

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari

Kanniyakumari district, Tamil Nadu

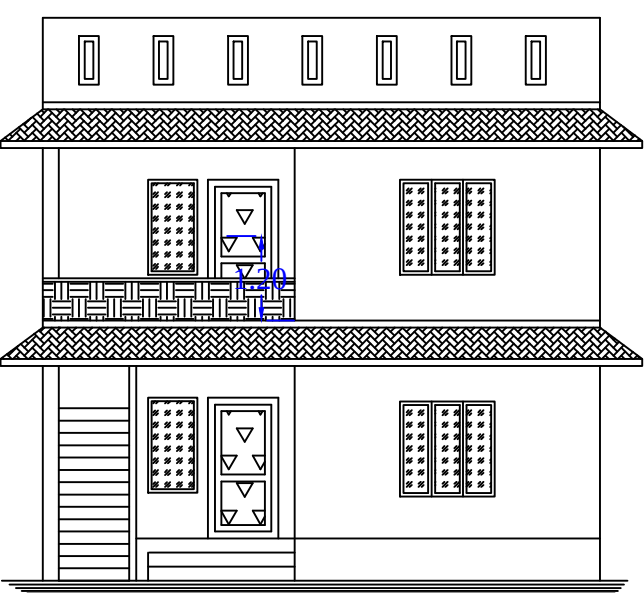
APPROVAL TYPE
Building PlanISSUING AUTHORITY
Town PanchayatPURPOSE
Residential

The approval as the planning authority issued it, reproduced in full behind this page.

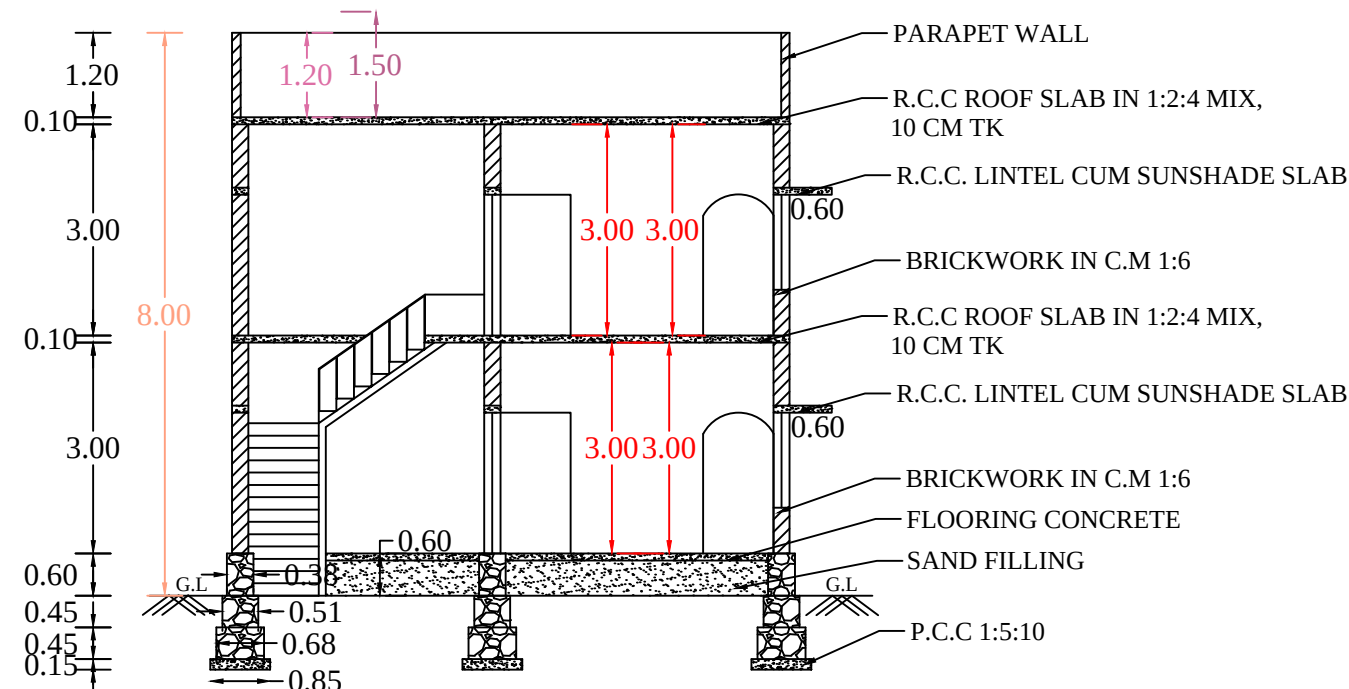
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN RE.SY.NO: 195/3C OF KOTTARAM WEST VILLAGE AT
KNP NAGER, CAPE ROAD, KOTTARAM, KOTTARAM TOWN PANCHAYAT.

