

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.

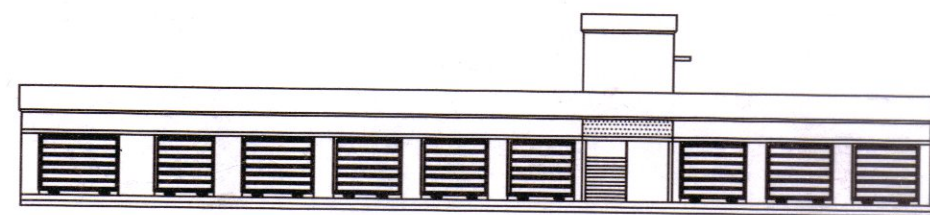
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C. RETAIL (9 - SHOP) AT THATTANVILAI IN RE. SY NO : 532/12G, 532/12F AT

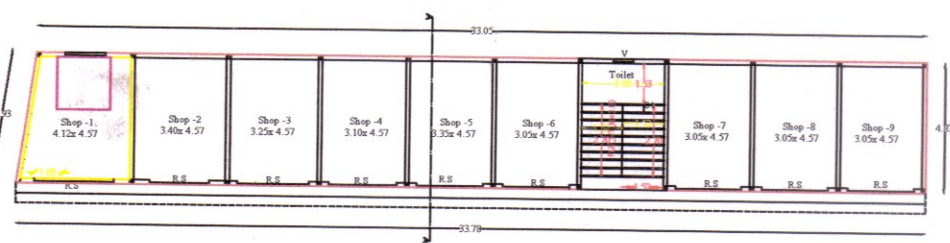
MANAVALAKURICHI VILLAGE MANAVALAKURICHI TOWN PANCHAYAT KALKULAM TALUK KANYAKUMARI DISTRICT.

NAME OF OWNER :- MR. V. SIXTUS, S/O. VARGHEESE,

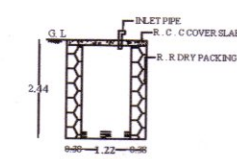
THATTANVILAI, AZHAGANPARAI (P.O)



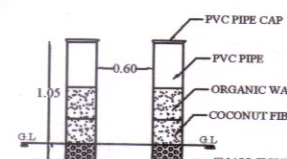
ELEVATION



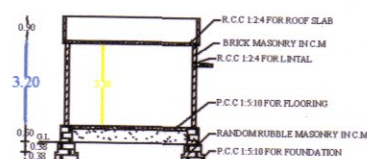
GROUND FLOOR PLAN



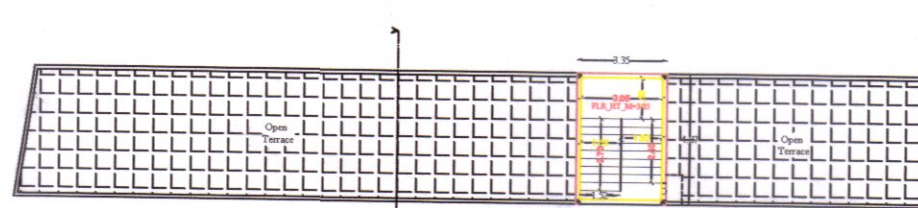
RAIN WATER STORAGE TANK SECTION



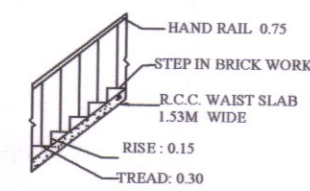
PIPE COMPOSITE PIT



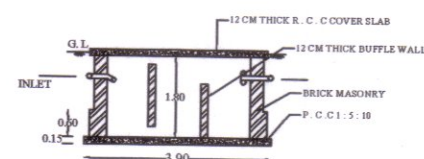
SECTION



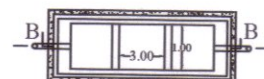
FIRST FLOOR PLAN



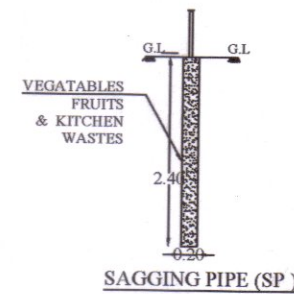
STAIR CASE SECTION



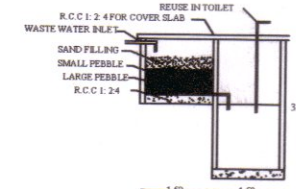
SECTION ON B-B



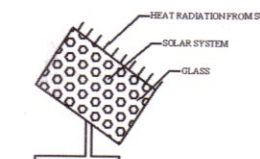
SEPTIC TANK PLAN



SAGGING PIPE (SP)



