

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

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 RCC ROOF RESIDENTIAL BUILDING IN RE.SY.NO: 557/8A AT XAVIERPURAM, MADATHUVILAI, THIRUVITHANCODE POST WITH IN THIRUVITHANCODE VILLAGE, THICKINAMCODE VILLAGE PANCHAYAT, KALKULAM TALUK, K.K.DIST.

PLAN INFO
 WATER BODIES BEYOND 15M=NO
 RESERVE FOREST WOODED LAND BEYOND 150M=NO
 BLDG. LENGTH MORE THAN 10M=YES
 BURIAL PLACE BEYOND 90M=NO
 IS SWIMMING POOL EXISTS=NO
 CRZ=NO
 SECURITY_ZONE=NO
 SINGLE_FAMILY_BLDG=YES
 RWL DECLARED=YES
 LAND_USE_ZONE=RESIDENTIAL
 FIRE PROTECTION AND FIRE SAFETY REQUIREMENTS=NO
 JURISDICTION_TYPE=PANCHAYAT
 OSR APPLICABLE=NO
 PREMIUM_FSI_REQUIRED=NO
 IS_APPROVED_LAYOUT=YES
 AREA_TYPE=OTHERS
 IF HERITAGE TOWN LESS THAN 1KM RADIUS=NO
 PLOT_NO=NO
 PLOT_AREA_M2=202.35
 AS_AT_SITE=197.14
 FMB_OR_PLR=3557
 AS_PER_DOCUMENT=202.35
 ACCESS_WIDTH_M=8.60
 ROAD_WIDTH=3.00
 ROAD_LENGTH=500
 MIN_PLOT_DEPTH=21.60
 MIN_PLOT_WIDTH=8.60
 AVG_PLOT_DEPTH=22.75
 AVG_PLOT_WIDTH=10.75
 PATTI_NO=3496
 SURVEY_NO=557/8A
 VILLAGE=THIRUVITHANCODE
 TALUK=KALKULAM
 DISTRICT=KANNIYAKUMARI
 BLK_1_FLR_0_NAME=GROUND FLOOR
 BLK_1_FLR_1_NAME=FIRST FLOOR

PLINTH AREA				
GROUND FLOOR	77.33	Sq.mt	832.37	Sq.ft
FIRST FLOOR	78.20	Sq.mt	841.74	Sq.ft
TOTAL PLINTH AREA	155.53	Sq.mt	1674.11	Sq.ft

FLOOR AREA				
GROUND FLOOR	54.78	Sq.mt	589.64	Sq.ft
FIRST FLOOR	66.33	Sq.mt	713.97	Sq.ft
TOTAL FLOOR AREA	121.11	Sq.mt	1303.61	Sq.ft

AREA DETAILS				
SITE AREA	5.00	Cents	202.35	Sq.mt
VACANT AREA	125.02	Sq.mt	1345.70	Sq.ft
FSI = $\frac{GF + FF}{SITE AREA}$	PLOT COVERAGE = $\frac{GF AREA}{SITE AREA} \times 100$			
FSI = $\frac{77.33+78.20}{202.35}$	PLOT COVERAGE = $\frac{77.33}{202.35} \times 100$			
FSI = 0.769 < 2.00	PLOT COVERAGE = 38.21 %			

