

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari
Kanniyakumari district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Residential

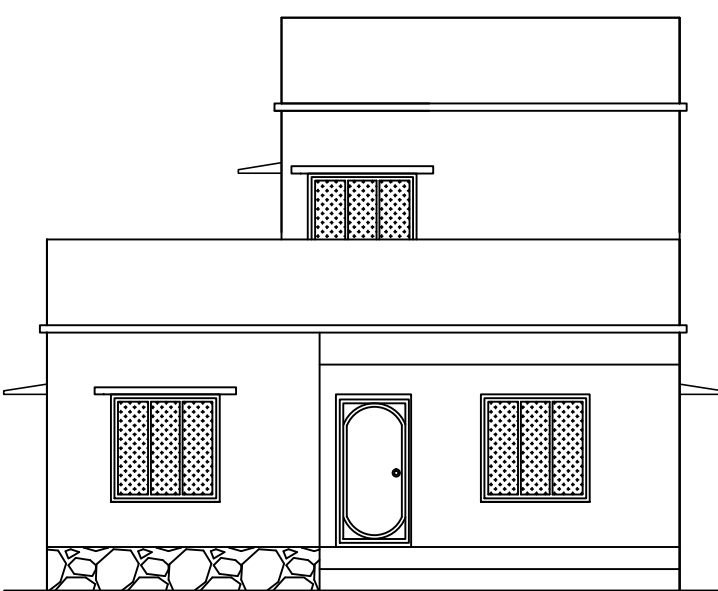
The approval as the planning authority issued it, reproduced in full behind this page.

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

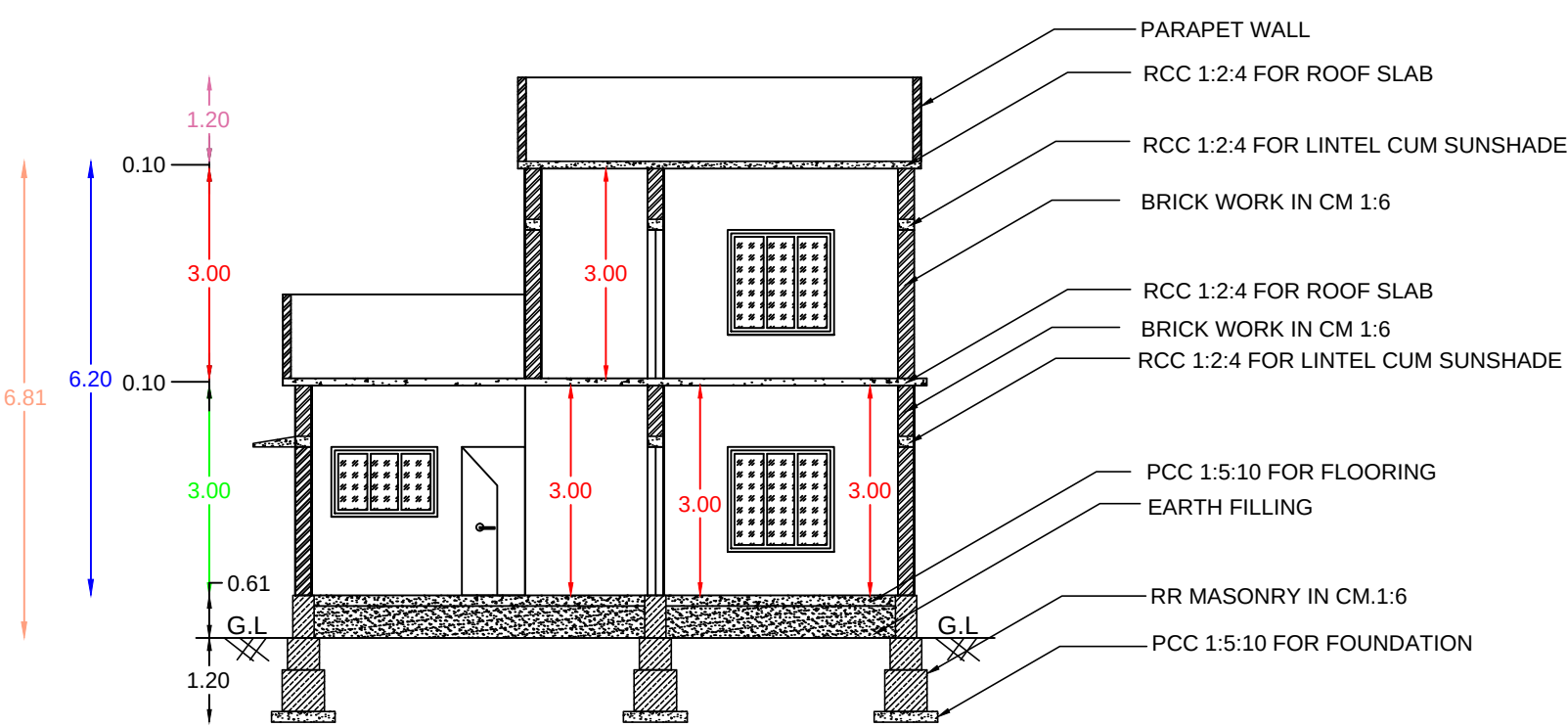
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING IN R.SY.NO: 63/16, AT ULUGALANTHAL AMMAN NAGER,