NAME OF OWNER :Mr. S. SIVARAMAN.

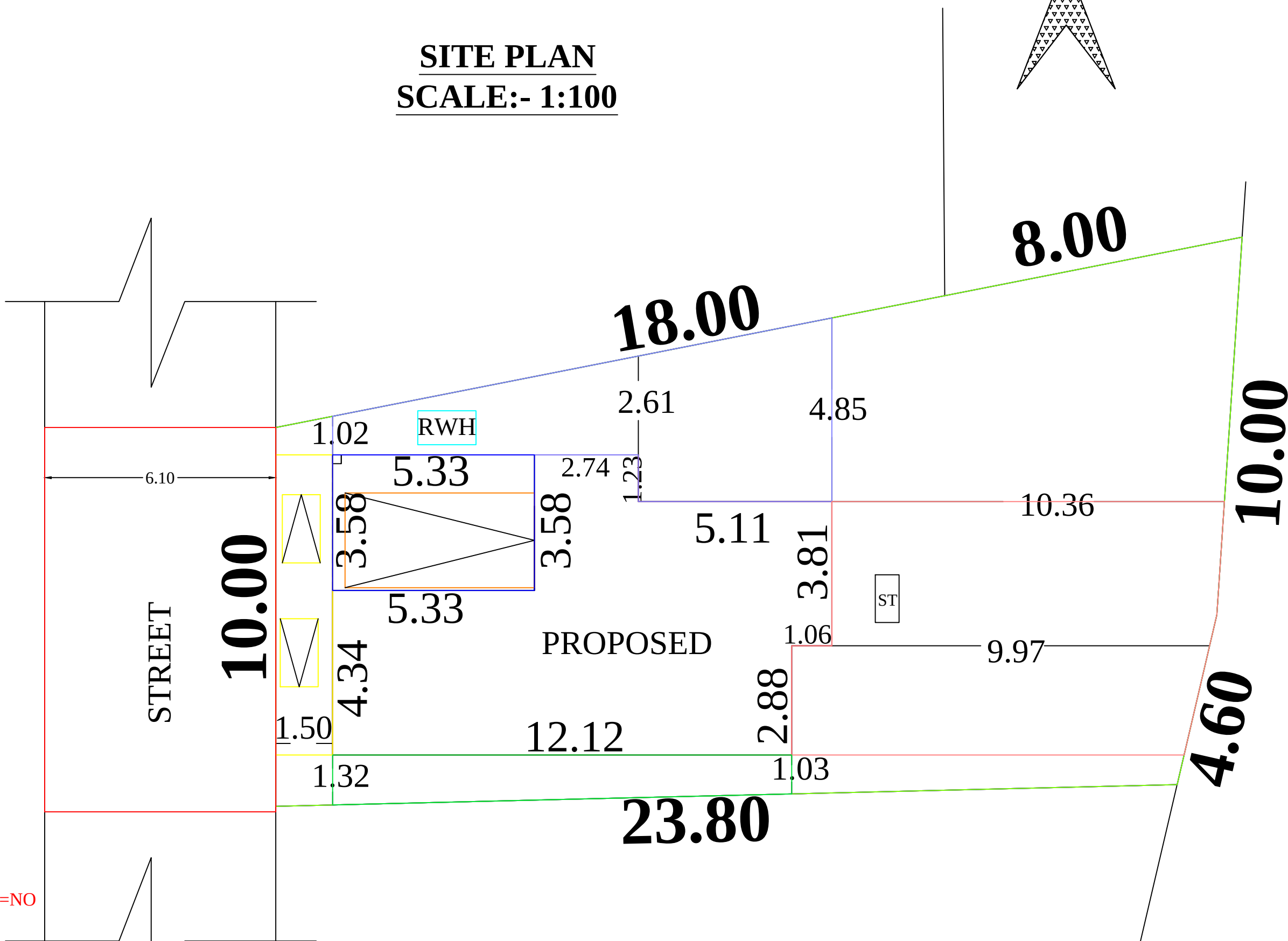


