

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari
Kanniyakumari district, Tamil Nadu

APPROVAL TYPE
Building Plan

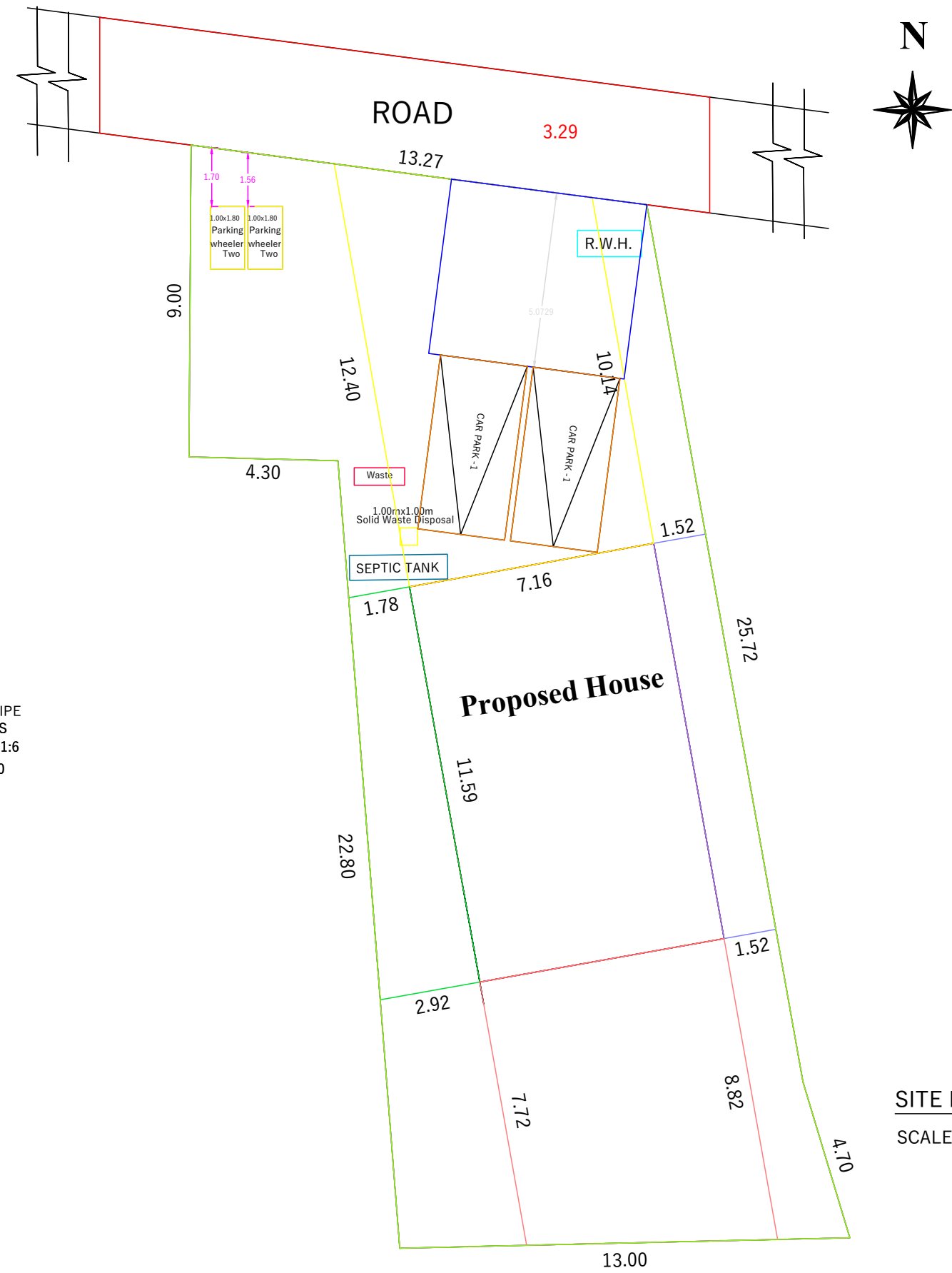
