

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.

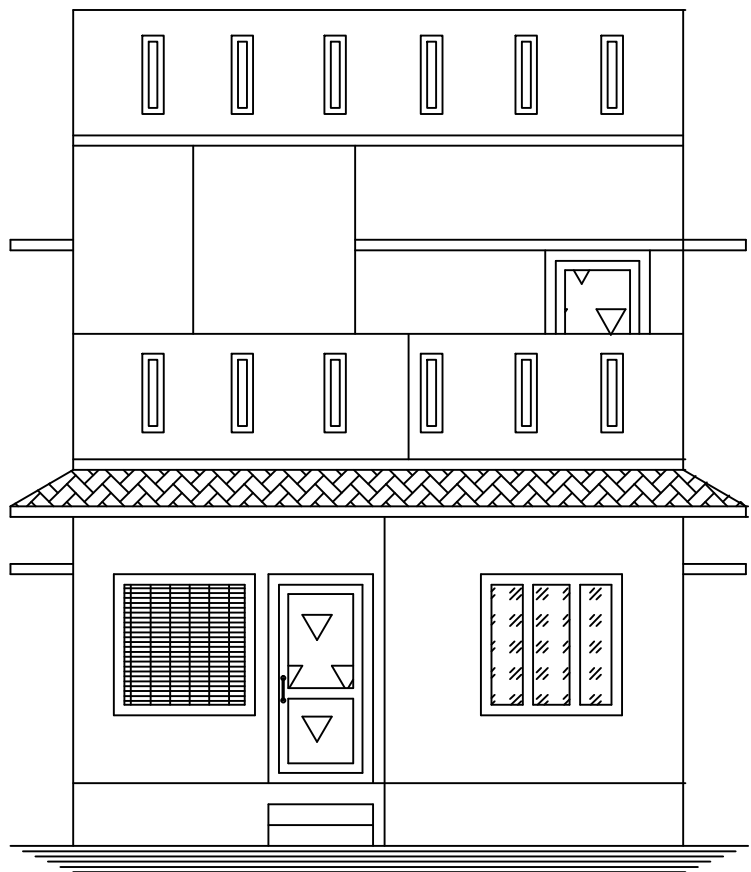
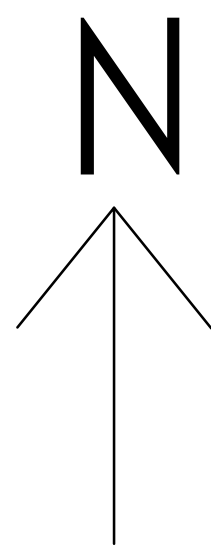
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING (AFTER DEMOLISHING THE EXISTING BUILDING IN