ELEVATION



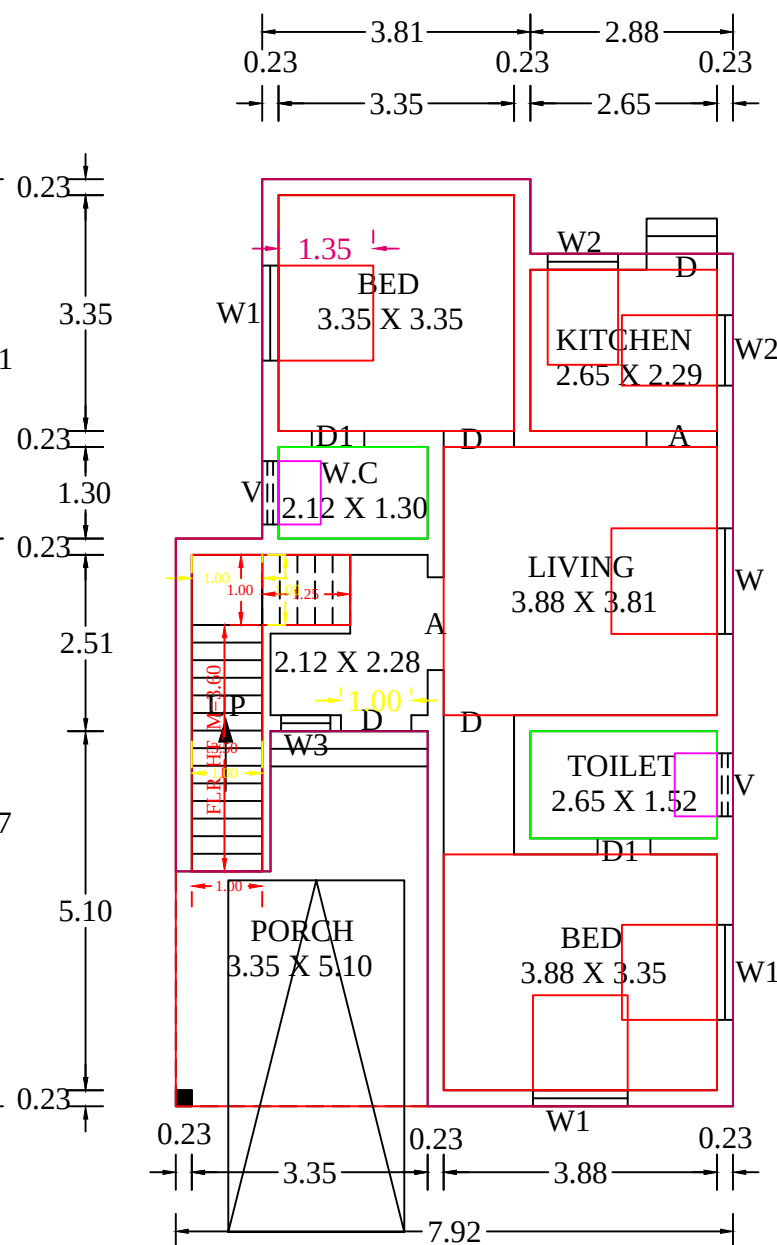
