

PP

APPROVAL RECORD

# Planning Permission

Kanniyakumari

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

**Town Panchayat**

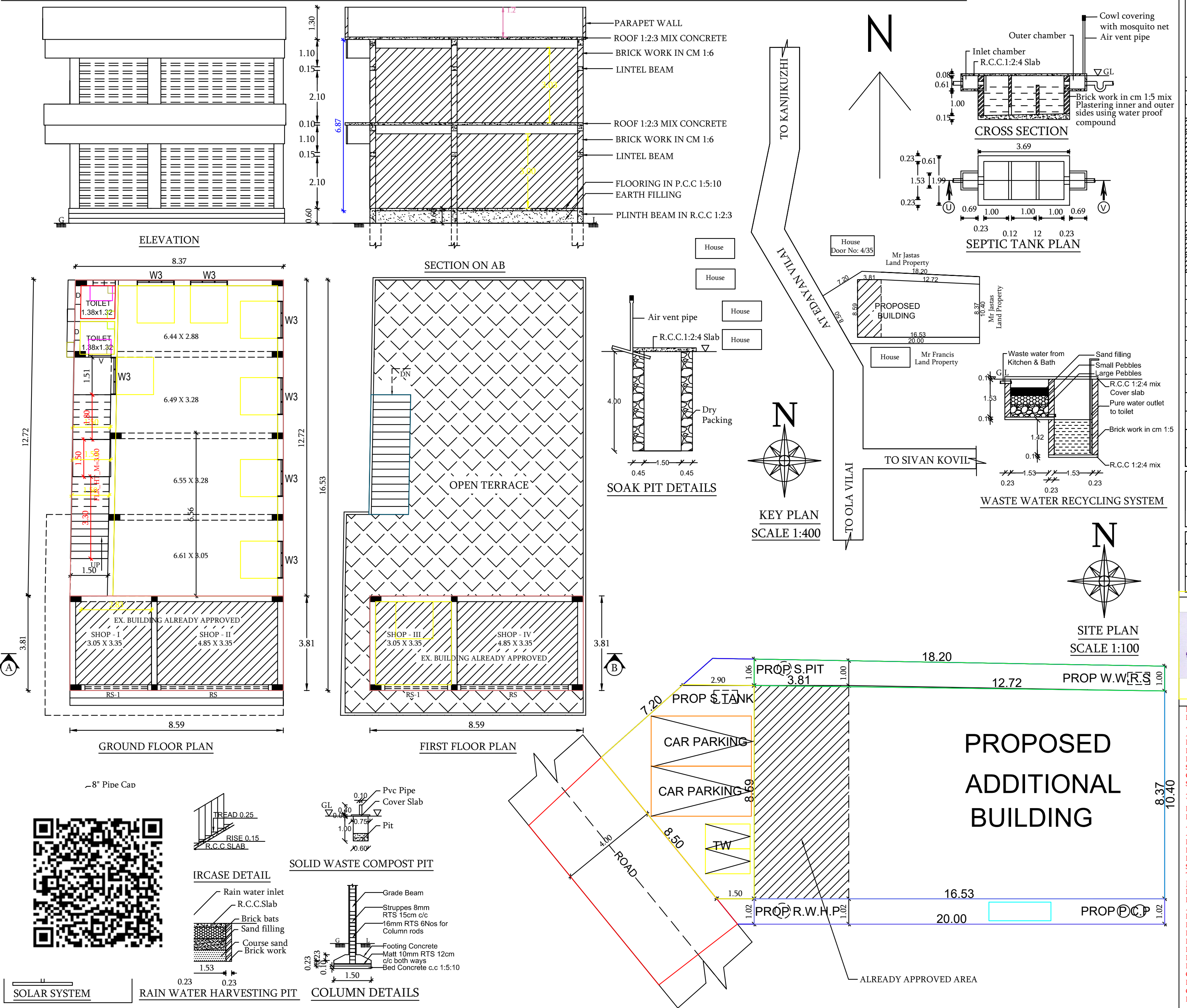
PURPOSE

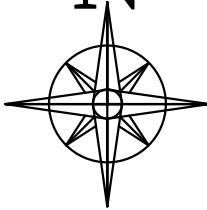
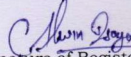
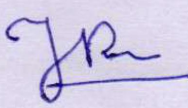
**Residential**