KARUPARAI, VELLIMALAI VILLAGE, VELLIMALAI TOWN PANCHAYAT, KALKULAM TALUK, KANYAKUMARI DISTRICT.

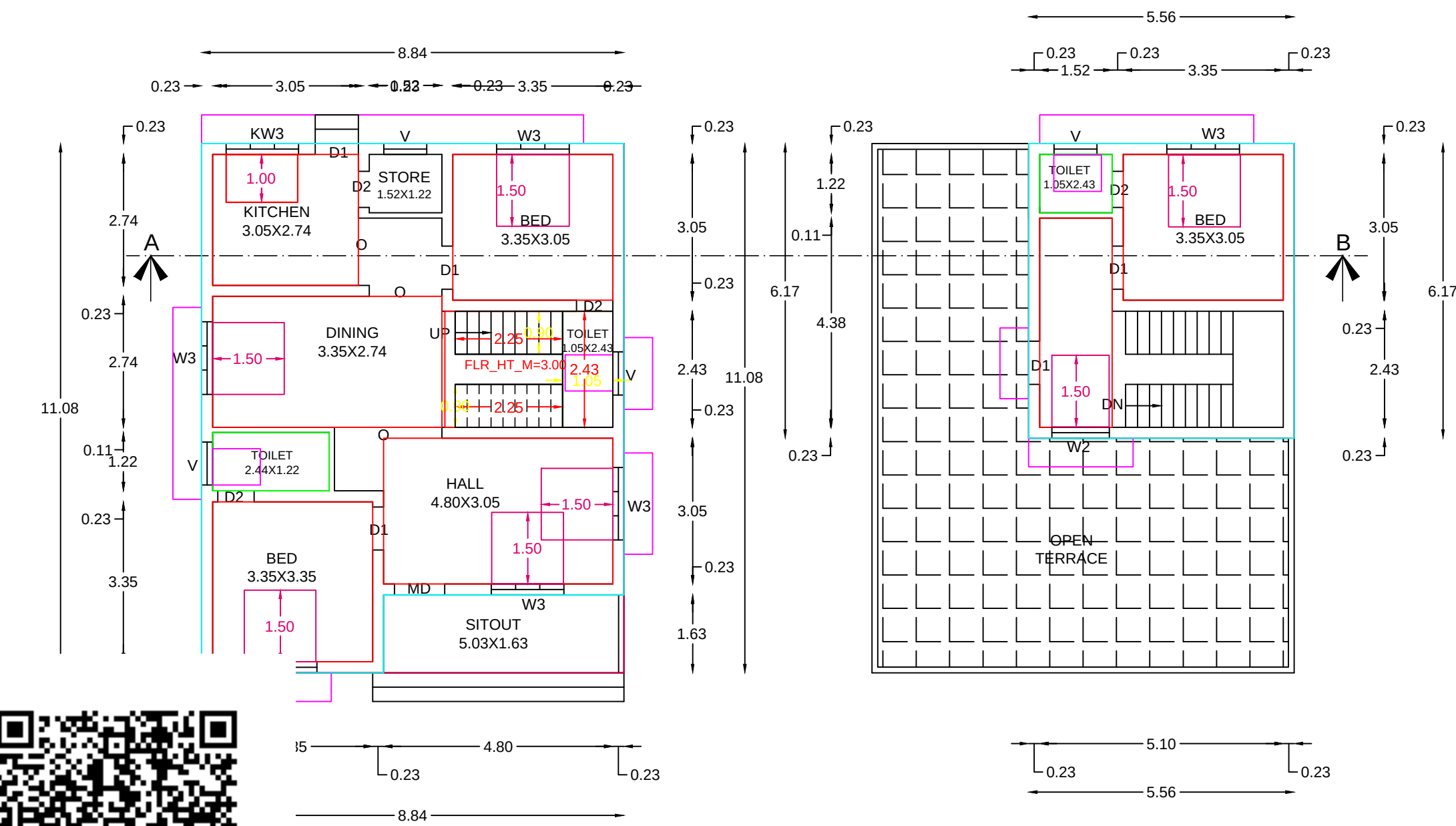
NAME OF OWNER : Mr.JAYA PRADEEP.J,
S/O.Mr.JAYA CHANDRAN,
2-76, KARUPARAI,
KALPADI,
K.K DISTRICT-629 204.



