

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

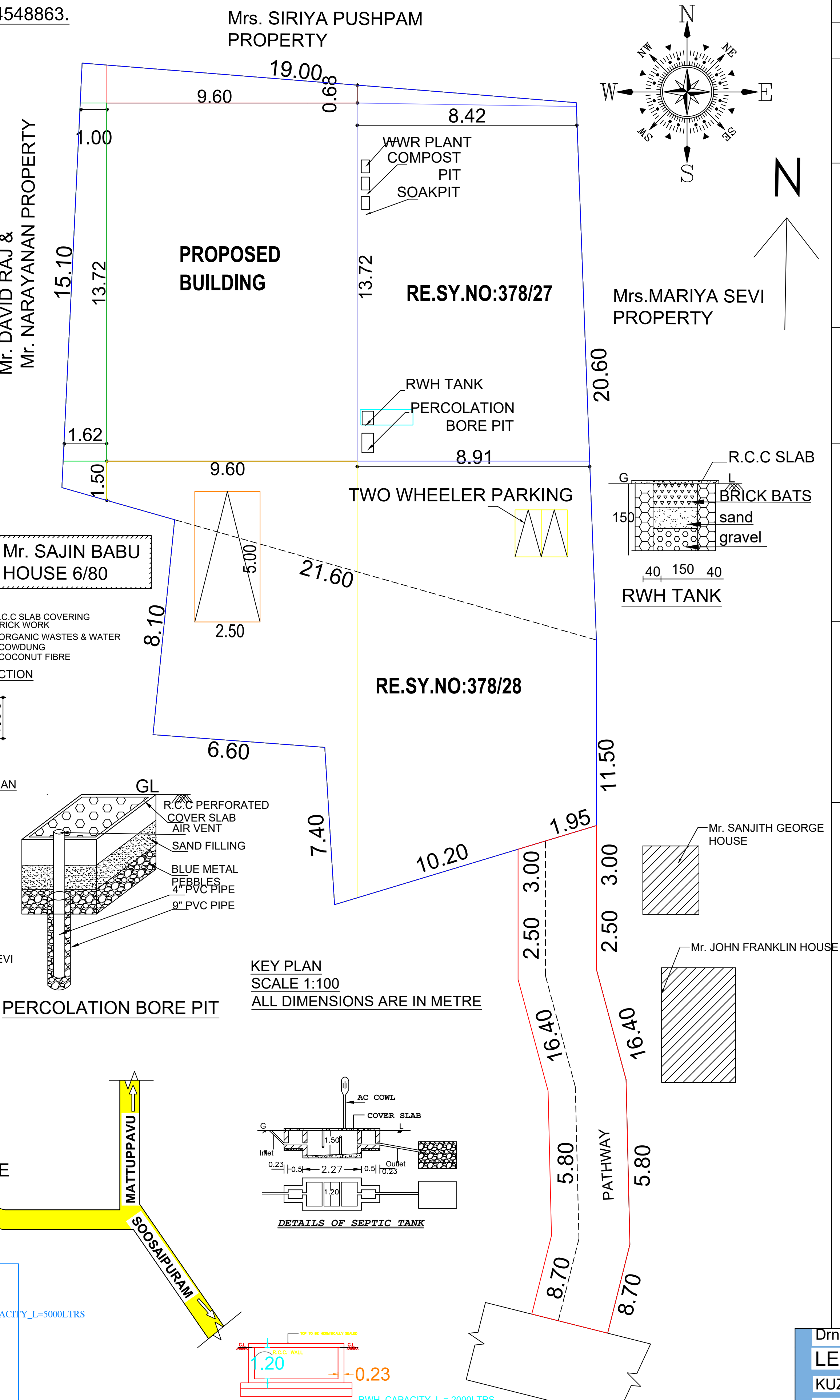
