

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Town Panchayat

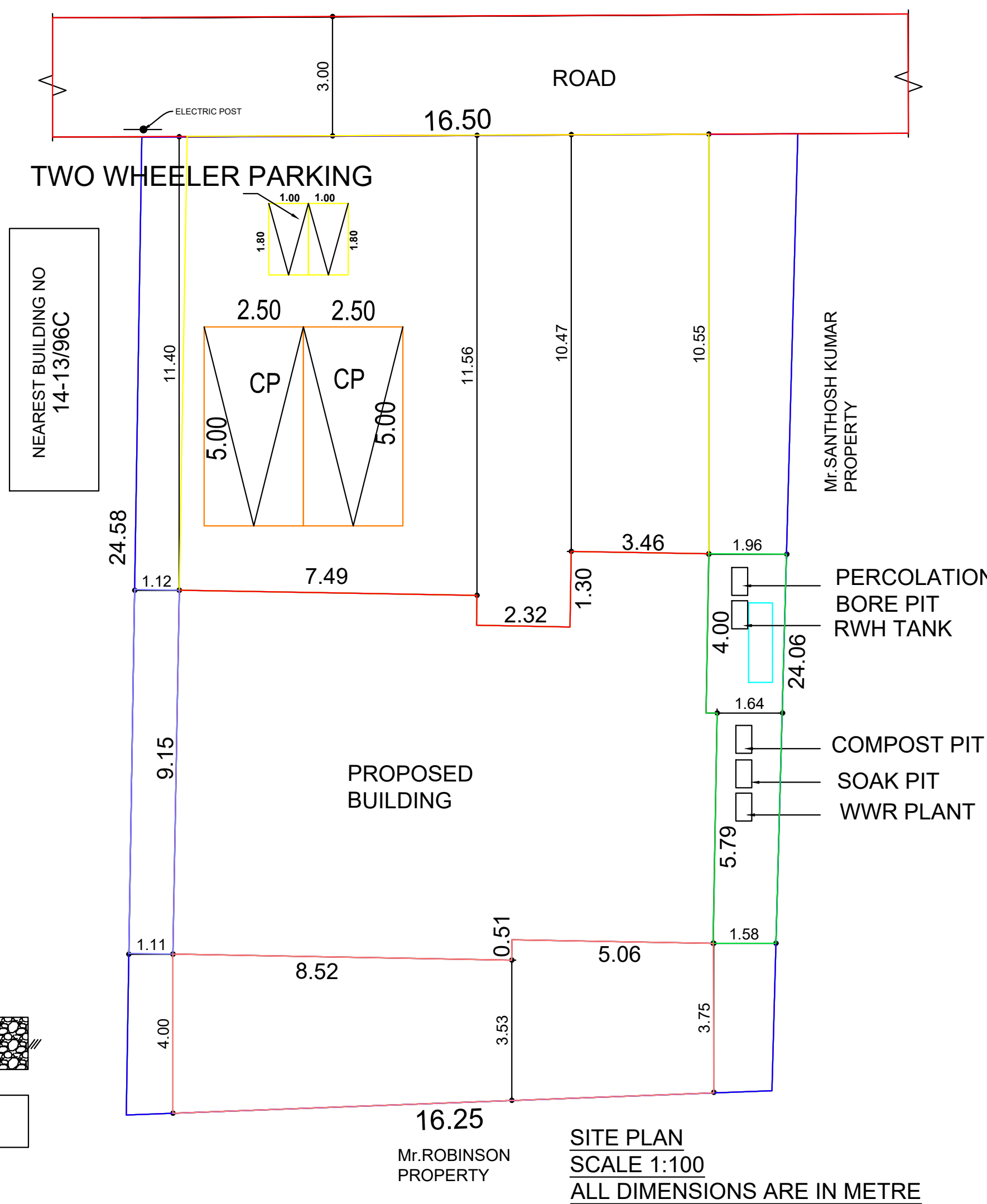
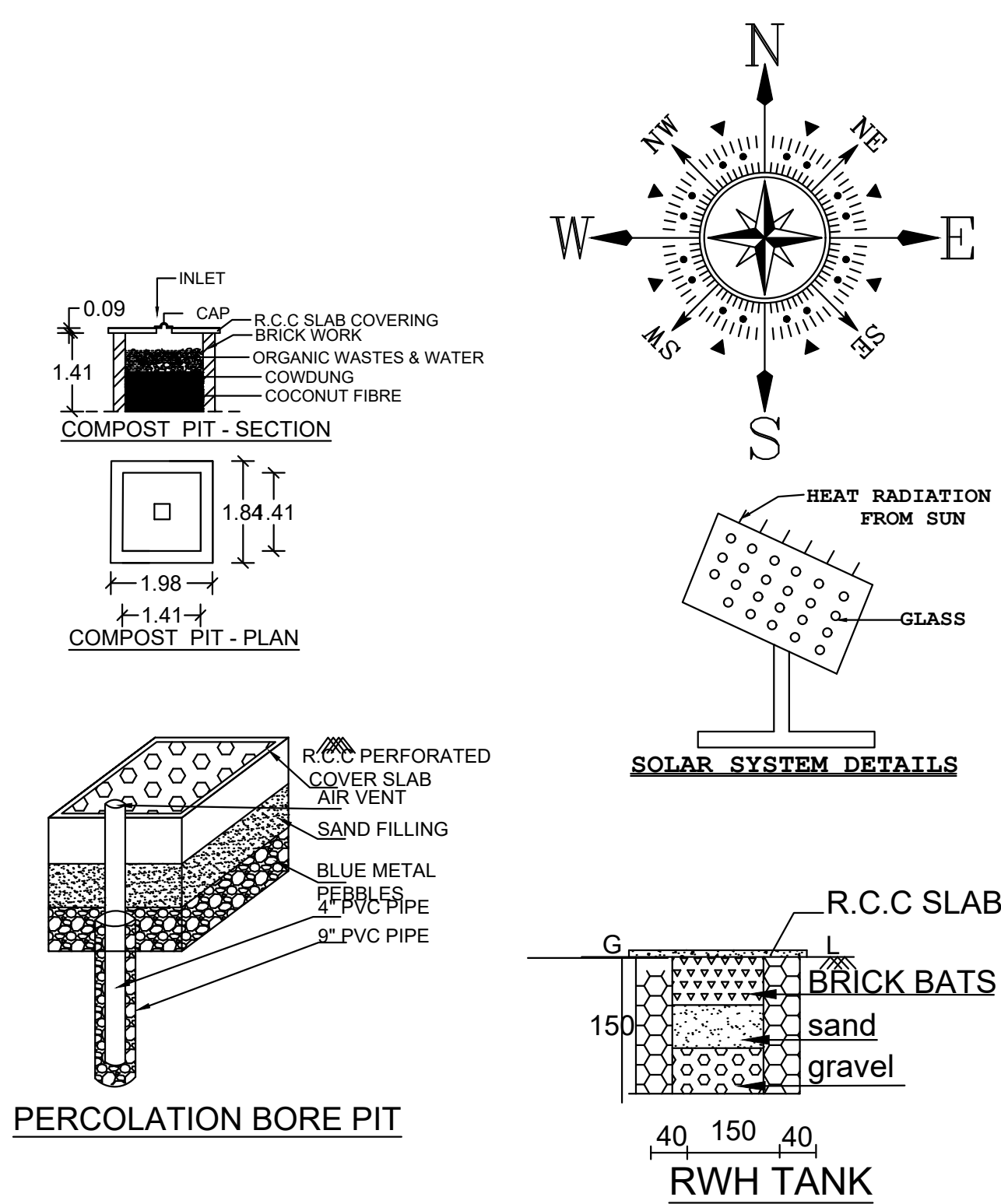
