

PP

APPROVAL RECORD

# Planning Permission

Kanniyakumari  
Kanniyakumari district, Tamil Nadu

APPROVAL TYPE  
**Building Plan**

ISSUING AUTHORITY  
**Town Panchayat**

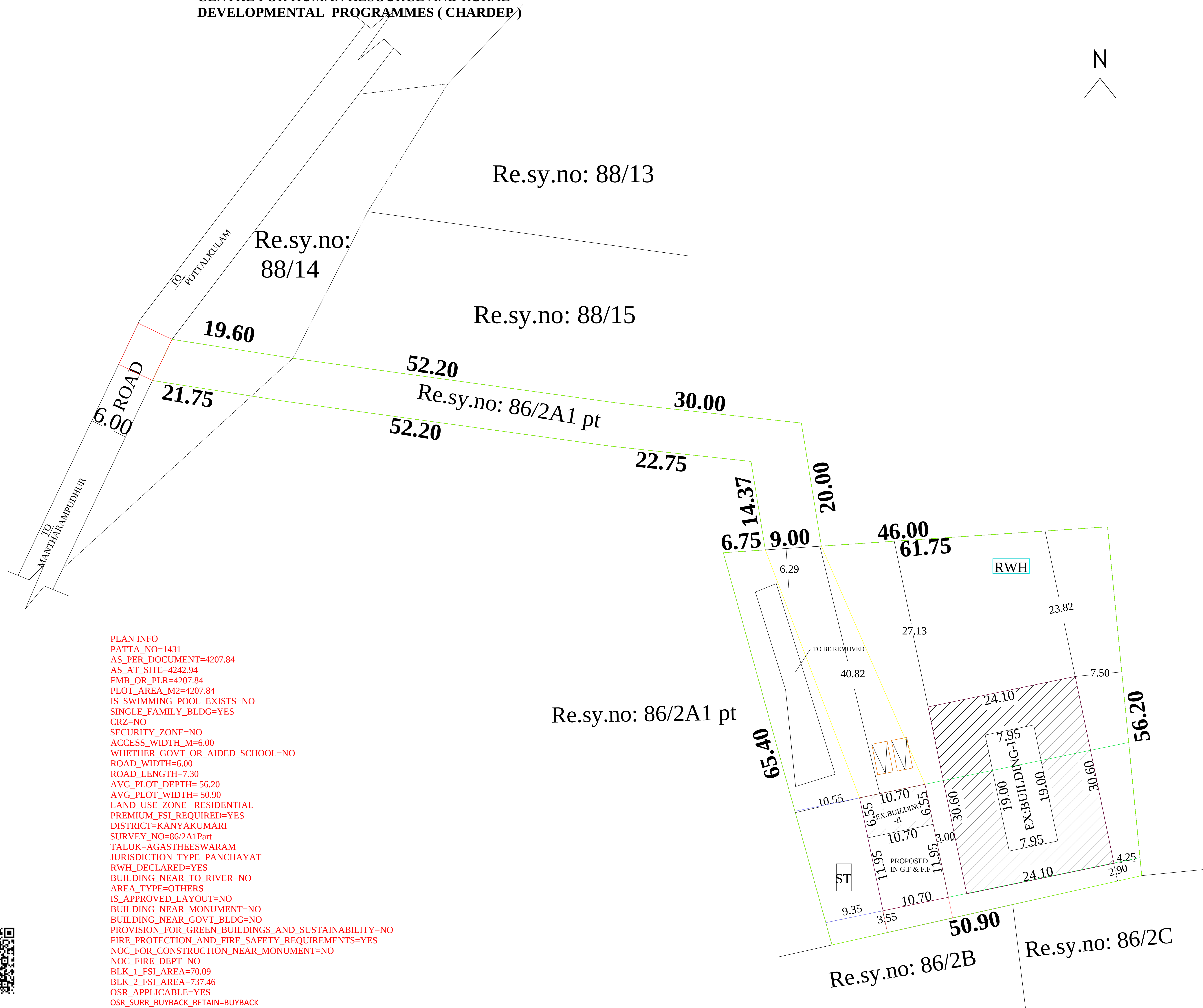
PURPOSE  
**Residential**

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.