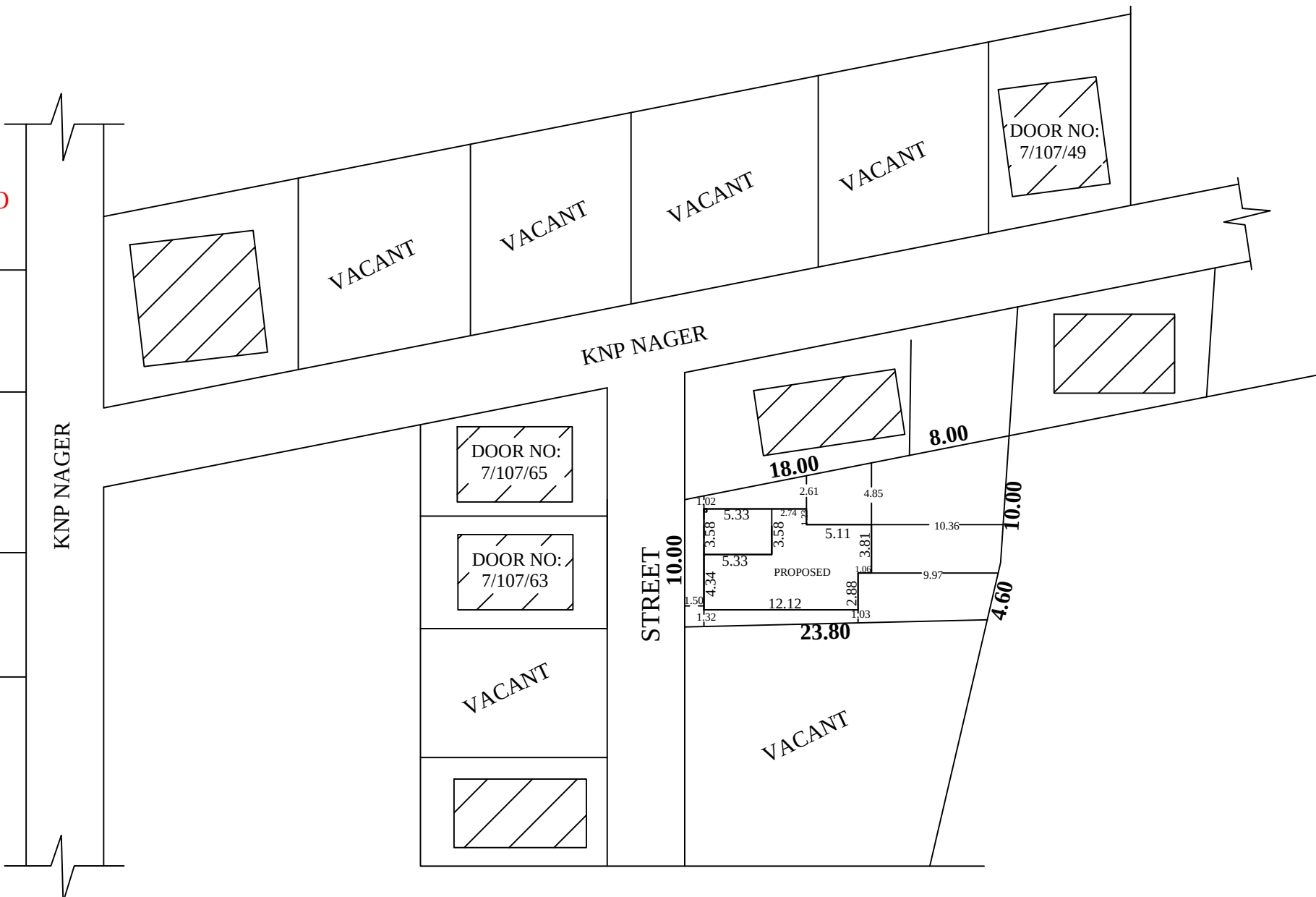
SECTION ON A-A'

