

PP

APPROVAL RECORD

# Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

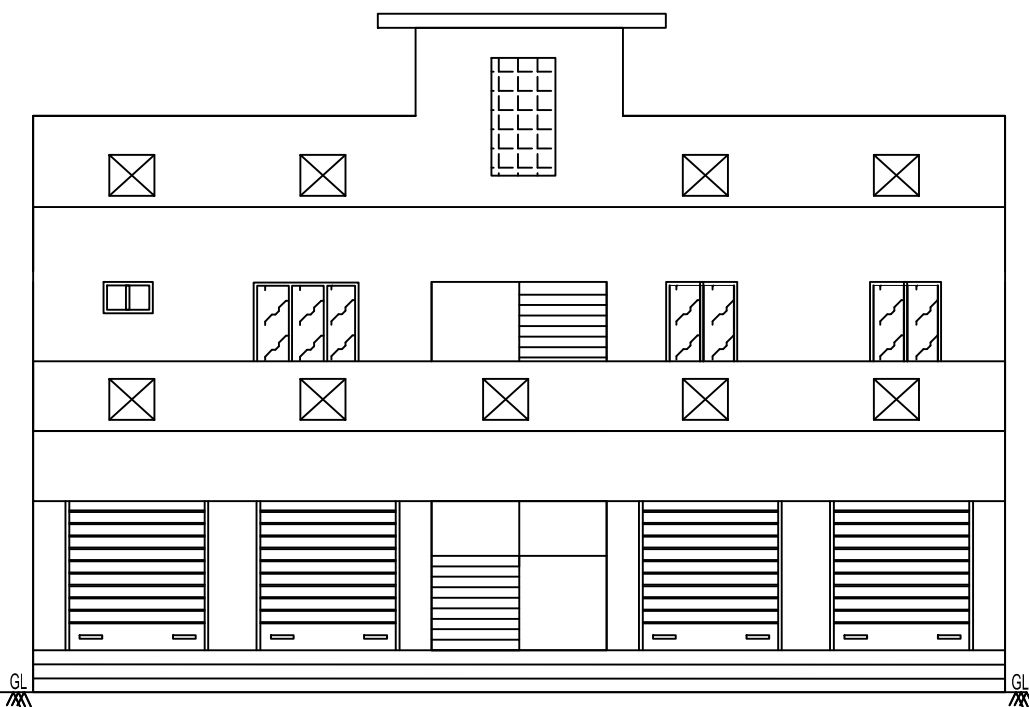
**Rural Panchayat**

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

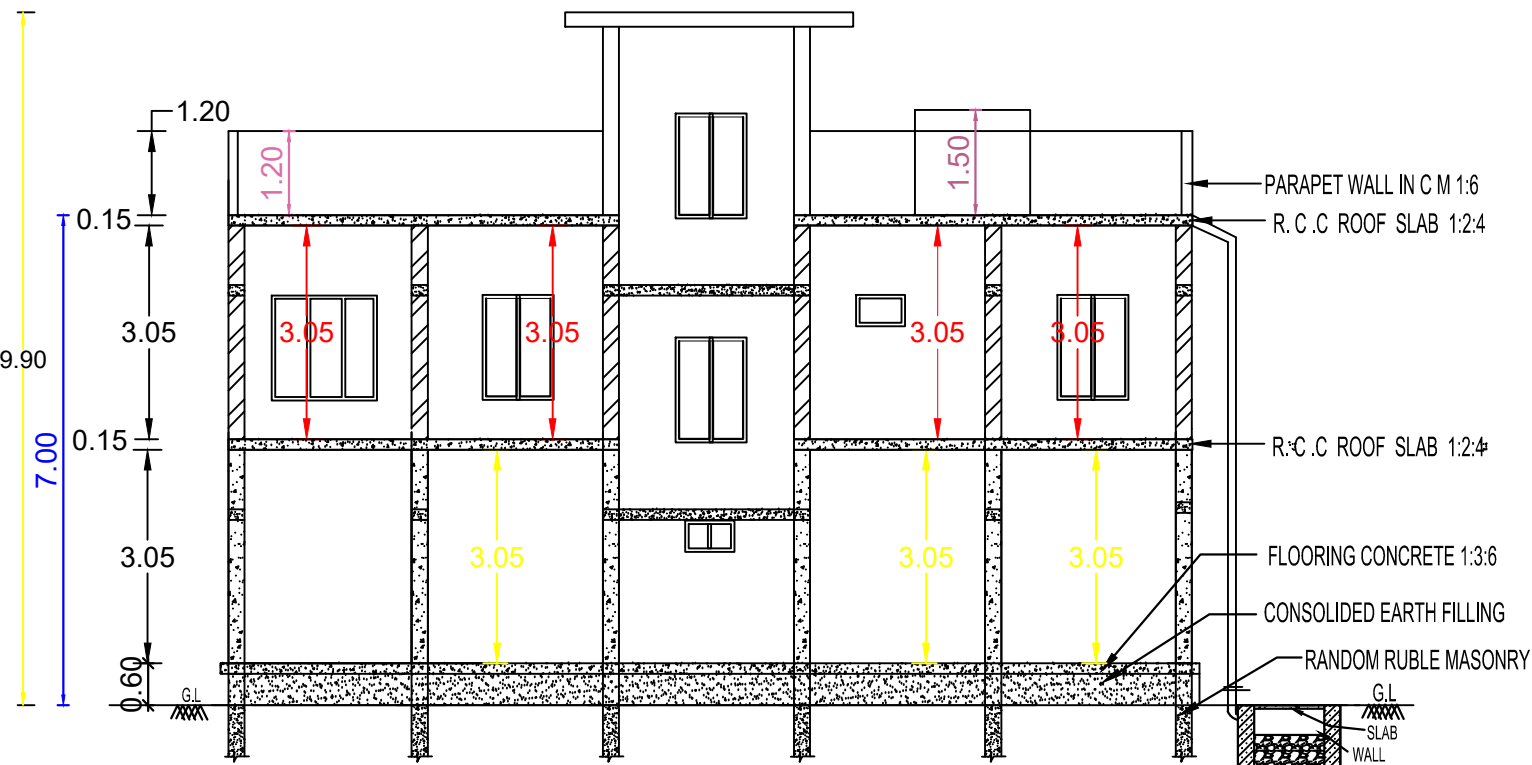
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF TERRACE ROOF SHOP AND RESIDENTIAL IN RE. SY NO : 936/ 40B OF VELLICHANTHAI - B VILLAGE AT SARAL IN VELLICHANTHAI VILLAGE PANCHAYAT, KALKULAM TALUK, KANYAKUMARI DISTRICT.

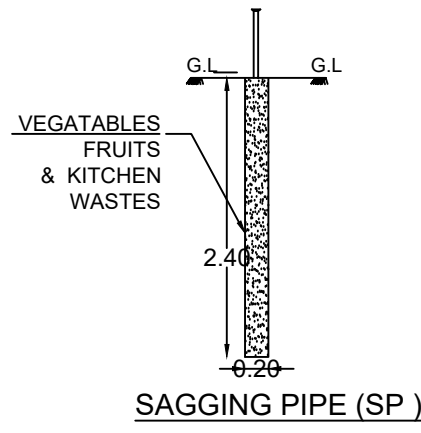
NAME OF THE OWNER : Mr. CHRISTOPHER S/O, Mr. CHRISTUDHAS .



