

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Town Panchayat

PURPOSE

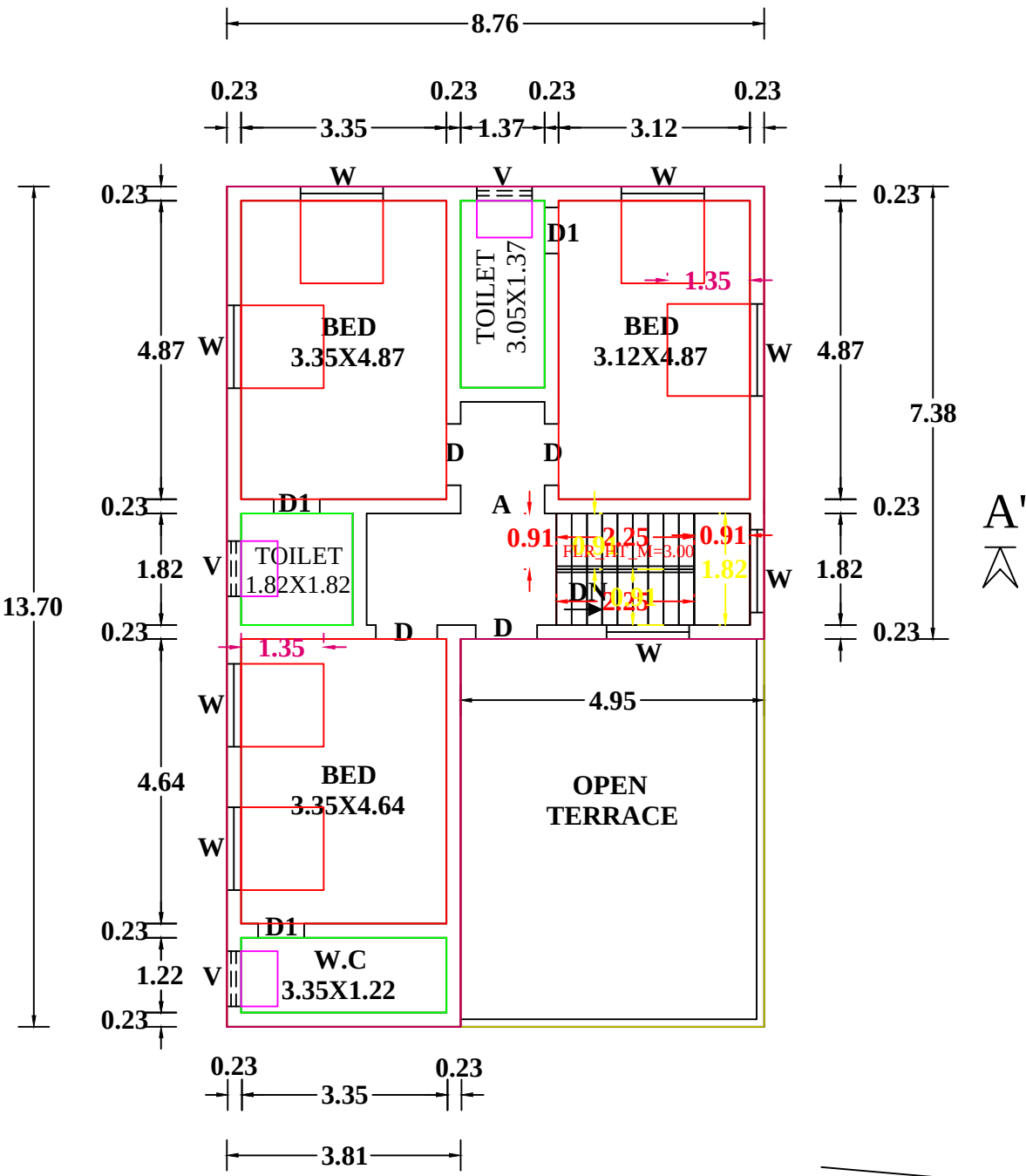
