

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari

Kanniyakumari district, Tamil Nadu

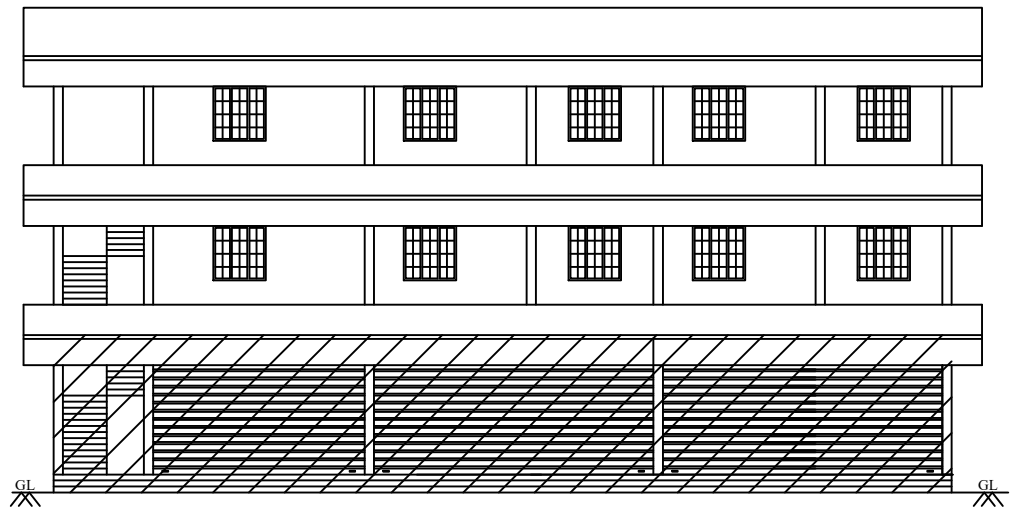
APPROVAL TYPE
Building PlanISSUING AUTHORITY
Town PanchayatPURPOSE
Residential

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

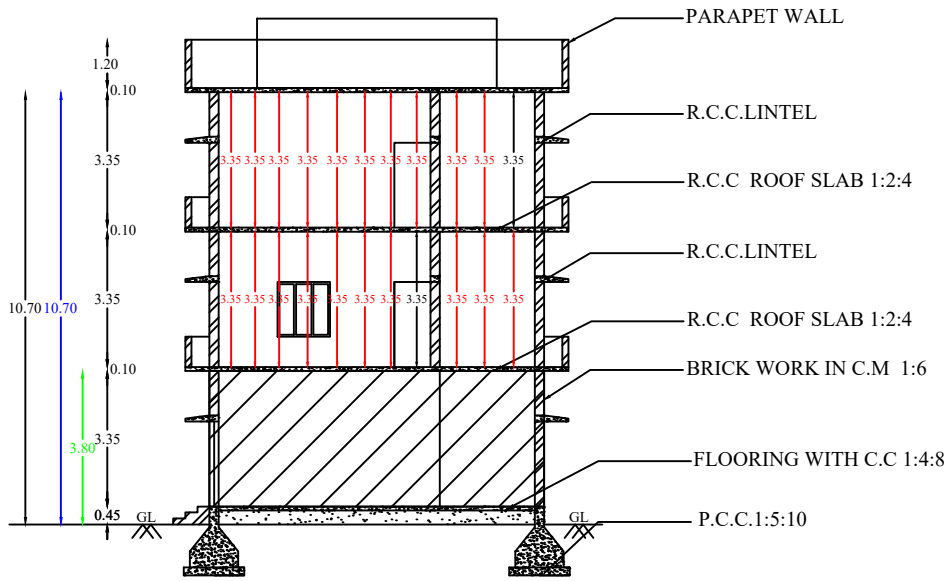
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF A R.C.C ROOF SHOP AND RESIDENTIAL BUILDING AT SARALVILAI, VILLARIVILAI IN RE.SURVEY.NO: 293/19B OF KEEZHKULAM 'A' VILLAGE, KEEZHKULAM TOWN PANCHAYAT, KILLIYOOR TALUK, KANYAKUMARI DISTRICT. (EX.DOOR NO:12/133/2,3, 12/113/4)

