

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.

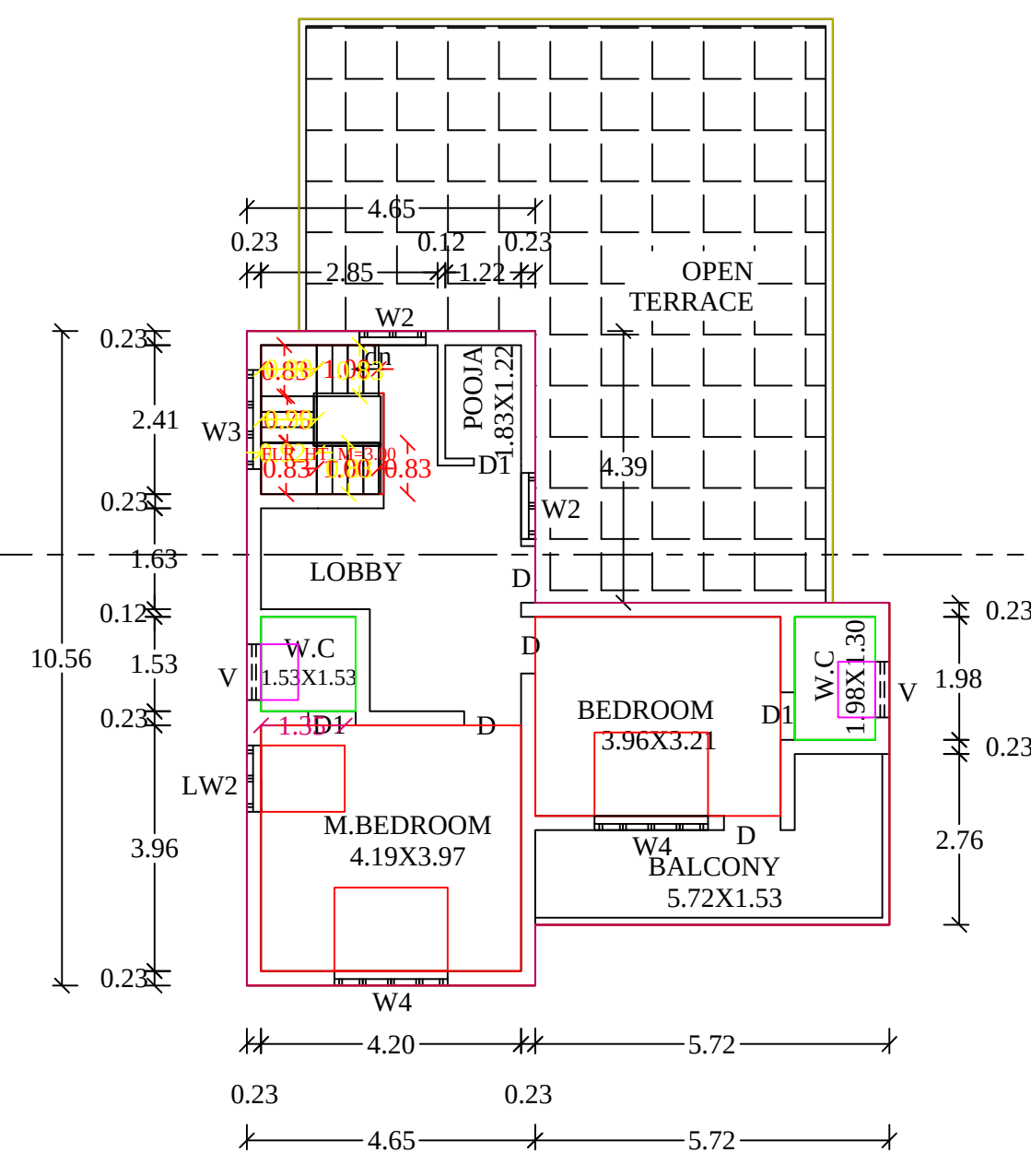
Diagram illustrating the cross-section of a two-story building structure, showing various components and dimensions:

- PARAPET WALL
- R.C.C. ROOF SLAB IN 1:2:4 MIX
- R.C.C. LINTEL SLAB
- BRICKWORK IN C.M 1:5
- R.C.C. ROOF SLAB IN 1:2:4 MIX
- R.C.C. LINTEL SLAB
- BRICKWORK IN C.M 1:5
- FLOORING CONCRETE
- SAND FILLING
- R.R. MASONRY IN C.M 1:6
- P.C.C. 1:5:10

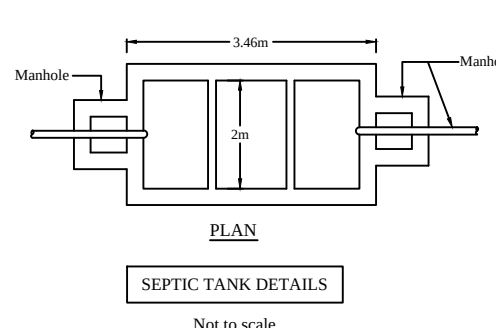
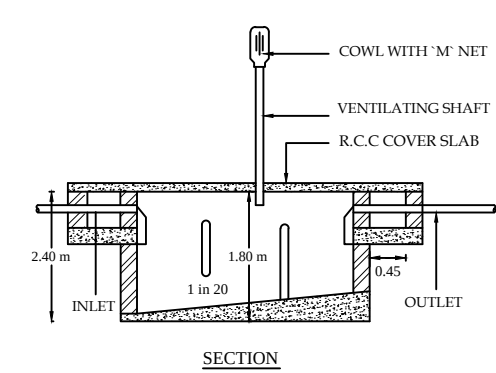
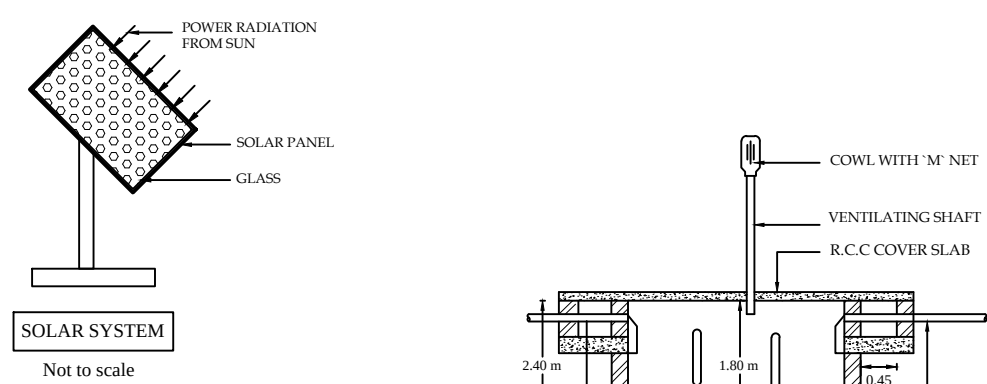
Dimensions (in meters):

- Overall height: 6.80
- Parapet wall height: 1.20
- Roof slab thickness: 0.10
- Lintel slab height: 3.00
- Brickwork height: 0.60
- Flooring concrete thickness: 0.10
- Sand filling thickness: 0.60
- Ground level (GL) is indicated.

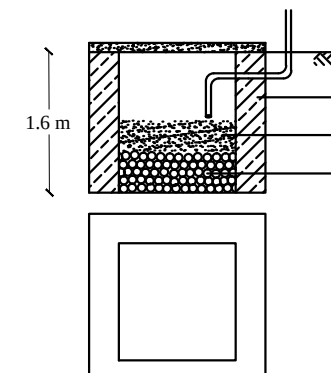
PLAN INFO
 PATTAN_NO=13419
 AS_PER_DOCUMENT=323.76
 AS_AT_SITE=325.89
 FMB_OR_PLR=324.00
 PLOT_AREA_M2=323.76
 IS_SWIMMING_POOL_EXISTS=NO
 SINGLE_FAMILY_BLDG=YES
 CRZ=NO
 SECURITY_ZONE=NO
 ACCESS_WIDTH_M=3.00
 WHETHER_GOVT_OR_AIDED_SCHOOL=NO
 ROAD_WIDTH=3.00
 ROAD_LENGTH=15.25
 AVG_PLOT_DEPTH= 23.30
 AVG_PLOT_WIDTH= 15.25
 LAND_USE_ZONE=RESIDENTIAL
 PREMIUM_FSI_REQUIRED=YES
 DISTRICT=KANYAKUMARI
 SURVEY_NO=672/2A4B
 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_GOVT_BLDG=NO
 PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAIN
 FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREME
 NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
 NOC_FIRE_DEPT=NO
 OSR_APPLICABLE=NO
 IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO



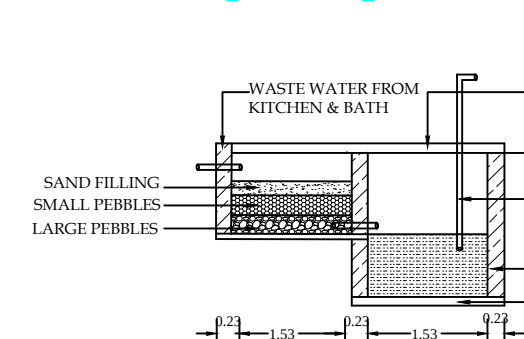
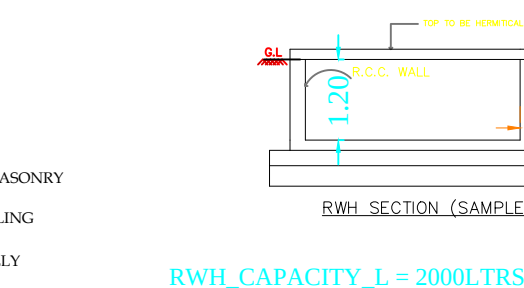
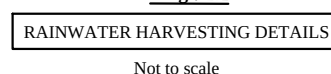
FIRST FLOOR PLAN