FRONT ELEVATION

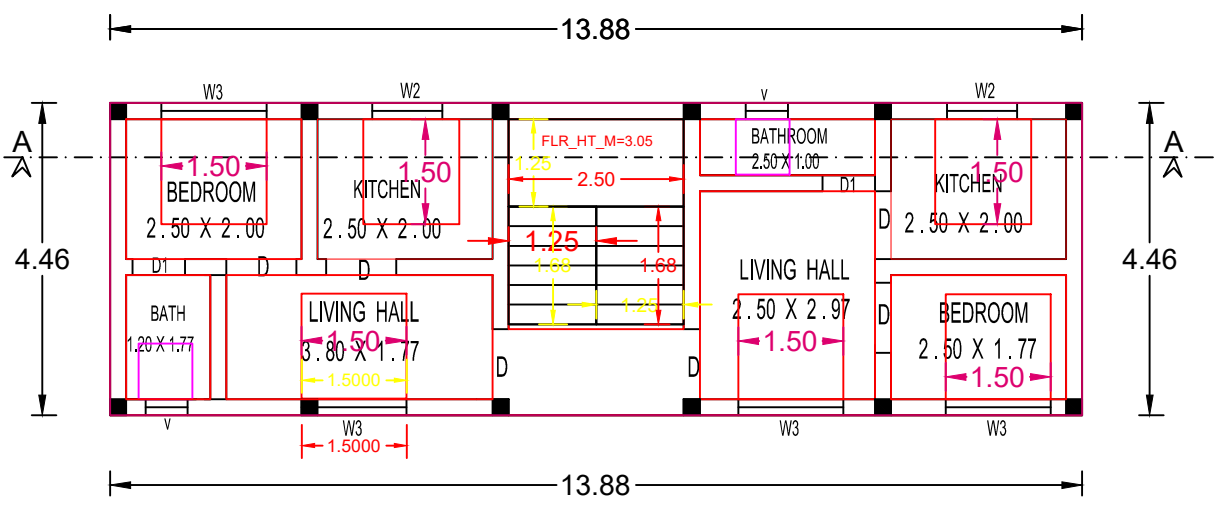
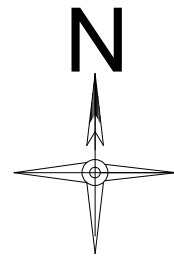


SECTION - AB

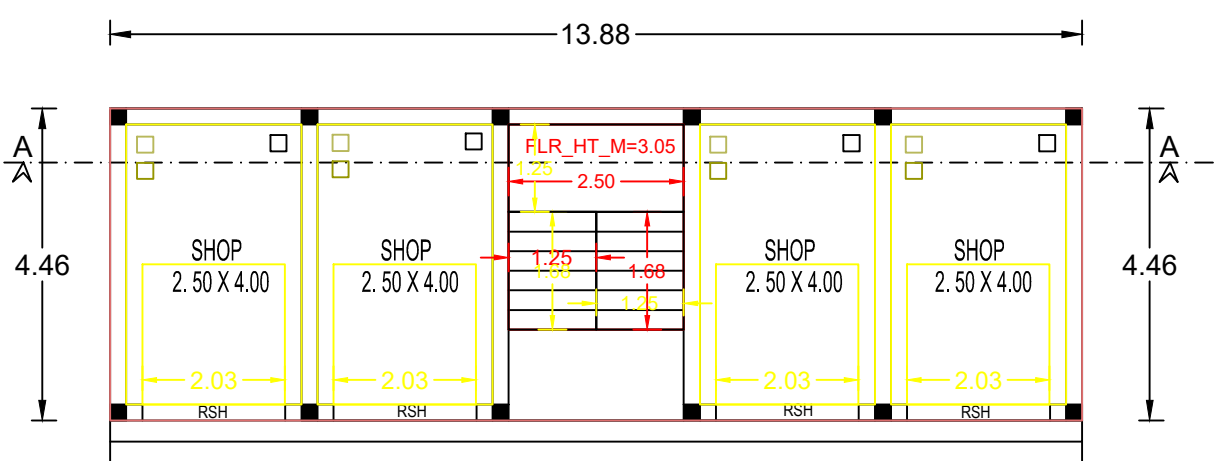


SAGGING PIPE (SP)

