

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari
Kanniyakumari district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Residential

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 RESIDENTIAL EXTENSION BUILDING.

THE EXISTING DOOR.NO:29/24A, IN Re.SY.No.461/21A,PATTA NO.10081, AT THIRUVITHANCODE VILLAGE, KALVETTANKUZHI VILAI,MULAGUMOODU TOWNPANCHAYAT, KALKULAM TALUK,K.K DISTRICT.

OWNER:Mr.E.YESU RAJA, S/O Mr.ENNASIMUTHU.

ADDRESS OF OWNER :

29/24A,KALVETTANKUZHI VILAI
PUNGARAI,POOKKADAI,
THIRUVITHANCODEPOST(629174)
CELL NO:7418546625.

PLAN INFO
PLOT NO=NO
PATTA NO=10081
TALUK=KALKULAM
DISTRICT=KANNIYAKUMARI
SURVEY NO=461/21A
PLOT AREA M2=177.70
AS PER DOCUMENT=224.81
AS AT SITE=177.70
FMB OR PLR=177.70
JURISDICTION TYPE= PANCHAYAT
SINGLE FAMILY BLDG=YES
LAND USE_ZONE = RESIDENTIAL
SECURITY_ZONE=NO
WHETHER GOVT_OR_AIDED_SCHOOL=NO
CRZ=NO
ROAD_WIDTH=4.85
ROAD_LENGTH=200
AVG_PLOT_DEPTH= 14.58
AVG_PLOT_WIDTH=23.80
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
OSR_APPLICABLE =NO
OSR_SURRENDER_OR_BUYBACK=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
BARRIER_FREE_ACCESS_FOR_PHYSICALLY_CHALLENGED_PEOPLE=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FIRE_DEPT=NO
BLOCK_1_INDIVIDUAL_RESIDENCE_MEMBER_COUNT=4
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO

SIGNATURE OF LAND AND BUILDING OWNER

Dr. STANLEY XAVIER
REGISTERED ENGINEER GRADE III RE
REG.NO/151A/5201/9/00013
EFFICIENT CONSTRUCTIONS
11-BEC,ERANIEL ROAD,THUCKALAY-629174
M.No. 94436 5300R

SIGNATURE OF LICENCE SURVEYOR/ ENGINEER

AREA DETAILS

LEGEND	AREA STATEMENT	Sq.M	Sq.Ft
	SITE AREA(5.555 CENT)	224.81	2419.85
	EXT.(G.F) PLINTH AREA	55.42	596.54
	PRO.(G.F) PLINTH AREA	21.57	232.18
	PRO.(F.F) PLINTH AREA	19.62	211.19
	PRO.(G.F+F.F) PLINTH AREA	41.19	443.37
	TOTAL PLINTH AREA	89.39	962.19
	EXT.GROUND FLOOR AREA	48.85	525.82
	PRO. GROUND FLOOR AREA	19.16	206.24
	PRO FIRST FLOOR AREA	16.57	178.36
	PRO.(G.F+F.F) FLOOR AREA	35.73	384.60
	TOTAL FLOOR AREA	84.58	910.42
	VACANT AREA	147.82	1591.13

F.S.I : 89.39/224.81=0.40<2
ROAD & STREET

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	DOOR	1.00 X 2.10
D	DOOR	0.91 X 2.10
D1	WINDOW	0.76 X 2.10
W2	WINDOW	1.45 X 1.40
W3	WINDOW	1.00 X 1.40
KW3	KITCHEN WINDOW	1.45 X 1.00
FW2	FRENCH WINDOW	1.00 X 1.83
V1	VENTILATOR	0.75 X 0.69

NOTE:- * ALL DIMENSIONS ARE IN METRESCALE 1:100 & 1:200
* WASTE WATER USED TO GARDEN PURPOSE.
* PERCUSSION PIT AND SOLAR WATER