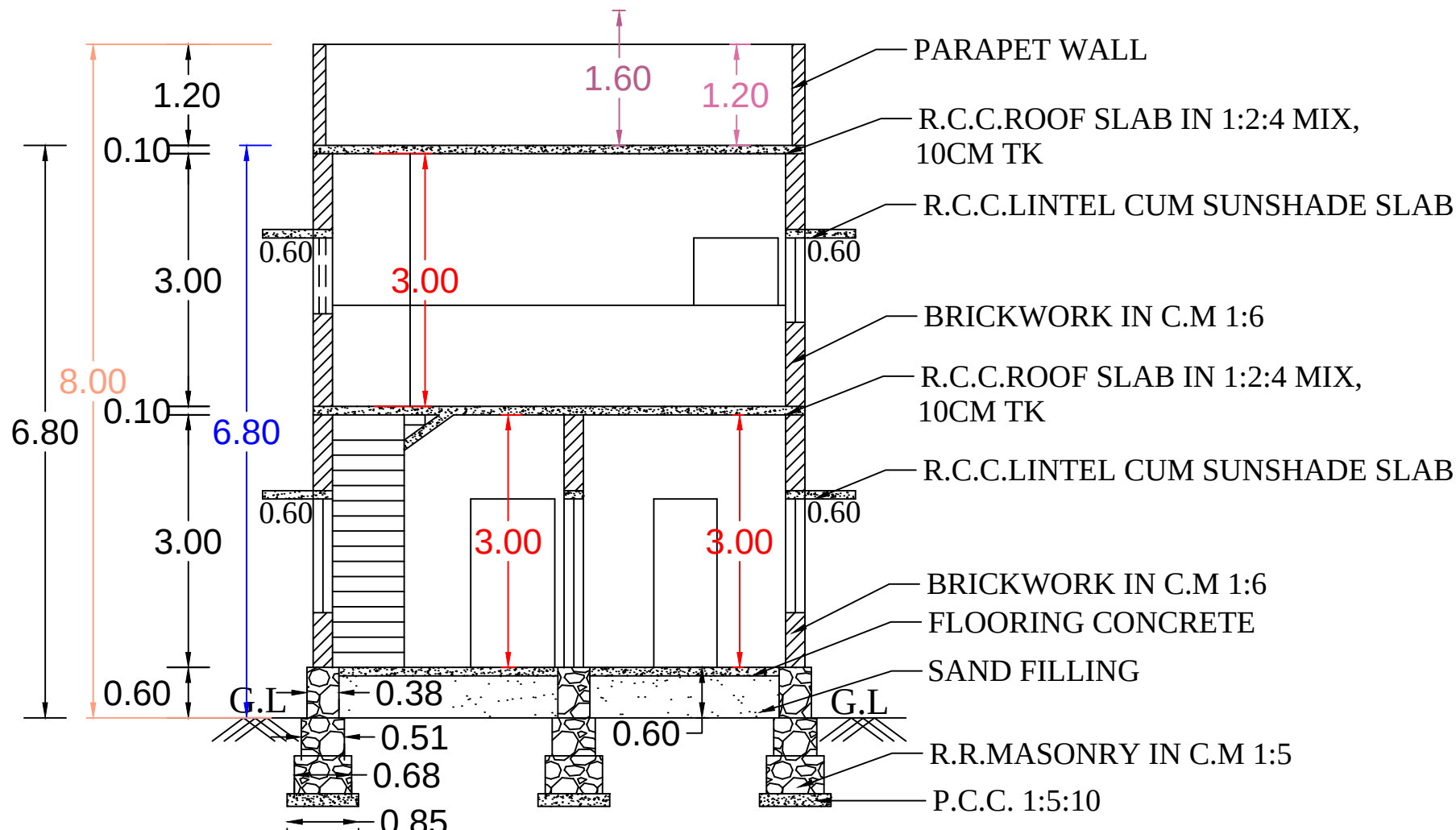
EX.DOOR.NO: 6/113) IN RE.SY.NO: 7/7 OF KOTTARAM WEST VILLAGE AT VAIGUNDAPATHI IN KOTTARAM TOWN PANCHAYAT.

NAME OF THE OWNER: Mr. MANIKANDAN,
S/O: Mr. PAULNADAR.