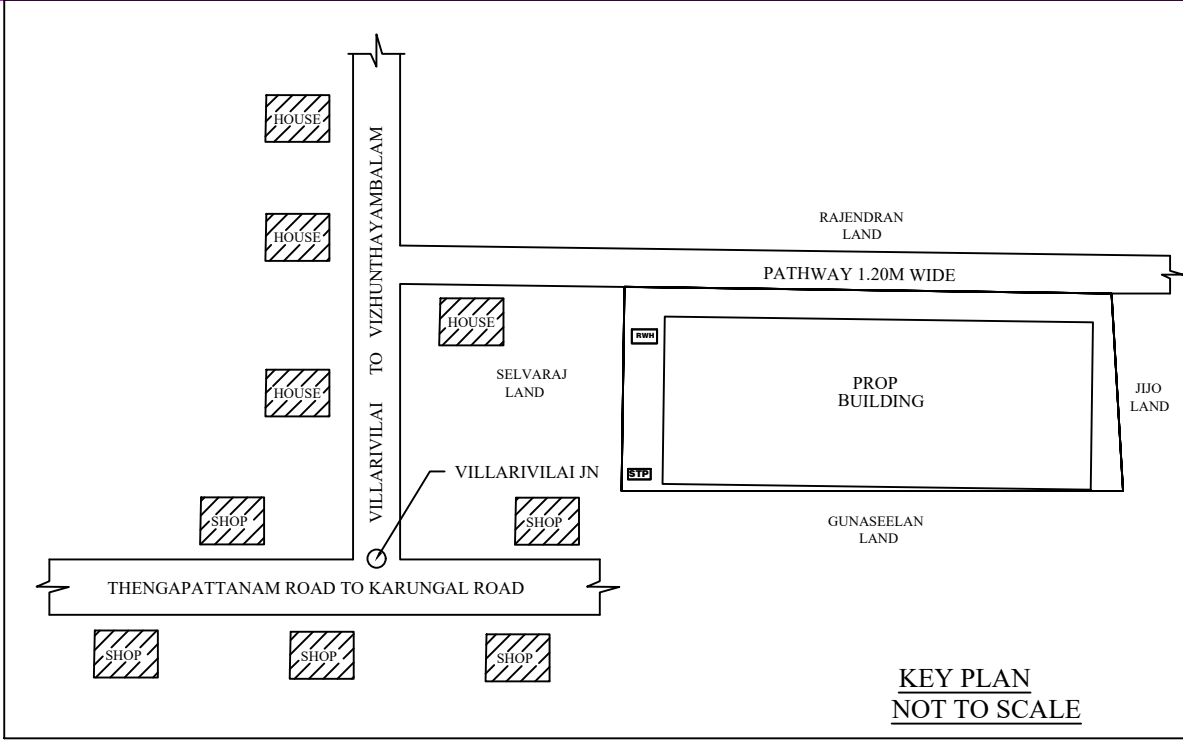
NAME OF OWNER: Mr. RAJENDRAN, S/o Mr.THANIEL



ELEVATION

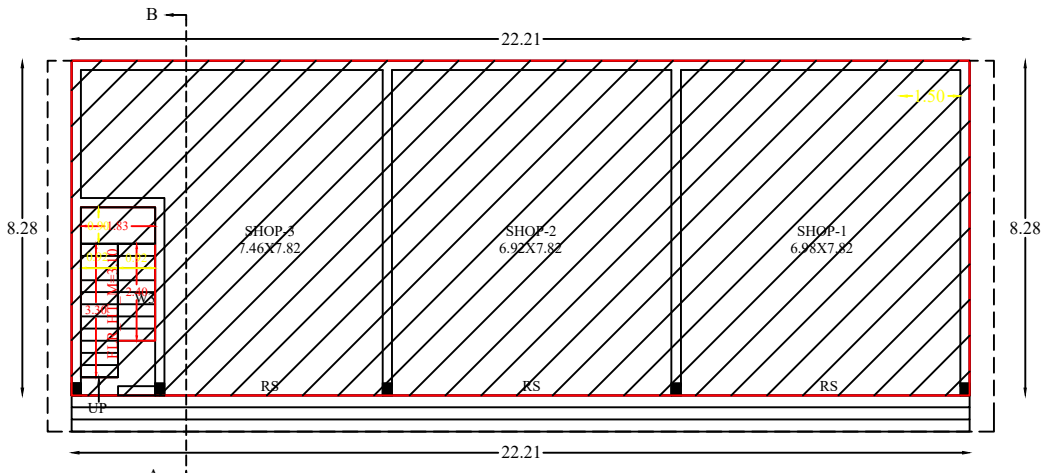


SECTION ON 'AB'

