

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.

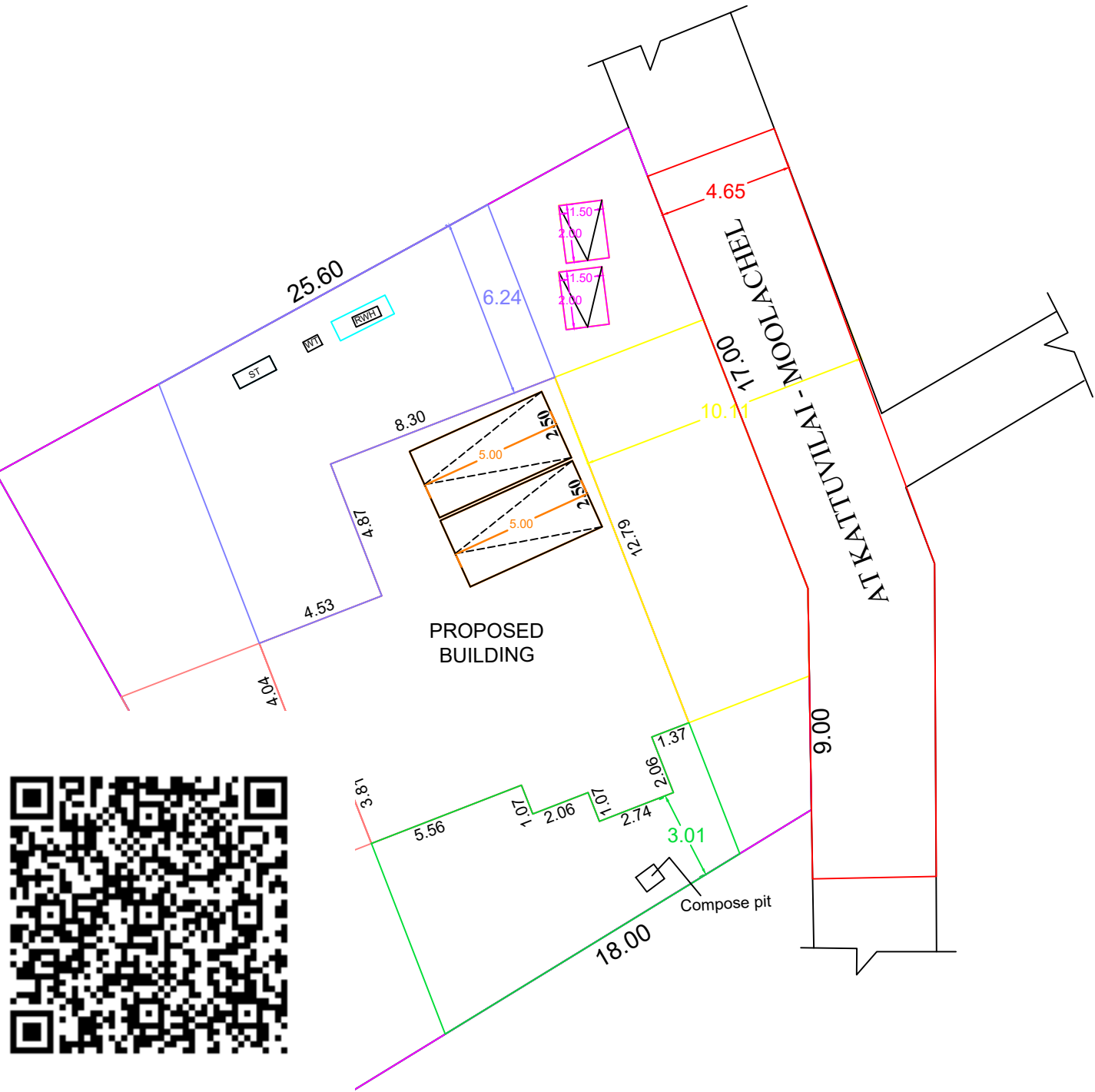
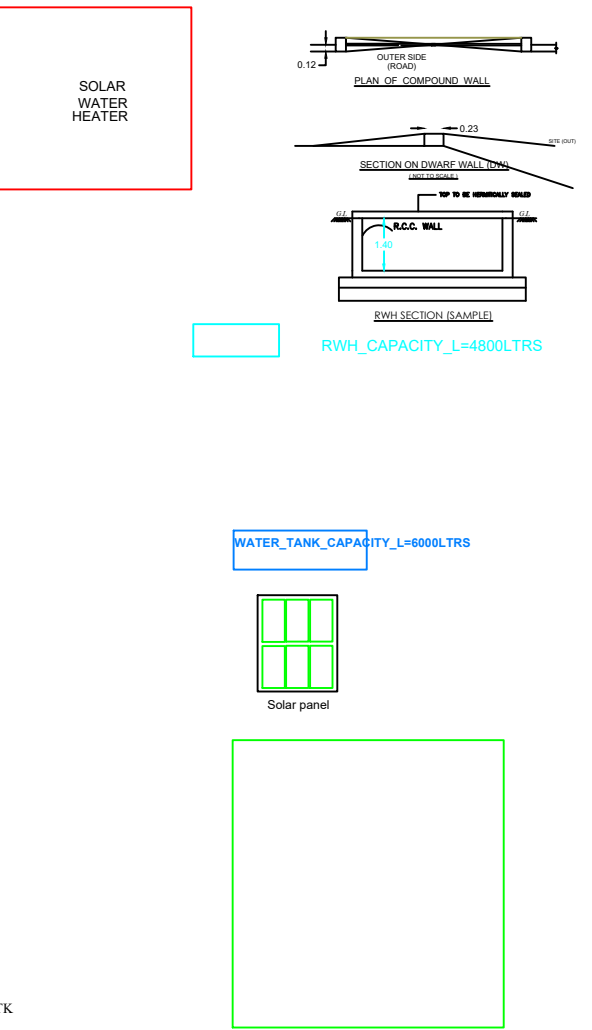
