

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

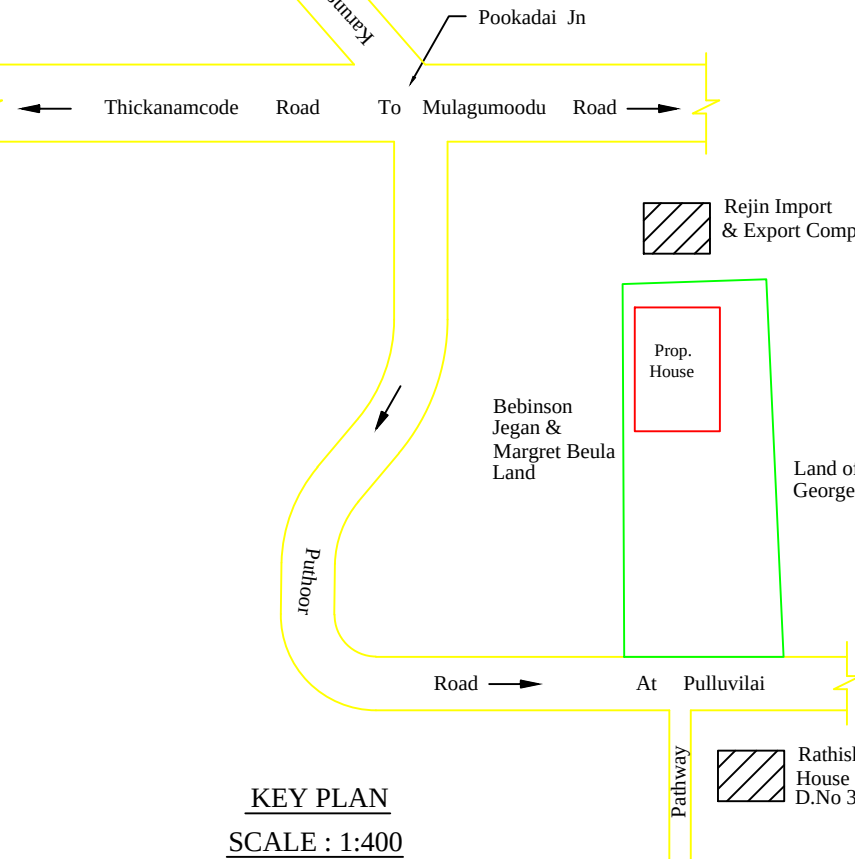
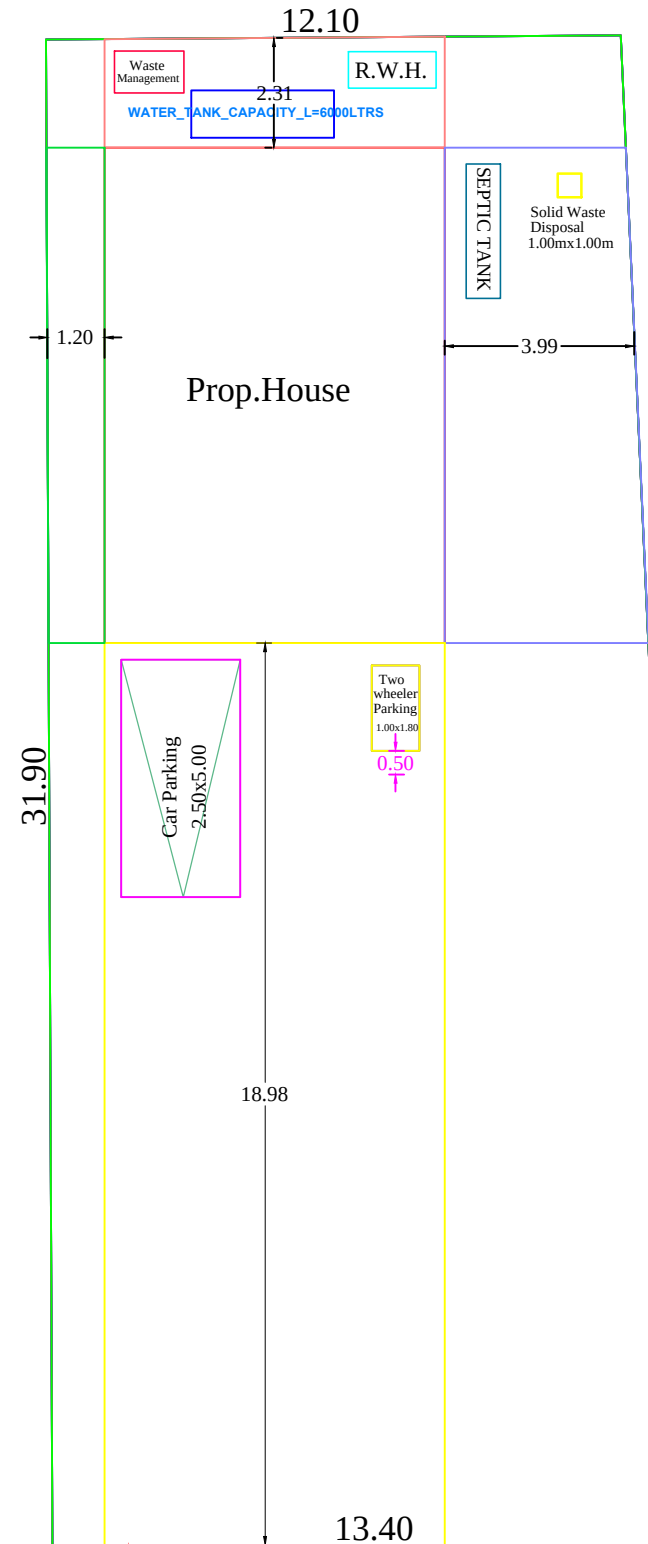
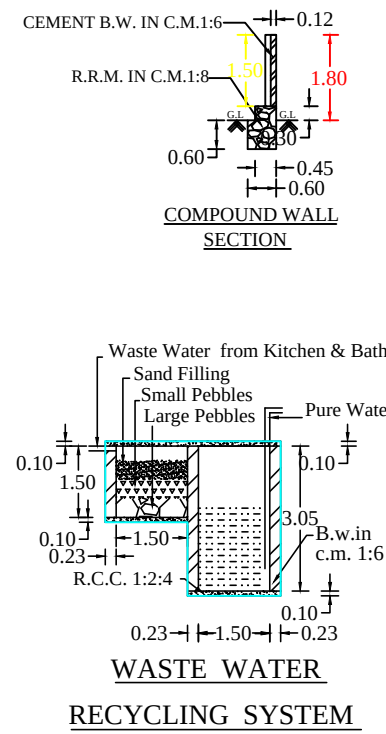