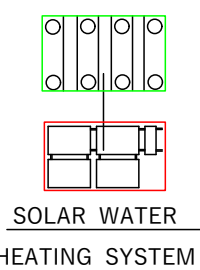
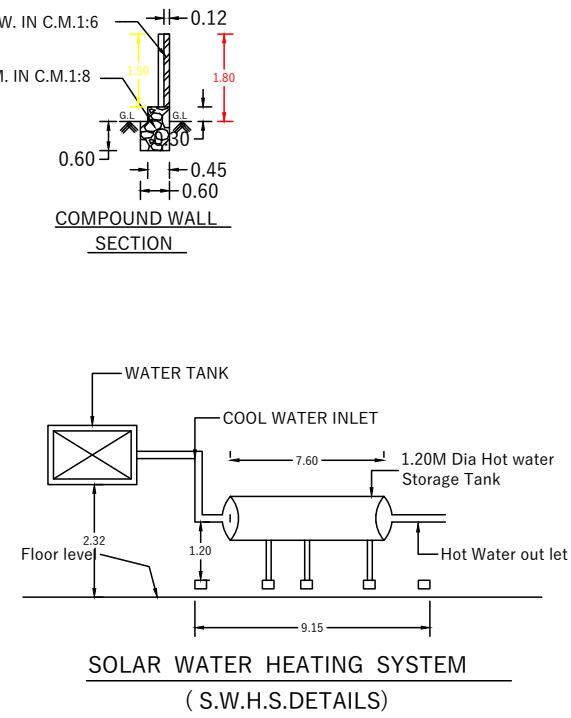
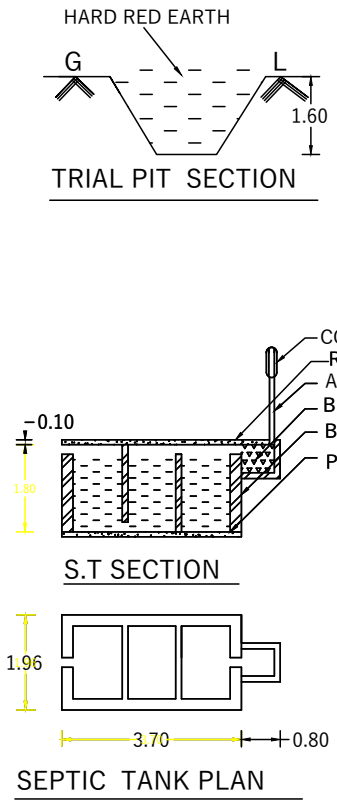
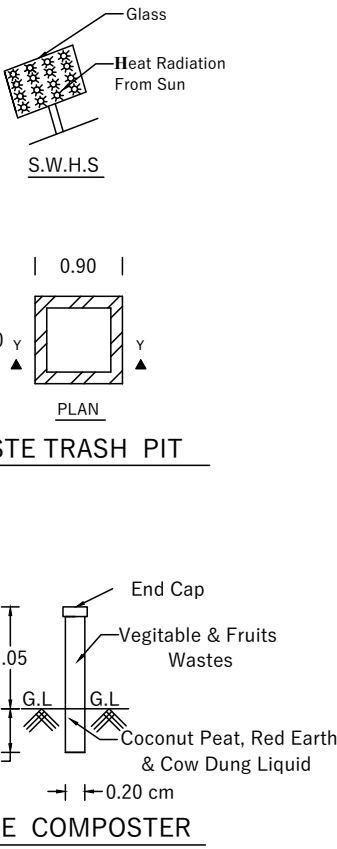
