

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Town Panchayat

PURPOSE

Residential

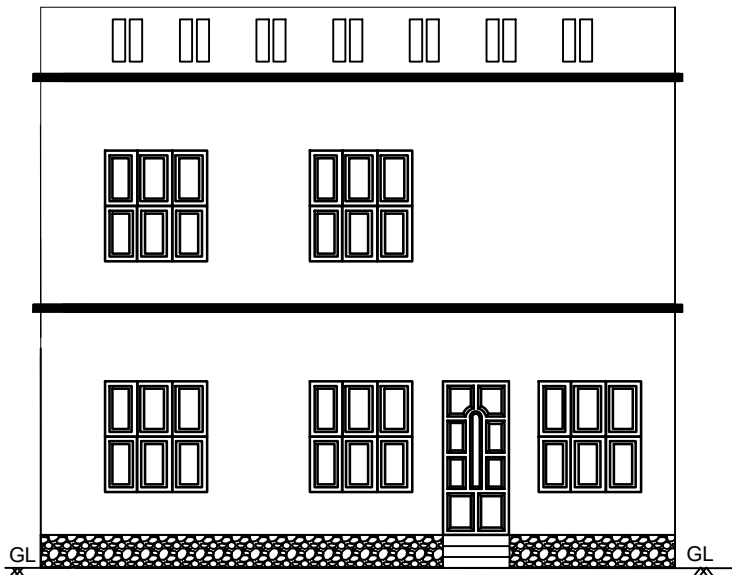
The approval as the planning authority issued it, reproduced in full behind this page.

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

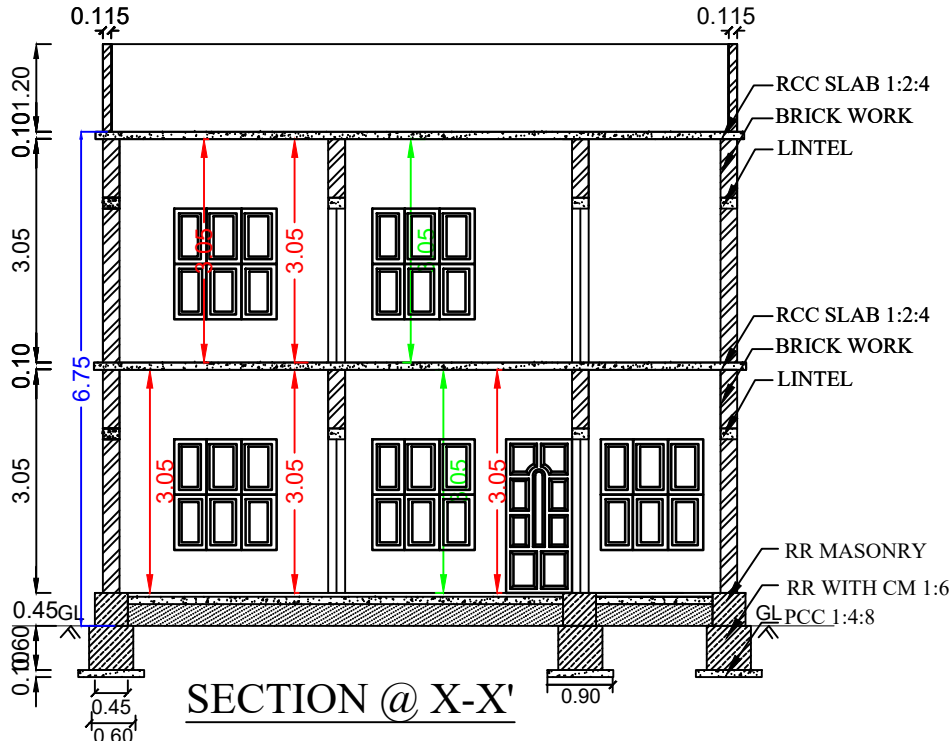
PLAN SHOWING THE PROPOSED RE-CONSTRUCTION OF A RESIDENTIAL BUILDING AFTER DEMOLISHING EXISITING D.NO:19/50 IN R.S NO:135/17D,OF THAZHAKUDY VILLAGE AT AMMAN KOVIL STREET,VEERANARAYANAMANGALAM, OF THAZHAKUDY TOWN PANCHAYAT,THOVALAI TALUK, KK DISTRICT.