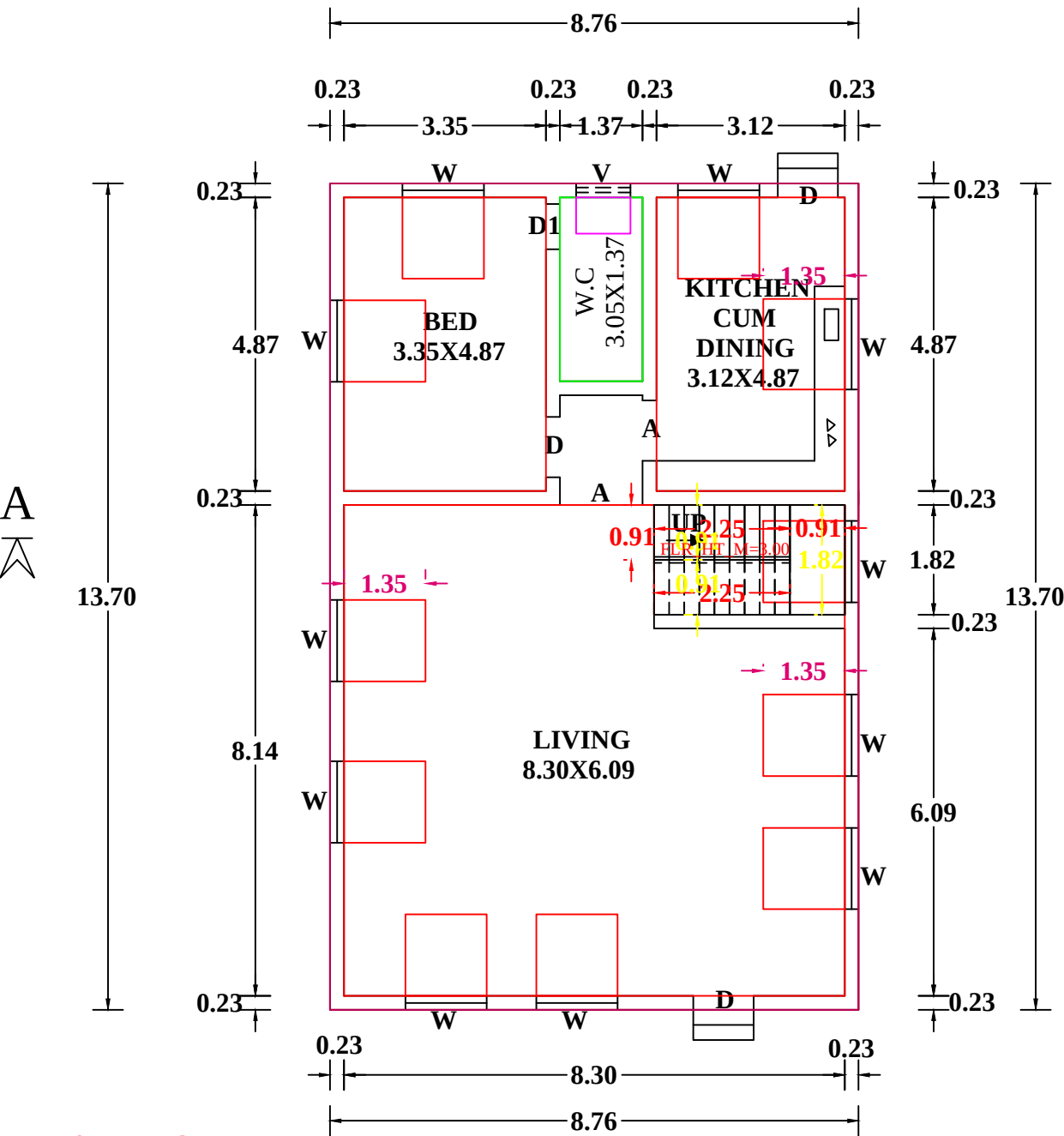
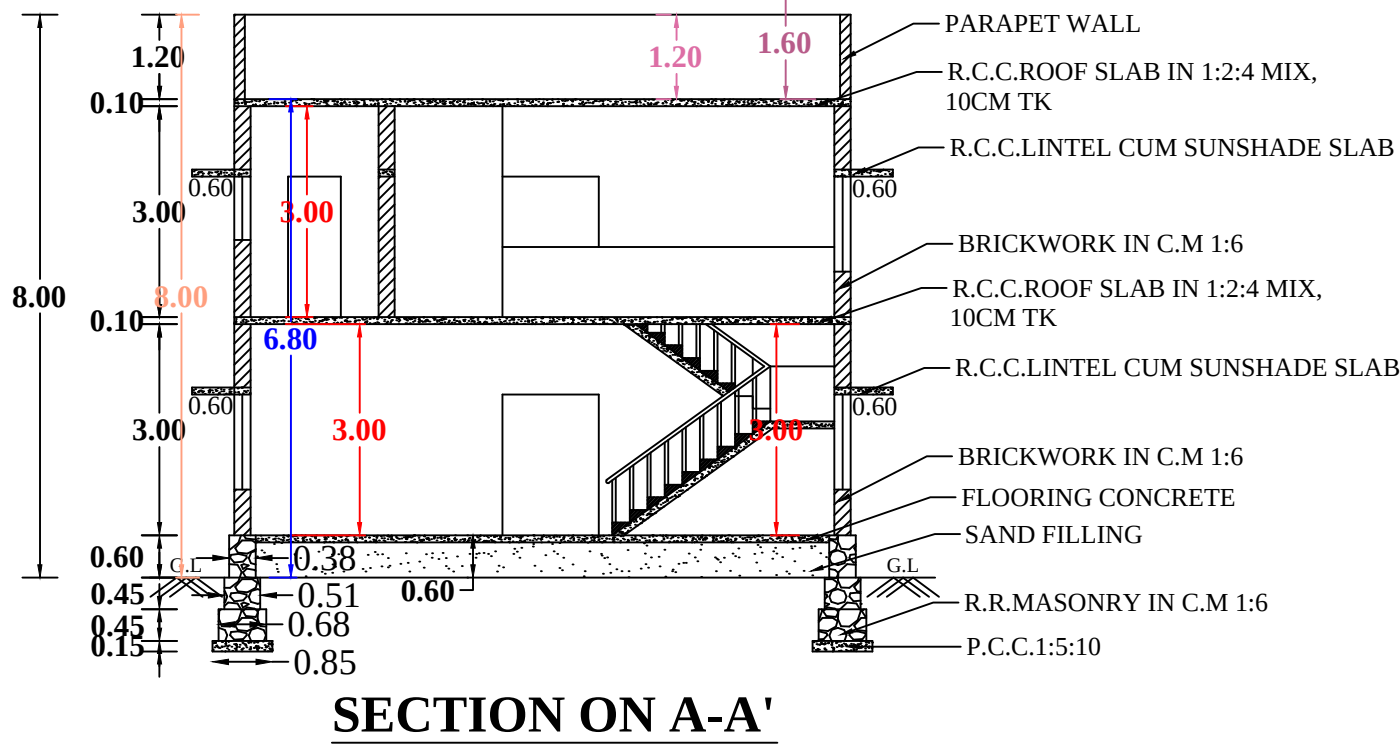
Residential

