

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari
Kanniyakumari district, Tamil Nadu

APPROVAL TYPE
Building Plan

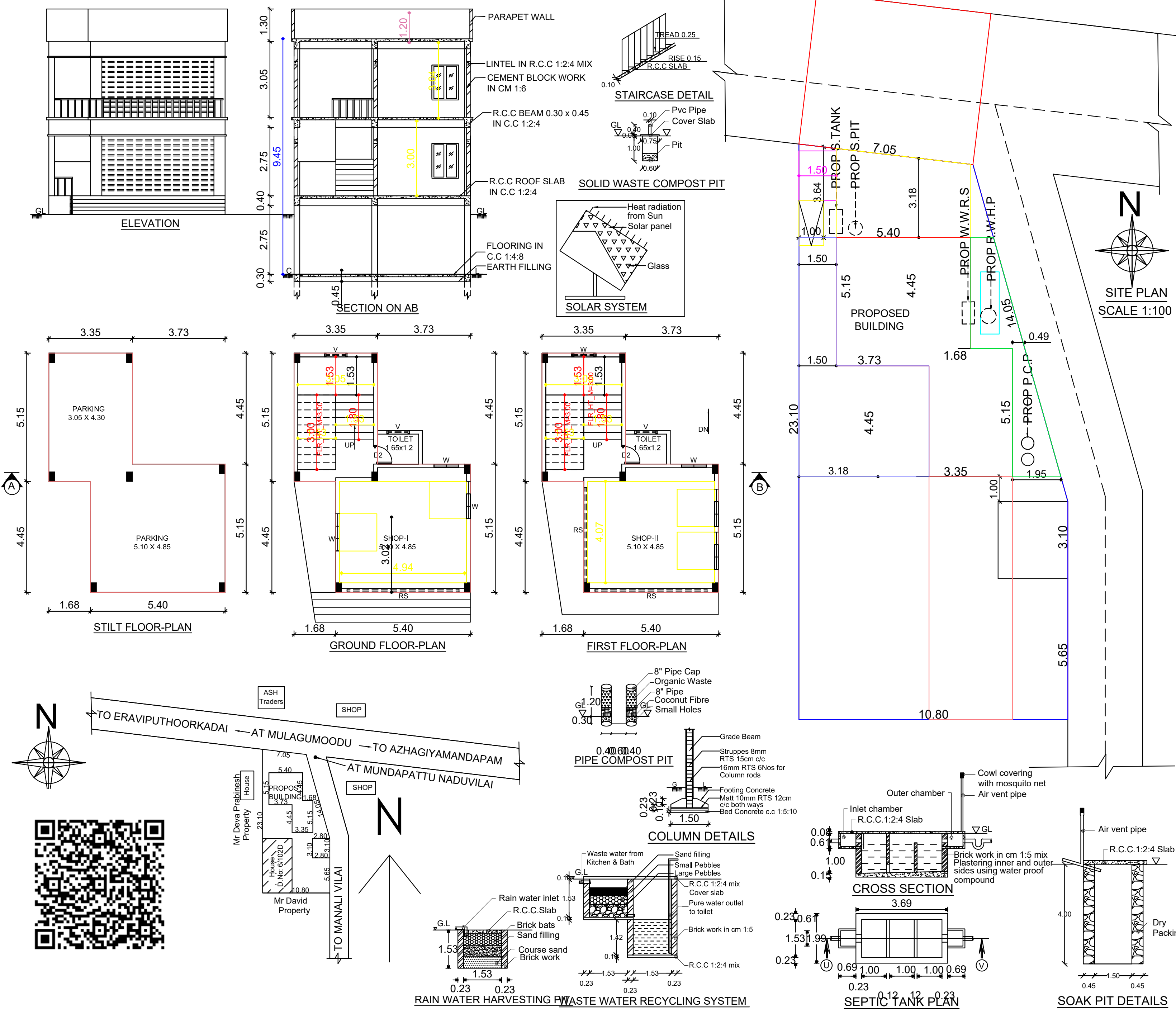
ISSUING AUTHORITY
Town Panchayat

PURPOSE
Commercial

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 SHOWN IN THE PROPOSED CONSTRUCTION OF A R.C.C ROOF COMMERCIAL BUILDING AT MUNDAPATTU NADUVILAI, MULAGUMOODU POST - 629167 IN Re.Sy.No: 5/14A3, PATTA NO: 13046 OF MULAGUMOODU VILLAGE, MULAGUMOODU TOWN PANCHAYAT, KALKULAM TALUK, K.K.DIST.



