res: 04651-208496
Cell: 9442829945, 6374048271
email: christurajaconstruction@gmail.com
email: crconstruction123@gmail.com
Nagercoil Main Road, Vijaya Complex, First Floor,
Monday Market, Neyyoor. P.O. Pincode - 629802.

N-Jeyanth
SIGNATURE OF LAND AND BUILDING OWNER:
Er. A. MARTIN
Registered Civil Engineer
Reg. No: 151/LS/2020/00001
5-135/1 C.R. Bhavan, Kalkurichy
Thuckalay P.O. 629 175
Cell: 9442829945, 6374048271
email: christurajaconstruction@gmail.com
email: crconstruction123@gmail.com
SURVEYOR/ENGINEER

OFFICE USE		
NOTE: ALL DIMENSION ARE IN METRE, SCALE: 1:100		
AREA OF SITE	3.44 ARE	8.500 CENTS
AREA IN SQ "M"		SQ "FT"
SITE AREA	: 343.995	3701.39
PROPOSED PLINTH AREA		
GROUND FLOOR	: 159.06	1711.49
VACANT	: 184.935	1989.90
F.S.I	: 159.06/343.995	0.46 < 2.00
PROPOSED FLOOR AREA		
GROUND FLOOR	: 98.31	1057.82
UP TO 50.SQ.M CAR SPACE NIL, ABOVE 50.SQ.M. 1 CAR SPACE AND 1 TWO WHEELER SPACE FOR EVERY 50.SQ.M or PART THEREOF EXCLUDING THE FIRST 50.SQ.M		
PARKING CALCULATION		
Required Parking		
Total Plinth Area	= 159.06 sq.m	
First 50 sq.m Nil	= 2 Two wheeler space	
1 Two Wheeler space	= 1.00 x 1.80	
Provided 1 Two wheeler Space		
First 50 sq.m Nil	= 159.06 - 50.00 = 109.06 Sq.m	
1 Car Space	= 2.5x5.00	
Required Car space	= 109.06 / 50 = 2.18 Car	
Provided 1 Car space		
PLOT COVERAGE	: 159.06 x 100 / 343.995	= 46.24%

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.