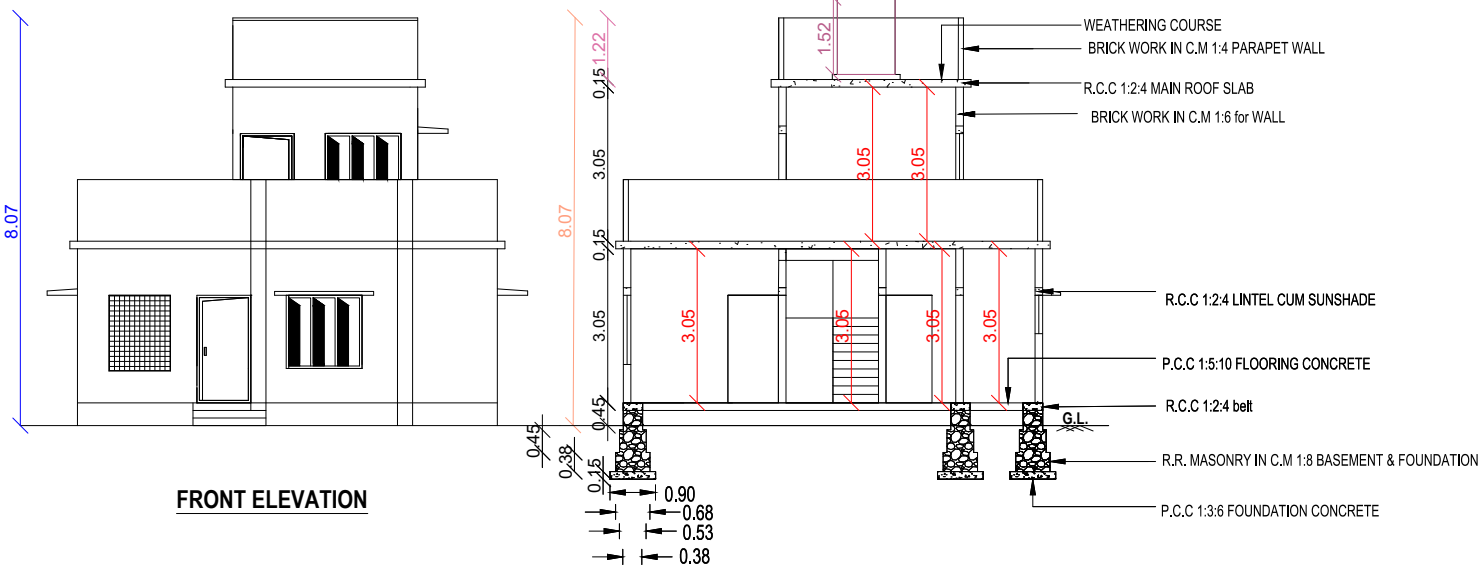
FLOORAREA ABOVE 25SQ.M AND UPTO 50SQ.M -DOWELLING UNIT

1CAR SPACE FOR EVERY 2 DEWELLING UNIT AND 1 TWO WHEELER SPACE FOR EVERY DWELLING UNIT

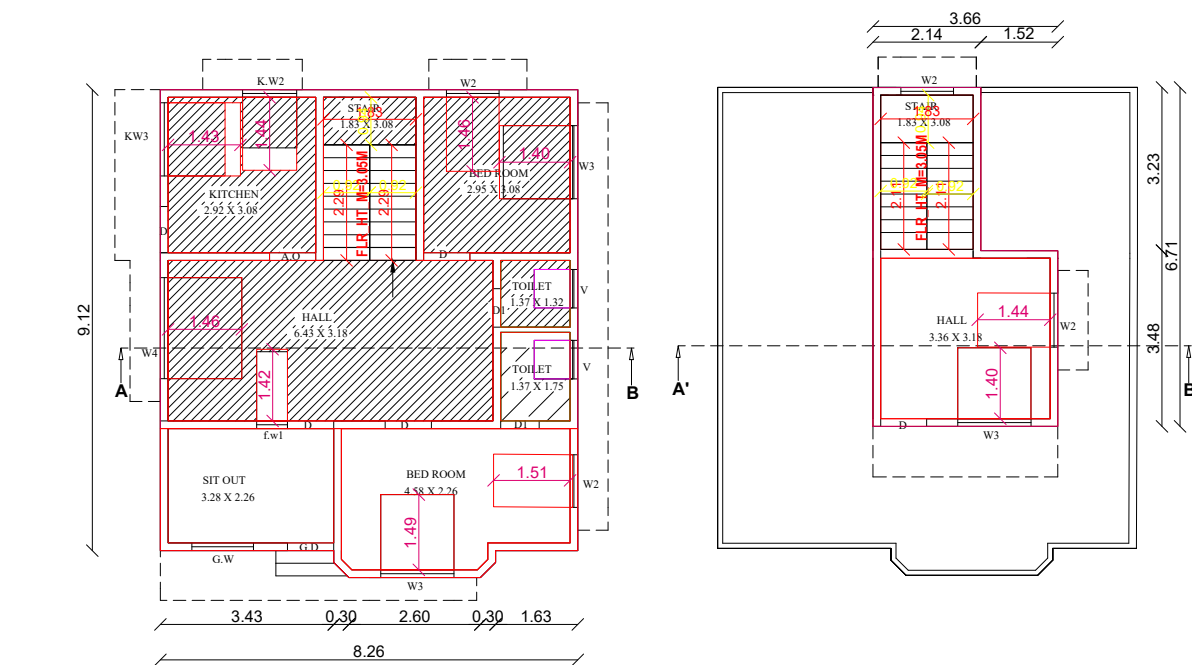
PARKING CALCULATION

REQUIRED PARKING

Total plinth Area = 89.39 Sq.m
first 50sq.m 1dwelling unit = 1 two wheeler space
1 two wheeler space = 1.00 x 1.80
provide 1 two wheeler space