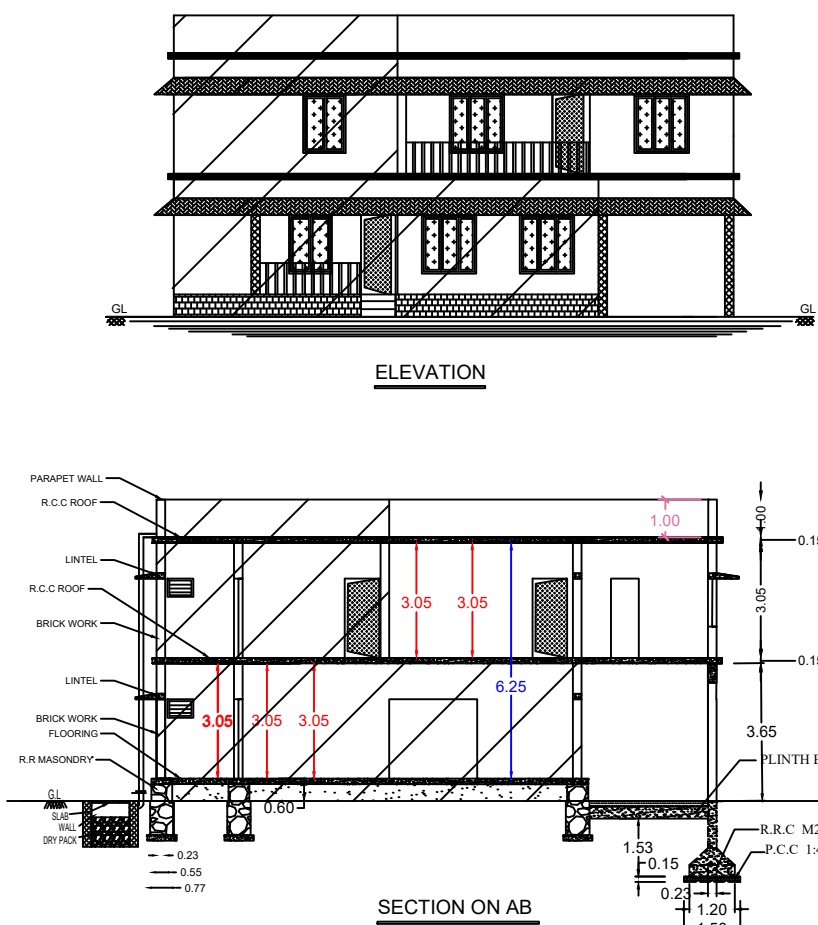
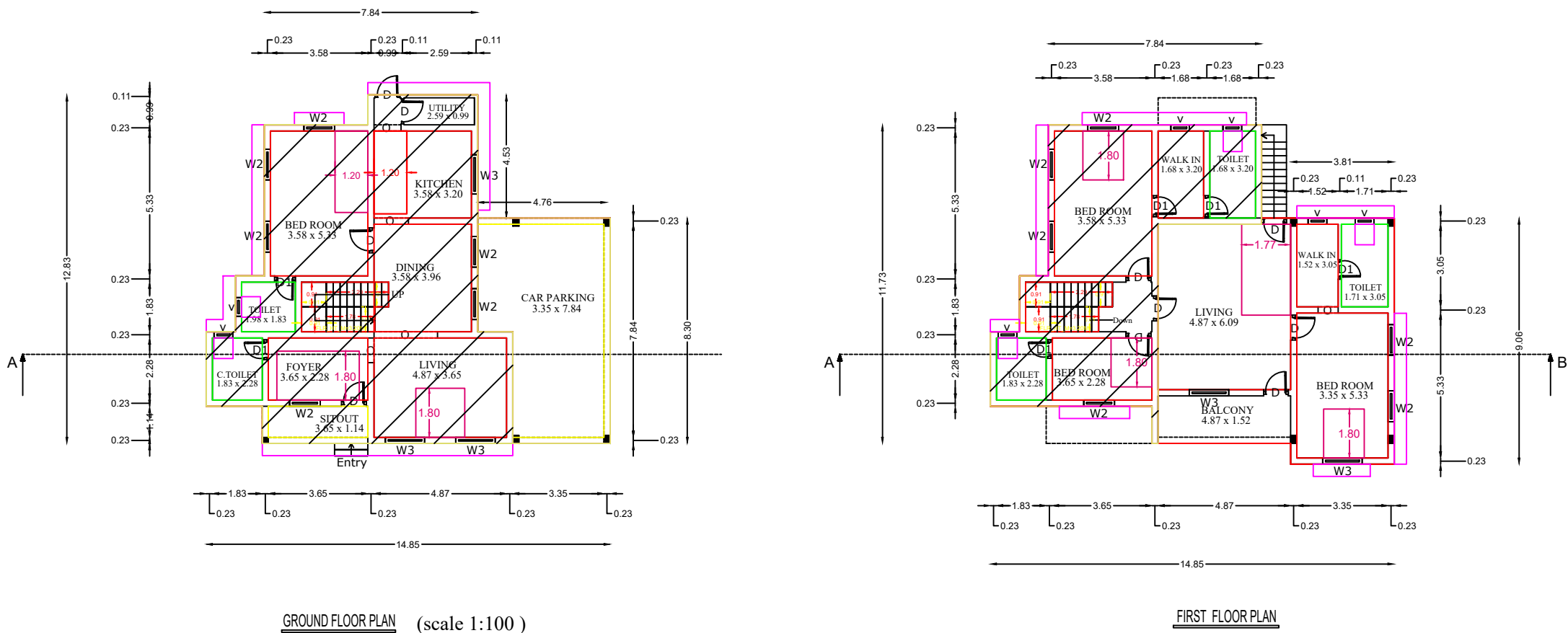
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C. HOUSE BUILDING EXISTING DOOR NO:9/71B IN RSY.NO:256/13
AT KATTUVILAI MOOLACHEL , THUCKALAY VILLAGE, VILAVOOR TOWN PANCHAYAT,
KALKULAM TALUK, KANYAKUMARI DISTRICT.