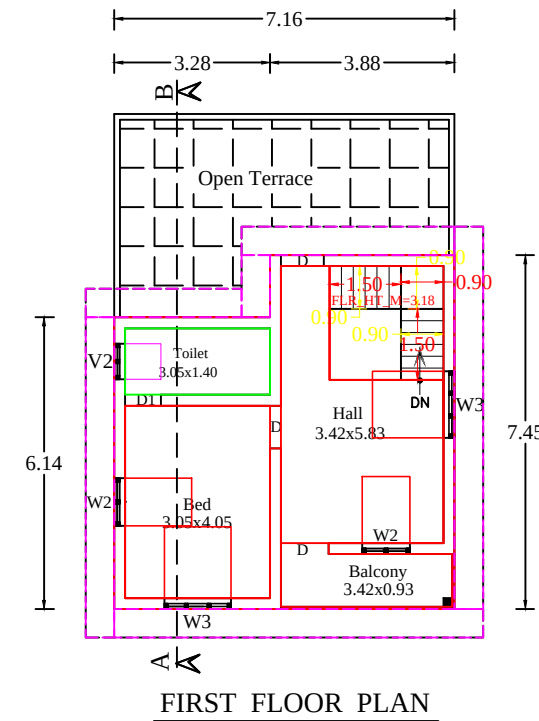
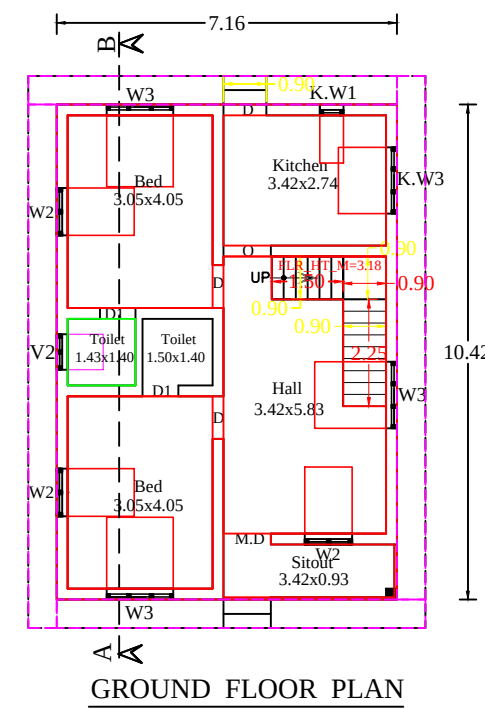
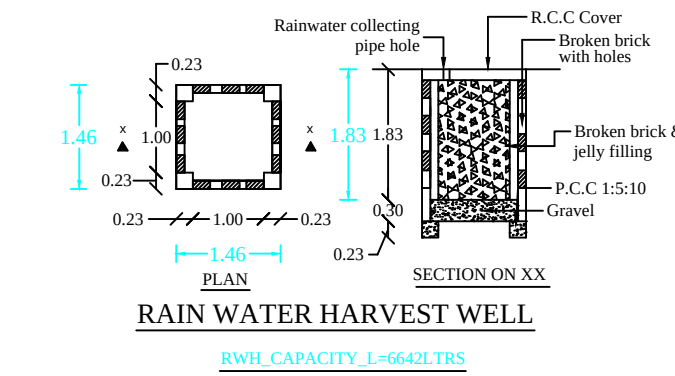
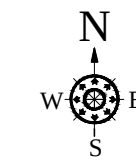
