

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari
Kanniyakumari district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

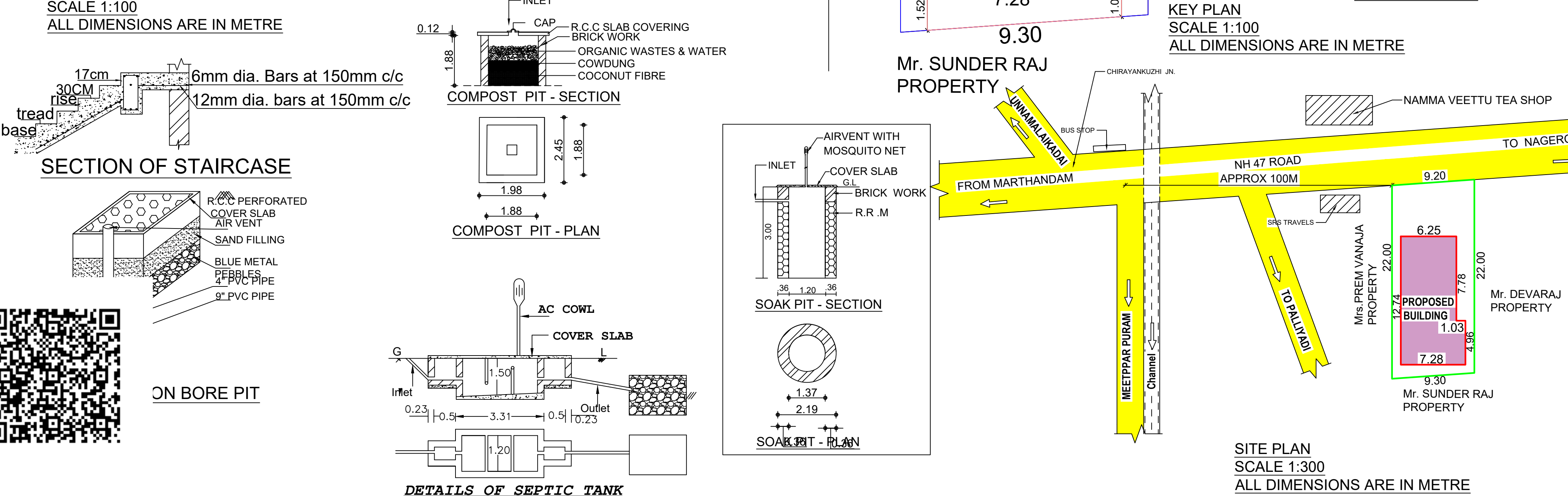
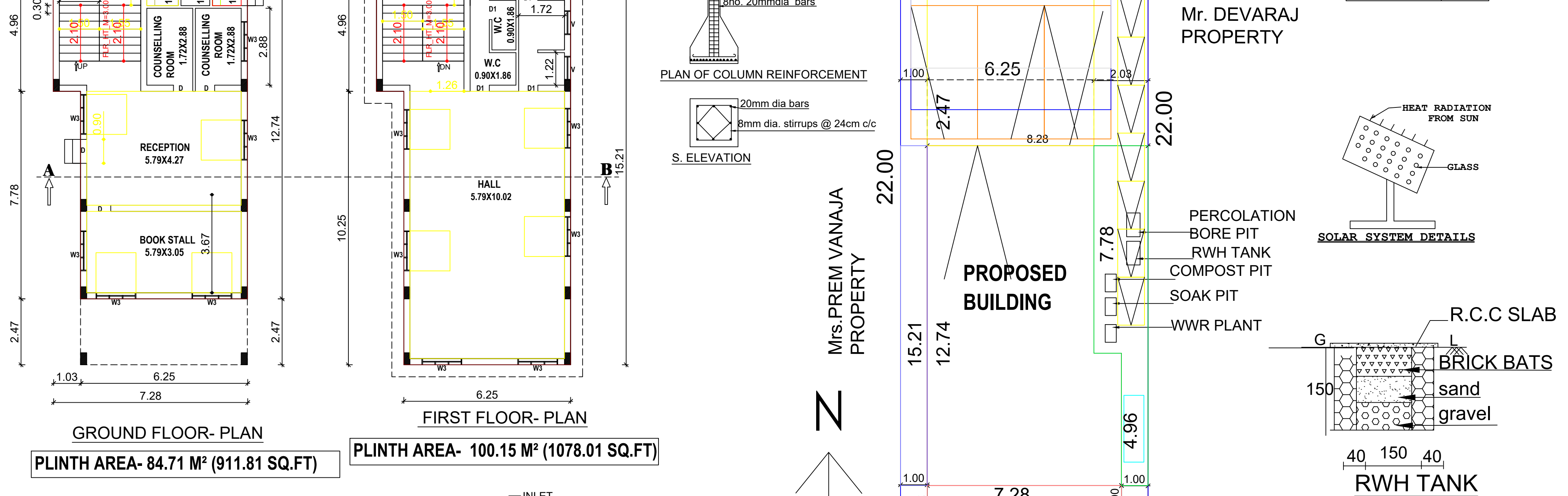
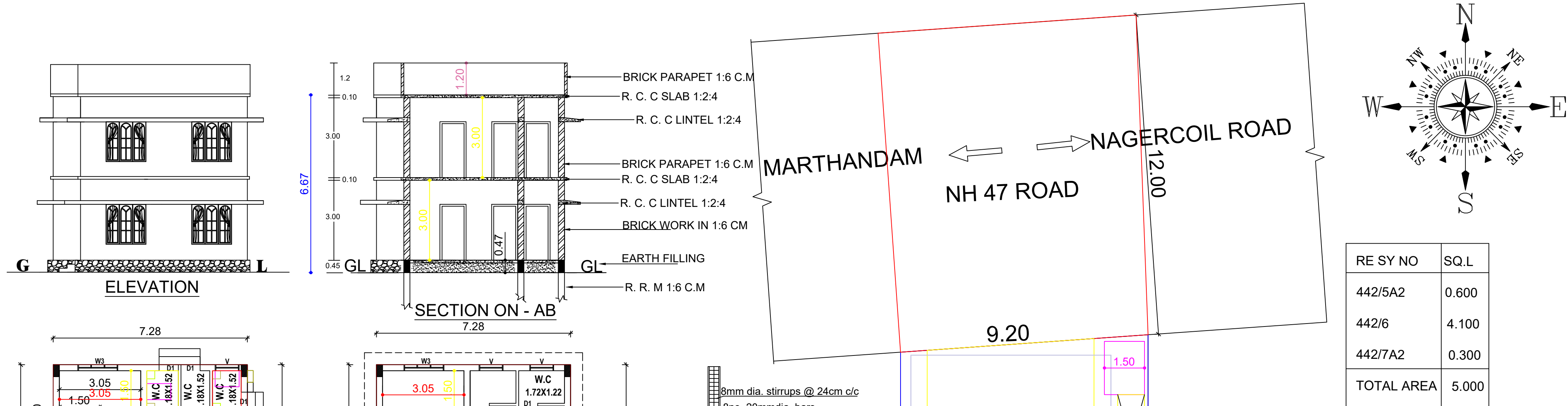
PURPOSE
Commercial