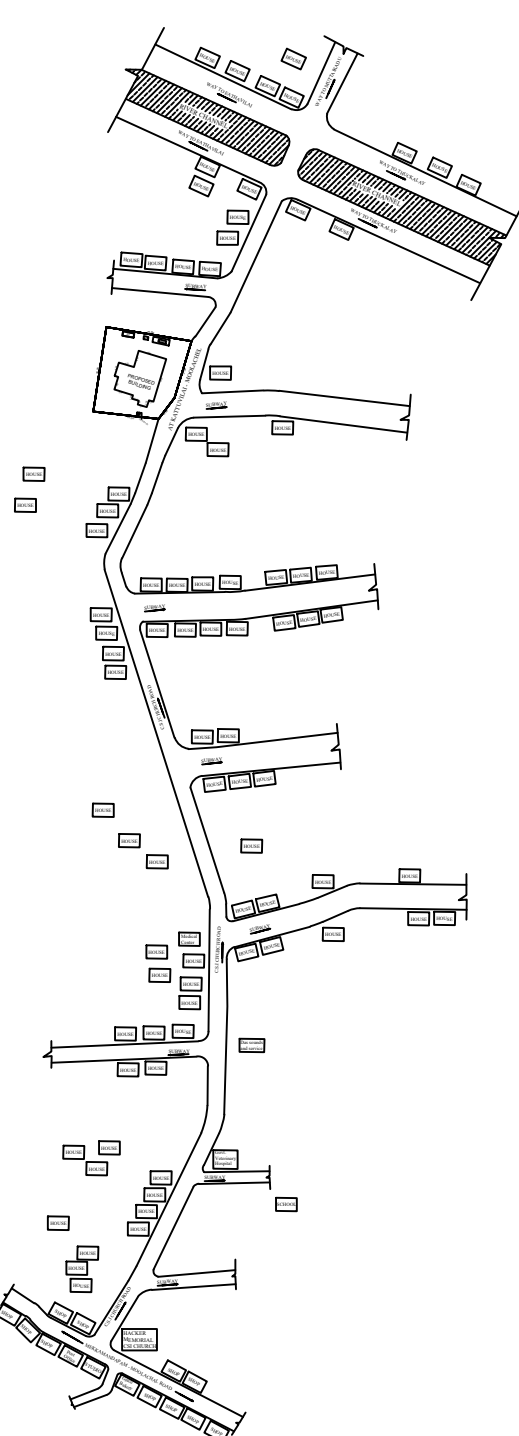
NAME OF THE OWNER:Mrs.SHEEJA ,W/o,Mr.RAJASINGH