NAME OF OWNER: Mr.PARAMASIVAM PILLAI S/O:SIVASUBRAMANIYA PILLAI
D/NO:19/50 AMMAN KOVIL STREET,
VEERANARAYANAMANGALAM,THAZHAKUDY.

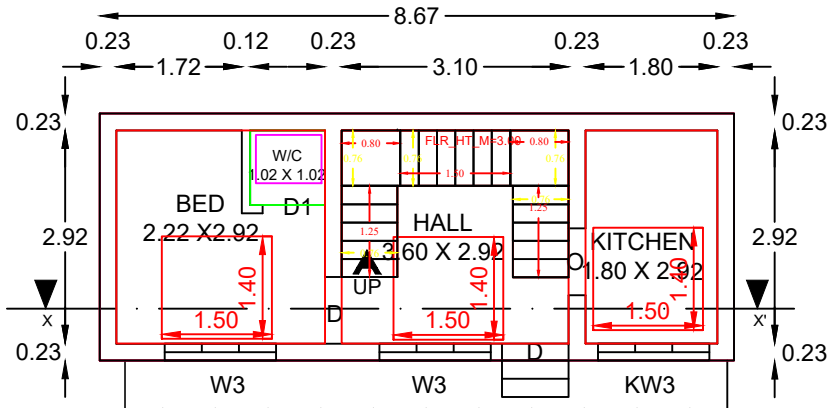
PLAN INFO
PLOT_NO=NO
PATTI_NO=3789
TALUK=THOVALAI
DISTRICT=KANNIYAKUMARI
SURVEY_NO=135/17D
PLOT_AREA_M2=56.92
AS_PER_DOCUMENT=56.92
AS_AT_SITE=52.03
FMS_OR_PLR=56.92
JURISDICTION_TYPE=PANCHAYAT
LAND_USE_ZONE = RESIDENTIAL
CRZ=NO
SECURITY_ZONE=NO
REAR_SETBACK=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=5.1
ROAD_LENGTH=44.58
AVG_PLOT_DEPTH=4.88
AVG_PLOT_WIDTH=10.67
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
OSR_APPLICABLE=NO
OSR_SURRENDER_OR_BUYBACK=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
AREA_TYPE=ECONOMICALLY_WEAKER_SECTION
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
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