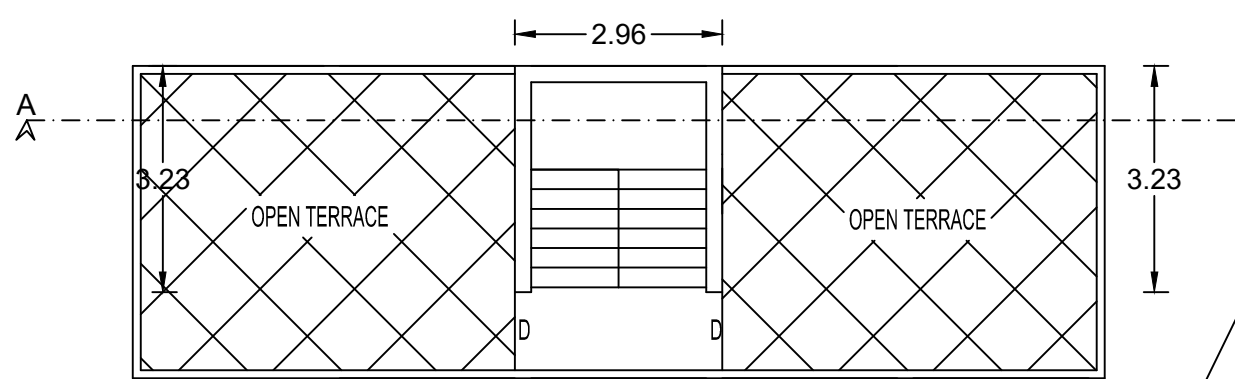
PLAN INFO  
PLOT\_NO=NO  
TALUK=KALKULAM  
DISTRICT=KANNYAKUMARI  
PLOT\_AREA\_M2= 131.53  
JURISDICTION\_TYPE= PANCHAYAT  
PATTA\_NO= 13308  
SINGLE\_FAMILY\_BLDG=YES  
SURVEY\_NO= 936/40B  
LAND\_USE\_ZONE = COMMERCIAL  
CRZ=NO  
SECURITY\_ZONE=NO  
ACCESS\_WIDTH\_M=17.00  
WHETHER\_GOVT\_OR\_AIDED\_SCHOOL=NO  
AS\_AT\_SITE=130.57  
FMB\_OR\_PLR=131.94  
AS\_PER\_DOCUMENT=131.53  
ROAD\_WIDTH=6.00  
ROAD\_LENGTH=100  
AVG\_PLOT\_DEPTH=8.00  
AVG\_PLOT\_WIDTH= 17.00  
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=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-PCO\_MEMBER\_COUNT=1  
IS\_SWIMMING\_POOL\_EXISTS=NO  
IF\_HERITAGE\_TOWN\_LESSTHAN\_1KM\_RADIUS=NO