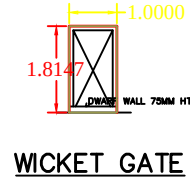
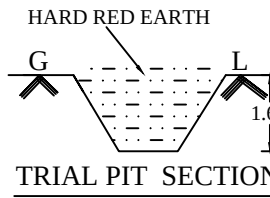
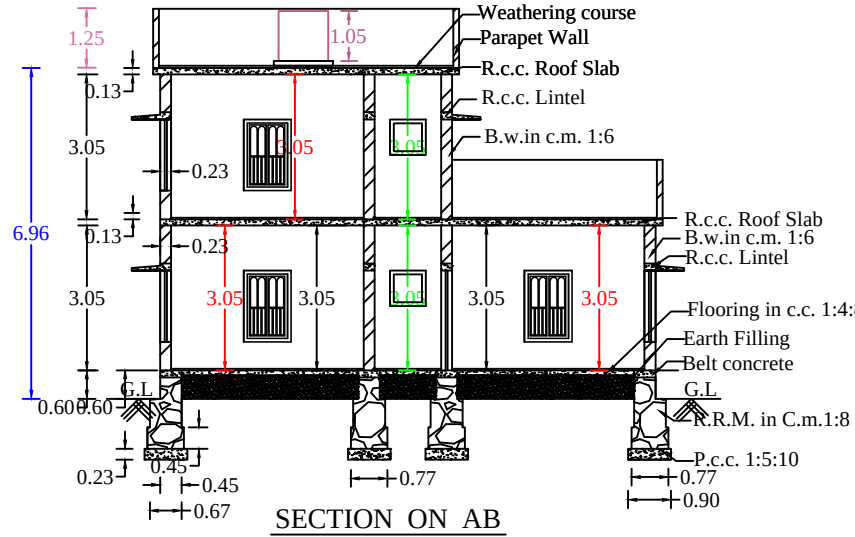
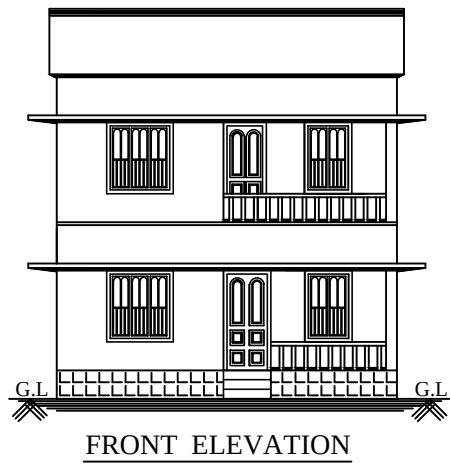
Rural Panchayat