**BUILDING IN DOOR NO: 4/133/3,4 IN Re.Sy.No: 86/2A1 Part, OF KOTTARAM WEST VIILLAGE AT CHARDEP NAGER, ACHANKULAM , KOTTARAM TOWN PANCHAYAT**

**NAME OF THE OWNER : TRUSTEE,  
CENTRE FOR HUMAN RESOURCE AND RURAL  
DEVELOPMENTAL PROGRAMMES ( CHARDEP )**



PLAN INFO  
 PATTa\_NO=1431  
 AS\_PER\_DOCUMENT=4207.84  
 AS\_AT\_SITE=4242.94  
 FMB\_OR\_PLR=4207.84  
 PLOT\_AREA\_M2=4207.84  
 IS\_SWIMMING\_POOL\_EXISTS=NO  
 SINGLE\_FAMILY\_BLDG=YES  
 CRZ=NO  
 SECURITY\_ZONE=NO  
 ACCESS\_WIDTH\_M=6.00  
 WHETHER\_GovT\_OR\_AIDED\_SCHOOL=NO  
 ROAD\_WIDTH=6.00  
 ROAD\_LENGTH=7.30  
 AVG\_PLOT\_DEPTH= 56.20  
 AVG\_PLOT\_WIDTH= 50.90  
 LAND\_USE\_ZONE =RESIDENTIAL  
 PREMIUM\_FSI\_REQUIRED=YES  
 DISTRICT=KANYAKUMARI  
 SURVEY\_NO=86/2A1Part  
 TALUK=AGASTHEESWARAM  
 JURISDICTION\_TYPE=PANCHAYAT  
 RWH\_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  
 BLK\_1\_FSI\_AREA=70.09  
 BLK\_2\_FSI\_AREA=737.46  
 OSR\_APPLICABLE=YES  
 OSR\_SURR\_BUYBACK\_RETAIN=BUYBACK  
 IF\_HERITAGE\_TOWN\_LESS THAN 1KM\_RADIUS =NO



| LAND AREA DETAILS       |         |          |
|-------------------------|---------|----------|
| DESCRIPTION             | SQ.M    | SQ.FT    |
| AS PER DOCUMENT AREA    | 4207.84 | 45276.36 |
| AS PER SITE AREA        | 4242.97 | 45654.36 |
| AS PER PATTA / FMB AREA | 4207.84 | 45276.36 |

| AREA DETAILS               |         |          |
|----------------------------|---------|----------|
| DESCRIPTION                | SQ.M    | SQ.FT    |
| SITE AREA                  | 4207.84 | 45276.36 |
| EX:BUILDING-I<br>AREA      | 584.70  | 6291.37  |
| EX:BUILDING-II<br>G.F AREA | 70.08   | 754.06   |
| PRO. G.F AREA              | 127.87  | 1375.88  |
| PRO. F.F AREA              | 140.03  | 1506.72  |
| TOTAL<br>PRO.AREA          | 267.90  | 2882.60  |
| VACANT AREA                | 3425.19 | 36855.04 |
| PLOT<br>COVERAGE           | 18.60 % |          |

**CAR PARKING CALCULATION:**

G.F FLOOR AREA = 197.95M<sup>2</sup>  
 F.F FLOOR AREA = 140.03 MI  
 TOTAL FLOOR AREA = 337.98MI  
 PARKING REQUIRED = (337.98 - 75)/75  
 = 262.98/75=3.51 @ 2 car

REQUIRED - 2 CAR.  
PROVIDED- 2 CAR.