ELEVATION

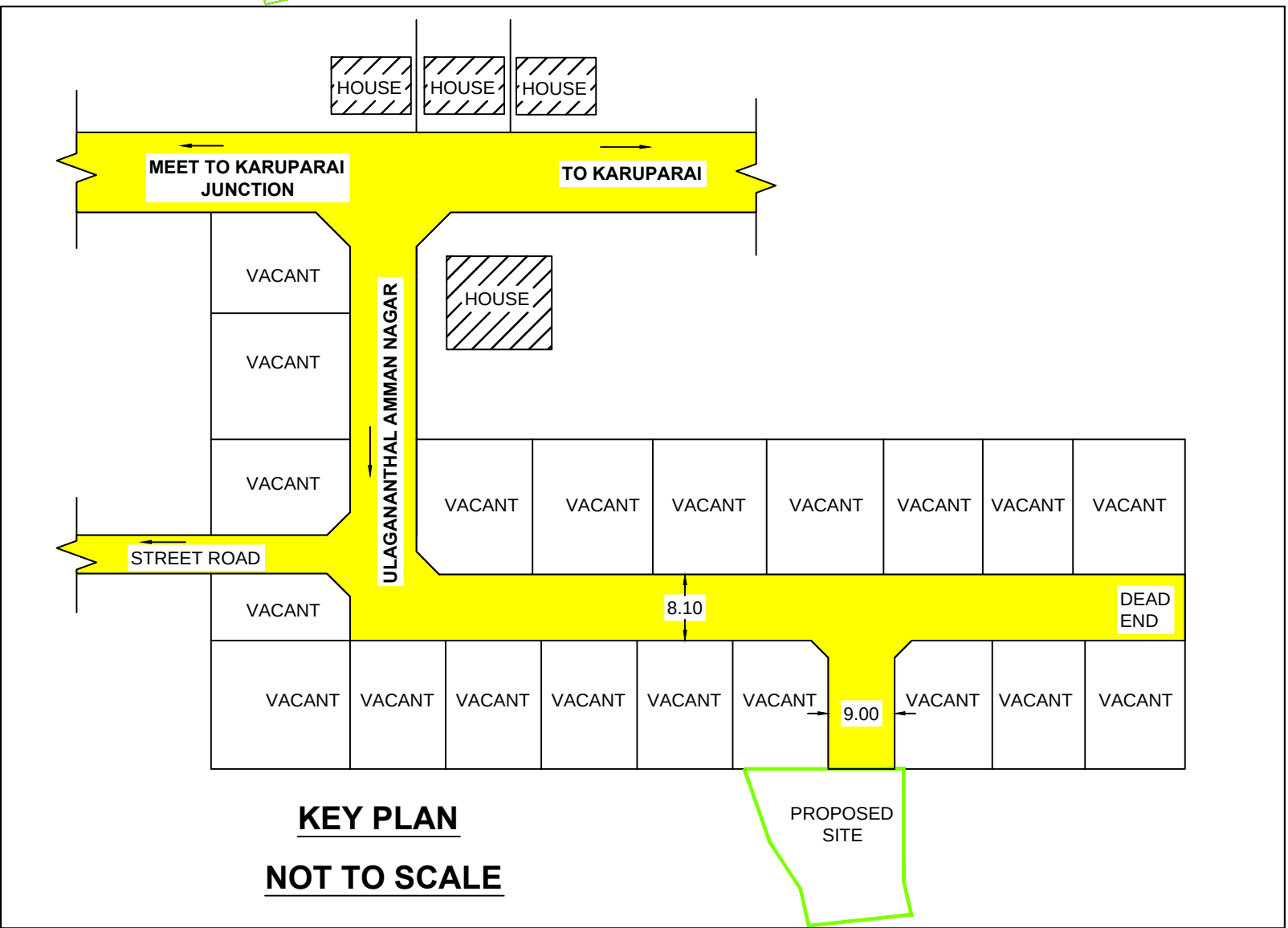


SECTION A-B

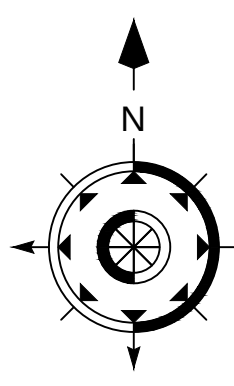


IND FLOOR PLAN

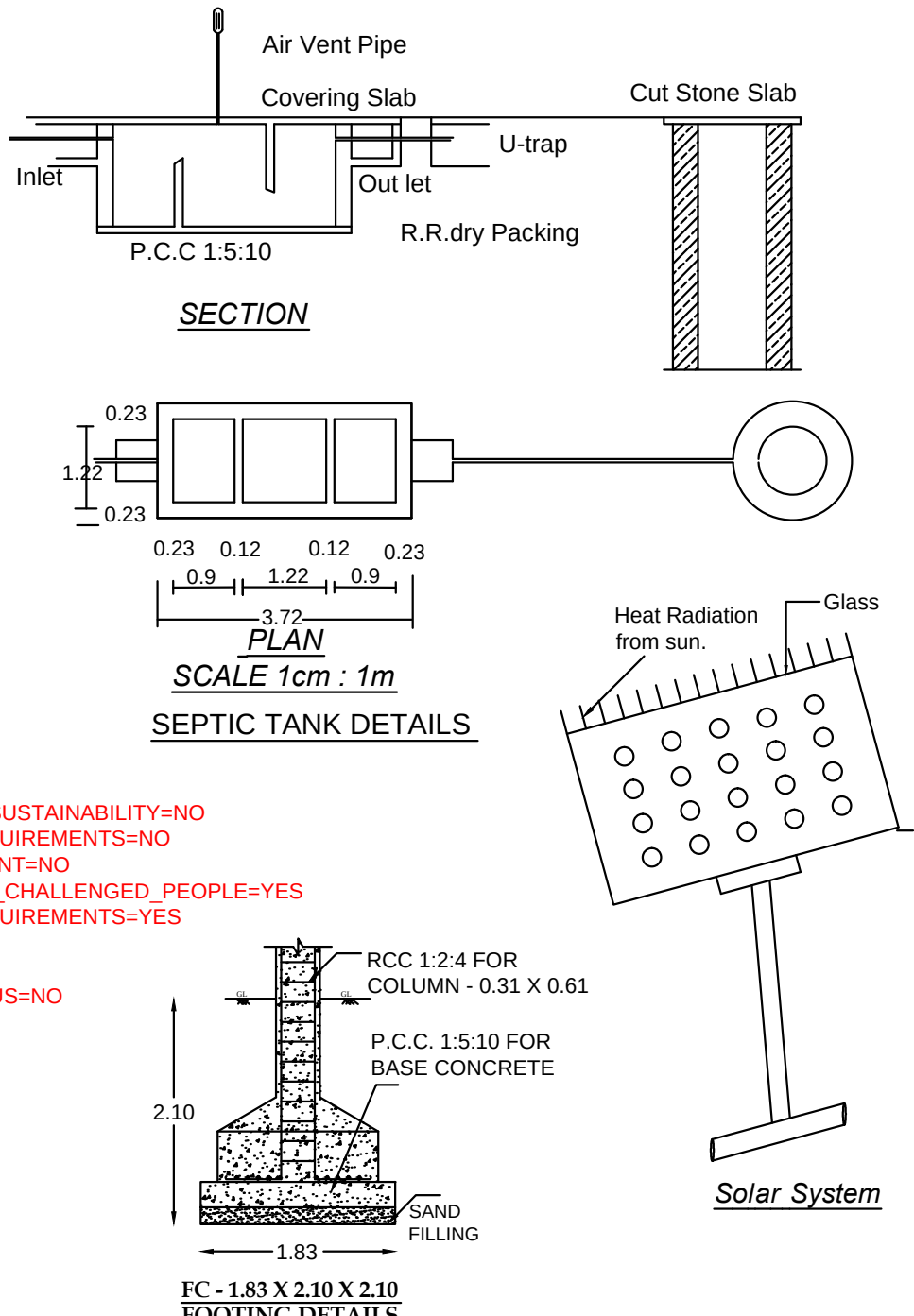
FIRST FLOOR PLAN



KEY PLAN
NOT TO SCALE



PLAN INFO
PLOT_NO=NILL
PATTI_NO=13846
TALUK=KALKULAM
DISTRICT=KANYAKUMARI
SURVEY_NO=63/16
PLOT_AREA_M2=809.36
AS_PER_DOCUMENT=809.36
AS_AT_SITE=809.36
FMB_OR_PLR=809.36
JURISDICTION_TYPE=TOWN PANCHAYAT
SINGLE_FAMILY_BLDG=YES
LAND_USE_ZONE=RESIDENTIAL
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=9.00
ROAD_LENGTH=200
AVG_PLOT_DEPTH=31.00
AVG_PLOT_WIDTH=27.00
RWHT_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
OSR_APPLICABLE=NO
OSR_SURRENDER_OR_BUYBACK=BUYBACK
PREMIUM_FSL_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
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO



SEPTIC TANK DETAILS

SCALE 1cm : 1m

FOOTING DETAILS

ALL DIMENSIONS ARE IN METERS SCALE 1:100

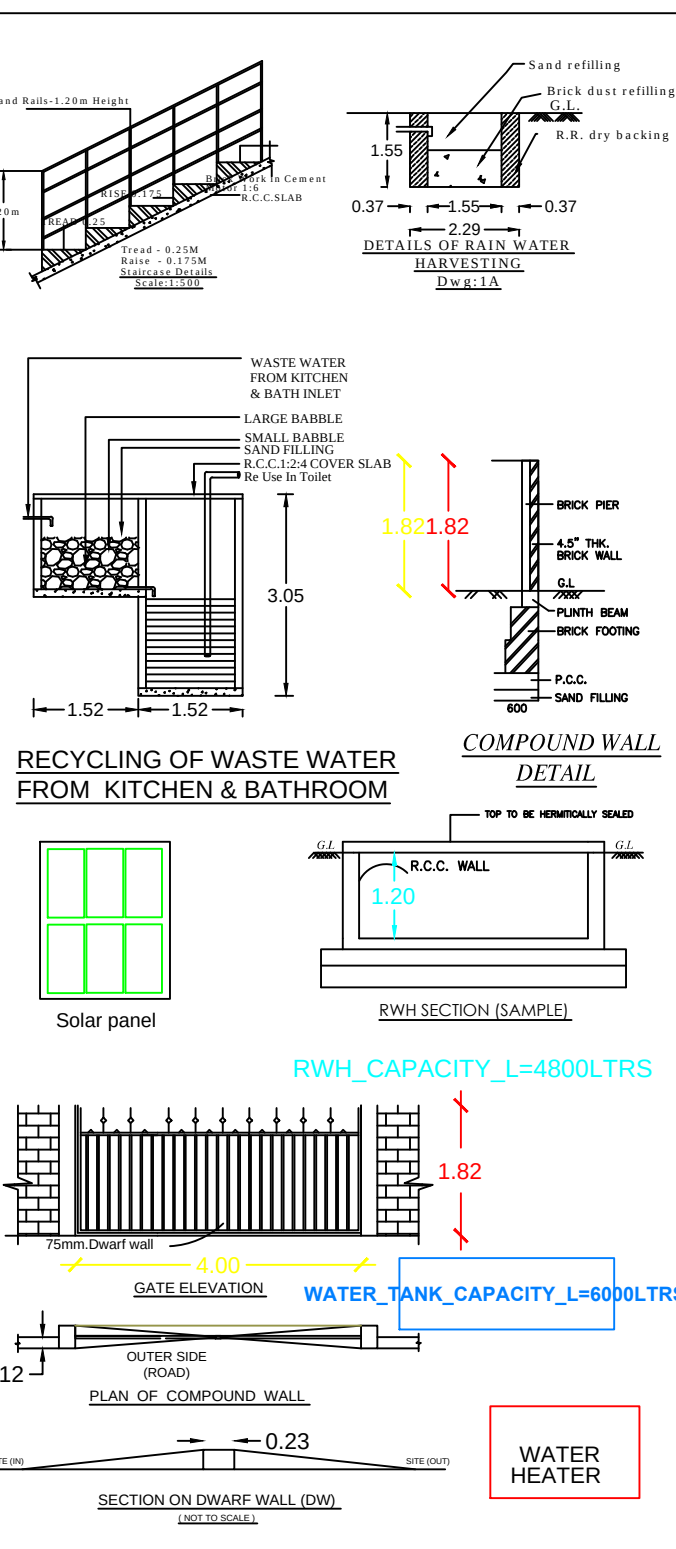
COLOUR INDEX

ROAD & STREET	
PROPOSED	
EXISTING BUILDING	
BOUNDARY	

SCHEDULE OF JOINERIES :

MD	DOOR	1.07 X 2.10
D1	DOOR	0.90 X 2.10
D2	DOOR	0.76 X 2.10
W3	WINDOW	1.50 X 1.50
KW3	KITCHEN WINDOW	1.50 X 1.00
W2	WINDOW	1.20 X 1.50
AO	ARCH OPENING	1.07 X 2.10
V	VENTILATOR	0.76 X 0.76

CERTIFIED THAT PROVISIONS SHALL BE MADE TO "RAIN WATER HARVESTING " ARRANGEMENTS SYSTEM IN THE PROPOSED CONSTRUCTION



AREA DETAILS

SITE AREA	:809.36 Sq.m	(8712.00Sq.ft)
G.F.PLINTH AREA	:97.95 Sq.m	(1054.33 Sq.ft)
F.F.PLINTH AREA	:34.31 Sq.m	(369.31 Sq.ft)
TOTAL PLINTH AREA	:132.26 Sq.m	(1423.64 Sq.ft)
G.F.CARPET AREA	:80.80 Sq.m	(869.73 Sq.ft)
F.F.CARPET AREA	:29.12 Sq.m	(313.45 Sq.ft)
TOTAL CARPET AREA	:109.92 Sq.m	(1183.18 Sq.ft)
VACANT AREA	: 711.41 Sq.m	(7657.62 Sq.ft)

PARKING CALCULATION

GROUND FLOOR	: 89.75 sq.m (966.06 sq.ft)
(Kitchen-1)	