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

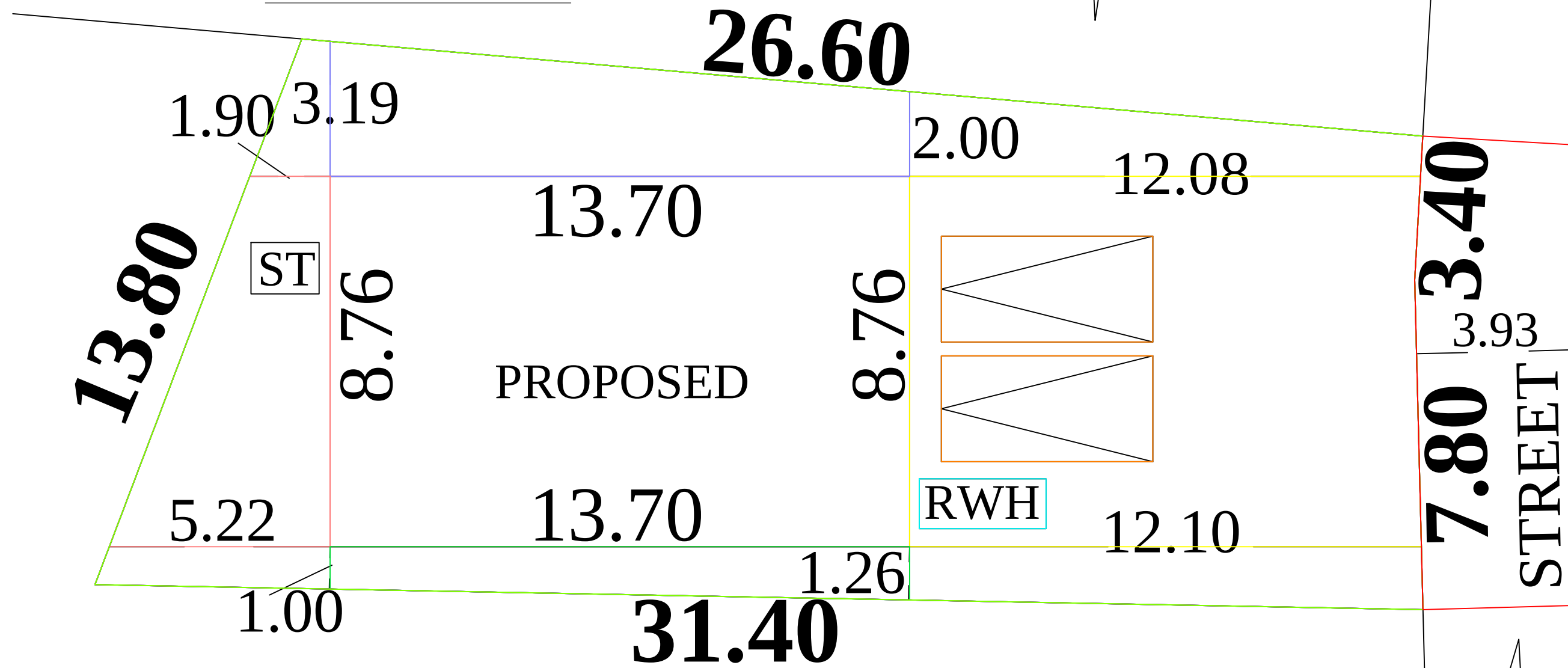
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING IN (AFTER REMOVING THE EX.BUILDING IN DOOR.NO: 15/64), IN RE.SY.NO: 415/23B OF KOVALAM VILLAGE AT ELANTHAYADI VILAI, SOUTH THAMARAI KULAM TOWN PANCHAYAT.