ALL DIMENSION ARE IN METER

**COLOUR INDEX:**

ROAD

SITE BOUNDARY :

EXISTING :

PLAN: 1:100

SITE PLAN: 1:100

KEY PLAN: 1:400

**FLOOR SURFACE INDEX RATIO:**

$$FSI = \frac{G.F + F.F}{SITE AREA} = \frac{267.90}{4207.84} = 0.06 < 2$$

| JOINERY DETAILS |             |
|-----------------|-------------|
| D DOOR          | 1.00X2.00   |
| D1 DOOR         | 0.75X2.00   |
| W WINDOW        | 1.80 X 1.50 |
| W1 WINDOW       | 1.50 X 1.50 |
| W2 WINDOW       | 1.35 X 1.35 |
| V VENTILATOR    | 0.90 X 0.60 |
| A ARCH          | 1.00X2.00   |

SIGNATURE OF LAND AND BUILDING OWNER

  
**Er. MURUGAN. M, D.C.E.**  
Consulting Engineer & Contractor,  
Registered Engineer - Grade III-RE,  
Reg. No: 150 / LS / 2024 / 00015  
**KANYA CONSTRUCTIONS**  
1<sup>st</sup> Floor, Santhanamariamnam Kovil Street  
Kottaram - 629 703  
REGISTRED ENGINEER  
330801695

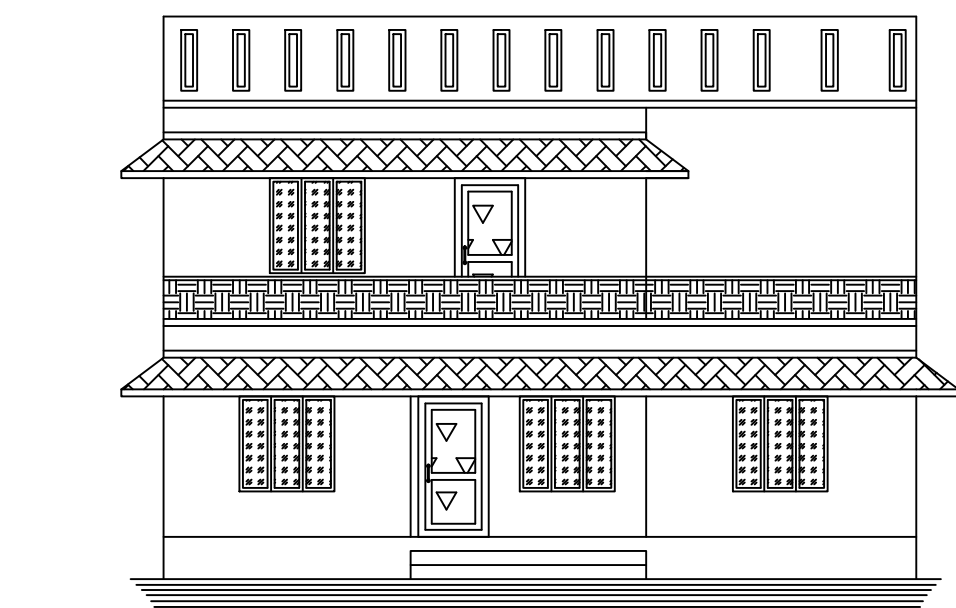
DESIGN BY:

**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 : / APP / SMC / 2024

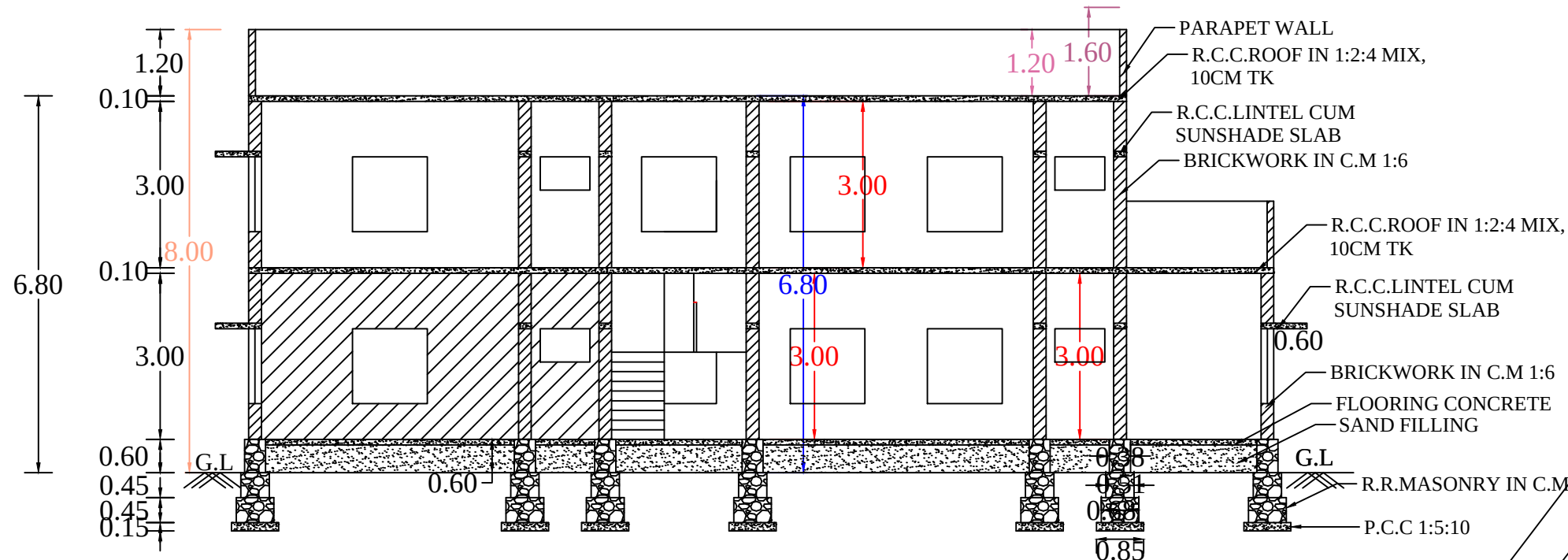
PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF GROUND FLOOR & FIRST FLOOR IN  
RESIDENTIAL BUILDING IN THE EXISTING BUILDING IN DOOR NO: 4/133/3,4 IN Re.Sy.No: 86/2A1 Part,  
OF KOTTARAM WEST VIILLAGE AT CHARDEP NAGER, ACHANKULAM , KOTTARAM TOWN PANCHAYAT.

SHEET NO: 2/2

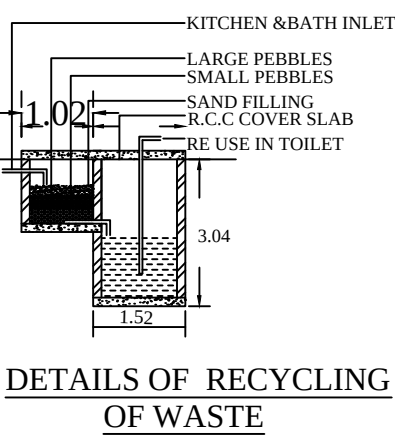
NAME OF THE OWNER : TRUSTEE,  
CENTRE FOR HUMAN RESOURCE AND RURAL  
DEVELOPMENTAL PROGRAMMES ( CHARDEP )



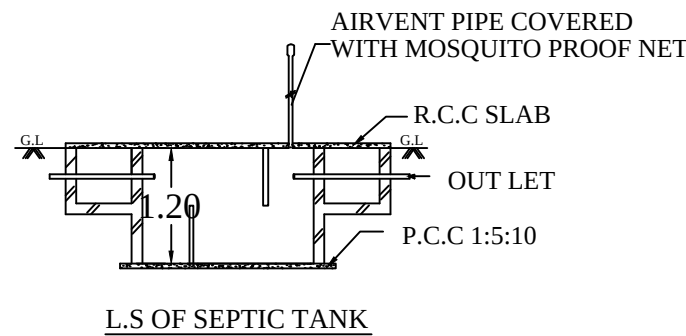
ELEVATION



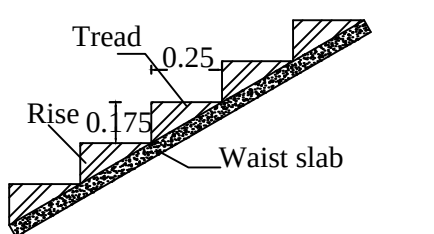
SECTION ON A-A'



