

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.

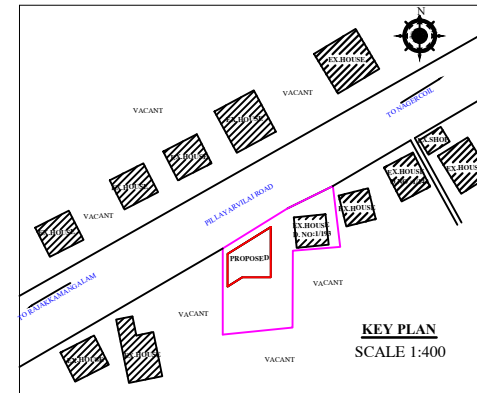
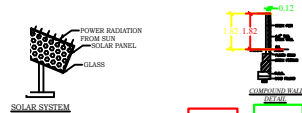
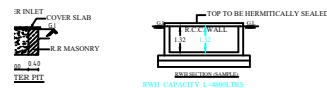
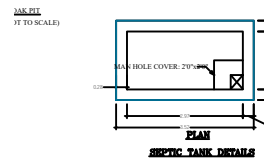
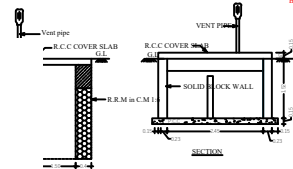
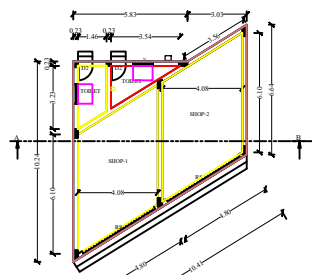
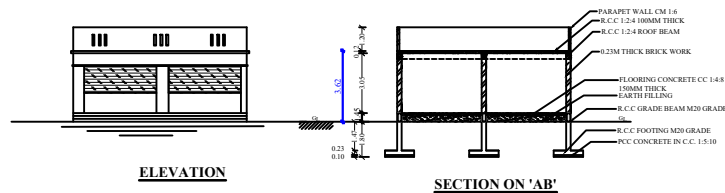
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING AT PILLAYARVILAI IN RE.SURVEY NO : 1001/2A2 , 1001/ 4B

IN RAJAKKAMANGALAM VILLAGE, AT ELLUVILAI VILLAGE PANCHAYAT, AGASTHEESWARAM TALUK KANYAKUMARI DISTRICT.

NAME OF OWNER : VELAPPAN JEYAKUMAR

S/O, MR. VELAPPAN,  
66,SABAPATHY NAGAR,  
NOOTHANCHARY,  
MADAMBAKKAM,KANCHEEPURAM.



FOR OFFICE USE ONLY.

AREA DETAILS

| DESCRIPTION                      | SQ.FT   | SQ.M                          |
|----------------------------------|---------|-------------------------------|
| TOTAL SITE AREA                  | 4008.08 | 372.36                        |
| EXIST.BUILDING.FLOOR AREA IN G.F | 437.23  | 40.62                         |
| PROP. FLOOR AREA IN G.F          | 746.16  | 69.32                         |
| TOTAL PROP. FLOOR AREA           | 746.16  | 69.32                         |
| VACANT AREA                      | 2824.88 | 262.42                        |
| PRO.CARPET AREA                  | 621.62  | 57.75                         |
| EXIST +PRO FLOOR AREA IN G.F     | 1183.39 | 108.94                        |
| ALL DIMENSIONS ARE IN 'M'        | SCALE   | PLAN 1:100<br>SITE PLAN 1:100 |

F.S.I CALCULATION

F.S.I =  $\frac{\text{TOTAL COVERED AREA}}{\text{PLOT AREA}} = \frac{108.94}{372.36} = 0.295$

PLOT COVERAGE CALCULATION

PLOT COVERAGE =  $\frac{\text{GROUND FLOOR AREA}}{\text{PLOT AREA}} \times 100$   
 $\frac{108.94}{372.36} \times 100 = 29.53$

PARKING CALCULATION

PRO.SHOP BUILDING- 69.32 M<sup>2</sup>  
1 Car Space and 1 Two wheeler space for every 75 Sqm or part thereof excluding the first 75 sqm.  
Required Parking =  $(69.32 - 75) / 75 = -0.078$  Nos  
Car Parking = 0 Space  
Two wheeler parking = 0 Space  
EX DWELLING - 40.62 M<sup>2</sup>  
Required Parking =  $(40.62 - 75) / 75 = -0.46$  Nos  
= 0 Car Space

SCHEDULE OF JOINERY

| TYPE | DESCRIPTION | SIZE (M)    |
|------|-------------|-------------|
| RS   | DOOR        | 4.34 x 2.70 |
| D2   | DOOR        | 0.75 x 2.10 |
| V    | VENTILATOR  | 1.00 x 0.75 |

COLOUR INDEX

|               |  |
|---------------|--|
| ROAD          |  |
| SITE BOUNDARY |  |
| PROPOSED      |  |
| EXISTING      |  |

APPLICANT : VELAPPAN JEYAKUMAR

SIGNATURE OF LAND AND BUILDING OWNER

ARCHITECT / REGISTERED ENGINEER :

V. HARIBANAN  
Registered Engineer Gr - II  
Reg. No: RE II/ K.K.DTCP / 004 / 2022  
SHANAS CONSTRUCTIONS  
Selvamudi Jn., Vellore (TN) - 620 014  
Ph: 9442239210

PREPARED BY

SHANAS CONSTRUCTIONS  
10-64, POOCHIKADU, GANAPATHIPURAM  
MOBILE: 9597772878, 9597771828  
EMAIL : arshanas10@gmail.com

# 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.

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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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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.

