

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

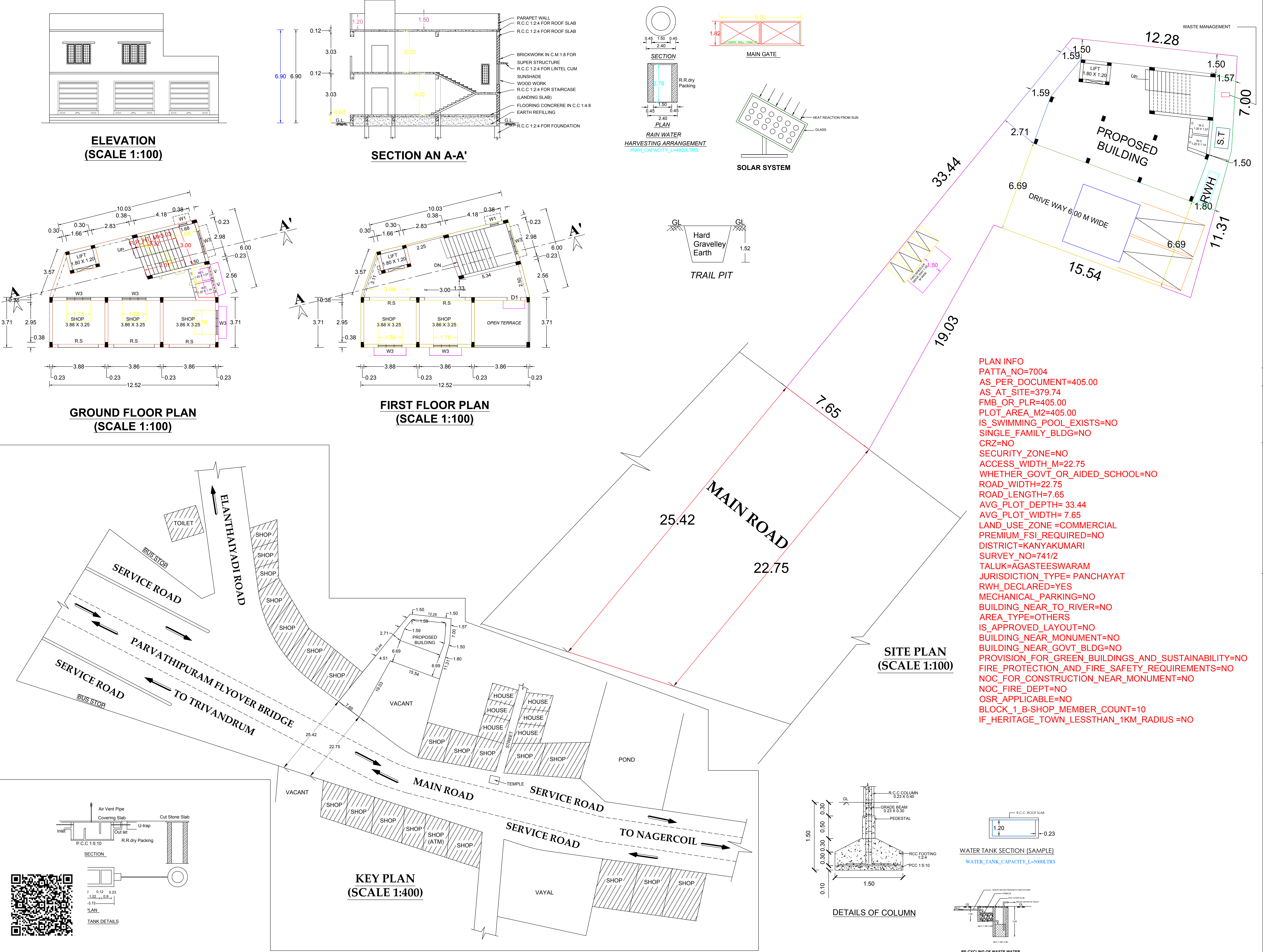
Rural Panchayat

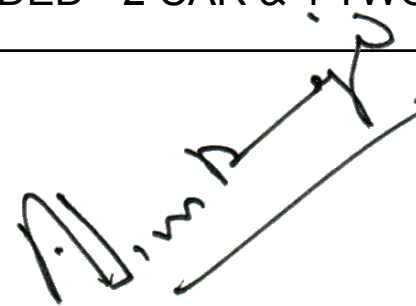
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING FOR SHOPS IN RE.SY.NO: 741/2 OF KANIYAKULAM VILLAGE AT THIRUVANANTHAPURAM MAIN ROAD, PARVATHIPURAM JUNCTION, KANIYAKULAM VILLAGE PANCHAYATH, AGASTEESWARAM TALUK, KANYAKUMARI DISTRICT.

NAME OF THE OWNER : Mr.A.ISAAC RAJA.



AREA DETAILS			
SITE AREA	: 379.74 SQ.M	4086.00 SQ.FT	
PRO.GROUND FLOOR AREA	: 97.70 SQ.M	1051.25 SQ.FT	
PRO.FIRST FLOOR AREA	: 83.50 SQ.M	898.46 SQ.FT	
TOTAL BUILT-UP AREA	: 181.20 SQ.M	1949.71 SQ.FT	
VACANT AREA	: 282.04 SQ.M	3034.75 SQ.FT	
PLOT COVERAGE AREA : $\frac{97.70}{379.74} \times 100 = 25.72\%$			
JOINERY DETAILS			
RS ROLLING SHUTTER	3.00 X 2.50		
D DOOR	0.76 X 2.13		
D1 DOOR	1.00 X 2.13		
W3 WINDOW	1.78 X 1.52		
W1 WINDOW	0.60 X 1.52		
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: 1:400	
Note:			
* Waste Water used for Garden.			
* Rain water harvesting Details provided.			
* Solar system assisted 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			
FLOOR SPACE INDEX RATIO:			
FSI = $\frac{\text{PLINTH AREA}}{\text{SITE AREA}}$	=	$\frac{181.20}{379.74}$	= 0.47 < 2
CAR PARKING CALCULATION:			
FOR SHOP (GROUND FLOOR):-			
FLOOR AREA = 97.70 M ²			
FOR FIRST 50 SQ.M - NIL			
NEXT 47.70 M ² - $\frac{47.70}{50} = 0.95$ SAY 1 CAR			
TWO WHEELER PARKING - 1/50 SQ.M			
= $\frac{97.70}{50} = 1.95$ SAY 2			
FOR OFFICE (FIRST FLOOR):-			
FLOOR AREA = 83.50 M ²			
FOR FIRST 50 SQ.M - NIL			
NEXT 33.50 M ² - $\frac{33.50}{50} = 0.67$ SAY 1 CAR			
TWO WHEELER PARKING - 1/50 SQ.M			
= $\frac{83.50}{50} = 1.67$ SAY 2			
REQUIRED PARKING - 2 CAR & 4 TWO WHEELER			
PARKING PROVIDED - 2 CAR & 4 TWO WHEELER			
SIGNATURE OF LAND AND BUILDING OWNER  Er. S. KALAVATHY, D.C.E., B.Tech., Registered Engineer Grade - III Reg. No: KK/2023/35/RJKM 14/2024 6/147ZC, A.P.J. Kalam Street, Kalliancadu, Nagercoil - 629 003. Mob: 8489203298 REGISTERED ENGINEER			
DRAWN BY:			
EXPERT Constructions 181, 1-O st Michael Building, Mathias Nager, K.P.Road, Nagercoil : 629001. Mobile No : 94431 32235 E.mail : expert_nixon@rediffmail.com www.expertconstruction.in			

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.

