

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.

**Mr.ARAVIND.A.K,
S/O Mr.AGASTIN,
NETTA ,
KADAYAL (P.O) , K.K.DISTRICT - 629101.**

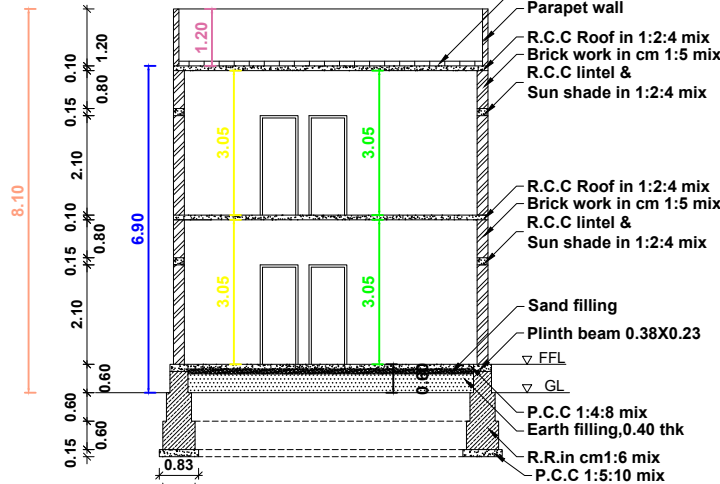
PLINTH AREA		
Ground Floor	91.22 Sq.m	981.89 Sq.ft
First Floor	91.22 Sq.m	981.89 Sq.ft
Total	182.44 Sq.mt	1963.78 Sq.ft

Ground Floor	79.98 Sq.m	860.90 Sq.ft
First Floor	79.98 Sq.m	860.90 Sq.ft
Total	159.96 Sq.mt	1721.81 Sq.ft

Site Area	7.500 Cents	3.04 Are
	(303.525 Sq.m)	(3267.00 Sq.ft)
Vacant Area	212.31 Sq.m	2285.25 Sq.ft
F.S.I	182.44 / 303.53	0.60 < 2.00
PC	91.22 / 303.53	30.05 < 50

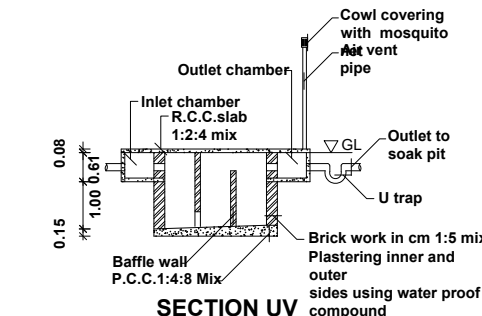
Registered Professional Engineer
R. JEGAN LAL .D.C
RE: 11/2024(Gr.III)
Consulting Engineers
Inced Building Surveyors
903669375, 637993906

SIGNATURE OF ENGINEER

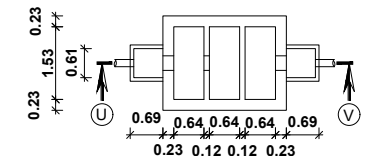


SECTION ON AB

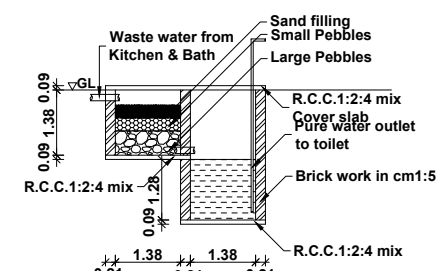
Parking calculation As per TCNDB Rules 2019- Annexure –IV/Part (1)
 (2) Shops/Shopping Centres/Departmental Stores/Super Markets/(B)
 Floor area above 75 sq.m, Number of parking Spaces=1 car space and 1 Two wheeler
 space for every 75 sq.m or part thereof excluding the first 75 sq.m
 Total Floor Area =182.44 Sq.m
 Required number of car parking spaces: $182.44 - 75 = 107.44 / 75 = 1.43$ nos
 Required number of two-wheeler parking spaces: Nil
 Provided number of car parking spaces: 2 nos