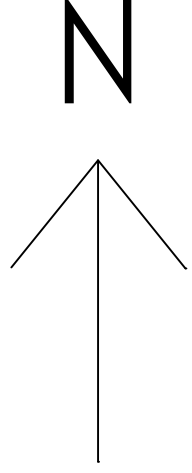
NAME OF THE OWNER: Mrs. J.SENTHAMARAI SELVI.



SITE PLAN
SCALE : 1 : 100



KEY PLAN
SCALE : 1 : 400



LAND AREA DETAILS		
DESCRIPTION	SQ.M	SQ.FT
AS PER DOCUMENT AREA	375.00	4035.00
AS PER SITE AREA	351.25	3779.45
AS PER PATT & FMB	374.00	4024.24

AREA DETAILS		
DESCRIPTION	SQ.M	SQ.FT
SITE AREA	351.25	3779.45
PRO. G.F AREA	120.01	1291.31
PRO. F.F AREA	88.73	954.73
TOTAL PRO.AREA	208.74	2246.04
VACANT AREA	231.24	2488.14
PLOT COVERAGE	34.17 %	

JOINERY DETAILS	
D DOOR	1.00X2.00
D1 DOOR	0.75X2.00
W WINDOW	1.35X 1.35
V VENTILATOR	0.90 X 0.60
A ARCH	1.00X2.00

ALL DIMENSION ARE IN METER

- Note:
- Certified RWH in Type of I-A
 - Waste Water used for Garden.
 - Rain Water harvesting Details Provided
 - Solar System & Water tank provided.
 - Drinking water to be provided as per corporation norms
 - Rain water harvesting tank to be provided
 - Waste water from recycled water tank & Trench connected to sullage disposal tank
 - Solid waste tub to be provided
 - 'U' traps provided in septic tank to prevent curb breeding of mosquitoes (As per G.O.(M.S) No.: 341-dated 03.11.2004)

COLOUR INDEX:	SCALE:
PROPOSED : ☐	PLAN: 1:100
ROAD : ☐	SITE PLAN: 1:100
BOUNDARY: ☐	KEY PLAN : 1:400

FLOOR SURFACE INDEX RATIO:		
FSI =	TOTAL PLINTH	= 208.74
	SITE AREA	= 351.25
		= 0.59<2

CAR PARKING CALCULATION:	
G.F FLOOR AREA	= 120.01 M ²
F.F FLOOR AREA	= 88.73M ²
TOTAL FLOOR AREA	= 208.74 M ²
PARKING REQUIRED	= (208.74 - 75)/75
	= 133.74/75=1.78 @ 2 car
REQUIRED - 2 CAR.	
PROVIDED - 2 CAR.	

J. Senthamarai Selvi
SIGNATURE OF LAND AND BUILDING OWNER
NAME & ADDRESS: Mrs. J.SENTHAMARAI SELVI,
W/O: Mr. JEYASEELAN RAJAGOPAL,
15/14A, ELANTHAYADI VILAI,
SOUTH THAMARAI KULAM,
AGASTEESWARAM,
KANNYAKUMARI-629 701.