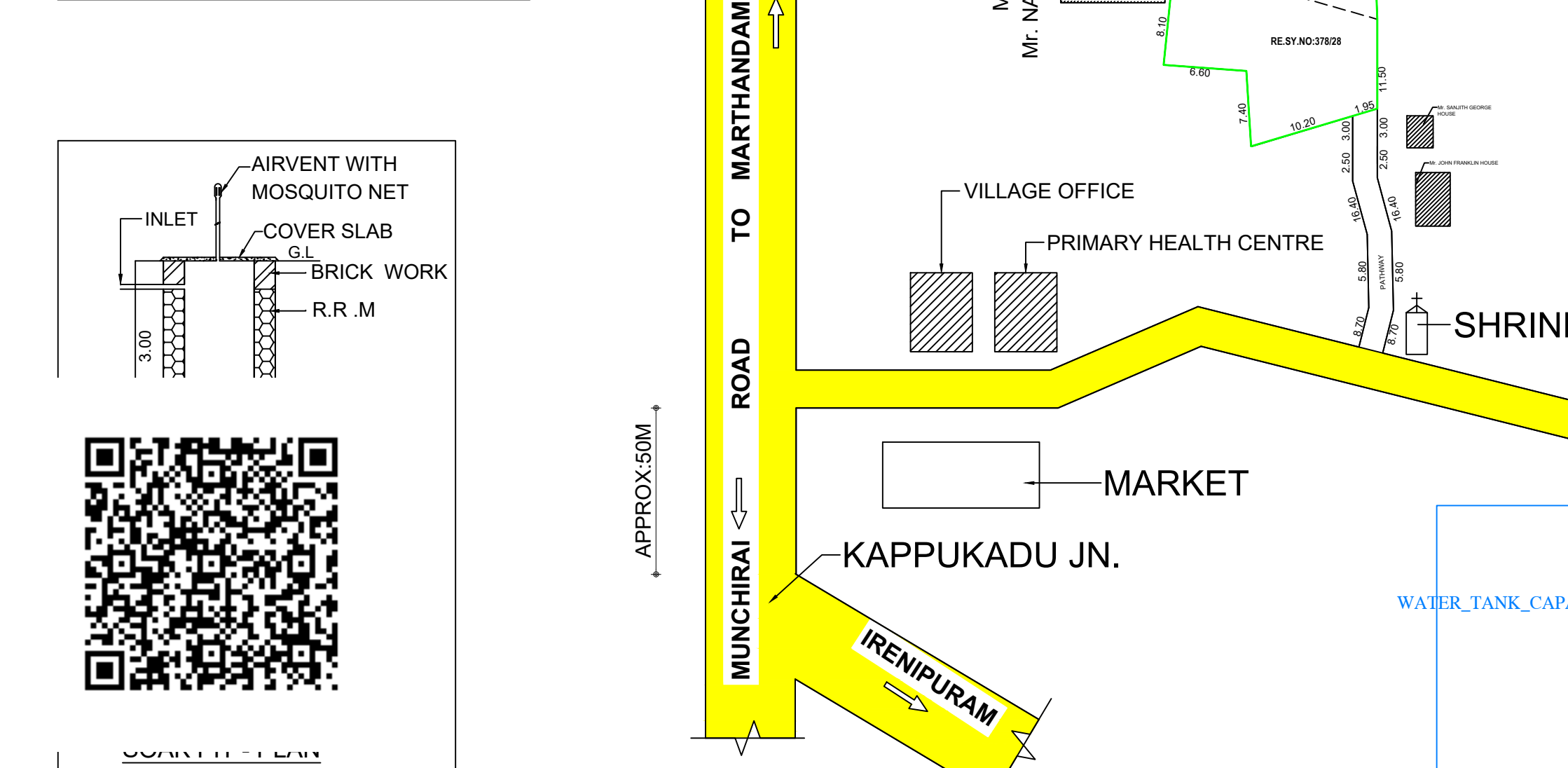
ISSUING AUTHORITY