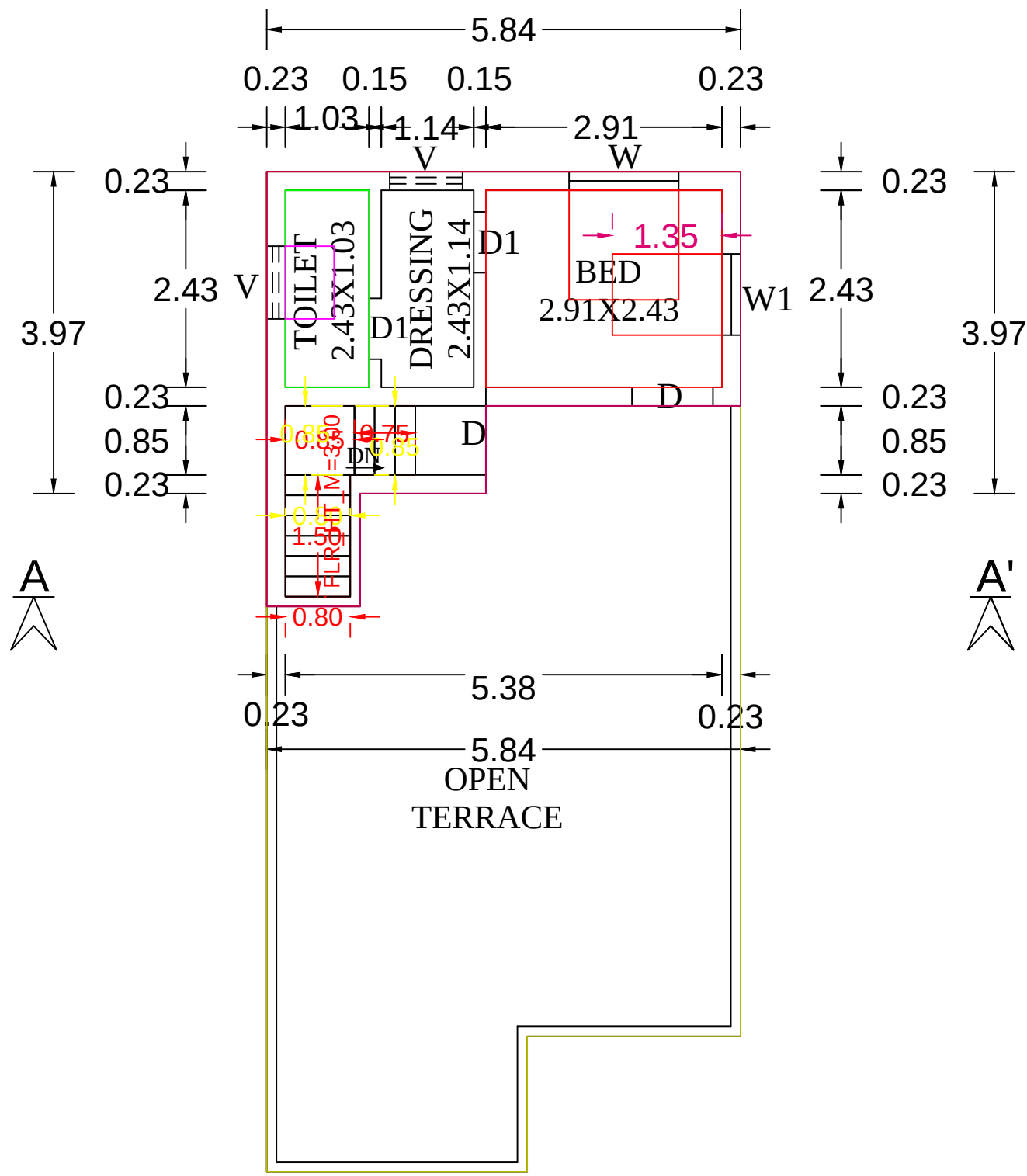