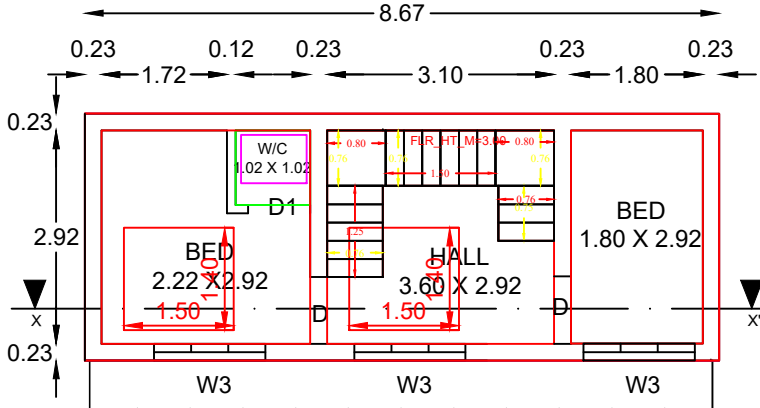
ELEVATION



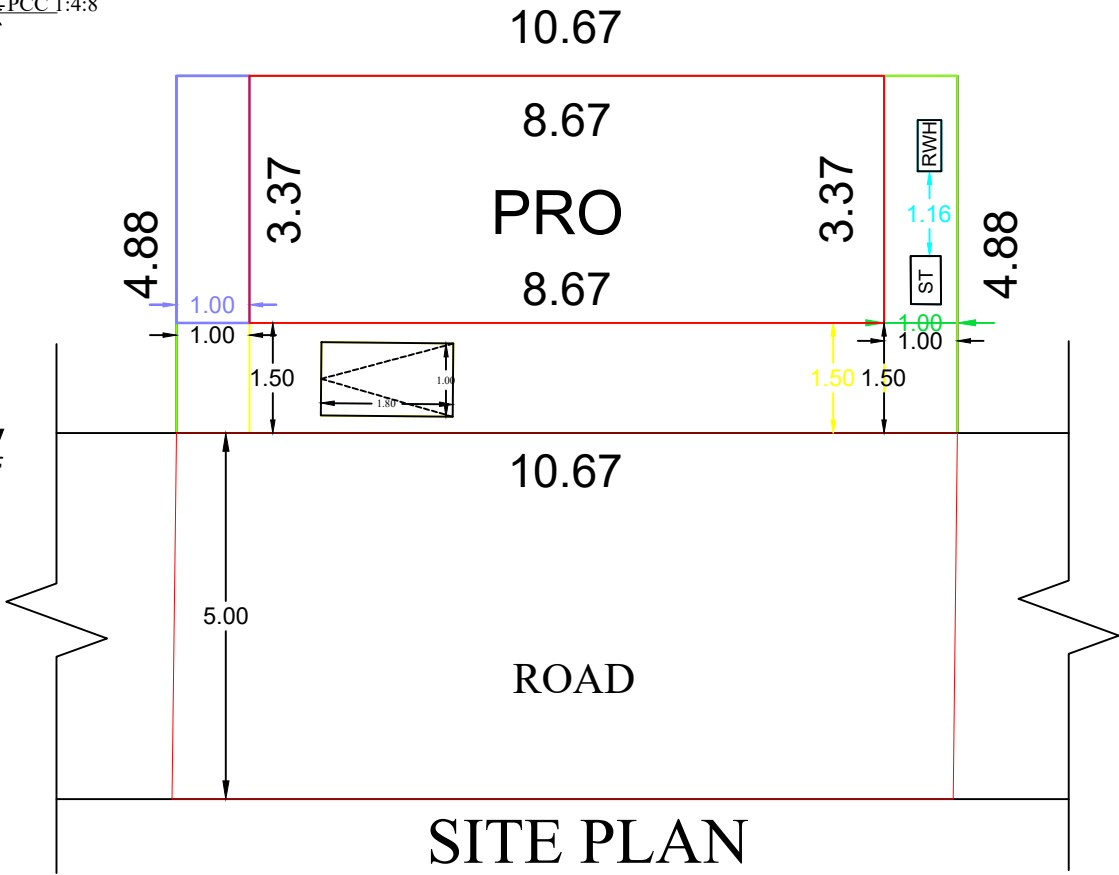
SECTION @ X-X'