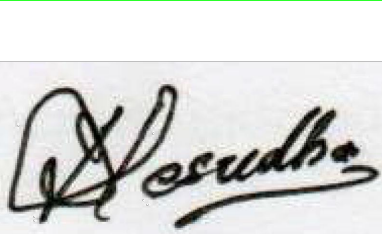
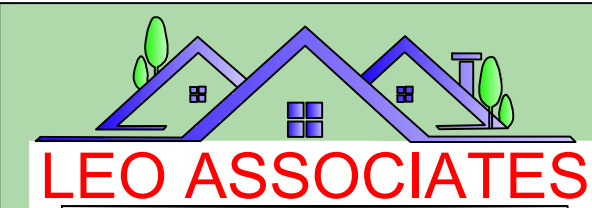
Rural Panchayat

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.

OWNED BY: Mr. YESUDHAS. D, S/O Mr. DEVASAHAYAM, CONTACT NO: 9442302918, 9344548863.



AREA DETAILS - PROPERTY			
RE.SY.NO: 378/27	8.500 CENTS	343.99 SQ.M	3702.70 SQ.FT
RE.SY.NO: 378/28	4.100 CENTS	165.93 SQ.M	1786.07 SQ.FT
TOTAL	12.600 CENTS	509.92 SQ.M	5488.77 SQ.FT
AREA DETAILS - BUILDING			
BUILDING	PLINTH AREA	FLOOR AREA	
GROUND FLOOR	131.71 M² (1417.72 SQ.FT)	105.36 M²(1134.09 SQ.FT)	
FIRST FLOOR	68.93 M² (741.96 SQ.FT)	55.14 M² (593.52 SQ.FT)	
TOTAL	200.64 M² (2159.68 SQ.FT)	160.50 M² (1727.61 SQ.FT)	
PARKING CALCULATION ACCORDING TO TNCDBR 2019			
FLOOR AREA BETWEEN 75-150 SQ.M IN ONE DWELLING			
PROVIDED 1 CAR SPACE			
TOTAL FLOOR AREA = 160.50 M2			
160.50/150 = CAR PARKING AVAILABLE.			
PLOT COVERAGE = $\frac{131.71}{509.92} \times 100 = 25.82\%$			
F.S.I = $\frac{\text{TOTAL BUILT UP AREA}}{\text{SITE AREA}} = \frac{200.64}{509.92} = 0.39$			
REFERENCE		COLOUR INDEX	
DOOR D 0.90X2.10		PLOT BOUNDARY	
DOOR D1 0.75X2.10		PRO. BUILDING	
WINDOW W3 1.50X1.50		EX. BUILDING	
WINDOW KW3 1.50X0.90		PATHWAY	
VENTILATOR V 0.90X0.60		ROAD	
WINDOW W1 0.60X1.50		WALL THICK 0.23M	
			
REG. ENGINEER		SIGNATURE OF APPLICANT	
OFFICE USE		PLAN INFO	
		PATTA_NO=714, 4941	
		AS_PER_DOCUMENT=509.92	
		AS_PER_PATTA=509.92	
		AS_AT_SITE=515.51	
		FMB_OR_PLR=509.92	
		PLOT_AREA_M2=509.92	
		IS_SWIMMING_POOL_EXISTS=NO	
		SINGLE_FAMILY_BLDG=YES	
		CRZ=NO	
		SECURITY_ZONE=NO	
		ACCESS_WIDTH_M=3.00	
		WHETHER_GOV'T_OR_AIDED_SCHOOL=NO	
		ROAD_WIDTH=3.00	
		ROAD_LENGTH=36.40	
		AVG_PLOT_DEPTH= 18.30	
		AVG_PLOT_WIDTH= 28.60	
		LAND_USE_ZONE =RESIDENTIAL	
		PREMIUM_FSI_REQUIRED=NO	
		DISTRICT=KANNIYAKUMARI	
		SURVEY_NO=378/27,28	
		TALUK=VILAVANCODE	
		VILLAGE=VILATHURAI	
		VILLAGE_PANCHAYAT = VILATHURAI	
		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=NO	
		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	
By: _____			
LEO ASSOCIATES			
KUZHITHURAI - MOB: 9865223583/9787303764			
Email: leoassociates91@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.

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.