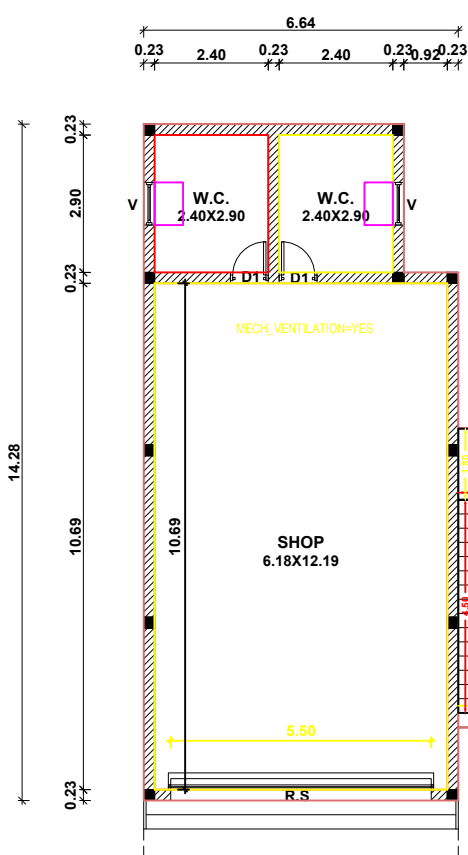
SECTION UV



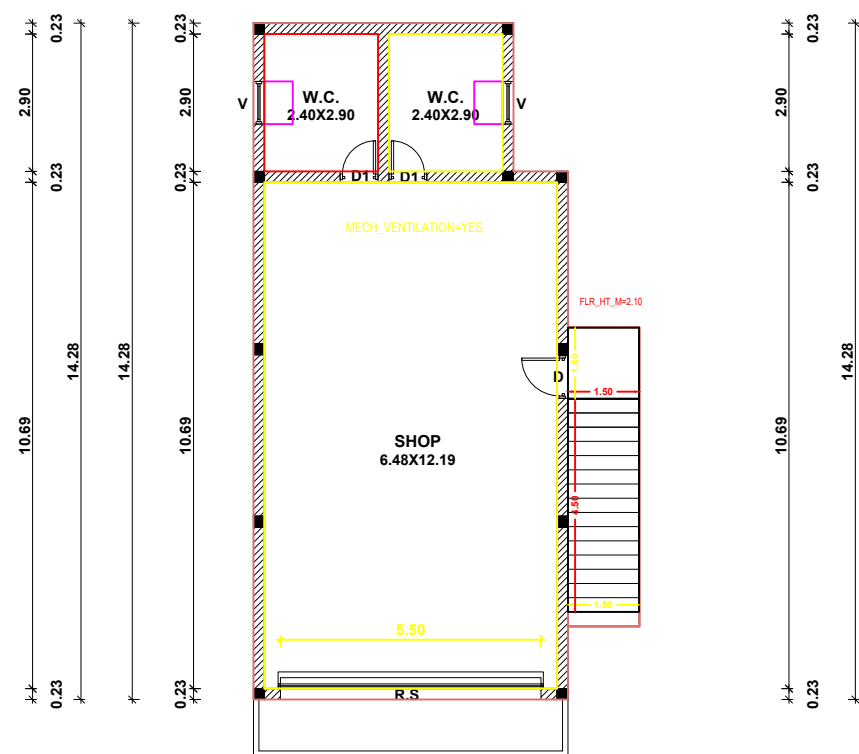
SEPTIC TANK PLAN



WASTE WATER RECYCLING SYSTEM

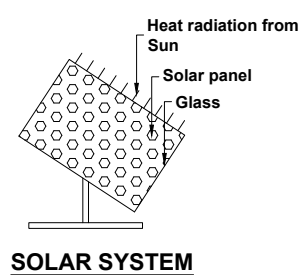


GROUND FLOOR PLAN

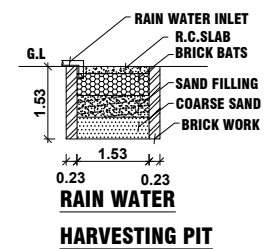


GROUND FLOOR PLAN

PLAN INFO
PLOT AREA M2=303.53
OSR APPLICABLE=NO
OSR_SURRE_BUYBACK_RETAIN=RETAIN
PREMIUM_FSI_REQUIRED=NO
OSR_BUYBACK_OR_BUYBACK=YES
IS_APPROVED_LAYOUTS
ORGANIZATION_TYPE=PRIVATE
CRZ=NO
BLOCK_1_BSHOP_MEMBER_COUNT=1
ROAD_WIDTH=9.00
ROAD_LENGTH=100.00
AVG_PLOT_DEPTH=50.60
AVG_PLOT_WIDTH=12.25
LAND_USE_ZONE=COMMERCIAL
PLOT_NO=0
DISTRICT=KANYAKUMARI
AREA_TYPE=EWS
SURVEY_NO=64/5
PATTANUM=5158
TALUK=VILAVANCODE
AS_AT_SITE=287.58
SHR_OR_PRR=303.53
AS_PER_DOCUMENT=303.53
JURISDICTION_TYPE=PANCHAYAT