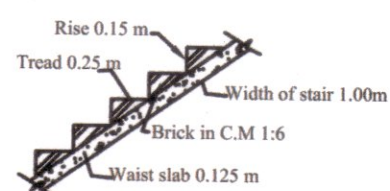
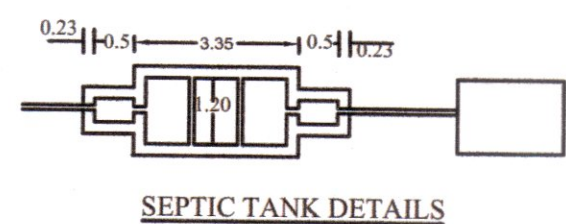
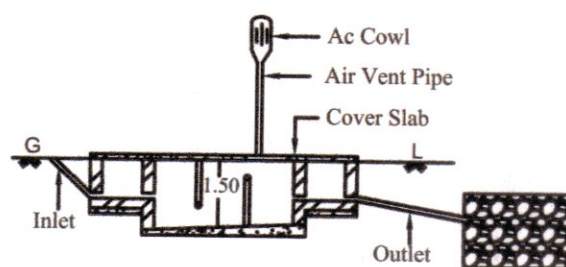
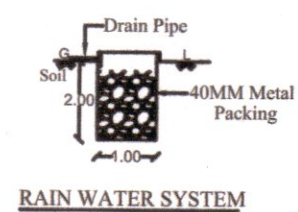
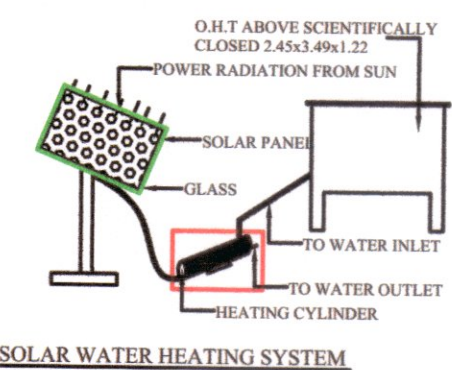
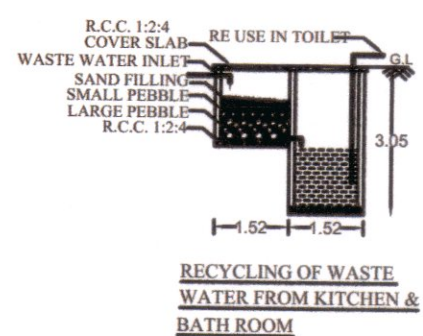
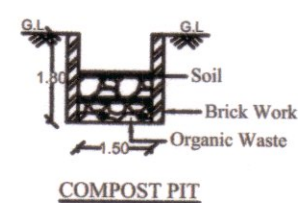
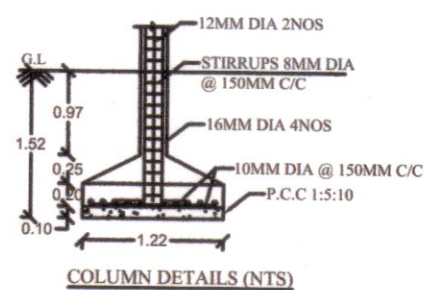
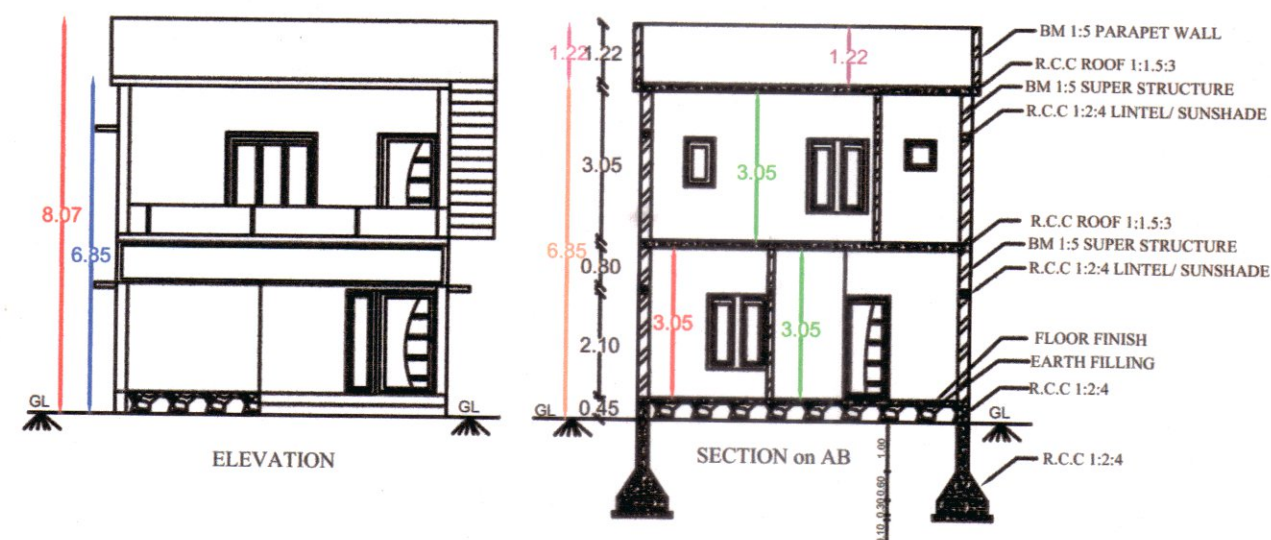
Mr. P.KIPSON,
 S/O. Mr. PACKIADHAS,
 6-4, XAVIERPURAM,
 KALLADIVILAI,
 THIRUVITHANCODE POST,
 K.K.DIST. PIN:629174.