ALL DIMENSIONS ARE IN 'M'

SCALE(1:100)



SITE PLAN



KEY PLAN (SCALE 1:400)

REFERENCES

ROAD

BOUNDARY

PROPOSED

EXISTING BUILDING

SCHEDULE OF JOINARIES

D - DOOR

V - VENTILATOR

D1 - DOOR

W - WINDOW

: 1.00 X 2.10 M

: 0.60 X 0.60 M

: 0.75 X 2.10 M

: 1.50 X 1.50 M

EXTENSION PLINTH AREA

GROUND FLOOR	35.12	Sq.mt	377.89	Sq.ft
FIRST FLOOR	74.06	Sq.mt	796.88	Sq.ft
TOTAL EXTENSION PLINTH AREA	109.18	Sq.mt	1174.77	Sq.ft

EXTENSION FLOOR AREA

GROUND FLOOR	31.40	Sq.mt	337.86	Sq.ft
FIRST FLOOR	59.89	Sq.mt	644.41	Sq.ft
TOTAL EXTENSION FLOOR AREA	91.29	Sq.mt	982.27	Sq.ft

EXISTING PLINTH AREA

GROUND FLOOR	109.86	Sq.mt	1172.84	Sq.ft
FIRST FLOOR	64.04	Sq.mt	689.07	Sq.ft
TOTAL PLINTH AREA	173.90	Sq.mt	1861.91	Sq.ft

EXISTING FLOOR AREA

GROUND FLOOR	94.37	Sq.mt	1015.42	Sq.ft
FIRST FLOOR	54.65	Sq.mt	588.03	Sq.ft
TOTAL FLOOR AREA	149.02	Sq.mt	1603.45	Sq.ft

TOTAL BUILDING AREA

GROUND FLOOR	144.98	Sq.mt	1559.98	Sq.ft
FIRST FLOOR	138.10	Sq.mt	1485.95	Sq.ft
TOTAL BUILDING AREA	283.08	Sq.mt	3045.93	Sq.ft

SITE AREA DETAILS

SITE AREA	13.585 Cents	549.78 Sq.mt	5915.63 Sq.ft	
VACANT AREA	404.8	Sq.mt	4355.65	Sq.ft

FSI = $\frac{GF + FF}{SITE AREA}$

FSI = $\frac{283.08}{549.78}$

FSI = 0.51 < 2.00

PLOT COVERAGE = $\frac{GF AREA}{SITE AREA} \times 100$

PLOT COVERAGE = $\frac{144.98}{549.78} \times 100$

PLOT COVERAGE = 26.37 %

PARKING CALCULATION

REQUIRED PARKING AREA

$283.08 / 75.0 = 3.77$ SAY-3 CAR

PLAN INFO

PLOT_NO=NO

PATTA_NO=13403

TALUK=KALKULAM

DISTRICT=KANNYAKUMARI

SURVEY_NO=256/13

PLOT_AREA_M2=549.78

AS_PER_DOCUMENT=549.78

AS_AT_SITE=549.78

FMB_OR_PLR=549.78

JURISDICTION_TYPE= PANCHAYAT

SINGLE_FAMILY_BLDG=YES

LAND_USE_ZONE = RESIDENTIAL

CRZ=NO

SECURITY_ZONE=NO

ACCESS_WIDTH_M=5.00

WHETHER_GOVT_OR_AIDED_SCHOOL=NO

ROAD_WIDTH=4.65

ROAD_LENGTH=100

AVG_PLOT_DEPTH= 25.60

AVG_PLOT_WIDTH=26.00

RWH_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=NO

IS_SWIMMING_POOL_EXISTS=NO

IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO

OFFICE USE

Sheeja

(Mrs.SHEEJA)

SIGN OF THE OWNER

Er. M. MUTHUVEL, B.E.,

LICENSED BUILDING SURVEYOR

Registration No: 151/L/5/2023/00005

VEL ENGINEERING CONSTRUCTION

Koduppalkuzhi, Kattimancoodu (P.O)

Kanyakumari District - 629 801

Mo: 97 86 52 89 29

(Er.M.MUTHU VEL.BE)

SIGN OF REGISTERED ENGINEER

STRUCTURAL CONSULTANT:

VEL ENGINEERING CONSTRUCTION

LICENSED REGISTER ENGINEER

Er.M.MUTHU VEL.BE, (civil)

ENGINEERS GRADE- II

REGISTRATION NO-151/L/5/2023/00005

Kuruthencode union office road,

Kuruthencode(p.o),Kanyakumari-629802

Mobile No:9786526929,6369097677

Gmail:velengineering1@gmail.com

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.