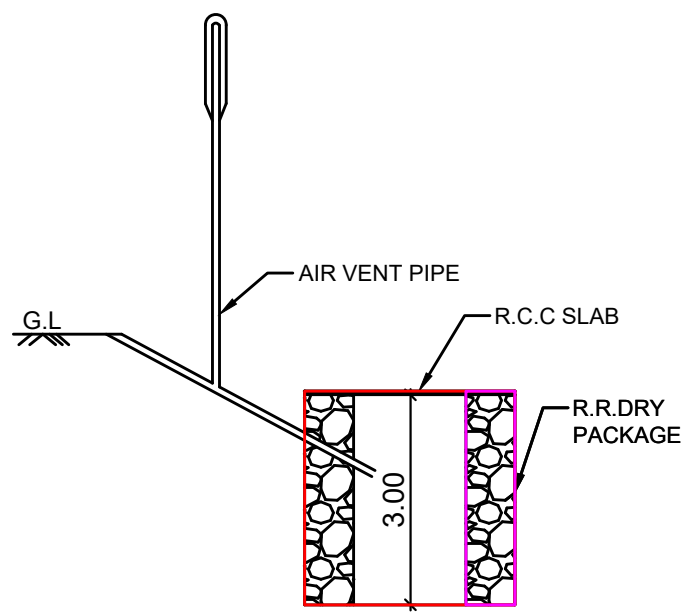
FIRST FLOOR PLAN



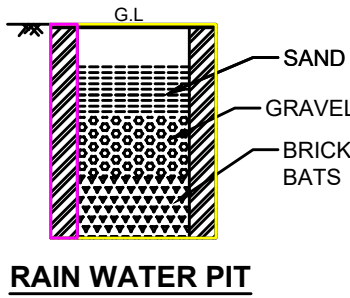
GROUND FLOOR PLAN



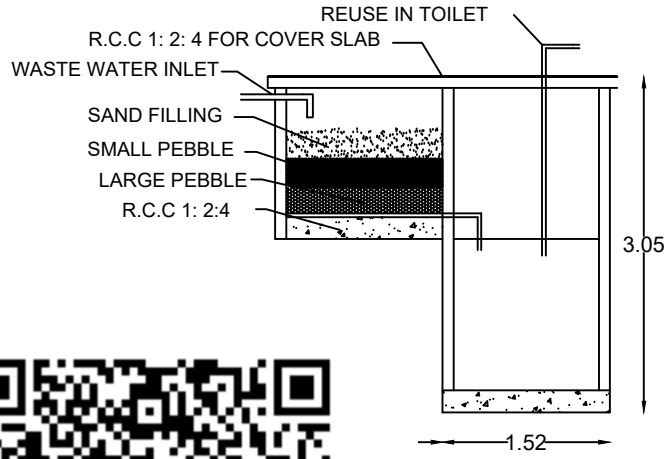
HEAD ROOM PLAN



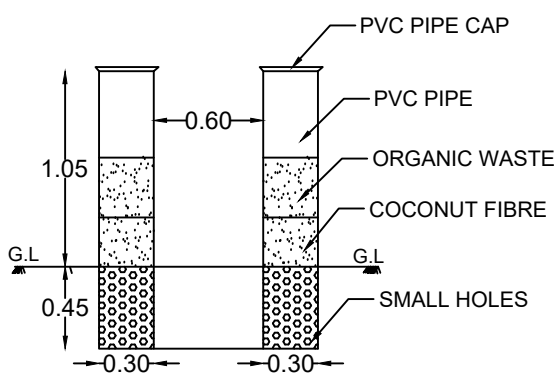
SECTION OF SOAKPIT



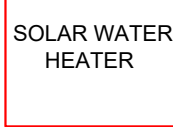
RAIN WATER PIT



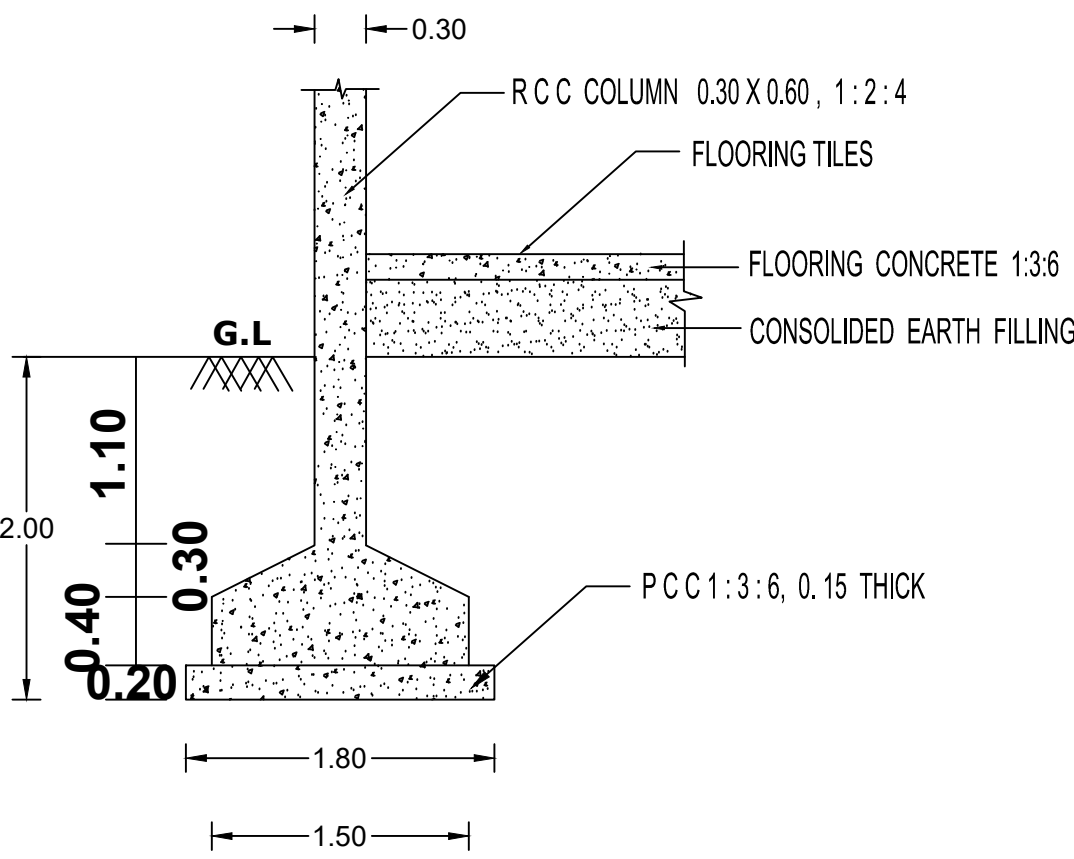
LING OF WATER



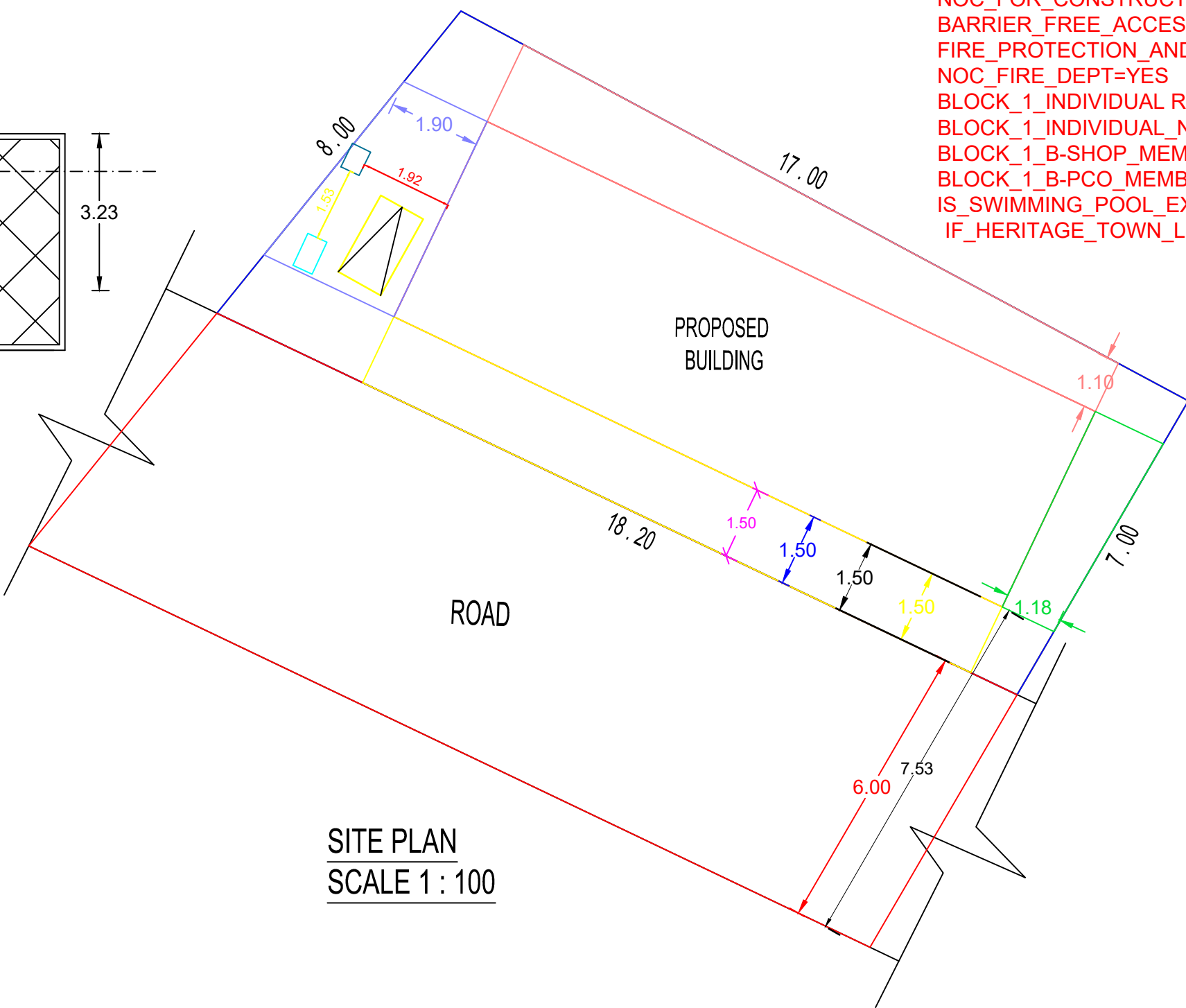
PIPE COMPOSIT PIT



SOLAR WATER HEATER

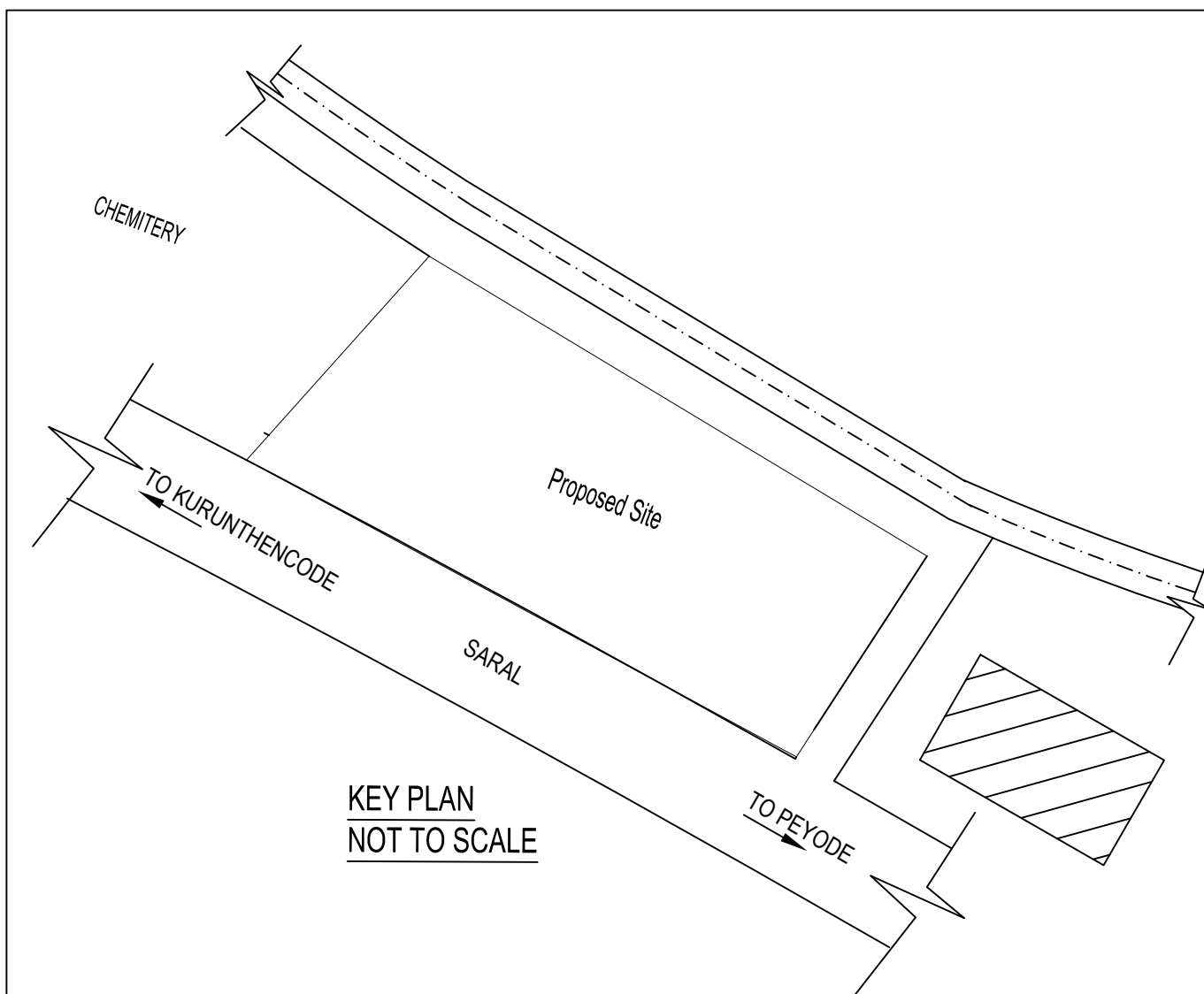


COLUMN DETAILS  
SECTION ON A-A



SITE PLAN  
SCALE 1 : 100

WATER\_TANK\_CAPACITY\_L=6000LTRS



KEY PLAN  
NOT TO SCALE

| Legend            |                |                             |                             |
|-------------------|----------------|-----------------------------|-----------------------------|
| Block Name        | Floor Name     | Total Covered Area in Sq.m. | Total Buildup Area in Sq.m. |