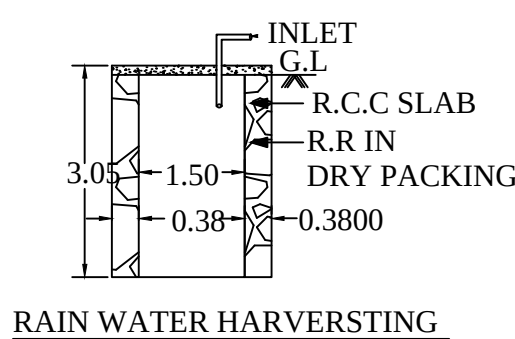
DETAILS OF RECYCLING OF WASTE



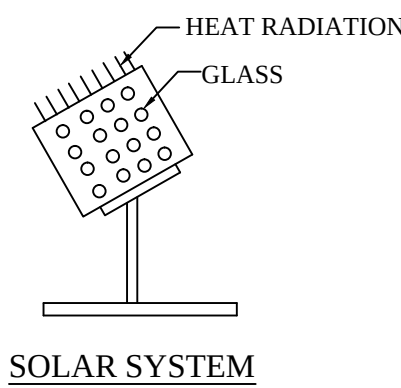
L.S OF SEPTIC TANK



DETAILS OF STAIR CASE

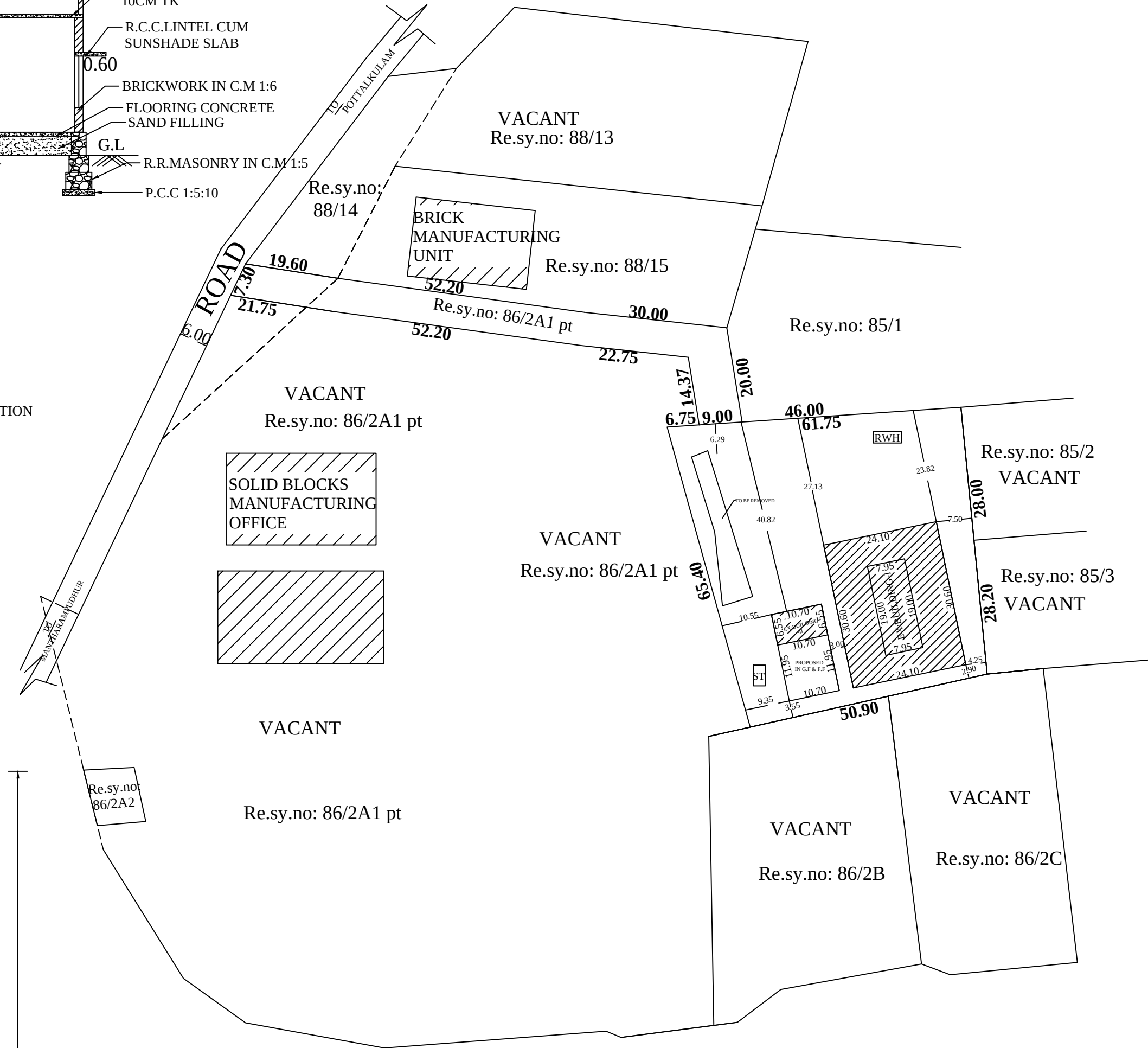


RAIN WATER HARVESTING



SOLAR SYSTEM

KEY PLAN  
NOT TO SCALE:-



| LAND AREA DETAILS       |         |          |
|-------------------------|---------|----------|
| DESCRIPTION             | SQ.M    | SQ.FT    |
| AS PER DOCUMENT AREA    | 4207.84 | 45276.36 |
| AS PER SITE AREA        | 4242.97 | 45654.36 |
| AS PER PATTA / FMB AREA | 4207.84 | 45276.36 |

| AREA DETAILS            |         |          |
|-------------------------|---------|----------|
| DESCRIPTION             | SQ.M    | SQ.FT    |
| SITE AREA               | 4207.84 | 45276.36 |
| EX:BUILDING-I AREA      | 584.70  | 6291.37  |
| EX:BUILDING-II G.F AREA | 70.08   | 754.06   |
| PRO. G.F AREA           | 127.87  | 1375.88  |
| PRO. F.F AREA           | 140.03  | 1506.72  |
| TOTAL PRO.AREA          | 267.90  | 2882.60  |
| VACANT AREA             | 3425.19 | 36855.04 |
| PLOT COVERAGE           | 18.60 % |          |

CAR PARKING CALCULATION:

G.F FLOOR AREA = 197.95M<sup>2</sup>  
F.F FLOOR AREA = 140.03 M<sup>2</sup>  
TOTAL FLOOR AREA = 337.98M<sup>2</sup>  
PARKING REQUIRED = (337.98 - 75)/75  
= 262.98/75=3.51 @ 2 car

REQUIRED - 2 CAR.  
PROVIDED - 2 CAR.

ALL DIMENSION ARE IN METER

| COLOUR INDEX:   | SCALE:           |
|-----------------|------------------|
| PROPOSED :      | PLAN: 1:100      |
| ROAD :          | SITE PLAN: 1:100 |
| SITE BOUNDARY : | KEY PLAN: 1:400  |
| EXISTING :      |                  |

FLOOR SURFACE INDEX RATIO:

FSI =  $\frac{G.F + F.F}{SITE AREA} = \frac{267.67}{4207.84} = 0.06 < 2$

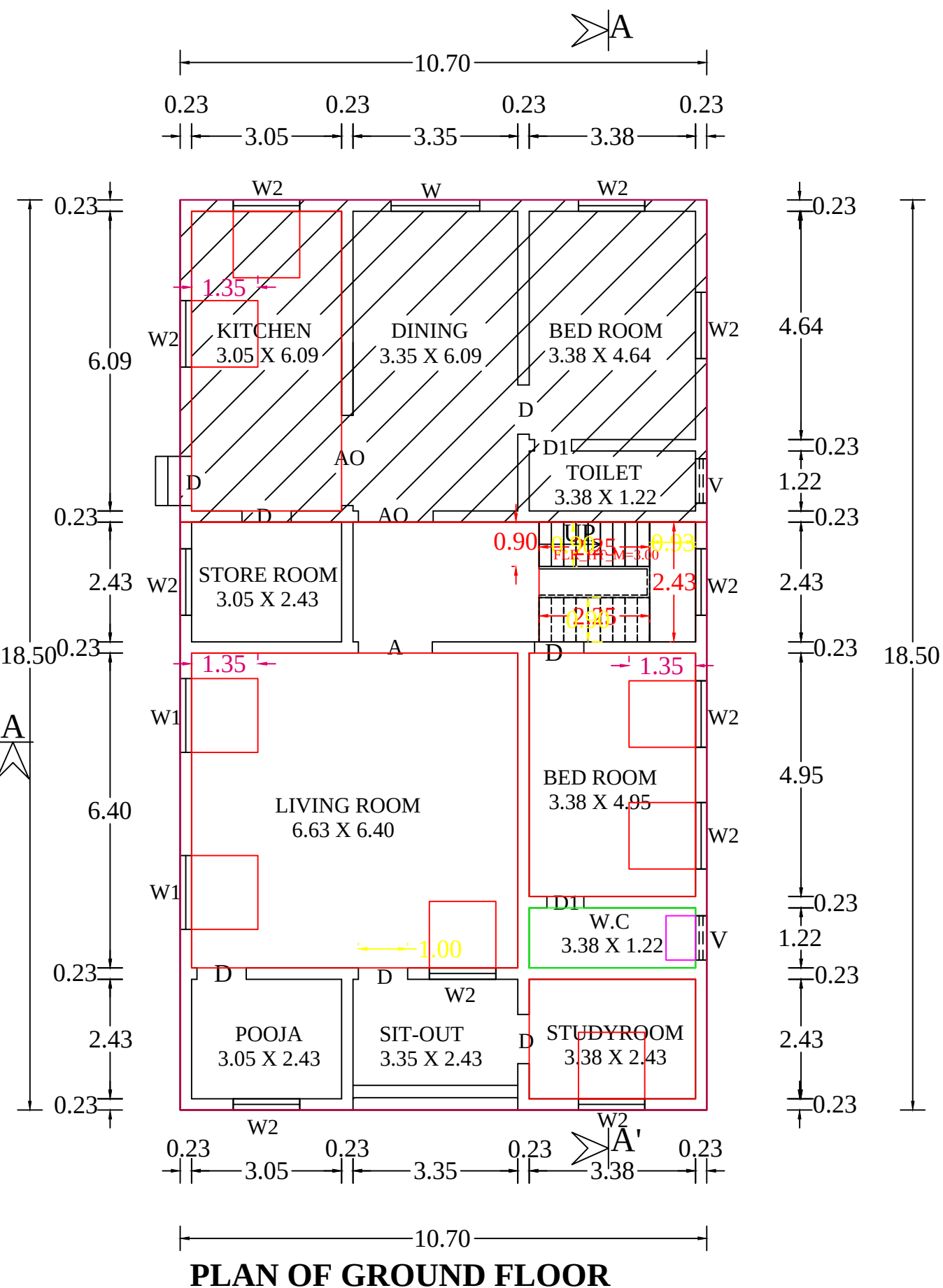
| JOINERY DETAILS |             |
|-----------------|-------------|
| D DOOR          | 1.00X2.00   |
| D1 DOOR         | 0.75X2.00   |
| W WINDOW        | 1.80 X 1.50 |
| W1 WINDOW       | 1.50 X 1.50 |
| W2 WINDOW       | 1.35 X 1.35 |
| V VENTILATOR    | 0.90 X 0.60 |
| A ARCH          | 1.00X2.00   |