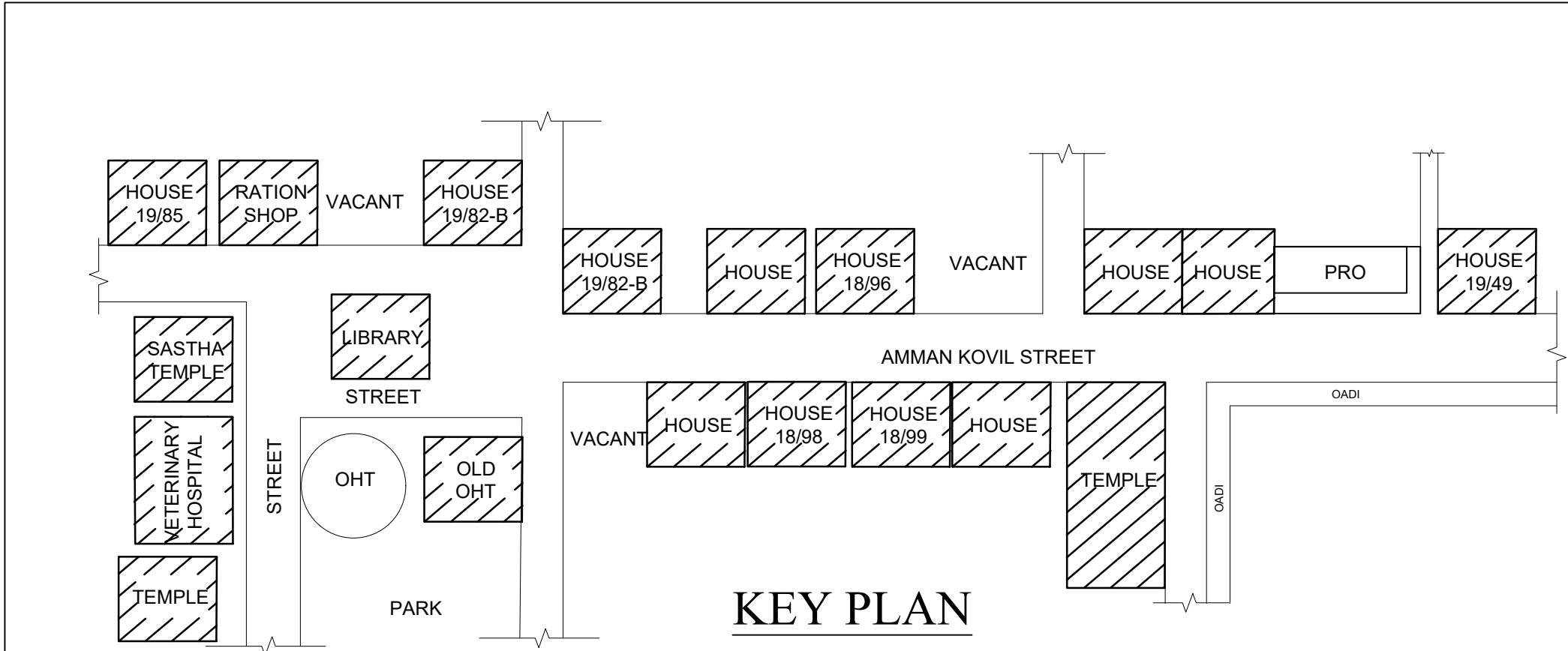
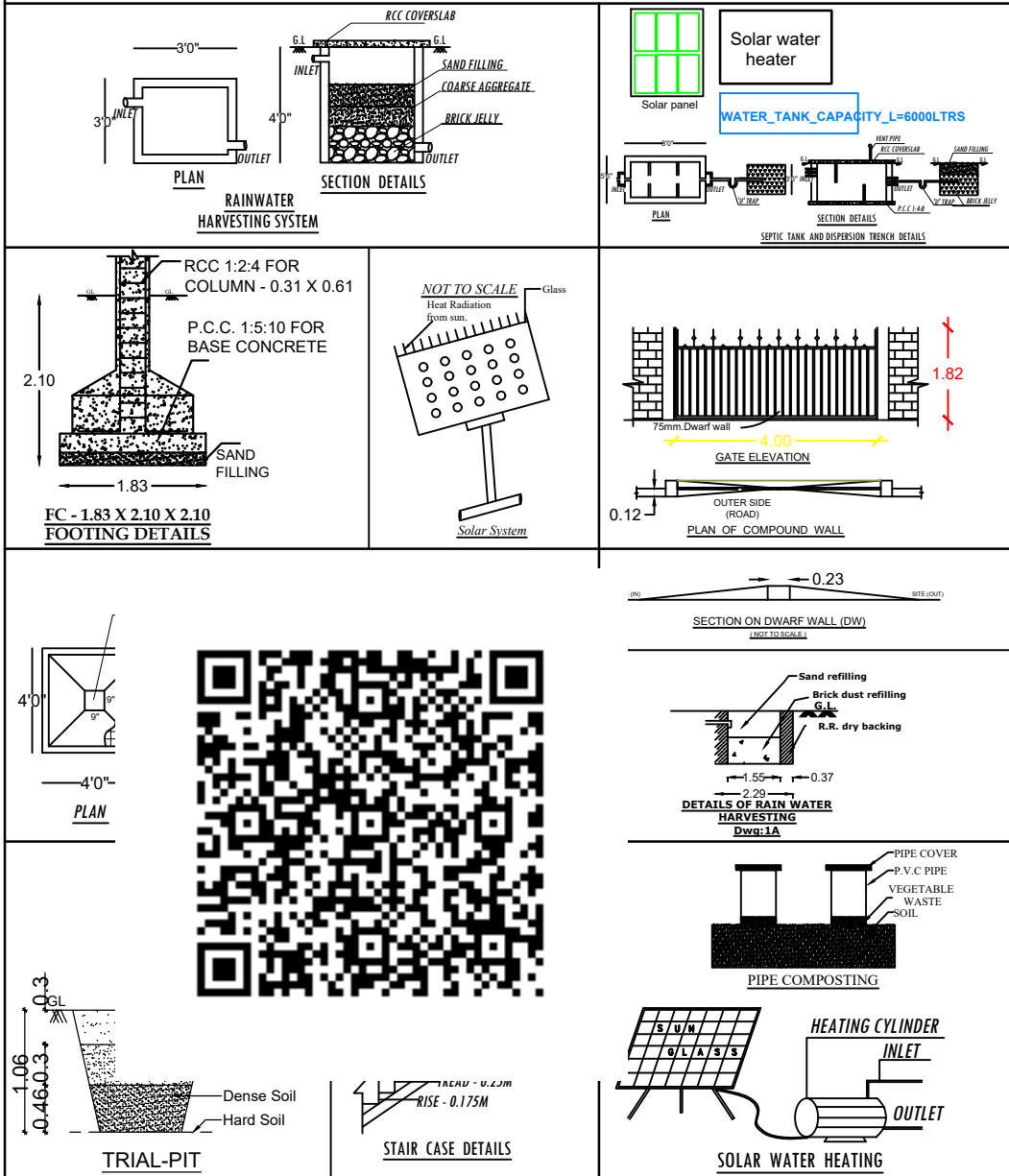
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SITE PLAN