| Others            | FLOOR-GROUND   | 61.90                       | 61.90                       |
|                   | FLOOR01        | 61.90                       | 61.90                       |
| Grand Total       |                | 123.80                      | 123.80                      |
| Floor Space Index | 0.94           |                             |                             |
| Plot Coverage     | 47.06%         |                             |                             |
| Applicant Name    | Mr.CHRISTOPHER |                             |                             |
| Proposed Address  | SARAL          |                             |                             |

**PARKING CALCULATION**  
Every 75 Sq.m Providing 1Car Space  
Every 50 Sq.m Providing 1Two Wheeler Space

|              |           |            |                        |
|--------------|-----------|------------|------------------------|
| Ground Floor | -         | -          | -                      |
| FIRST Floor  | Kitchen-2 | 61.90 Sq.m | 1 Two Wheeler<br>0 Car |

Providing 0 Car, 1 Two wheeler

PLOT COVERAGE =  $\frac{61.90 \times 100}{131.53} = 47.06\%$

**AREA DETAILS**  
**AREA OF SITE : 131.53 Sq.m (1415.78 SQ.FT) (3.250 CENT)**  
**VACANT AREA : 69.63 Sq.m - 749.49 Sq.ft**  
**GROUND FLOOR SHOP : 61.90 Sq.m - 666.29 Sq.ft**  
**FIRST FLOOR RESIDENTIAL : 61.90 sq.m - 666.29sq.ft**  
**TOTAL : 123.80 Sq.m - 1332.58 Sq.ft**

| REFERENCE |            |             |
|-----------|------------|-------------|
| MD        | MAIN DOOR  | 1.00 X 2.10 |
| D         | DOOR       | 1.00 X 2.10 |
| D1        | DOOR       | 0.75 X 2.10 |
| W3        | WINDOW     | 1.50 X 1.50 |
| W2        | WINDOW     | 1.00 X 1.50 |
| V         | VENTILATOR | 0.90 X 0.60 |

ALL DIMENSIONS ARE IN METER  
SCALE 1:100

CERTIFIED THAT PROVISIONS SHALL BE MADE TO  
"RAIN WATER HARVESTING " ARRANGEMENTS  
SYSTEM IN THE PROPOSED CONSTRUCTION

**FSI CALCULATION:**

FSI =  $\frac{123.80}{131.53} = 0.94 < 2.00$

*Signature of Owner*

SIGNATURE OF OWNER

*Signature of Registered Engineer*  
**Er. G. MARIA BALAN**  
Registered Engineer Grade - III  
RE - III / KKDTCP/007/2022  
**G.L. CONSTRUCTIONS**  
Ezhil Building, 1st Floor, Thingal Nagar.  
Ph : 9488883288 , 6383960224

SIGNATURE OF REGISTERED ENGINEER



**G.MARIA BALAN**  
Registered engineer grade - III  
No: RE3/ KKDTCP/007/2022  
**G.L CONSTRUCTION**  
Ezhil building, 1st floor, Thingal Nager.

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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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.