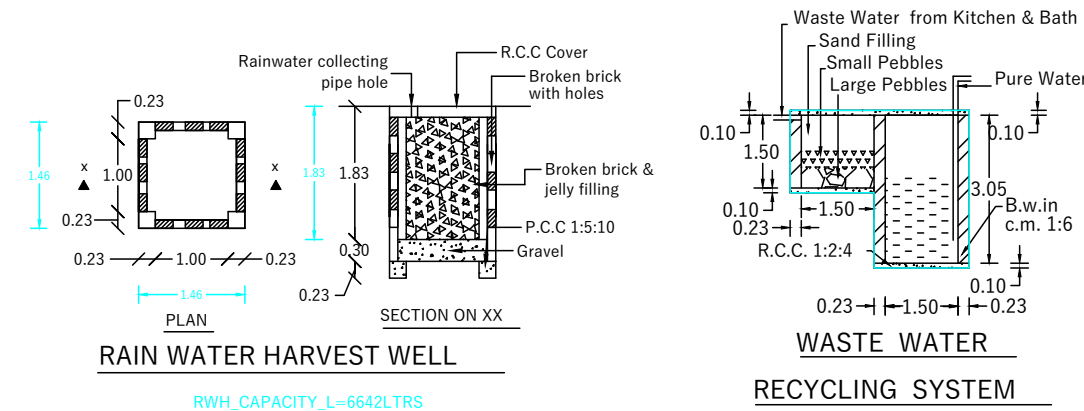
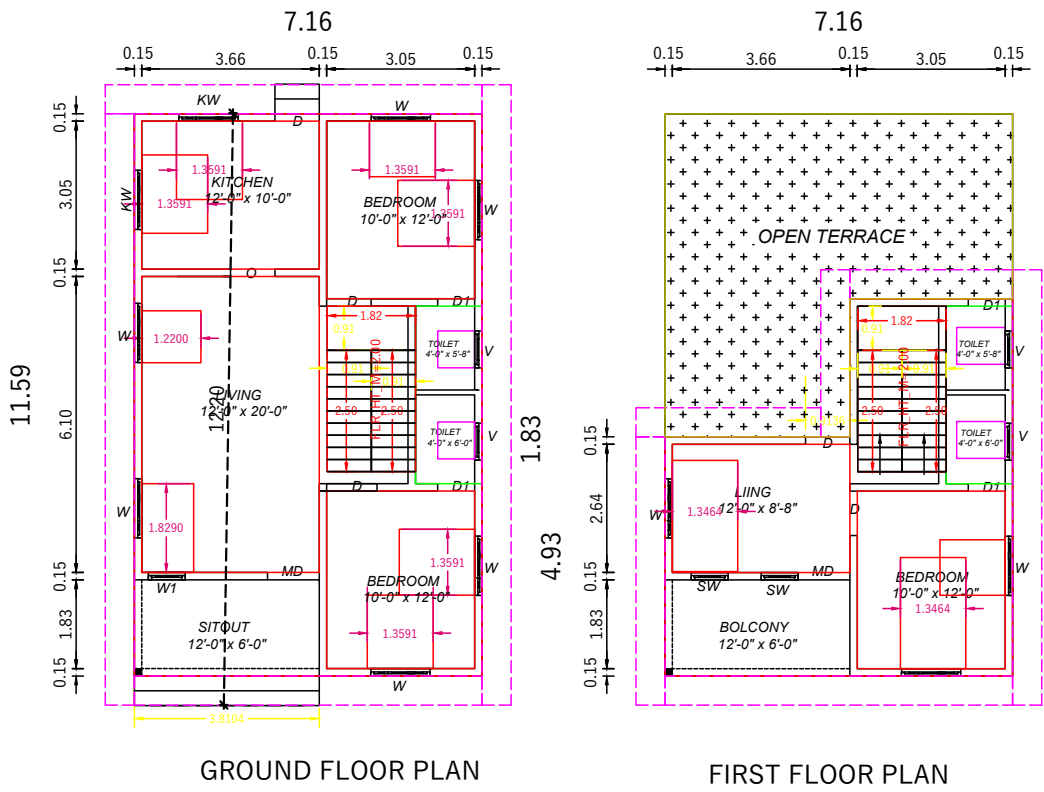
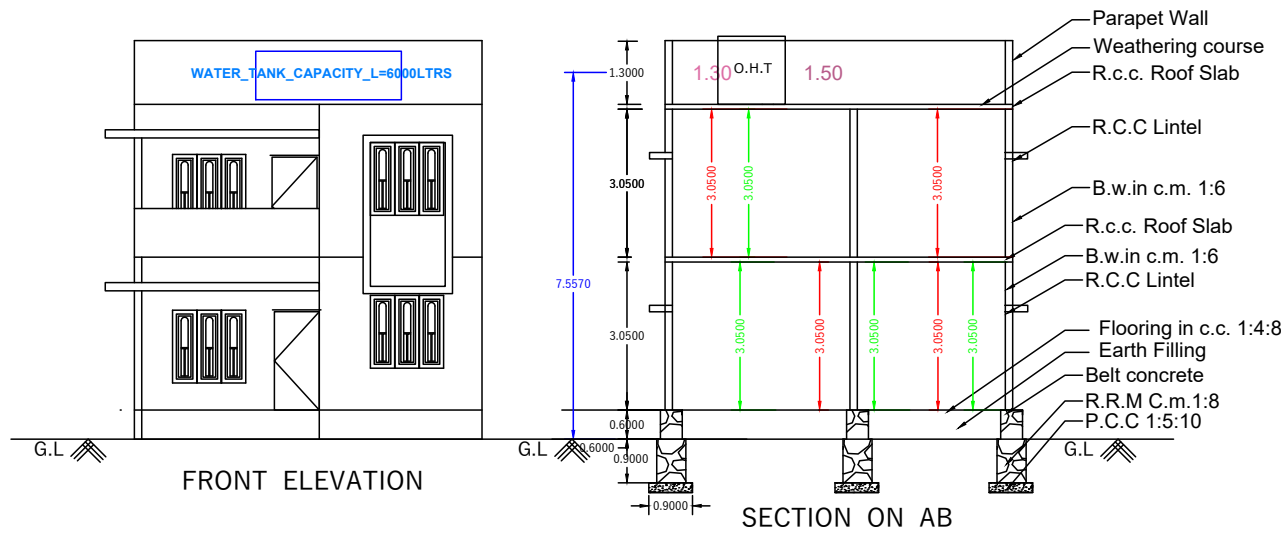
ISSUING AUTHORITY
Town Panchayat