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 SHOWN IN THE ADDITIONAL CONSTRUCTION OF A R.C.C ROOF COMMERCIAL BUILDING IN EXISTING B.A.NO: (51/2023-2024), AT EDAYAN VILAI, KAPPIYARAI POST - 629156 IN Re.Sy.No: 44/8A,44/13,44/14A PATTA NO: 328,9500,6868 OF KAPPIYARAI "A" VILLAGE, KAPPIYARAI TOWN PANCHAYAT, KALKULAM TALUK, K.K.DIST.



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                             |                                                                                                             |                                                                                                                                                                                            |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| NAME OF APPLICANT<br>Mr J. John Benze,<br>S/o Mr Johnes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                             | <div>N</div> <div></div> |                                                                                                                                                                                            |  |
| AREA DETAILS - EXTENSION BUILDING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                             |                                                                                                             |                                                                                                                                                                                            |  |
| Plinth Area (shop-I)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | 107.85 Sq.m                 |                                                                                                             | 1160.46 Sq.ft                                                                                                                                                                              |  |
| Floor Area (shop-I)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | 85.80 Sq.m                  |                                                                                                             | 923.21 Sq.ft                                                                                                                                                                               |  |
| EXISTING PLINTH AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                             |                                                                                                             |                                                                                                                                                                                            |  |
| SHOP-I (G.F)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | 13.37 Sq.M                  |                                                                                                             | 143.86 Sq.Ft                                                                                                                                                                               |  |
| SHOP-II (G.F)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | 19.35 Sq.M                  |                                                                                                             | 208.21 Sq.Ft                                                                                                                                                                               |  |
| SHOP-III (F.F)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | 13.37 Sq.M                  |                                                                                                             | 143.86 Sq.Ft                                                                                                                                                                               |  |
| SHOP-IV (F.F)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | 19.35 Sq.M                  |                                                                                                             | 208.21 Sq.Ft                                                                                                                                                                               |  |
| TOTAL AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | 65.44 Sq.M                  |                                                                                                             | 704.14 Sq.Ft                                                                                                                                                                               |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  | FLOOR AREA                  |                                                                                                             |                                                                                                                                                                                            |  |
| GROUND FLOOR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | 26.46 Sq.M                  |                                                                                                             | 284.71 Sq.Ft                                                                                                                                                                               |  |
| FIRST FLOOR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | 26.46 Sq.M                  |                                                                                                             | 284.71 Sq.Ft                                                                                                                                                                               |  |
| TOTAL AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | 52.92 Sq.M                  |                                                                                                             | 569.42 Sq.Ft                                                                                                                                                                               |  |
| AREA DETAILS - LAND                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                             |                                                                                                             |                                                                                                                                                                                            |  |
| Site Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | 5.250 Cents                 |                                                                                                             | 2.12 Are                                                                                                                                                                                   |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  | ( 212.52 Sq.m )             |                                                                                                             | (2286.71 Sq.ft )                                                                                                                                                                           |  |
| Vacant Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | 71.95 Sq.m                  |                                                                                                             | 774.18 Sq.ft                                                                                                                                                                               |  |
| F.S.I                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | 173.29                      |                                                                                                             | /212.52                                                                                                                                                                                    |  |