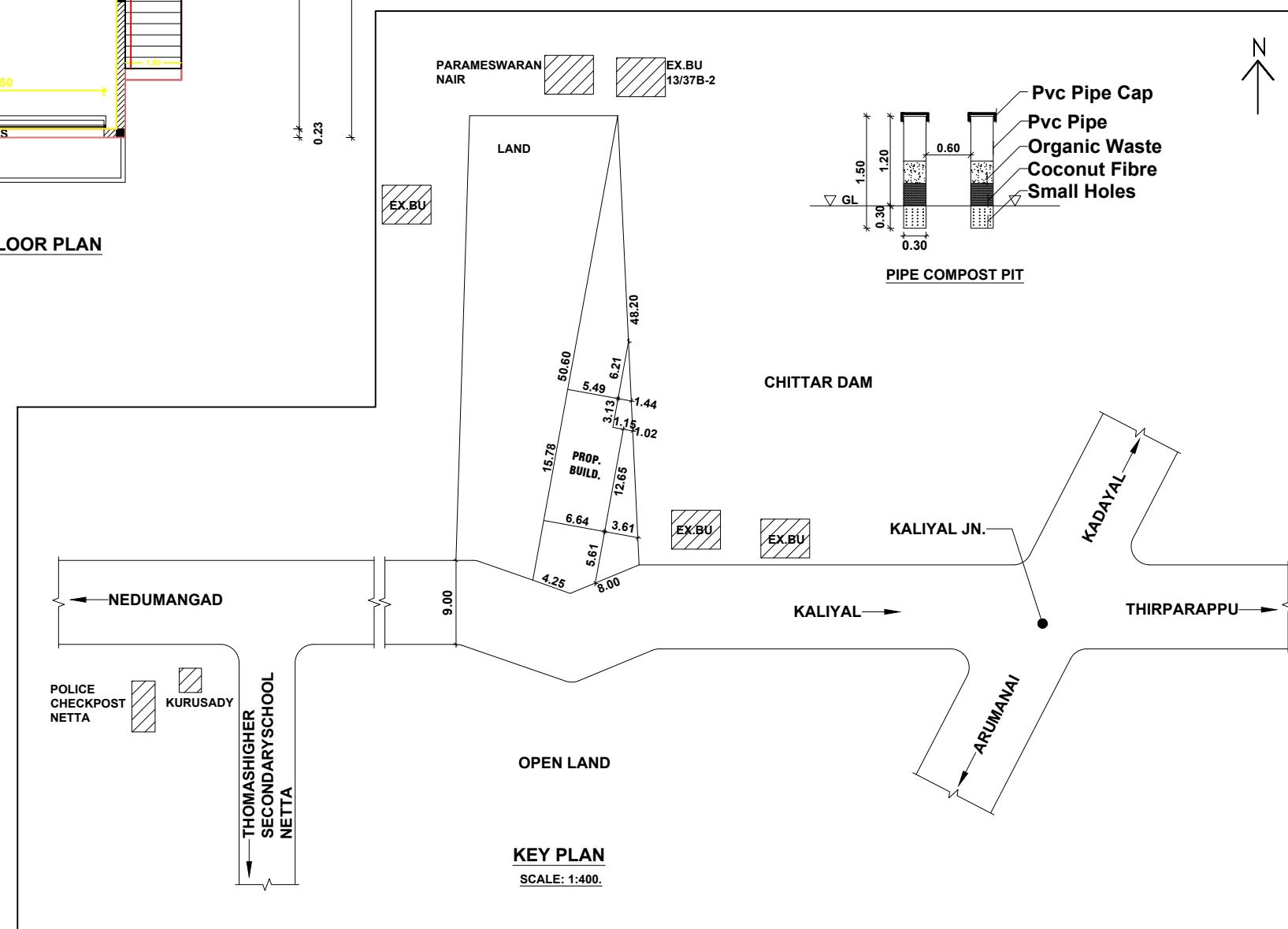


SOLAR SYSTEM



RAIN WATER

HARVESTING PIT



KEY PLAN

SCALE: 1:400.