Er. MURUGAN. M. D.C.E.
Consulting Engineer & Contractor,
Registered Engineer - Grade III-RE,
Reg. No: 150 / LS / 2024 / 00015
KANYA CONSTRUCTIONS
1st Floor, Santhanamariamman Kovil Street
Kottaram - 629 703
Cell: 9443079541, 6380801695

REGISTERED ENGINEER
DESIGN BY:
Er.MURUGAN. M.D.C.E,
Registered Engineer,
KANYA CONSTRUCTIONS
1st Floor, Santhanamariamman Kovil Street,
KOTTARAM-629703
Kanya kumari District
Phone:Off -9443079541 Cell - 6380801695

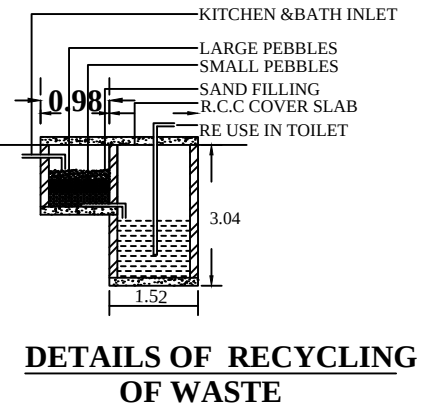
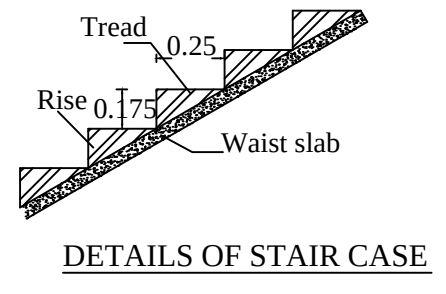
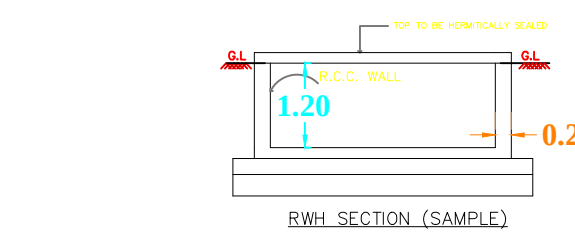
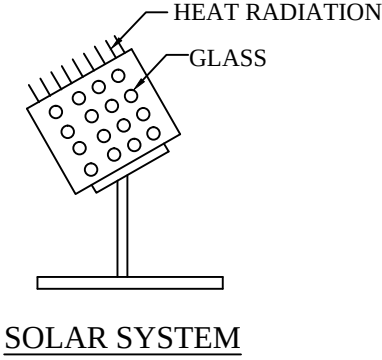
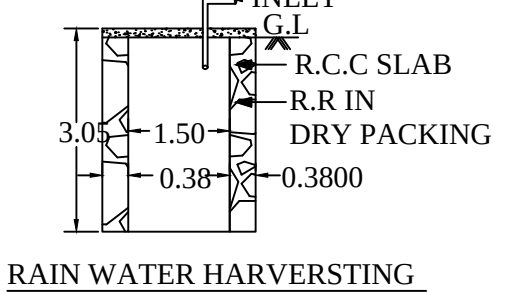
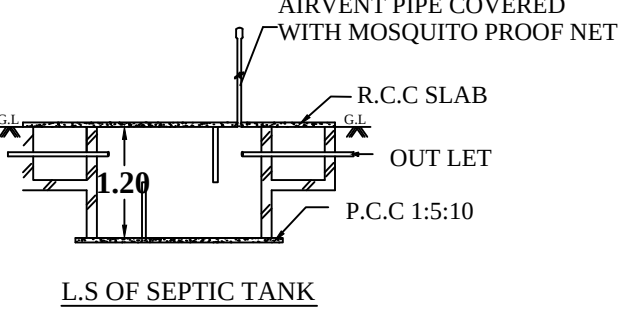
JOB NO : 616/ APP / SMC / 2025

PLAN INFO
PATT & FMB NO=5134
AS PER DOCUMENT=374.00
AS AT SITE=351.25
FMB OR PLR=374.00
PLOT AREA M2=351.25
IS SWIMMING POOL EXISTS=NO
SINGLE FAMILY BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=3.93
WHETHER GOVT OR AIDED SCHOOL=NO
ROAD_WIDTH=3.93
ROAD_LENGTH=11.20
AVG_PLOT_DEPTH= 31.40
AVG_PLOT_WIDTH= 11.20
LAND_USE_ZONE =RESIDENTIAL
PREMIUM_FSI_REQUIRED=YES
DISTRICT=KANNYAKUMARI
SURVEY_NO=415/23B
TANK CAPACITY=5000LITRS

IVER=NO
UMENT=NO
BLDG=NO
N BUILDINGS AND SUSTAINABILITY=NO
D FIRE SAFETY REQUIREMENTS=YES
ION NEAR MONUMENT=NO



IF DISTANCE TO VILAI LESS THAN 1KM RADIUS =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.