ADDRESS & SIGNATURE OF THE OWNER

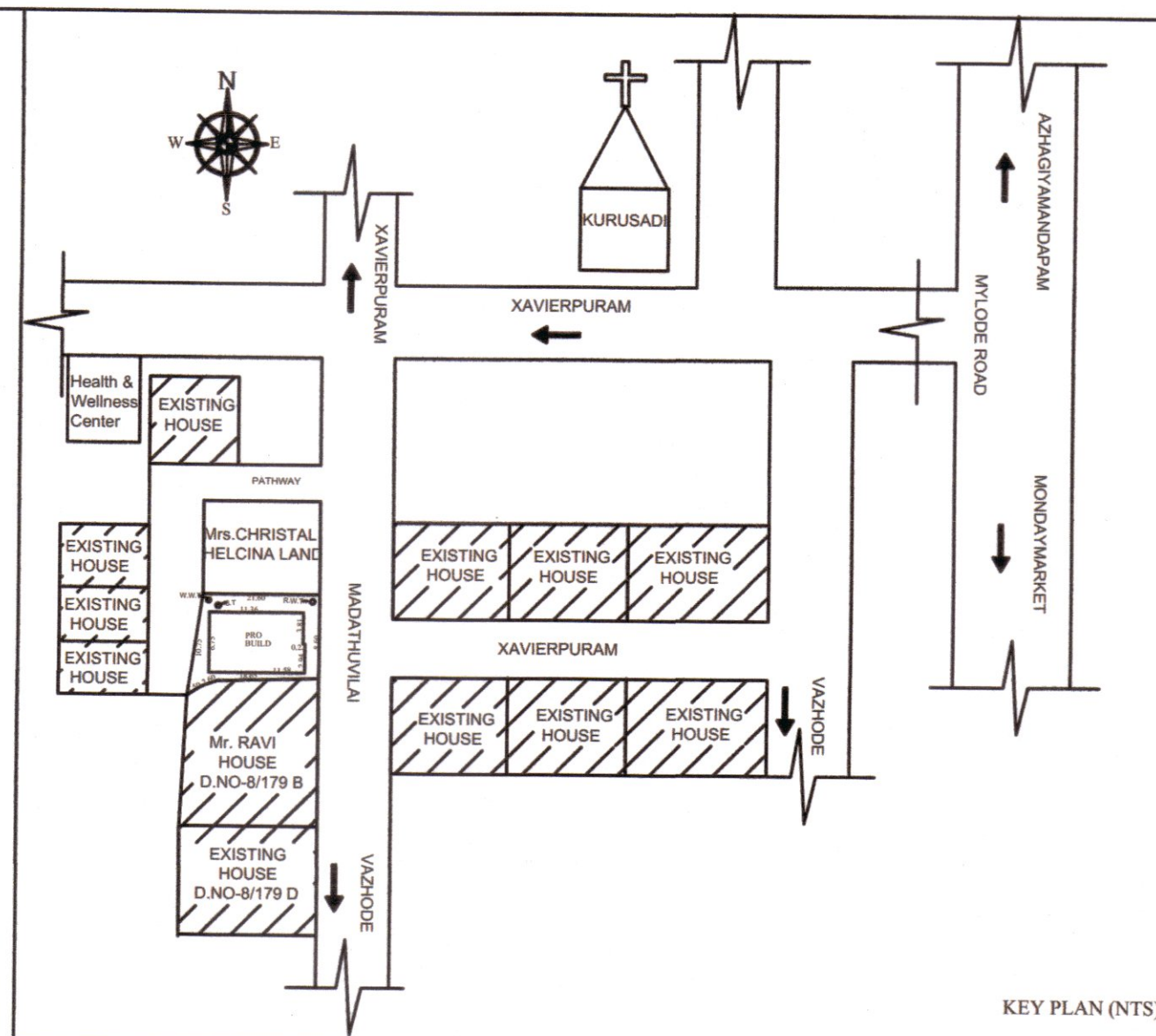
Er. R. SENTHIL KUMAR
 REGISTERED CIVIL ENGINEER
 (Regd. No. 151 / LS / 2019 / 00009)
 CCC Associates
 Near Anna statue, Thuckalay- 629 175
 9943992330 / 04651 253830