SITE PLAN
SCALE:- 1:100

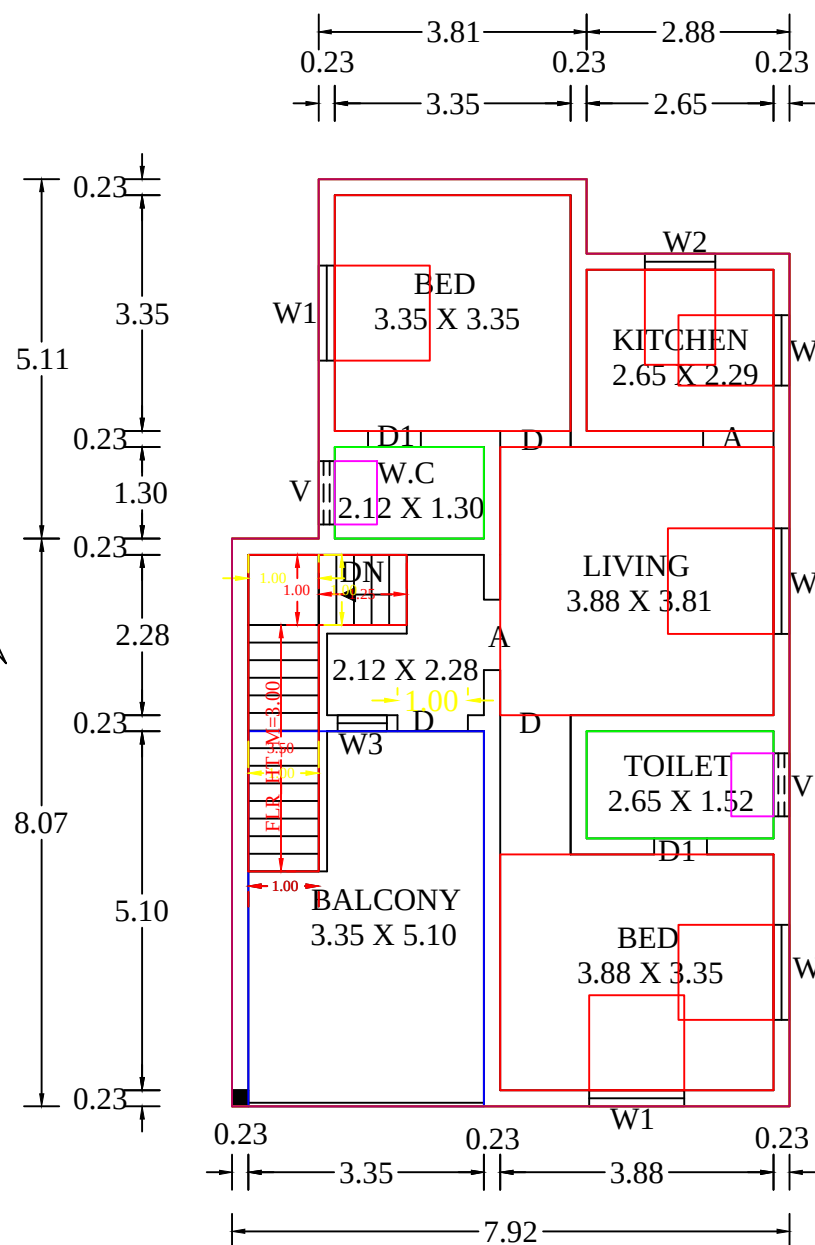


PLAN INFO
PATTA_NO=7359
AS_PER_DOCUMENT=311.21
AS_AT_SITE=302.76
FMB_OR_PLR=312.00
PLOT_AREA_M2=302.76
IS_SWIMMING_POOL_EXISTS=NO
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6.10
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=6.10
ROAD_LENGTH=10.00
AVG_PLOT_DEPTH= 23.80
AVG_PLOT_WIDTH= 10.00
LAND_USE_ZONE=RESIDENTIAL
PREMIUM_FSL_REQUIRED=YES
DISTRICT=KANYAKUMARI
SURVEY_NO=195/3C
TALUK=AGASTHEESWARAM
JURISDICTION_TYPE=PANCHAYAT
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
IS_APPROVED_LAYOUT=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV'T_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