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 SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF COMMERCIAL BUILDING OF " JESUS REDEEMS OFFICE AT MARTHANDAM , JESUS REDEEMS TRUST" PERUM PULI DESOM, UNNAMALAIKADAI P O,. IN RE.SY.NO: 442/5A2, 442/6 & 442/7A2, PATTA NO : 5057, 2664, 1601, NALLOOR VILLAGE, UNNAMALAIKADAI TOWN PANCHAYAT, VILAVANCODE TALUK, KANNIYAKUMARI DISTRICT. PIN 629165

THE MANAGING TRUSTEE : Mr. MOHAN C LAZARUS, S/O Mr. CHITHIRAI PANDI. CONTACT NO:+91 9894478405.



AREA DETAILS - PROPERTY

SITE AREA	5.000 CENTS	202.35 SQ.M	2178.09 SQ.FT
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AREA DETAILS - BUILDING

BUILDING	PLINTH AREA	FLOOR AREA
GROUND FLOOR	84.71 M ² (911.81 SQ.FT)	72.00 M ² (775.00 SQ.FT)
FIRST FLOOR	100.15 M ² (1078.01 SQ.FT)	85.12 M ² (916.23 SQ.FT)
TOTAL	184.86 M ² (1989.82 SQ.FT)	157.12 M ² (1691.23 SQ.FT)

PARKING CALCULATION ACCORDING TO TNCDBR 2019

FLOOR AREA UP TO 50 SQ.M IN ONE COMMERCIAL BUILDING

PROVIDED 1 CAR SPACE AND 1 TWO WHEELER SPACE

TOTAL FLOOR AREA = 157.12 M2

157.12/50 = EACH 3

PLOT COVERAGE = $\frac{100.15}{202.35} \times 100 = 49.49\%$

F.S.I = $\frac{\text{TOTAL BUILT UP AREA}}{\text{SITE AREA}} = \frac{184.86}{202.35} = 0.91$

REFERENCE

DOOR D	0.90X2.10
DOOR D1	0.75X2.10
WINDOW W3	1.50X1.50
WINDOW KW3	1.50X0.90
VENTILATOR V	0.90X0.60
WINDOW W1	0.60X1.50

COLOUR INDEX

PLOT BOUNDARY	
PRO. BUILDING	
EX. BUILDING	
PATHWAY	
ROAD	
WALL THICK 0.23M	

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

Jesus Redeems
Mohan. C.L.
Managing Trustee

SIGNATURE OF APPLICANT

PLAN INFO
PATTA_NO=5057,2664,1601
AS_PER_DOCUMENT=202.35
AS_AT_SITE=202.16
FMB_OR_PLR=202.35
PLOT_AREA_M2=202.35
IS_SWIMMING_POOL_EXISTS=NO
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6.00
WHETHER_GOVT_OR_AIDED_SCHOOL=YES
ROAD_WIDTH=12.00
ROAD_LENGTH=10.00
AVG_PLOT_DEPTH=9.25
AVG_PLOT_WIDTH=22.00
LAND_USE_ZONE=B-PCO
PREMIUM_FSI_REQUIRED=NO
DISTRICT=KANNIYAKUMARI
SURVEY_NO=442/5A2, 442/6, 442/7A2
TALUK=VILAVANCODE
JURISDICTION_TYPE= PANCHAYAT
RWHT DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
IS_APPROVED_LAYOUT=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_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-PCO_MEMBER_COUNT=5

DRAWN BY
J.C.C CONSTRUCTION
NEAR SOUTH INDIAN BANK
MARTHANDAM. PH.205252

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.