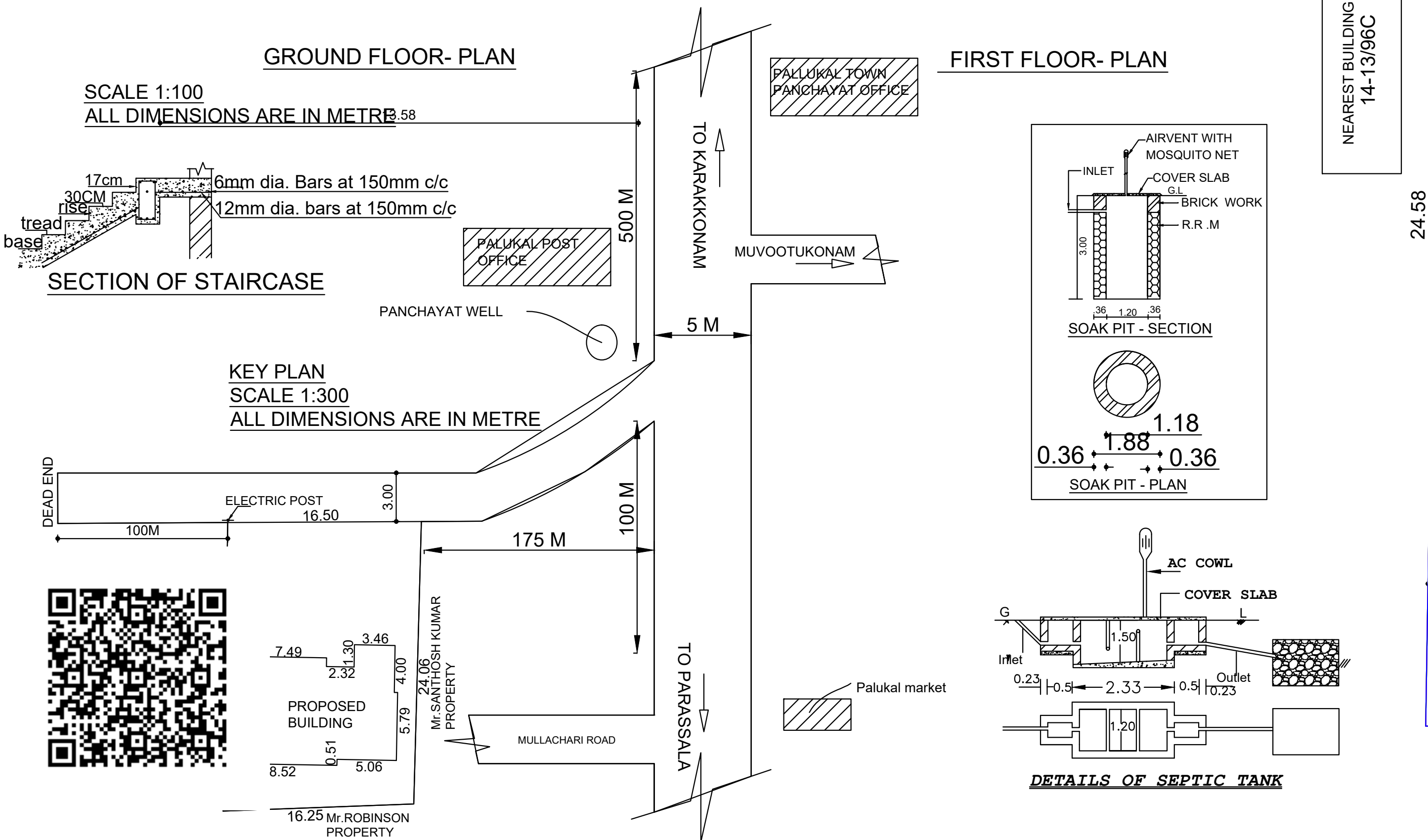
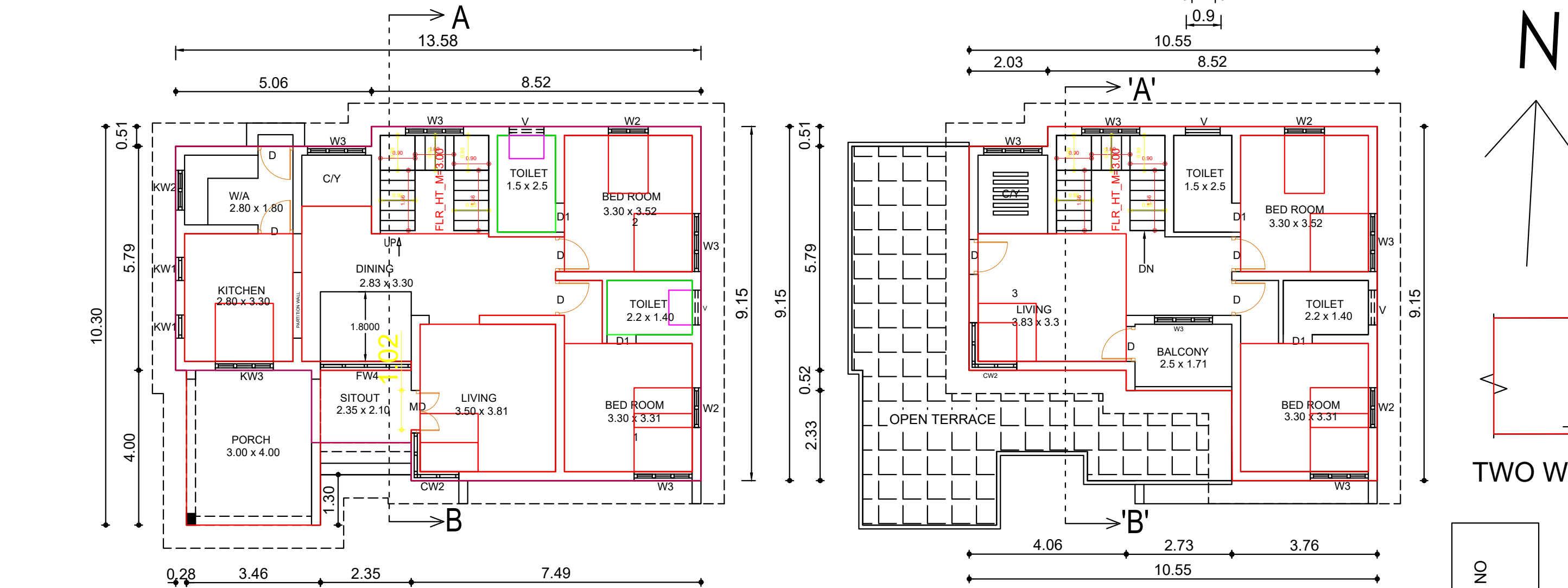
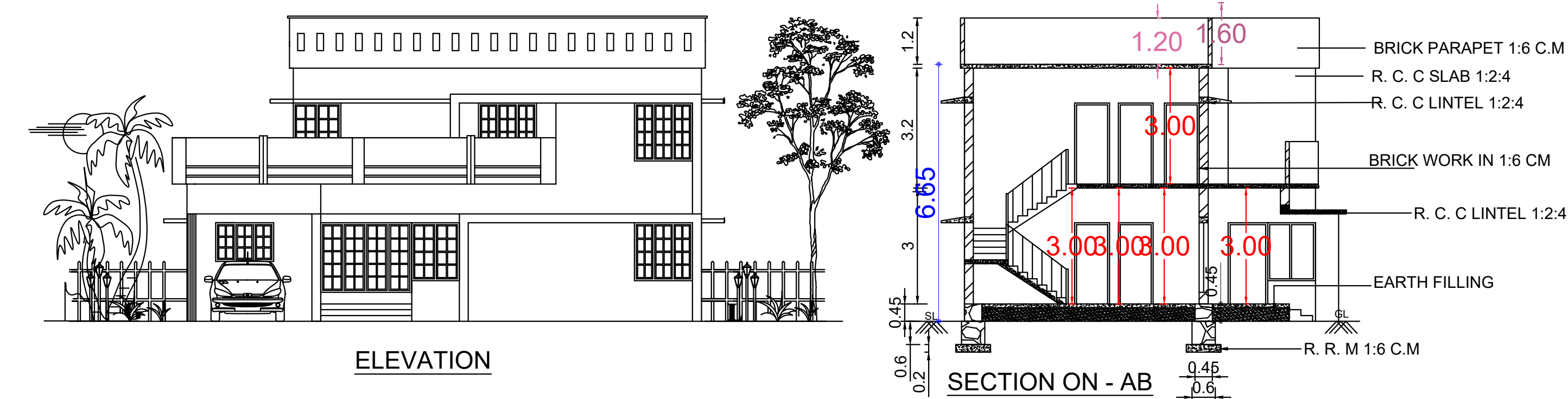
PURPOSE

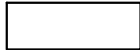
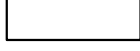
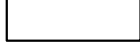
Residential

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 KARUMANOOR, PALUKAL P.O.,
IN RE.SY.NO: 274/8B1, PATTa NO: 4230, PALUKAL VILLAGE, PALUKAL TOWN PANCHAYAT, VILAVANCODE TALUK,
KANNIYAKUMARI DISTRICT. PIN 629170.