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 TERRACE ROOF RESIDENTIAL BUILDING IN R.SY.NO : 513/16 OF THIRUVITHANCODE VILLAGE AT PULLUVILAI IN THICKANAMCODE VILLAGE PANCHAYAT, THUCKALAY PANCHAYAT UNION, KALKULAM TALUK, K. K. DISTRICT.

NAME AND ADDRESS OF THE OWNER:- Mr.S.JAYA KUMAR, S/o.Mr.SELVANAYAGAM,
PULLUVILAI, THIRUVITHANCODE.P.O.



PLAN INFO
PLOT_NO=NO
PATTA_NO= 12947
TALUK= KALKULAM
DISTRICT= KANYAKUMARI
SURVEY_NO= 513/16
VILLAGE= THIRUVITHANCODE
JURISDICTION_TYPE= PANCHAYAT
LAND_USE_ZONE = RESIDENTIAL
PLOT_AREA_M2= 404.50
AS_PER_DOCUMENT= 404.70
AS_AT_SITE= 404.50
FMB_OR_PLR= 404.50
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M= 13.40
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH= 4.50
ROAD_LENGTH= 1500.00
AVG_PLOT_DEPTH= 31.85
AVG_PLOT_WIDTH= 12.75
RWH_DECLARED= YES
BUILDING_NEAR_TO_RIVER=NO
OSR_APPLICABLE=NO
OSR_SURRENDER_OR_BUYBACK=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
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
IS_SWIMMING_POOL_EXISTS=NO
BLOCK_1_B-HOUSE_MEMBER_COUNT=1
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO

NOTE : ALL DIMENSION ARE IN METRE, SCALE : 1:100		
AREA OF SITE	4.05 ARE	10.000 CENTS
AREA IN SQ "M"		SQ "FT"
SITE AREA	404.70	4354.57
PROPOSED PLINTH AREA		
GROUND FLOOR	74.61	802.80
FIRST FLOOR	49.05	527.78
TOTAL	123.66	1330.58
VACANT	330.09	3551.77
F.S.I	123.66/404.70	0.31 < 2.00
PROPOSED FLOOR AREA		
GROUND FLOOR	61.30	659.59
FIRST FLOOR	39.74	427.61
TOTAL	101.04	1087.19
FLOOR AREA ABOVE 25.SQ.M AND UP TO 50.SQ.M -1 DWELLING UNIT		
1 CAR SPACE FOR EVERY 2 DWELLING UNITS AND 1 TWO WHEELER SPACE FOR EVERY DWELLING UNIT		
PARKING CALCULATION		
Required Parking		
Total Plinth Area	= 123.66 Sq.m	
First 50 sq.m 1 Dwelling unit = 1 Two wheeler space		
1 Two Wheeler space	= 1.00 x 1.80	
Provided 1 Two wheeler Space		
1Car Space	= 2.50x5.00	
Required Car space	= 123.66 / 75 =1.65 Car	
Provided 1 Car space		
PLOT COVERAGE	: 74.61x100 / 404.70	= 18.44%