1 car space = 2.5 x 5.00 Sq.m
required car space = 89.39 =1.19 car
provide 1 car space 75
PLOT COVERAGE =89.39 X 100 =39.76%
224.81

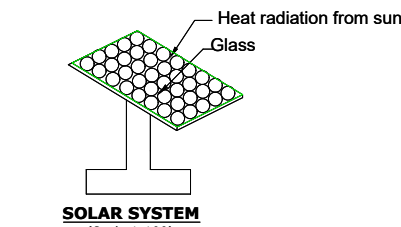


FRONT ELEVATION

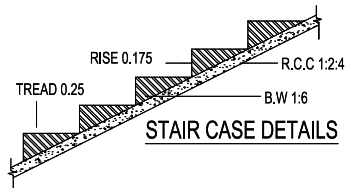


GROUND FLOOR PLAN

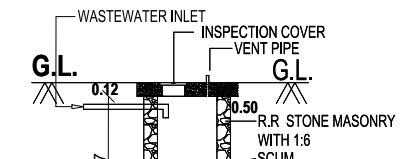
FIRST FLOOR PLAN



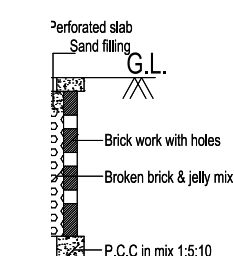
SOLAR SYSTEM
(Scale 1:100)