KEY PLAN

OFFICE USE

CERTIFIED THAT PROVISIONS SHALL BE MADE TO "RAIN WATER HARVESTING" ARRANGEMENTS SYSTEM IN THE PROPOSED CONSTRUCTION

AREA IN SQM	SQM	SQ.FT
SITE	56.92	612.68
EXISTING	NIL	
PROPOSED		
GROUND FLOOR	29.23	314.51
FIRST FLOOR	29.23	314.51
TOTAL	58.46	629.02
VACANT	27.69	297.94

PLOT COVERAGE AREA $\frac{29.23}{56.92} \times 100 = 51.35\%$

1 CAR SPACE AND 1 TWO WHEELER SPACE FOR EVERY 100 SQ.M OR PART THERE OF EXCLUDING THE FIRST 100SQ.M.

PARKING CALCULATION FSI CALCULATION

GROUND FLOOR	= 29.23	$\frac{58.46}{56.92} = 1.02 < 2.0$
FIRST FLOOR	= 29.23	
TOTAL	= 58.46	

$32.60 - 100 = 41.54 / 100 = 0.41$ CAR SPACE

PARKING PROVIDED = 0 CAR SPACE
1 TWO WHEELER SPACE

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE	SCALE	
D	DOOR	1.00 X 2.10	SITE	1 : 200
D1	DOOR	0.75 X 2.10		
O	OPEN	0.75 X 2.10	PLAN	1 : 100
W3	WINDOW	1.50 X 1.40		
KW3	WINDOW	1.50 X 1.00	ALL DIMENSIONS ARE IN METER	
W2	WINDOW	1.00 X 1.40		
V	VENTILATOR	0.90 X 0.60		

SIGNATURE OF OWNER

Er.GNANARAJ, D.Arch,M.E.,
(Govt. Registered Engineer - Grade-I)
Registration No : 150/L.S/2019/00194
JOANA BUILDERS
1st Floor, Supreme Mall, Balamore Road
Puthur, Nagercoil-1

SIGNATURE OF REGISTERED ENGINEER

PREPARED BY :

Er.K.MATHIARASAN
REGISTERED ENGINEER GRADE -II
Reg.no:-150/L.S/2019/00173
NAGERCOIL CITY MUNICIPAL CORPORATION
REAL VIEW CONSTRUCTION
36/C-D.DISTILLERY
ROAD,NAGERCOIL-1,K.K.DIST
Ph.NO:+91 9486072995,8667486600

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.