FOR CHARDEP  
FOR CHARDEP  
Financial Trust

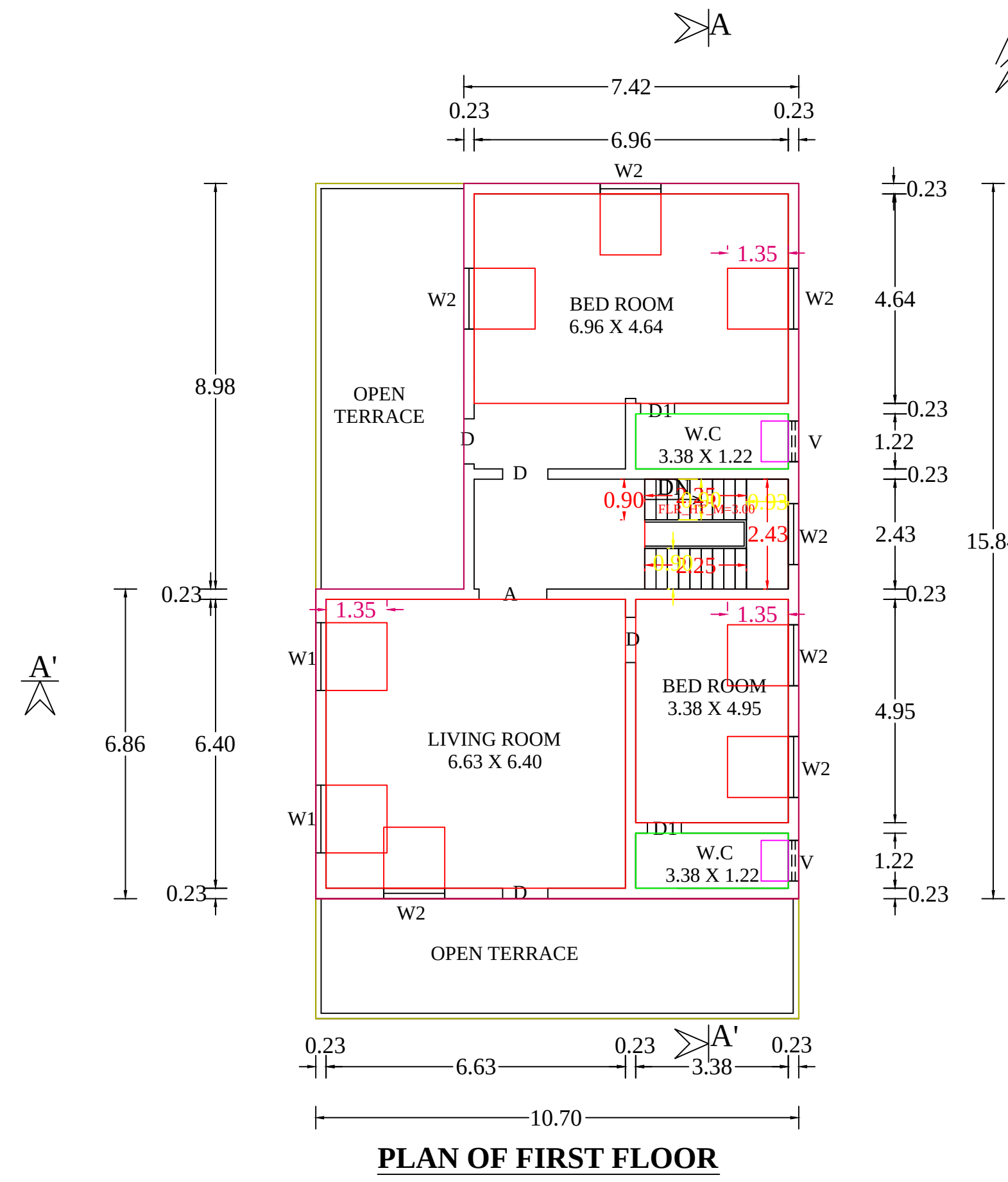
SIGNATURE OF LAND AND BUILDING OWNER

Er. MURUGAN. M, D.C.E.  
Consulting Engineer & Contractor,  
Registered Engineer - Grade III, R.E.  
Reg. No: 150 / LS / 2024 / 08015  
KANYA CONSTRUCTIONS  
1<sup>st</sup> 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 : / APP / SMC / 2024

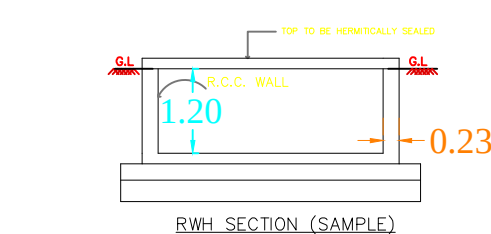


PLAN OF GROUND FLOOR



PLAN OF FIRST FLOOR

WATER\_TANK\_CAPACITY\_L=5000LTRS



RWL\_CAPACITY\_L = 2000LTRS

# 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](mailto: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.