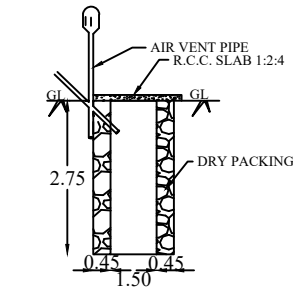


KEY PLAN
NOT TO SCALE

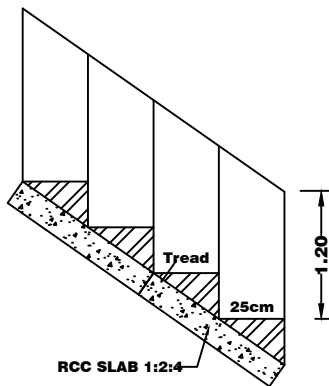
PLAN INFO
PLOT NO-NO
PATTI NO-6865
TALUK-KILLIYOOR
DISTRICT-KANNYAKUMARI
SURVEY NO-293/19B
PLOT AREA M2=242.79
AS AT SITE=242.73
FMB OR PLR=242.79
JURISDICTION TYPE= PANCHAYAT
SINGLE FAMILY BLDG-NO
LAND USE_ZONE = COMMERCIAL, RESIDENTIAL
CR2-NO
SECURITY_ZONE-NO
WHETHER GOVT OR AIDED_SCHOOL-NO
ROAD WIDTH=4.00
ROAD LENGTH=50.00
AVG PLOT DEPTH=9.95
AVG PLOT WIDTH=24.45
RWTH DECLARED=YES
BUILDING NEAR TO RIVER-NO
OSR APPLICABLE=NO
OSR SURRENDER OR BUYBACK=BUYBACK
PREMIUM TSI 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
BLOCK_1_B-SHOP_MEMBER_COUNT=2