OWNED BY: Mrs. JYOTHI LAKSHMI. K, W/O Mr. SUNIL KUMAR. CONTACT NO: 8300868670,9489911676.



AREA DETAILS - PROPERTY			
SITE AREA	9.800 CENTS	396.60 SQ.M	4269.00SQ.FT
AREA DETAILS - BUILDING			
BUILDING	PLINTH AREA		FLOOR AREA
GROUND FLOOR	123.09 M² (1324.94 SQ.FT)		104.62 M² (1126.12 SQ.FT)
FIRST FLOOR	77.57 M² (834.96 SQ.FT)		65.93 M² (709.67 SQ.FT)
TOTAL	200.66 M² (2159.90 SQ.FT)		170.55 M² (1835.79SQ.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 = 170.55 M2			
170.55/150 = CAR PARKING AVAILABLE.			
PLOT COVERAGE = $\frac{123.09}{396.60} \times 100= 31.03\%$			
F.S.I = $\frac{\text{TOTAL BUILT UP AREA}}{\text{SITE AREA}} = \frac{200.66}{396.60} = 0.50$			
REFERENCE		COLOUR INDEX	
DOOR D 0.90X2.10		PLOT BOUNDARY 	
DOOR D1 0.75X2.10		PRO. BUILDING 	
WINDOW W3 1.50X1.50		EX. BUILDING 	
WINDOW KW3 1.50X0.90		PATHWAY 	
VENTILATOR V 0.90X0.60		ROAD 	
WINDOW W1 0.60X1.50		WALL THICK 0.23M	
ENGINEER		SIGNATURE OF APPLICANT	
 P. J. Jeyaraj, M.A.D.C., Reg. Engineer Grade-III Reg. No: RE-III/KKOTCP/001/2023 LEO ASSOCIATES KUZHITHURAI Mob : 9787303764, 9443228833			
REG. ENGINEER			
OFFICE USE		PLAN INFO	
		PATTa NO=4230	
		AS PER DOCUMENT=396.60	
		AS PER PATTa=396.60	
		AS AT SITE=397.85	
		FMB OR PLR=396.60	
		PLOT AREA M2=396.60	
		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= 24.00	
		AVG PLOT WIDTH=16.30	
		LAND_USE_ZONE =RESIDENTIAL	
		PREMIUM_FSL_REQUIRED=NO	
		DISTRICT=KANNIYAKUMARI	
		SURVEY_NO=274/8B1	
		TALUK=VILAVANCODE	
		JURISDICTION_TYPE= PANCHAYAT	
		RWTH 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 SUSTAINABILITY=NO	
		FIRE PROTECTION AND FIRE SAFETY REQUIREMENTS=YES	
		NOC FOR CONSTRUCTION_NEAR_MONUMENT=NO	
		NOC_FIRE_DEPT=NO	
		OSR APPLICABLE=NO	
		IF HERITAGE TOWN LESSTHAN 1KM_RADIUS=NO	
		GREEN_PLANTING_STRIP=NO	

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.