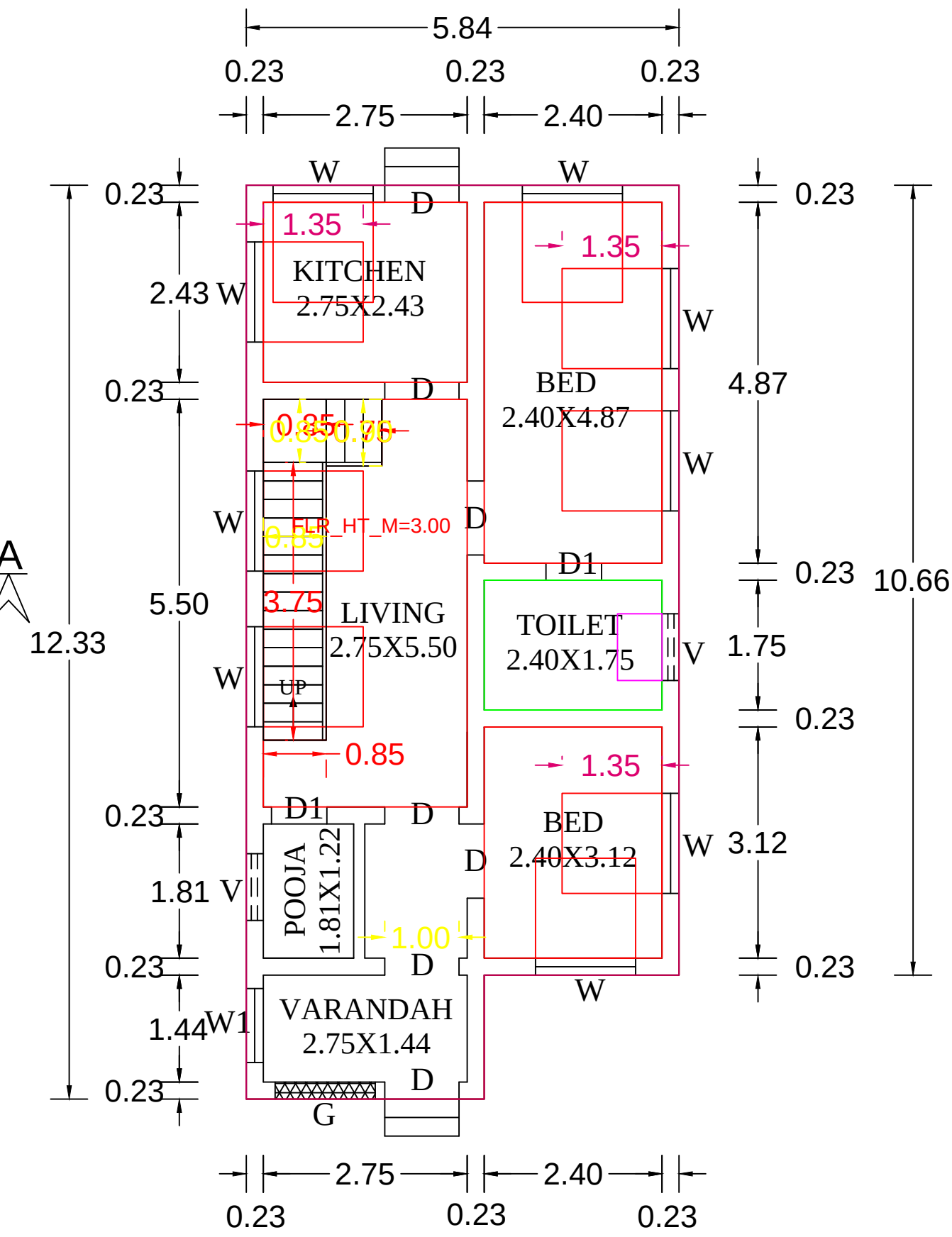