OF JOINERIES	
SECTION	SIZE
Butter	2.45 X 2.10
R	0.80 X 2.10
TOR	0.90 X 0.60

Er.JEGAN LAL

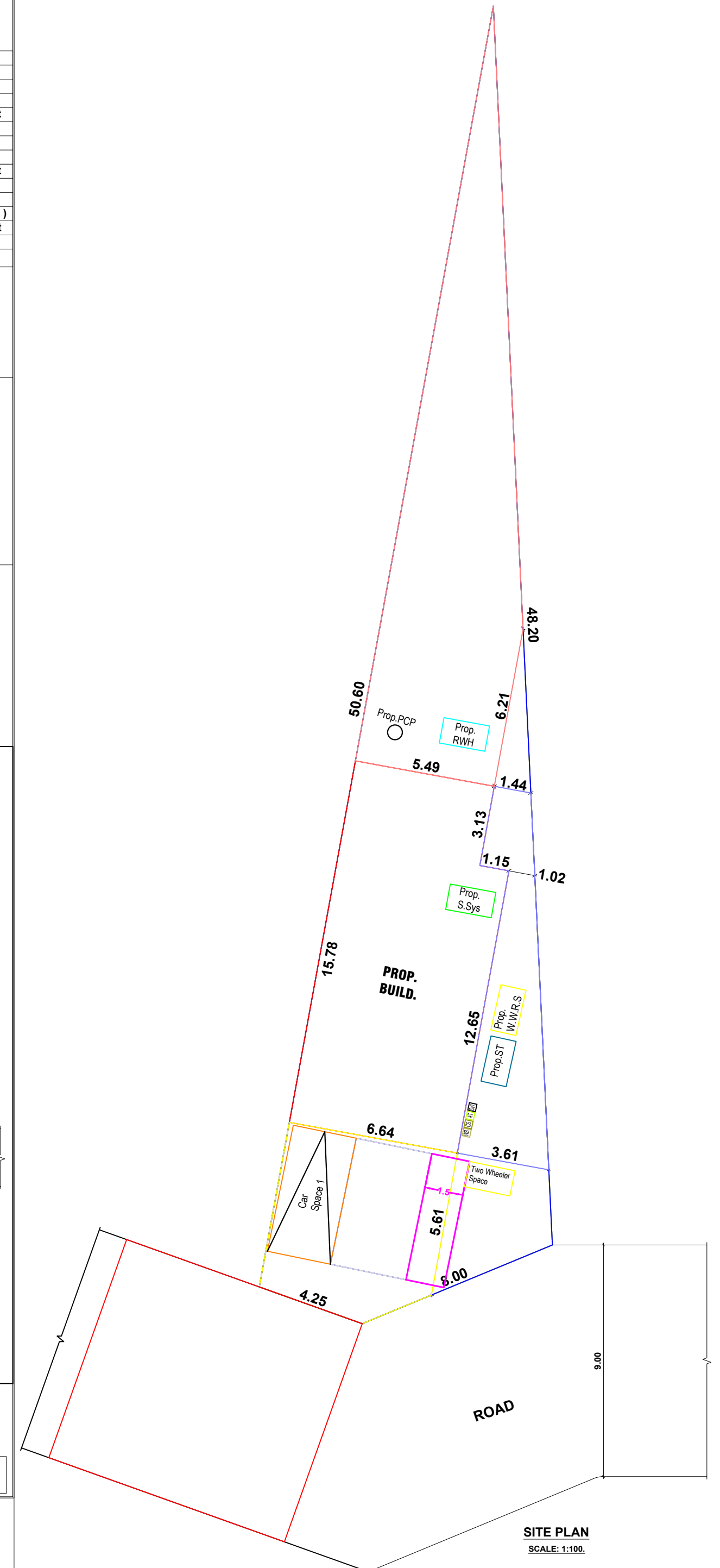
SHIYA CONSTRUCTIONS

ANANDHA KRISHNAN COMPLEX
ARUMANAI JUNCTION-629151
MOBILE NO:6379939099
email:jegansurvey1991.j@gmail.com

SCALE :
1:100

**ALL DIMENSIONS
ARE IN METRE**

DWG NO



SITE PLAN

SCALE: 1:100.

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.