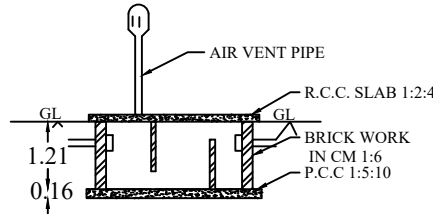
GROUND FLOOR PLAN



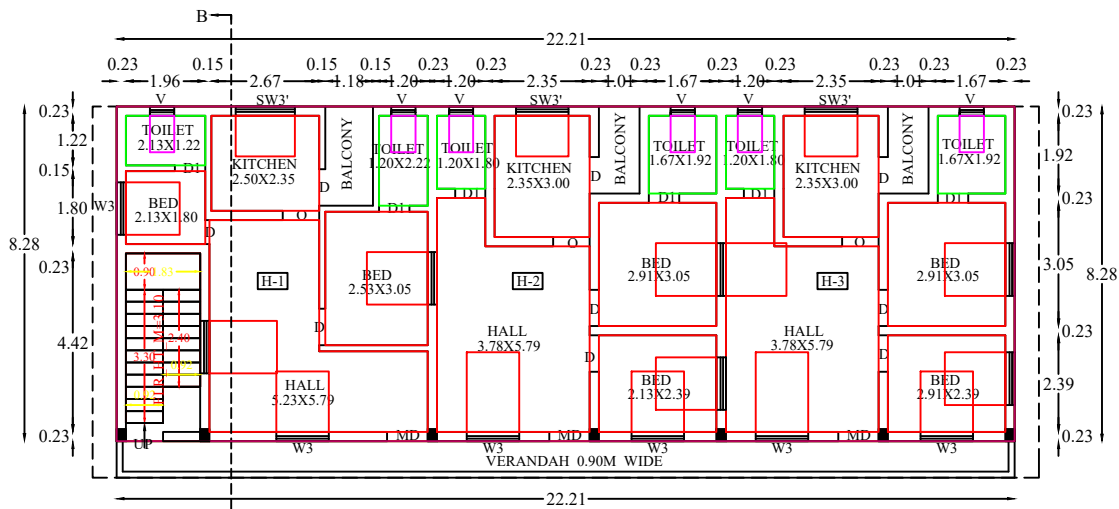
SOAK PIT DETAILS



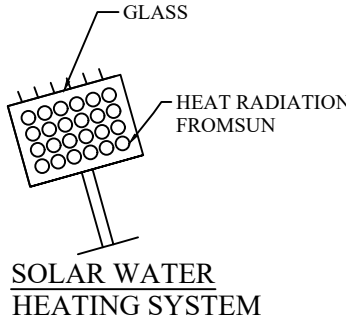
STAIR DETAILS



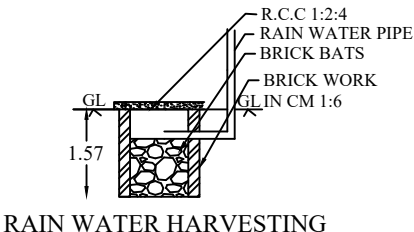
SECTION OF SEPTIC TANK



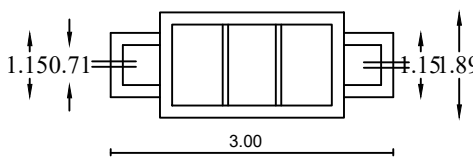
FIRST FLOOR PLAN



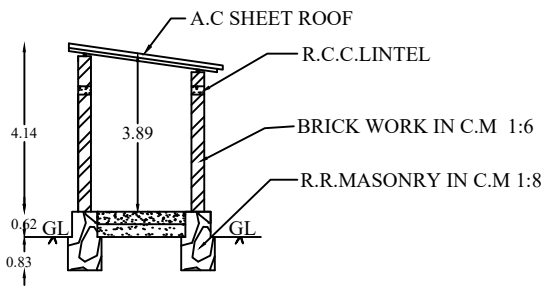
SOLAR WATER
HEATING SYSTEM



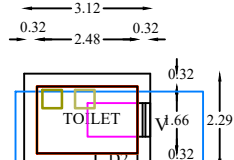
RAIN WATER HARVESTING



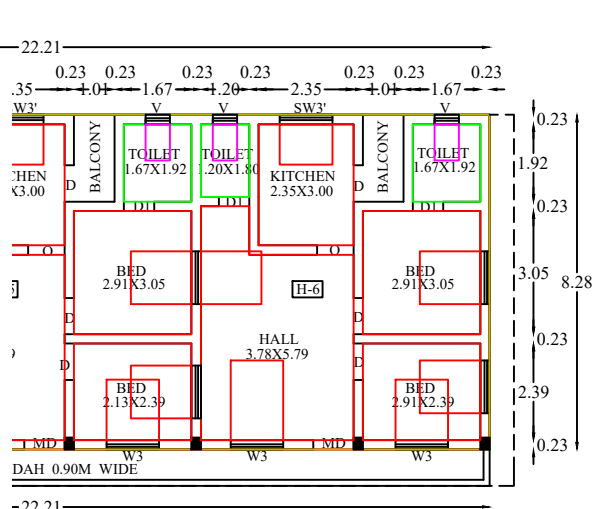
SEPTIC TANK PLAN



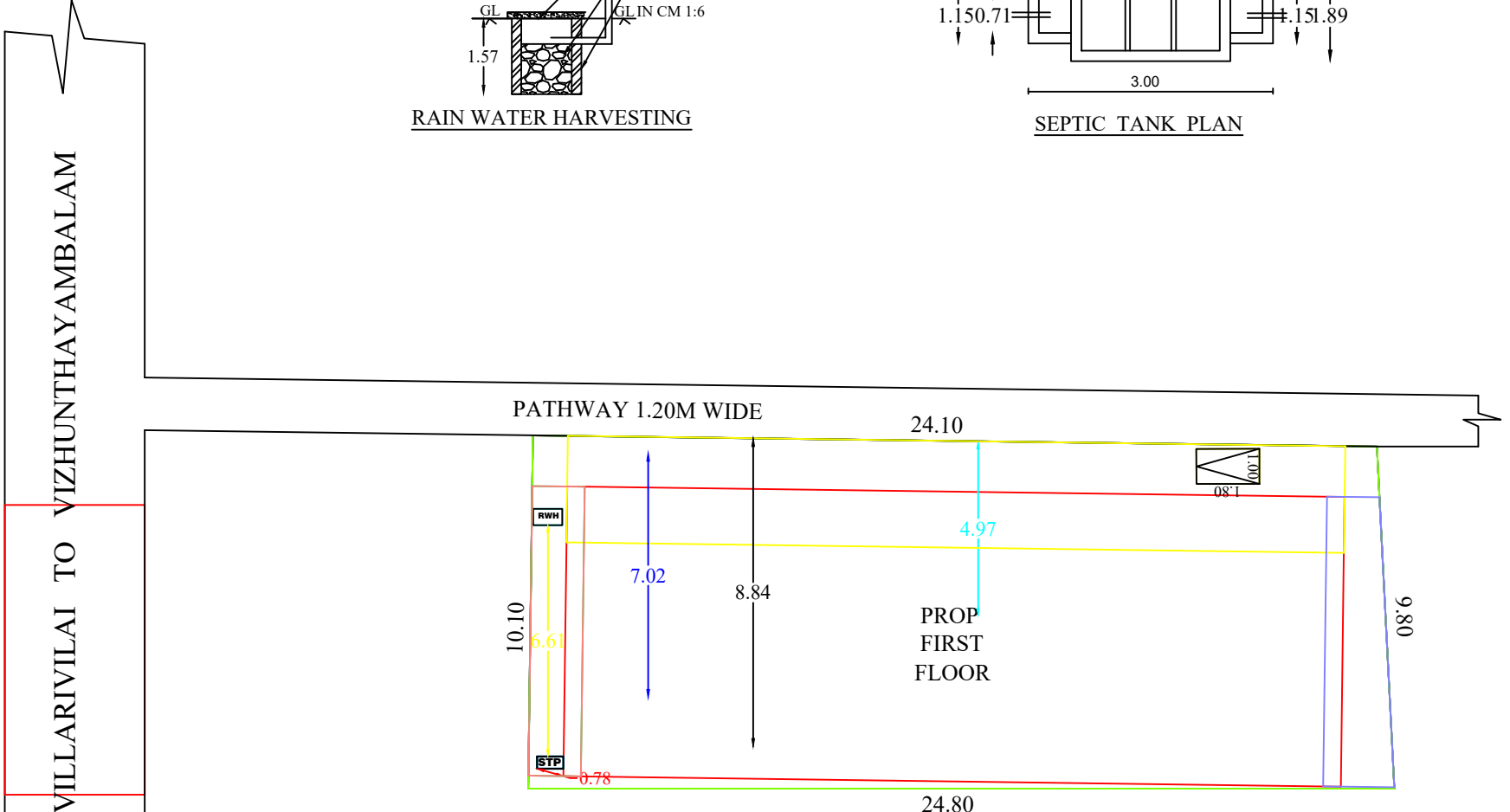
TOILET
SECTION



TOILET



FLOOR PLAN



SITE PLAN
SCALE 1:100

J&C Architecture
Er. A.M. Justin Thiravira Raj, DCE, BE.
Registered Civil Engineer
Reg. No: 148/L/S/2024/00007
Thozhikode, Keezhkulam Post
Cell: 9487634407, 9486960369
E-mail: justin17civil@gmail.com

AREA DETAILS	
SITE AREA	: 242.79 Sq.m, 2613.60 Sq.ft, 6.000 Cents
VACANT AREA	: 58.87 Sq.m, 633.74 Sq.ft
EXISTING BUILDING PLINTH AREA	
GROUND FLOOR (SHOP)	: 183.92 Sq.m, 1980.000 Sq.ft
PROPOSED PLINTH AREA	
F. FLOOR (RESIDENTIAL)	: 183.92 Sq.m, 1980.000 Sq.ft
S. FLOOR (RESIDENTIAL)	: 183.92 Sq.m, 1980.000 Sq.ft