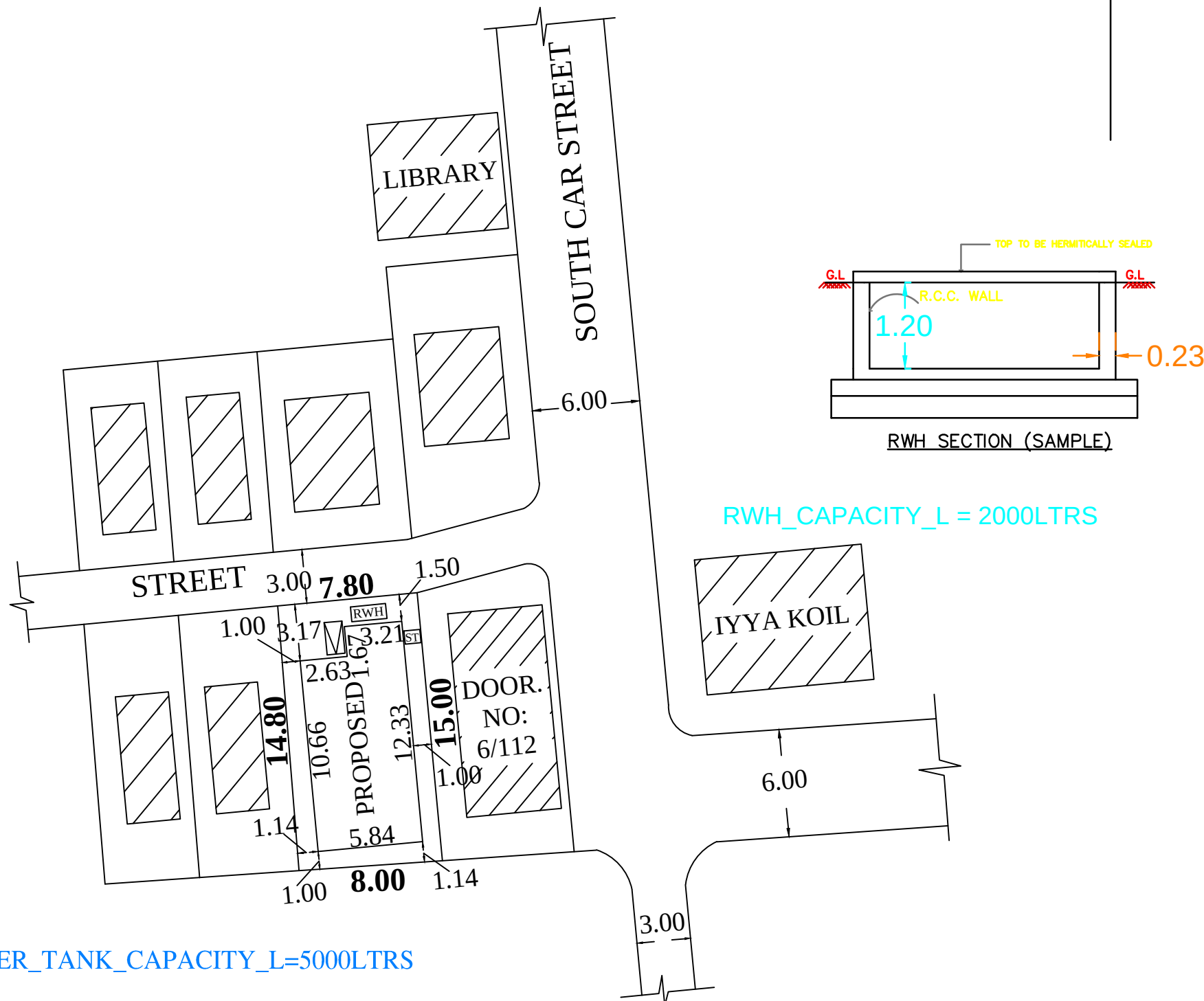
KEY PLAN
SCALE : 1 : 400



