

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

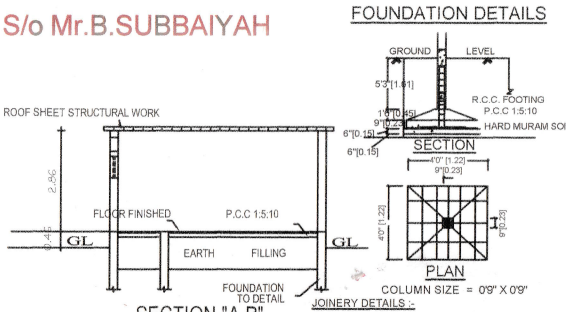
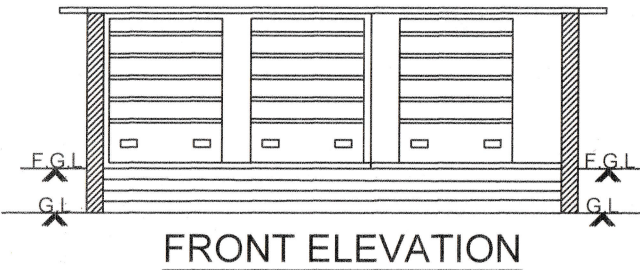
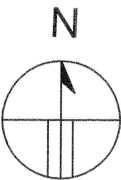
Rural Panchayat

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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING
IN Re.Sy.No:278/13, LEKSHMIPURAM, LEEPURAM JUNCTION, LEEPURAM VILLAGE,
IN LEEPURAM VILLAGE PANCHAYAT, KANNIYAKUMARI DISTRICT.

LAND OWNER NAME : Mr.S.HARIHARASUDHAN, S/o Mr.B.SUBBAIYAH



FSI CALCULATION

FSI = $\frac{\text{TOTAL ALL FLOOR AREA}}{\text{PLOT AREA}}$

FSI = $\frac{68.10}{364.23} = 0.19 \text{ SQ.M}$

S.NO	DESCRIPTION	SIZE IN M
1	ROLLING SHUTTER-R.S	2.14 X 2.14
2	DOOR-D	0.91 X 2.14
3	DOOR-D	0.76 X 2.14
4	WINDOW-W	1.83 X 1.82
5	VENTILATOR-V	0.91 X 0.91

STAIR CASE DETAILS:-

8.W IN C.M 1:5
R.C.C 1:2:4 MIX
WEIGH SLAB
12MM DIA RTS
BAR @ 5\"/>

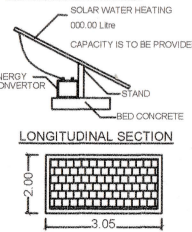
HAND RAILS

8.W IN C.M 1:5
R.C.C 1:2:4 MIX
WEIGH SLAB
12MM DIA RTS
BAR @ 5\"/>

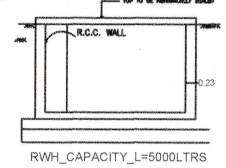
AREA DETAILS :-

	SQ.M	SQ.FT
1. AREA OF THE SITE	364.23	3915.47
2. PROPOSED SHOP AREA	68.10	732.07
3. VACANT AREA	296.13	3183.39
4. TOTAL PROPOSED AREA	68.10	732.07

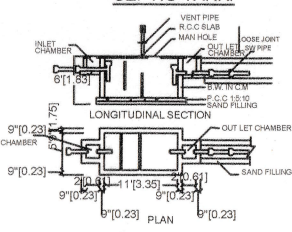
SOLAR SYSTEM



RAIN WATER HARVESTING:



SEPTIC TANK:



PLAN INFO

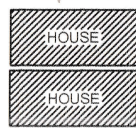
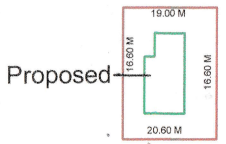
PLOT_AREA_M2=328.40
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6.15
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=6.15
ROAD_LENGTH=150
AVG_PLOT_DEPTH= 19.80
AVG_PLOT_WIDTH= 16.60
AS_AT_SITE=328.40
AS_PER_DOCUMENT=364.20
FMB_OR_PLR=328.40
LAND_USE_ZONE = PRZ
SURVEY_NO= 278/13
DISTRICT=KANNIYAKUMARI
TALUK=AGASTHEESWARAM
PATTANUMBER=11887
RWH_DECLARED=YES
OCCUPANCY=SMALL SHOP BUILDING
BUILDING_NEAR_TO_RIVER=NO
IS_SWIMMING_POOL_EXISTS=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
JURISDICTION_TYPE= PANCHAYAT
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=2

S. Sudhan

BUILDING OWNER

Er. V. Mahesh B.E (Civil)
Registered Engineer (Grade - 1)
DTCP Reg.No RE 08/2024 (Engineer Grade - 1)
Vel Constructions
Near Roundana Junction,
Paramarthalingapuram, Kanniyakumari - 625 002
Cell : 9487104344

REGISTERED ENGINEER



Leepuram to vattakottai Road

KANNIYAKUMARI Road



BOUNDARY SHOWN IN - [Red Line]
PROPOSED SHOWN IN - [Green Line]
ROAD SHOWN IN - [Yellow Line]
EXISTING SHOWN IN - [Dashed Line]

KEY PLAN

NOT TO SCALE :-

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.

