

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.

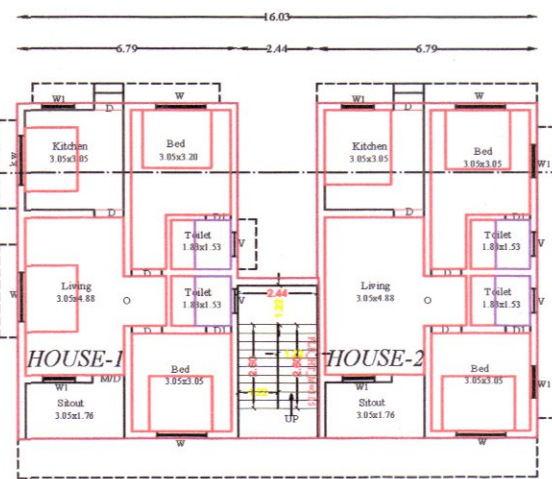
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C. DWELLING (4 HOUSE) AT ERANIEL IN R. SY NO : 451/20

AT ERANIEL VILLAGE ERANIEL TOWN PANCHAYAT KALKULAM TALUK KANYAKUMARI DISTRICT :

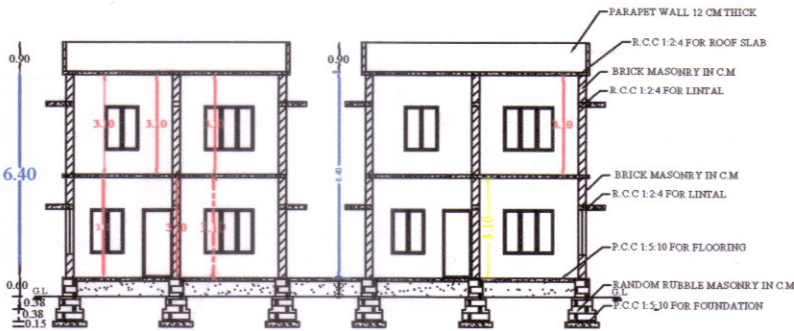
NAME OF OWNER :- MR. J. MARIA PALAIYAN, S/O. JOSEPH,  
ERANIEL, NEYYOOR (P.O)



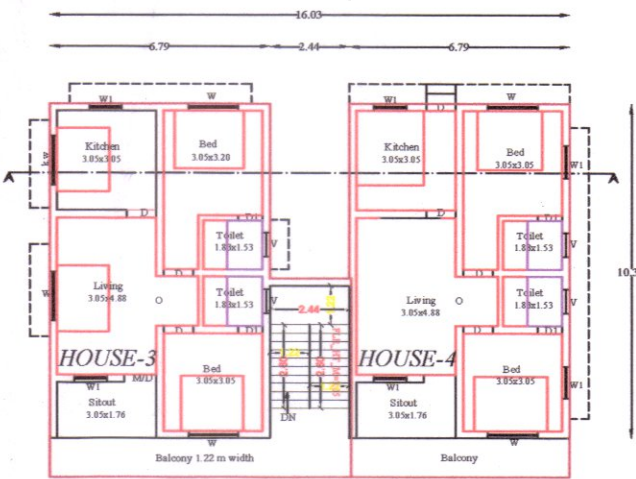
ELEVATION



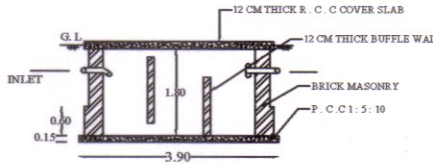
GROUND FLOOR PLAN



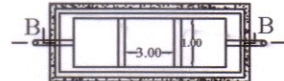
SECTION



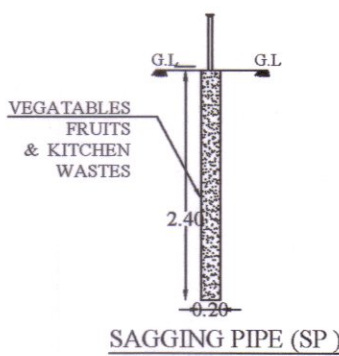
FIRST FLOOR PLAN



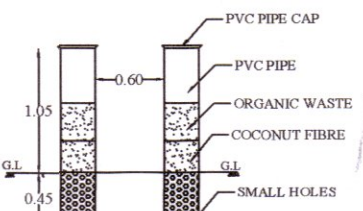
SECTION ON B-B



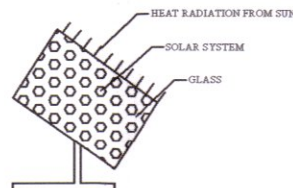
SEPTIC TANK PLAN



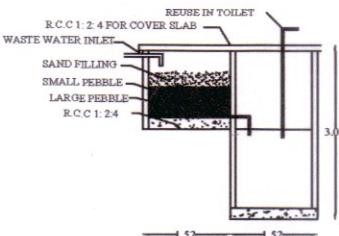
SAGGING PIPE (SP)