ELEVATION



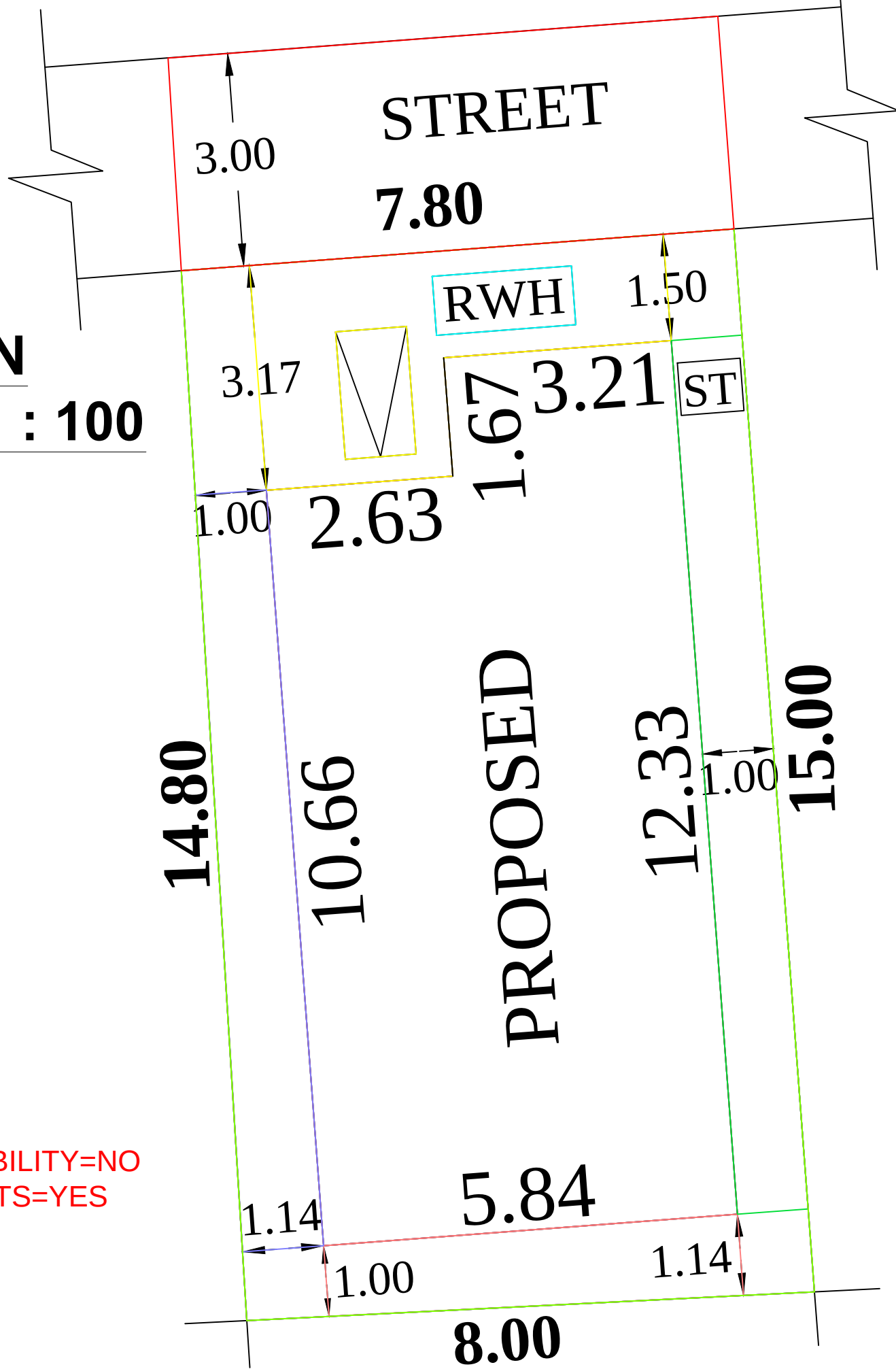
SECTION ON A-A'



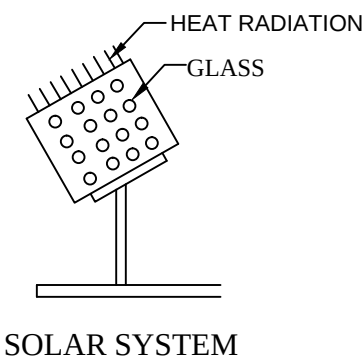
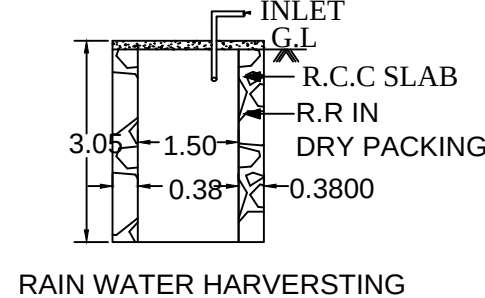
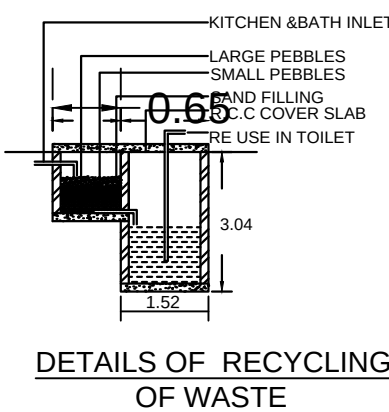
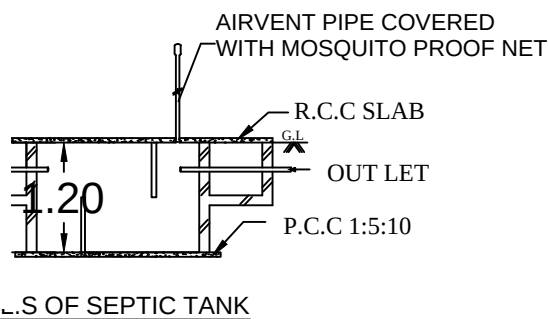
PLAN OF FIRST FLOOR