TOTAL AREA	: 367.84 Sq.m, 3960.000 Sq.ft
PROPOSED FLOOR AREA	
F. FLOOR (RESIDENTIAL)	: 151.89 Sq.m, 1635.100 Sq.ft
S. FLOOR (RESIDENTIAL)	: 151.89 Sq.m, 1635.100 Sq.ft
TOTAL AREA	: 303.78 Sq.m, 3270.200 Sq.ft

PLOT COVERAGE : (183.92/242.79)*100= 75.75%

PARKING AREA CALCULATION

UPTO 50 SQ.M : 2 TWO WHEELER SPACE
ABOVE 75 SQ.M : 1 CAR SPACE

REQUIRED AND PROVIDED PARKING

1 TWO WHEELER SPACE
1 CAR SPACE

JOINERY DETAILS	
D : DOOR	: 1.00 x 2.10
D1 : DOOR	: 0.90 x 2.10
D2 : DOOR	: 0.75 x 2.10
W3' : WINDOW	: 1.50 x 1.00
W3 : WINDOW	: 1.50 x 1.50
SW3 : WINDOW	: 1.50 x 1.50
V : VENTILATOR	: 0.60 x 0.90

SCALE	SITE BOUNDARY
PLAN 1: 100	PROP. BUILDING
SITE PLAN 1: 100	ROAD, PATHWAY
	EXIST. BUILDING

SIGNATURE OF LAND AND
BUILDING OWNER:

Er. A.M. Justin Thiravira Raj, DCE, BE.
Registered Civil Engineer
Reg. No: 148/L/S/2024/00007
Thozhikode, Keezhkulam Post
Cell: 9487634407, 9486960369

SIGNATURE OF LICENCE
SURVEYOR/ENGINEER

CERTIFICATE

Certified that provision shall be made to
provide rain water arrangements system in the
proposed construction.

"ALL DIMENSIONS ARE IN METERS"

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.