SIGNATURE OF THE ENGINEER

FOR OFFICE USE



STAIR DETAILS

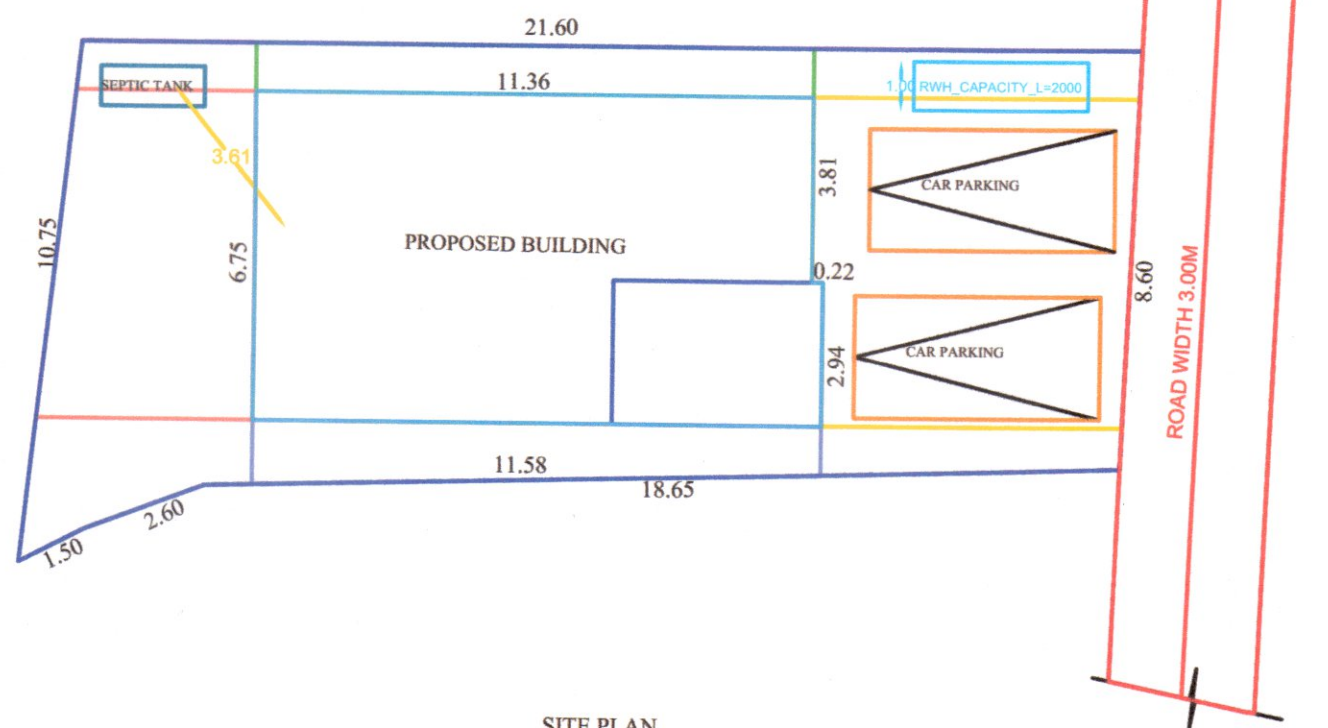


KEY PLAN (NTS)

SCALE
 PLAN: - 1:100
 SITE PLAN: - NOT TO SCALE
 ALL DIMENSIONS ARE IN METER

LEGEND
 EX.ROAD
 BOUNDARY
 PROPOSED BUILDING
 EXISTING BUILDING

JOINARYS		
DOOR	MD	1.22 X 2.10
DOOR	D	0.92 X 2.10
DOOR	D1	0.74 X 2.10
WINDOW	W1	0.61 X 1.00
WINDOW	W2	1.22 X 1.50
WINDOW	W3	1.84 X 1.50
WINDOW	LW	0.61 X 1.80
WINDOW	KW2	1.22 X 1.00
VENTILATION	V	0.83 X 0.60



SITE PLAN



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.