PLAN INFO
PATTA_NO=8334
AS_PER_DOCUMENT=129.51
AS_AT_SITE=117.70
FMB_OR_PLR=122.00
PLOT_AREA_M2=117.70
IS_SWIMMING_POOL_EXISTS=NO
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=3.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=3.00
ROAD_LENGTH=7.80
AVG_PLOT_DEPTH= 15.00
AVG_PLOT_WIDTH= 7.80
LAND_USE_ZONE =RESIDENTIAL
PREMIUM_FSI_REQUIRED=YES
DISTRICT=KANYAKUMARI
SURVEY_NO=7/7
TALUK=AGASTHEESWARAM
JURISDICTION_TYPE=PANCHAYAT
RW_H_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
IS_APPROVED_LAYOUT=YES
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS =NO

SITE PLAN
SCALE : 1 : 100



2ND FLOOR



LAND AREA DETAILS		
DESCRIPTION	SQ.M	SQ.FT
AS PER DOCUMENT AREA	129.51	1393.53
AS PER SITE AREA	117.70	1266.45
AS PER PATTA / FMB AREA	122.00	1312.72

AREA DETAILS		
DESCRIPTION	SQ.M	SQ.FT
SITE AREA	117.70	1266.45
PRO. G.F AREA	67.62	727.59
PRO. F.F AREA	21.39	230.16
TOTAL PRO.AREA	89.01	957.75
VACANT AREA	50.08	538.86
PLOT COVERAGE	57.45 %	

JOINERY DETAILS	
D DOOR	1.00X2.00
D1 DOOR	0.75X2.00
W WINDOW	1.35 X 1.35
W1 WINDOW	1.00 X 1.35
V VENTILATOR	0.90X0.60
A ARCH	1.00X2.00

ALL DIMENSION ARE IN METER

COLOUR INDEX:	SCALE:
PROPOSED :	PLAN: 1:100
ROAD :	SITE PLAN: 1:100
BOUNDARY:	KEY PLAN : 1:400

FLOOR SPACE INDEX RATIO:
FSI = $\frac{\text{TOTAL PLINTH}}{\text{SITE AREA}} = \frac{89.01}{117.70} = 0.76 < 2$

PARKING CALCULATION:
G.F FLOOR AREA = 67.62 M ²
F.F FLOOR AREA = 21.39 M ²
TOTAL FLOOR AREA = 89.01 M ²
PARKING REQUIRED = (89.01 / 75) = 1.19 @ 1 TWO WHEELER
REQUIRED - 1 TWO WHEELER.
PROVIDED- 1 TWO WHEELER.

SIGNATURE OF LAND AND BUILDING OWNER
NAME & ADDRESS: Mr. P.MANIKANDAN,
6/113, VAIKUNDAPATHI,
POTTAIYADI, KOTTARAM,
AGASTHEESWARAM,
KANYAKUMARI- 629 703.

Er. MURUGAN. M, D.C.E.
Consulting Engineer & Contractor,
Registered Engineer - Grade III-RE,
Reg. No: 150 / LS / 2024 / 00015
KANYA CONSTRUCTIONS
1st Floor, Santhanamariamman Kovil Street
Kottaram - 629 703
Cell: 9443079541, 6380801695
REGISTERED ENGINEER

DESIGN BY:
Er.MURUGAN. M.D.C.E,
Registered Engineer,
KANYA CONSTRUCTIONS
1st Floor, Santhanamariamman Kovil Street,
KOTTARAM-629703
Kanya kumari District
Phone:Off -9443079541 Cell - 6380801695

JOB NO : 626/ APP / SMC / 2025

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.

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.