FIRST FLOOR	: 34.31 sq.m (369.31 sq.ft)
Total build up Area	: 124.06 sq.m (1335.38 sq.ft)
Required parking one car / 75 SQ.M	
First 75.sq.m	: Nil
Required car parking	: 49.06 /75 = 0.65
Required two wheeler parking	: 124.06/75 = 1.65
Provided car parking	: 1 NO
Provided two wheeler parking	: 2 NOS.

FSI CALCULATION:

REQUIRED = 2		
FSI	<u>TOTAL AREA ON ALL FLOORS</u>	
	<u>PLOT AREA</u>	
=	132.26/ 809.36	= 0.16< 2.00
PC	<u>97.95 X 100</u> 809.36	= 12.10 %

Signature of Owner: J. Jaya Pradeep

Signature of Registered Engineer: Bharat R.M. Wilson, M.E. (Struct.)

Prepared by: "BHARAT CONSTRUCTIONS" 77-A3, Print Park Complex, Opp. to Nanjil Natham (Bishop House), Medical College Road, Nagercoil. CELL : 9003918270, 9443182701. Size : A1 E-mail Id : bharatconstructions1996@gmail.com Date : 02.09.2025 Drawn by: Er.M.S.Sindhu Makeswari.B.E., Checked by: Er.Bharat R.M.Wilson,M.E. (Struct.),C.Struct.Eng.,

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.