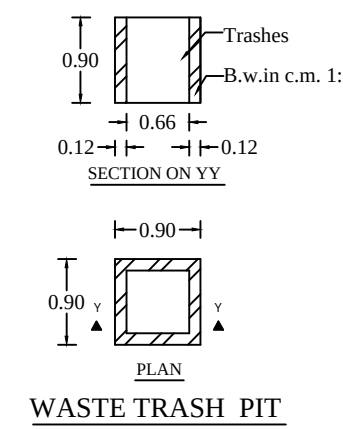
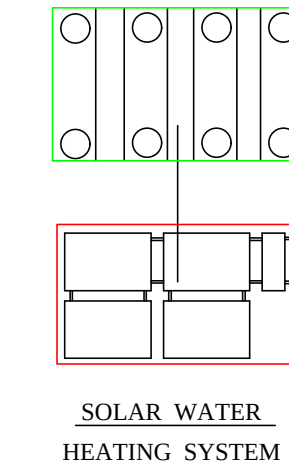
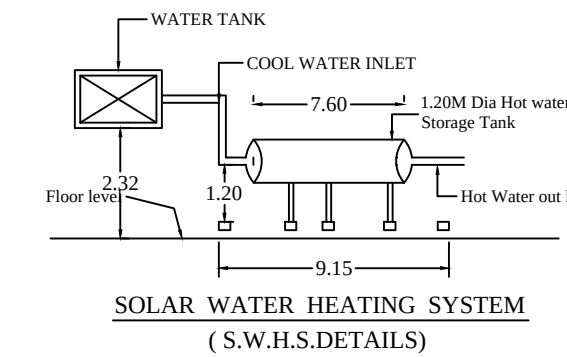
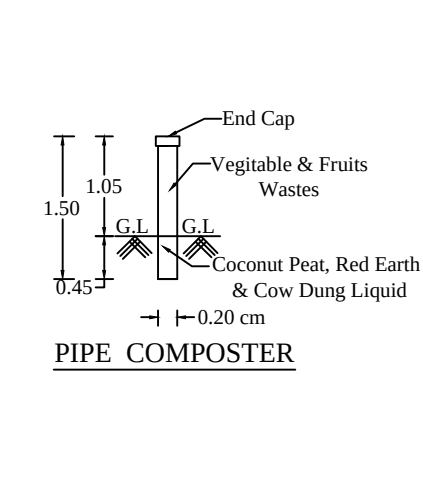
JOINERY DETAILS	
M.D : MAIN DOOR	: 1.00 x 2.10
D: DOOR	: 0.90 x 2.10
D1: DOOR	: 0.75 x 2.10
W3 : WINDOW	: 1.40 x 1.40
W2 : WINDOW	: 1.00 x 1.40
W1 : WINDOW	: 0.50 x 1.40
K.W3 : WINDOW	: 1.40 x 1.00
V2 : VENTILATOR	: 0.75 x 0.75

RMS ASSOCIATES
Er.T.JOHNSEY MARGRET QUEEN
Registered Civil Engineer
Registration No. 148/LS/2023/00002
Cell : 8110005647, 7502494208
email : johnseymqueen@gmail.com
Oppo.TMB, Thikkanamcode,
Thikkanamcode. P.O. Pincode - 629804.

SIGNATURE OF LAND AND BUILDING OWNER

S. Jaya Kumar

SIGNATURE OF LICENCE SURVEYOR/ENGINEER
Er. T. JOHNSY MARGRET QUEEN
Registered Civil Engineer
Reg No: 148/LS/2023/00002
RMS ASSOCIATES
OPP. TMB, Karungal Road
Thikkanamcode P.O 629 804
Cell: 8110005647



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.