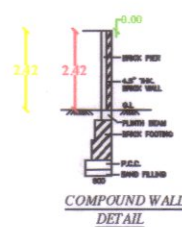
PIPE COMPOSITE PIT



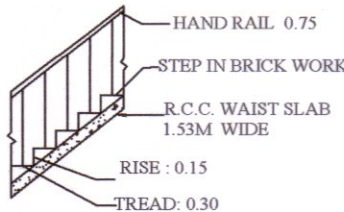
SOLAR SYSTEM



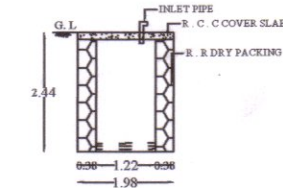
RECYCLING OF WASTE WATER



COMPOUND WALL DETAIL



STAIR CASE SECTION



RAIN WATER STORAGE TANK SECTION

TOPO PLAN  
(SCALE 1 : 400)

| ENTER VALUE | ENTER MATERIAL    | ENTER SIZE  |
|-------------|-------------------|-------------|
| M/D         | PANELLED DOOR     | 1.00 x 2.10 |
| D           | PANELLED DOOR     | 0.90 x 2.10 |
| D1          | PANELLED DOOR     | 0.75 x 2.10 |
| W           | GLAZED WINDOW     | 1.50 x 1.34 |
| W1          | GLAZED WINDOW     | 1.00 x 1.34 |
| K.W         | KITCHEN WINDOW    | 1.00 x 1.00 |
| V           | GLAZED VENTILATOR | 0.75 x 0.45 |

ROAD : ☐ PROPOSED : ☐  
SITE : ☐ EXISTING : ☒

Er. C.R. Rathesh, B.Tech (Civil)  
LICENCED BUILDING SURVEYOR  
Rathee Construction  
Opp. Post Office,  
Thingal Nagar, Neyyoor P.O  
9789743961

SIGNATURE OF LICENCED SURVEYOUR

SIGNATURE OF APPLICANT

PLAN INFO  
PLOT NO-NO  
TALUK-KALKULAM  
DISTRICT-KANNYAKUMARI  
PLOT AREA M2=383.16  
JURISDICTION TYPE-PANCHAYAT  
PATTA NO-1545  
SINGLE FAMILY BLDG-YES  
SURVEY NO-451/20  
LAND USE ZONE - RESIDENTIAL  
CRZ-NO  
SECURITY ZONE-NO  
ACCESS WIDTH M=24.12  
WHETHER GOVT OR AIDED SCHOOL-NO  
AS AT SITE-383.15  
FMB OR PLR-383.16  
AS PER DOCUMENT-383.16  
ROAD WIDTH-3.60  
ROAD LENGTH-100.00  
AVG PLOT DEPTH-24.12  
AVG PLOT WIDTH-24.43  
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  
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-PO MEMBER COUNT-1  
IS SWIMMING POOL EXISTS-NO  
IF HERITAGE TOWN LESS THAN 1KM RADIUS-NO

NOTE : ALL DIMENSIONS ARE IN METER , SCALE :1:100

|                |                 |             |
|----------------|-----------------|-------------|
| AREA OF SITE   | 3.83 ARE        | 9.475 CENTS |
| AREA IN SQ "M" | AREA IN SQ "FT" |             |
| SITE AREA      | 383.45          | 4127.31     |

| PLINTH AREA    |          |         |
|----------------|----------|---------|
| GROUND FLOOR : |          |         |
| HOUSE - 1      | : 82.69  | 890.07  |
| HOUSE - 2      | : 70.51  | 758.96  |
| FIRST FLOOR :  |          |         |
| HOUSE - 3      | : 93.97  | 1011.49 |
| HOUSE - 4      | : 78.80  | 848.20  |
| TOTAL          | : 325.97 | 3508.72 |

| FLOOR AREA     |          |         |
|----------------|----------|---------|
| GROUND FLOOR : |          |         |
| HOUSE - 1      | : 70.29  | 756.60  |
| HOUSE - 2      | : 58.98  | 634.86  |
| FIRST FLOOR :  |          |         |
| HOUSE - 3      | : 70.29  | 756.60  |
| HOUSE - 4      | : 58.98  | 634.86  |
| TOTAL          | : 258.54 | 2782.92 |

PROPOSED PLINTH AREA : 325.97 SQ.M (3508.72 S.FT)

PROPOSED FLOOR AREA : 258.54 SQ.M (2782.92 S.FT)

LENGTH OF COMPOUND WALL 31.27 M

VACANT : 230.25 2478.41

F.S.I : 325.97/383.45 0.85 <2.00

| PARKING CALCULATION :-                             |                          | PLOT COVERAGE : 325.97 x 100 / 383.45 = 85.00 % |
|----------------------------------------------------|--------------------------|-------------------------------------------------|
| Required parking :-                                |                          |                                                 |
| Total plinth area                                  | = 325.97 sqm             |                                                 |
| First 50 sqm 1 dwelling unit = 1 Two Wheeler space |                          |                                                 |
| 1 Two Wheeler space                                | = 1.00 x 1.80            |                                                 |
| 1 Car space                                        | = 2.50 x 5.00            |                                                 |
| Required car space                                 | = 325.97 / 75 = 4.34 car |                                                 |

SOPHIA CONSTRUCTION  
MSOPHIA  
Licenced Building Surveyor  
Reg.no: 1487/S/2024/00001  
Near BSNL office, Neyyoor Road, Thingal Nagar  
Mob: 9345414218, 9442711952

# 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.

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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  
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+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.