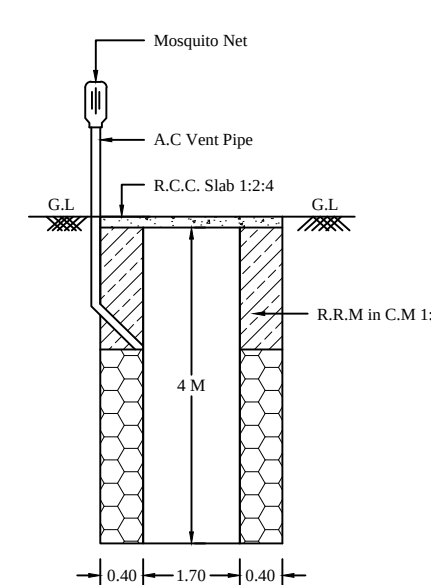


HC TANK DETAILS

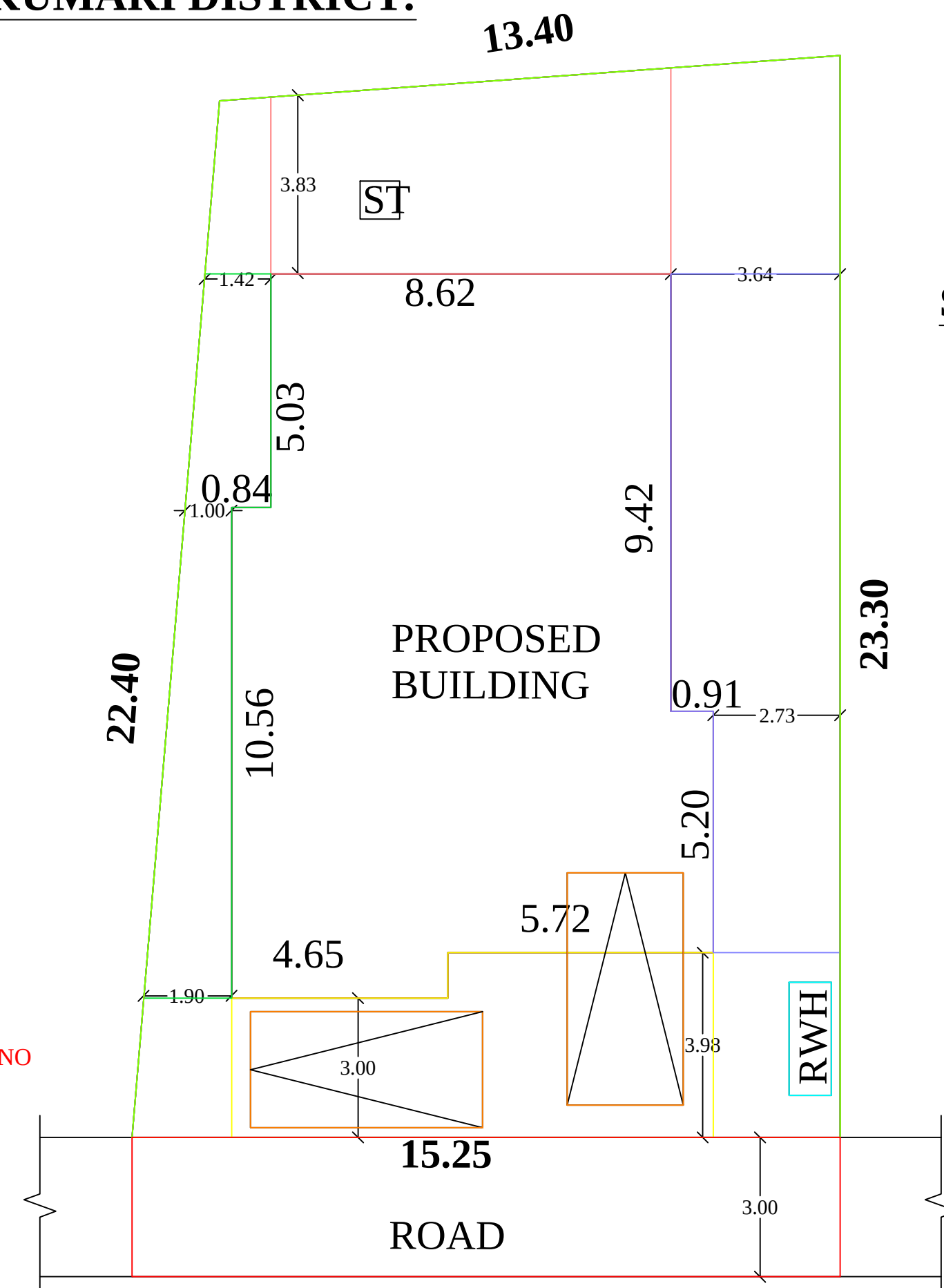


Dwg : 1A





None



KEY PLAN
Not to scale

AREA DETAILS		
DESCRIPTION	SQ.M	SQ.FT
SITE AREA	323.76	3483.66
PRO.G.F AREA	143.28	1541.69
PRO.F.F AREA	78.84	848.32
TOTAL PRO. AREA	222.12	2390.01
VACANT AREA	180.48	1941.97

SCHEDULE OF JOINERIES :

MD	DOOR	1.00 X 2.10
D1	DOOR	0.90 X 2.10
D2	DOOR	0.76 X 2.10
FW1	WINDOW	0.60 X 2.10
W3	WINDOW	1.37 X 1.50
W2	WINDOW	1.07 X 1.50
V	VENTILATOR	0.76 X 0.76

<u>COLOUR INDEX</u> PROPOSED : ROAD : BOUNDARY :	<u>SCALE</u> PLAN: 1:100 SITE PLAN: 1:100
--	---

FSI CALCULATION:
REQUIRED < 2
 FSI = TOTAL AREA ON ALL FLOORS
PLOT AREA
 = 222.12 / 323.76 = 0.69 < 2
 PC = 143.28 X 100 = 44.25 %
323.76

M. Ragul .
M. Jethini
SIGNATURE OF LAND AND BUILDING OWNER


Er. J. ANI BREETTY B.E., M.B.A.,
Registered Engineer Grade - III
Registration No: 150/LS/2024/00023
UNICORN CIVIL DESIGNS
Villukuri Junction, Madathattuvilai Road,
Kanyakumari District, TN-629180
PH No: +91 9442050558, +91 7305123625.

SIGN OF REGISTERED ENGINEER
PREPARED BY: Er. J.ANI BREEITY, B.E.,M.B.A.,

J.ANI BREEITY, B.E.,M.B.A.,
Registered Engineer Grade - III
Registration No: 150/LS/2024/00023

UNICORN CIVIL DESIGNS
Villukuri Junction, Madathattuvilai Road,
Kanyakumari District, TN-629180
Ph No:+91 9442050558, +917305123625.

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.

