

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari
Kanniyakumari district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

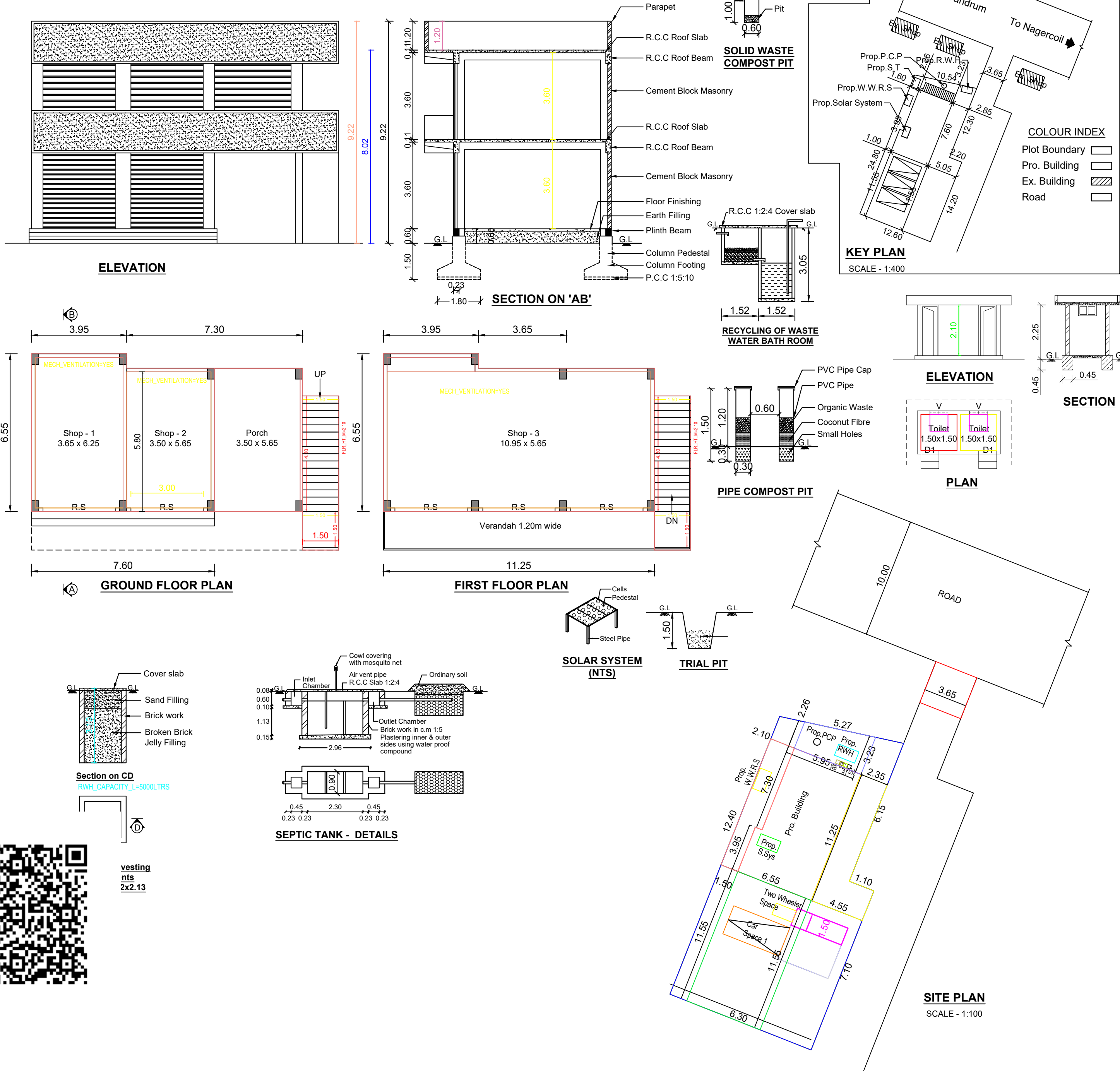
PURPOSE
Commercial

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 A TERRACED ROOF SHOP BUILDING IN Re.Sy NO : 721/2C1 AT KONGHANAMPARAI, MAIN ROAD, MARTHANDAM (P.O) OF UNNAMALAIKADAI VILLAGE, UNNAMALAIKADAI TOWN PANCHAYAT, VILAVANCODE TALUK, KANYAKUMARI DISTRICT.

APPLICANT BY: Mrs. EZHIL RAJ. T, W/O Dr. SATEESH KUMAR THANGAVEL.



REFERENCE	
AREA OF THE PLOT :	6.200 Cents (250.914 Sq.m)
PLINTH AREA	
GROUND FLOOR :	69.31 Sq.m (or) 746.00 Sq.Ft
FIRST FLOOR :	69.31 Sq.m (or) 746.00 Sq.Ft
TOTAL AREA :	138.62 Sq.m (or) 1492.00 Sq.Ft

FLOOR AREA	
GROUND FLOOR :	62.35 Sq.m (or) 671.00 Sq.Ft
FIRST FLOOR :	63.90 Sq.m (or) 687.80 Sq.Ft
TOTAL AREA :	126.25 Sq.m (or) 1358.80 Sq.Ft

EXISTING BUILDING AREA : 89.90 Sq.m

VACANT AREA : 91.714 Sq.m

F.S.I : 138.60 / 250.914 = 0.55 < 2.00

SCHEDULE OF JOINERY		
DOORS	D	0.90x2.10
DOORS	D1	0.75x2.10
ROLLING SHUTTER	R.S	3.00x3.15
VENTILATORS	V	0.75x0.45
ALL DIMENSIONS ARE IN METERS		SCALE - 1:100

PARKING CALCULATION ACCORDING TO TNCDBR 2019
Floor Area above 75 Sq.m - 1 Car Space / 50 Sq.m
Total Floor Area of Building = 138.60 Sq.m
Number of Cars = 138.60 / 50 = 2.77 Nos Say 3 Nos

ENGINEER

[Signature]
E.N.M.NIRMAL PRATHAP SINGH, M.Tech (Structural), MBA,
Structural Consultant,
Eraviputhoorikadai, Kattathurai (P.O),
Marthandam, K.K. District - 629 158.
Ph : 9442760033

APPLICANT

[Signature]

DRAWN BY

Joe Constructions, Pacode.
Mob : 9443607653

PLAN INFO
PLOT_AREA_M2=250.91
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=RETAIN
PREMIUM_FSI_REQUIRED=NO
OSR_SURRENDER_OR_BUYBACK=YES
IS_APPROVED_LAYOUT=YES
ORGANIZATION_TYPE=PRIVATE
CRZ=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=1
ROAD_WIDTH=3.65
ROAD_LENGTH=100.00
AVG_PLOT_DEPTH= 12.60
AVG_PLOT_WIDTH= 26.50
LAND_USE_ZONE = COMMERCIAL
PLOT_NO=0
DISTRICT=KANYAKUMARI
AREA_TYPE=OTHERS
SURVEY_NO=721/2C1
PATTA_NO=15286
TALUK=VILAVANCODE
AS_AT_SITE=298.00
FMB_OR_PLR=250.91
AS_PER_DOCUMENT=250.91
JURISDICTION_TYPE=PANCHAYAT
IS_SWIMMING_POOL_EXISTS=NO
RWH_DECLARED=YES
IF_HERITAGE_TOWN_LESS THAN 1KM_RADIUS=YES

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.