| PC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | 140.57                      |                                                                                                             | / 212.52                                                                                                                                                                                   |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                             |                                                                                                             | 0.81 < 2.00                                                                                                                                                                                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                             |                                                                                                             | 0.66 > 50                                                                                                                                                                                  |  |
| SCHEDULE OF JOINERIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                             |                                                                                                             |                                                                                                                                                                                            |  |
| REF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | DESCRIPTION                 |                                                                                                             | SIZE                                                                                                                                                                                       |  |
| RS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | Rolling Shutter             |                                                                                                             | 4.20 X 2.40                                                                                                                                                                                |  |
| RS1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | Rolling Shutter             |                                                                                                             | 2.40 X 2.40                                                                                                                                                                                |  |
| D                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  | Door                        |                                                                                                             | 0.75 X 2.10                                                                                                                                                                                |  |
| V                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  | Ventilator                  |                                                                                                             | 0.90 X 0.60                                                                                                                                                                                |  |
| SCALE : 1:100                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | ALL DIMENSIONS ARE IN METRE |                                                                                                             | <div><input checked="" type="checkbox"/> EXIT</div> <div><input type="checkbox"/> PROPOSED</div> <div><input type="checkbox"/> ROAD</div> <div><input type="checkbox"/> SITE BOUNDRY</div> |  |
| Parking Calculation According to TNCDBR 2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                             |                                                                                                             |                                                                                                                                                                                            |  |
| Floor area above 75 Sq.m - 1 Car Space / 75 Sq.m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                             |                                                                                                             | DWG NO : 1099                                                                                                                                                                              |  |
| Total Floor Area of Building                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | 138.72 Sq.m                 |                                                                                                             |                                                                                                                                                                                            |  |
| No.of Cars =                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | 138.72 / 75                 |                                                                                                             | 2 Nos                                                                                                                                                                                      |  |
| <div><br/>Signature of Registered Professional<br/>C. ALWIN ISAYA<br/>BUILDING CONSTRUCTION SURVEYOR<br/>VADAKU KATTUVILAI, KANJIKUZHIPPATTI POST<br/>Mobile : 9659200468</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                             | <div></div>            |                                                                                                                                                                                            |  |
| SIGNATURE OF ENGINEER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                             | SIGNATURE OF OWNER                                                                                          |                                                                                                                                                                                            |  |
| PLAN INFO<br>PATTA_NO=328,9500,6868<br>AS_PER_DOCUMENT=212.52<br>AS_AT_SITE=212.50<br>FMB_OR_PLR=212.52<br>PLOT_AREA_M2=212.52<br>IS_SWIMMING_POOL_EXISTS=NO<br>SINGLE_FAMILY_BLDG=NO<br>CRZ=NO<br>SECURITY_ZONE=NO<br>ACCESS_WIDTH_M=3.00<br>WHETHER_GOV'T_OR_AIDED_SCHOOL=NO<br>ROAD_WIDTH=4.00<br>ROAD_LENGTH=5.00<br>AVG_PLOT_DEPTH=21.50<br>AVG_PLOT_WIDTH= 10.40<br>LAND_USE_ZONE=B-SHOP<br>PREMIUM_FSI_REQUIRED=NO<br>DISTRICT=KANNIYAKUMARI<br>SURVEY_NO=44/8A,44/13, 44/14A<br>TALUK=KALKULAM<br>JURISDICTION_TYPE=PANCHAYAT<br>RWTH_DECLARED=YES<br>BUILDING_NEAR_TO_RIVER=NO<br>AREA_TYPE=OTHERS<br>IS_APPROVED_LAYOUT=NO<br>BUILDING_NEAR_MONUMENT=NO<br>BUILDING_NEAR_GOV'T_BLDG=NO<br>PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO<br>FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES<br>NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO<br>NOC_FIRE_DEPT=NO<br>OSR_APPLICABLE=NO<br>IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO<br>GREEN_PLANTING_STRIP=NO<br>BLOCK_1_B-SHOP_MEMBER_COUNT=5 |  |                             |                                                                                                             |                                                                                                                                                                                            |  |

# 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](mailto: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.