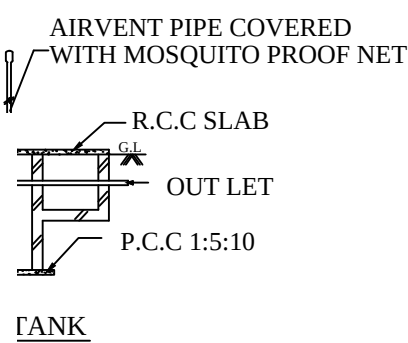
KEY PLAN
NOT TO SCALE:-



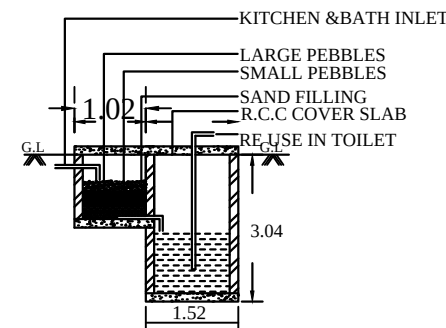
PLAN OF GROUND FLOOR



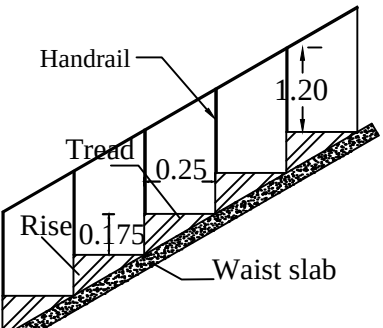
PLAN OF FIRST FLOOR



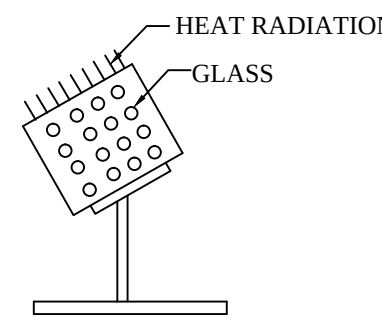
RAIN WATER HARVESTING



DETAILS OF RECYCLING OF WASTE



DETAILS OF STAIR CASE



SOLAR SYSTEM

LAND AREA DETAILS		
DESCRIPTION	SQ.M	SQ.FT
AS PER DOCUMENT AREA	311.21	3348.62
AS PER SITE AREA	302.76	3257.70
AS PER FMB / PATTA	312.00	3357.12

AREA DETAILS		
DESCRIPTION	SQ.M	SQ.FT
SITE AREA	302.76	3257.70
PRO.G.F AREA	95.08	1023.06
PRO.F.F AREA	95.08	1023.06
TOTAL PRO.AREA	190.16	2046.12
VACANT AREA	207.68	2234.64
PLOT COVERAGE	62.81%	

JOINERY DETAILS	
D DOOR	1.00 X 2.00
D1 DOOR	0.75 X 2.00
A ARCH	1.00 X 2.00
W WINDOW	1.50 X 1.35
W1 WINDOW	1.35 X 1.35
W2 WINDOW	1.00 X 1.35
W3 WINDOW	0.70 X 1.35
V VENTILATOR	0.90 X 0.60

ALL DIMENSION ARE IN METER

COLOUR INDEX:	SCALE:
PROPOSED :	PLAN : 1:100
ROAD :	SITE PLAN : 1:100
SITE BOUNDARY :	KEY PLAN : NOT TO SCALE

FLOOR SPACE INDEX RATIO:

$$FSI = \frac{G.F + F.F}{SITE AREA} = \frac{190.16}{302.76} = 0.62 < 2$$

- Note:
- Waste Water used for Garden.
 - Rain Water harvesting Details Provided.
 - Solar System Water tank provided.
 - Drinking water to be provided as per corporation norms.
 - Rain water harvesting tank to be provided.
 - Waste water from recycled water tank & Trench connected to sullage disposal tank.
 - Solid waste tub to be provided.
 - 'U' traps provided in septic tank to prevent curb breeding of mosquitoes.
- (As per G.O.(M.S) No.: 341-dated 03.11.2004)

PARKING CALCULATION:
FOR RESIDENTIAL BUILDING:
1 CAR FOR 75 M²
1 TWO WHEELER FOR 50M²
FLOOR AREA:
G.F. FLOOR AREA = 79.45 M²
F.F. FLOOR AREA = 95.08 M²
TOTAL FLOOR AREA = 174.53M²
PARKING REQUIRED = (174.53- 75.00)/75
= 1.33 @ 1 car, 1 Two wheeler
NO. OF CARS REQUIRED =1 Nos
NO. OF TWO WHEELER REQUIRED =1 Nos
CAR PROVIDED = 1 No.
Two WHEELER PROVIDED = 1 No.

SIGNATURE OF LAND AND BUILDING OWNER
NAME & ADDRESS: Mr. S.SIVARAMAN,
S/O: Mr.SUBRAMANIAN,
10/56, MIDDLE STREET,
KOTTARAM- 629 703.

Er. MURUGAN. M. D.C.E.
Consulting Engineer & Contractor,
Registered Engineer - Grade III (RE)
Reg. No: 150 / 1.5 / 2014 / 00015
KANYA CONSTRUCTIONS
1st Floor, Santhanamariamman Kovil Street
Kottaram - 629 703
Kottaram - 629 703

REGISTERED ENGINEER

DESIGN BY:
Er.MURUGAN. M.D.C.E,
Registered Engineer,
KANYA CONSTRUCTIONS
1st Floor, Santhanamariamman Kovil Street,
KOTTARAM-629703
Kanya kumari District
Phone:Off -9443079541 Cell - 6380801695

JOB NO: 655 / APP / SMC / 2025

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.