NAME OF APPLICANT
Mr Dev Abinesh. A,
S/o Mr Alexander,
Mundapattu Naduvilai,
Mulagumoodu Post.

AREA DETAILS - PROPOSED BUILDING

PLINTH AREA		
Ground Floor	43.89 Sq.m	472.26 Sq.ft
First Floor	43.89 Sq.m	472.26 Sq.ft
Total	87.78 Sq.m	944.52 Sq.ft

FLOOR AREA

Ground Floor	37.85 Sq.m	407.27 Sq.ft
First Floor	37.85 Sq.m	407.27 Sq.ft
Total	75.70 Sq.m	814.54 Sq.ft

AREA DETAILS - PLOT

Site Area	5.375 Cents	2.18 Are
	(218.00 Sq.m)	(2345.68 Sq.ft)
Existing House Area	56.00 Sq.m	602.56 Sq.ft
Vacant Area	118.11 Sq.m	1270.86 Sq.ft
F.S.I	87.78 /218.00	0.40 < 2.00
PC	43.89 /218.00	20.13 < 50

SCHEDULE OF JOINERIES

REF	DESCRIPTION	SIZE
RS	Rolling Shutter	3.60 X 2.90
D	Door	0.75 X 2.10
W	Window	1.50 X 1.50
V	Ventilator	0.90 X 0.60

SCALE : 1:100

ALL DIMENSIONS ARE IN METRE

☒ EXIT
☐ PROPOSED
☐ ROAD
☐ SITE BOUNDARY

Parking Calculation According to TNCDBR 2019

Floor area above 75 Sq.m - 1 Car Space / 75 Sq.m	DWG NO : 1073
Total Floor Area of Building 75.70 Sq.m	
No.of Cars = 75.70 / 75	1 Nos

Er. F. NIRMALA, M.A.D.C.D.C.A.,
Reg. Engineer Grade-III
Reg. No: RE-III/KKOTCP/001/2023
LEO ASSOCIATES
KUZHITHURAI
Mob : 9787303764, 9865223583

SIGNATURE OF ENGINEER

SIGNATURE OF OWNER

PLAN INFO

PATTA_NO=13046

AS_PER_DOCUMENT=218.00

AS_AT_SITE=217.69

FMB_OR_PLR=218.00

PLOT_AREA_M2=218.00

IS_SWIMMING_POOL_EXISTS=NO

SINGLE_FAMILY_BLDG=NO

CRZ=NO

SECURITY_ZONE=NO

ACCESS_WIDTH_M=6.00

WHETHER_GOV'T_OR_AIDED_SCHOOL=YES

ROAD_WIDTH=5.00

ROAD_LENGTH=14.00

AVG_PLOT_DEPTH= 23.20

AVG_PLOT_WIDTH=8.90

LAND_USE_ZONE =B_SHOP

PREMIUM_FSI_REQUIRED=NO

DISTRICT=KANNIYAKUMARI

SURVEY_NO=5/14A3

TALUK=KALKULAM

JURISDICTION_TYPE= PANCHAYAT

RWH_DECLARED=YES

BUILDING_NEAR_TO_RIVER=NO

AREA_TYPE=OTHERS

IS_APPROVED_LAYOUT=NO

BUILDING_NEAR_MONUMENT=NO

BUILDING_NEAR_GOV'T_BLDG=YES

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_LESS_THAN_1KM_RADIUS=NO

GREEN_PLANTING_STRIP=NO

BLOCK_1_B-SHOP_MEMBER_COUNT=5

FOR OFFICE USE ONLY

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
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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.