STAIR CASE DETAILS

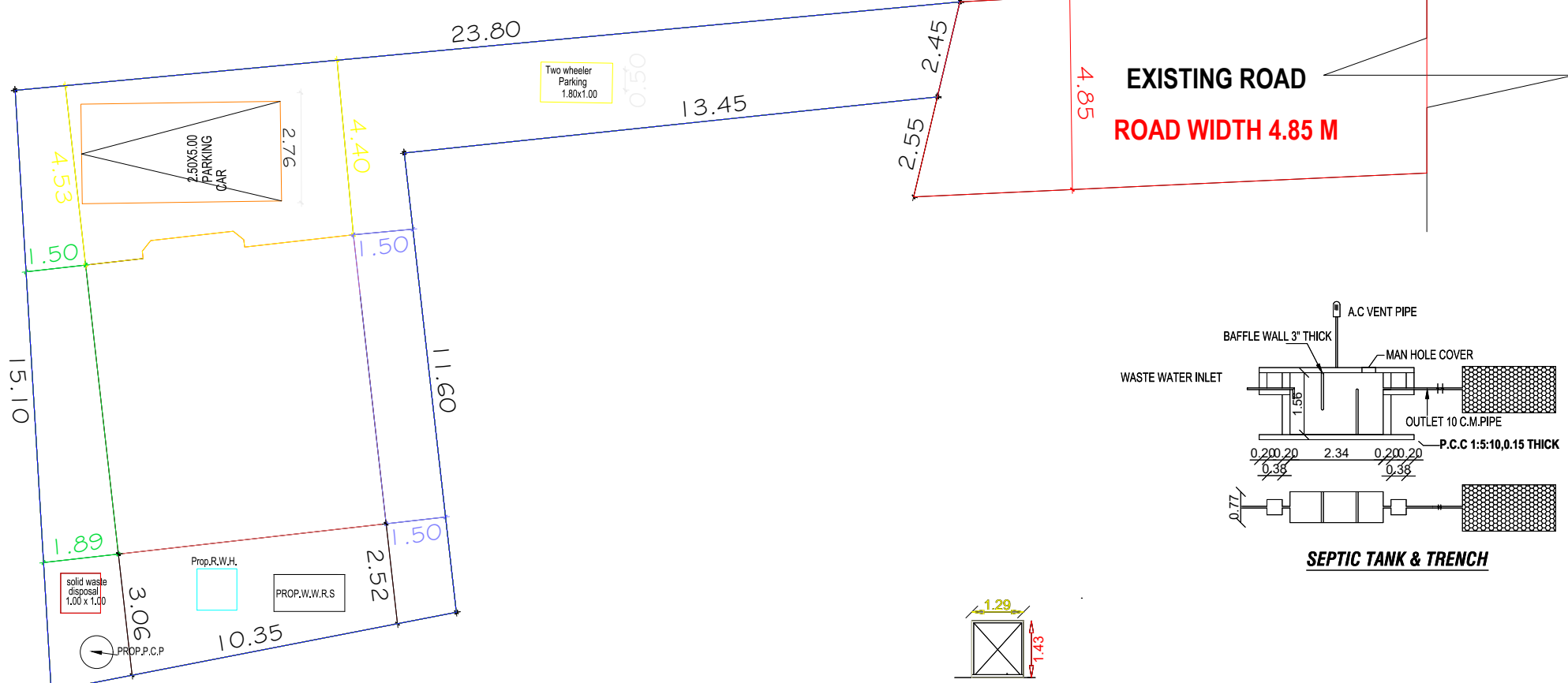


WASTEWATER INLET

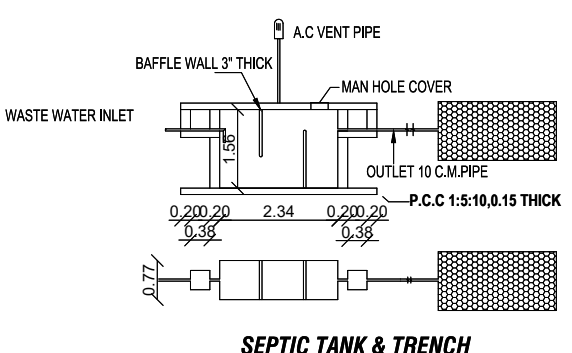


RAIN WATER COLLECTION WELL
(Scale:- 1:50)