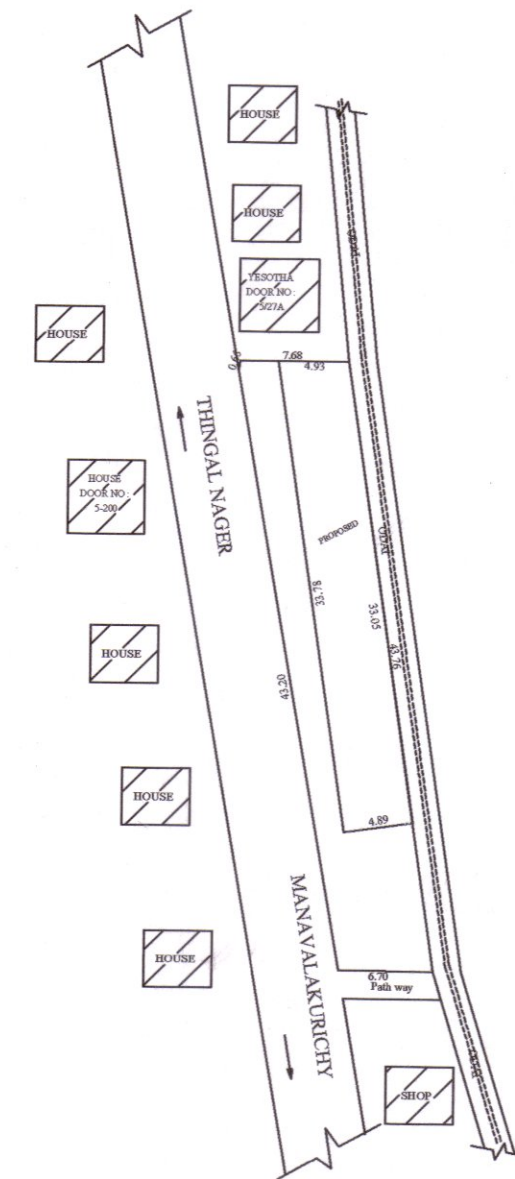
RECYCLING OF WASTE WATER



SOLAR SYSTEM



SITE PLAN
Scale 1 : 100



TOPO PLAN
(NOT TO SCALE)

ENTER VALUE	ENTER MATERIAL	ENTER SIZE	AREA IN SQ "M"	AREA IN SQ "FT"
R.S	ROLLING SHUTTER	2.15 x 2.44	VACANT : 145.27	1563.68
DI	PANELLED DOOR	0.75 x 2.10	F.S.I : 179.23/315.18	0.56 < 2.00
W	GLAZED WINDOW	1.50 x 1.34	FLOOR AREA ABOVE 25 SQ.M AND UP TO 50 SQ.M-1 DWELLING UNIT	
V	GLAZED VENTILATOR	0.75 x 0.45	CAR SPACING FOR EVERY 2 DWELLING UNITS AND 1 TWO WHEELER SPACE FOR EVERY DWELLING UNIT	
ROAD	PROPOSED			
SITE	EXISTING			

H. Sophia
Er. M. SOPHIA
Registered Civil Engineer
Reg.No: 148/LS/2024/00001
SOPHIA CONSTRUCTION
Near BSNL Office
Neyyoor Road, Thingal Nagar,
Cell: 9345414218

SIGNATURE OF LICENCED SURVEYOR

SIXTUS
SIGNATURE OF APPLICANT

PARKING CALCULATION :-
Required parking :-
Total plinth area = 179.23 sq.m
First 50 sq.m 1 dwelling unit = 1 Two Wheeler space
1 Two Wheeler space = 1.00 x 1.80

SOPHIA CONSTRUCTION
MSOPHIA
Licensed Building Surveyor
Reg.No: 148/LS/2024/00001
Near BSNL Office, Neyyoor Road, Thingal Nagar
Mob: 9345414218, 9442711952

Car Space Required
parking :-
1 Car space = 2.50x5.00
Required car space =
179.23 = 2.38 car
75

PLAN INFO
PLOT NO=NO
TALUK=KALKULAM
DISTRICT=KANNYAKUMARI
PLOT AREA M2=314.86
JURISDICTION TYPE= PANCHAYAT
PATTA NO=7424, 12833
SURVEY NO= 532/12G, 532/12F
LAND USE ZONE = SHOP
CRZ=NO
SECURITY ZONE=NO
ACCESS WIDTH M=43.20
WHETHER GOVT OR AIDED SCHOOL=NO
AS AT SITE=314.86
PMB OR PLR= 314.86
AS PER DOCUMENT=314.86
ROAD WIDTH=6.10
ROAD LENGTH=100.00
AVG PLOT DEPTH=43.48
AVG PLOT WIDTH=7.19
RWT 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=YES
BLOCK 1 INDIVIDUAL RESIDENCE MEMBER COUNT=4
BLOCK 1 INDIVIDUAL NON RESIDENTIAL MEMBER COUNT
BLOCK 1 B-SHOP MEMBER COUNT=5
BLOCK 1 B-PCD MEMBER COUNT=1
IS SWIMMING POOL EXISTS=NO
IF HERITAGE TOWN LESS THAN 1KM RADIUS=NO

NOTE : ALL DIMENSIONS ARE IN METER , SCALE 1:100

AREA OF SITE	3.15 ARE	7.788 CENTS
AREA IN SQ "M"	AREA IN SQ "FT"	
SITE AREA	315.18	3392.45

PROPOSED PLINTH AREA		
GROUND FLOOR :-		
SHOP -1	: 19.20	206.66
SHOP -2	: 17.31	186.32
SHOP -3	: 16.57	178.35
SHOP -4	: 15.84	170.50
SHOP -5	: 15.62	168.13
SHOP -6	: 15.60	167.91
Stair case portion	: 15.60	167.91
SHOP -7	: 15.60	167.91
SHOP -8	: 15.60	167.91
SHOP -9	: 15.97	171.90
FIRST FLOOR :-		
Stair case portion	: 16.32	175.66
	179.23	1929.23

Total Ground floor Floor Area = 145.31

Total First floor Floor Area = 13.95

TOTAL FLOOR AREA = 159.26 Sq.m (1714.27 s.ft.)

PLOT COVERAGE : 179.23 x 100
315.18 = 56.86 %



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.