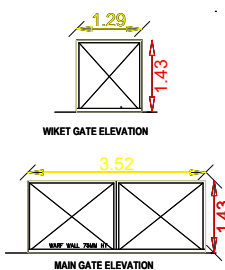
RWH_CAPACITY_L=6000 LTRS



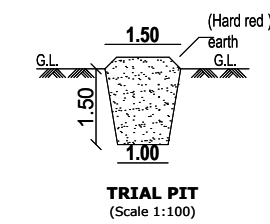
SITE PLAN
Scale : 1:100



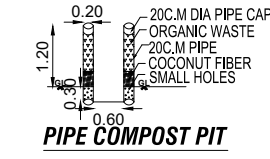
SEPTIC TANK & TRENCH



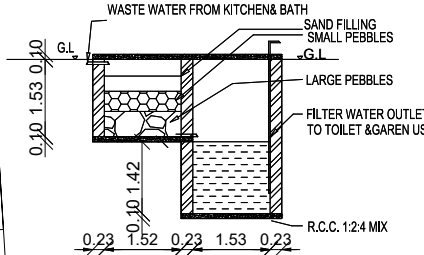
MAIN GATE ELEVATION



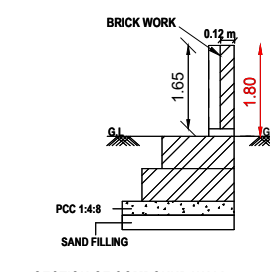
TRIAL PIT
(Scale 1:100)



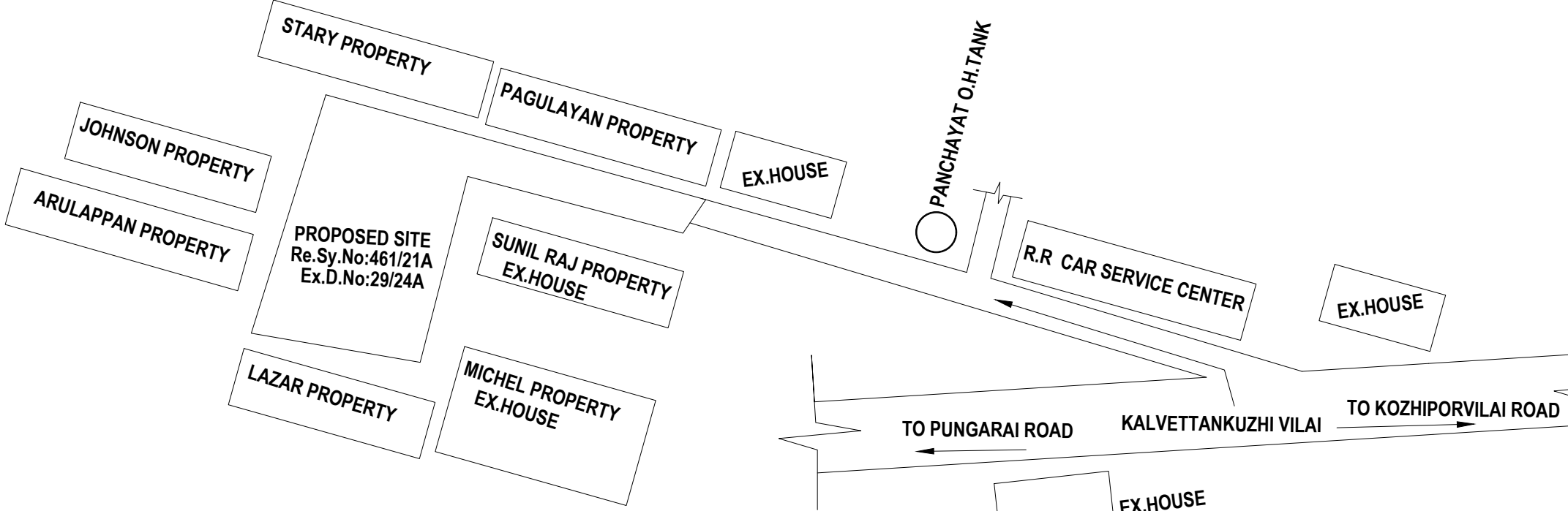
PIPE COMPOST PIT



WASTE WATER RECYCLING SYSTEM



SECTION OF COMPOUND WALL



KEY PLAN(N.T.S)

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.