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 R.C.C ROOF RESIDENTIAL BUILDING IN R.SY.NO : 44/28C OF SIMON COLONY VILLAGE AT KUNNAN VILAI, PALAPALLAM IN RETHAPURAM TOWN PANCHAYAT, KALKULAM TALUK, KANNIYA KUMARI DISTRICT.



SITE PLAN
SCALE : 1:100

ALL DIMENSIONS ARE IN METRE PLAN SCALE 1:100	
CERTIFIED THAT PROVISIONS SHALL BE MADE TO "RAIN WATER HARVESTING" ARRANGEMENTS SYSTEM IN THE PROPOSED CONSTRUCTION	
JOINERY DETAILS	
D: DOOR	: 0.90 x 2.10
D1: DOOR	: 0.75 x 2.10
W3 : WINDOW	: 1.40 x 1.50
W2 : WINDOW	: 1.00 x 1.50
FW1 : WINDOW	: 0.50 x 1.80
K.W3 : WINDOW	: 1.40 x 1.00
K.W2 : WINDOW	: 1.00 x 1.00
V2 : VENTILATOR	: 0.75 x 0.75

PLAN INFO
AS_AT_SITE=371.33
FMB_OR_PLR=378.40
AS_PER_DOCUMENT=378.40
PLOT_AREA_M2=378.40
DISTRICT= KANYAKUMARI
TALUK=KALKULAM
SURVEY_NO=44/28C
PATTA_NO=12290
IS_SWIMMING_POOL_EXISTS= NO
OSR_APPLICABLE= NO
OSR_SURR_BUYBACK_RETAIN= NO
IS_APPROVED_LAYOUT= NO
SINGLE_FAMILY_BLDG= YES
CRZ= NO
SECURITY_ZONE= NO
PREMIUM_FSI_REQUIRED= NO
ACCESS_WIDTH_M=13.27
ROAD_WIDTH=3.35
ROAD_LENGTH= 500.00
AVG_PLOT_DEPTH=13.15
AVG_PLOT_WIDTH=28.45
LAND_USE_ZONE = RESIDENTIAL
RWH_DECLARED= YES
AREA_TYPE= OTHERS
BUILDING_NEAR_MONUMENT= NO
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

ADDRESS :
Mr. RAJA SEKHAR,
S/O Mr. PAUL THURAI,
KUNNAN VILAI,
PALAPALLAM, (PO),
KANYAKUMARI DIST,
PIN - 629159,
CELL - +91 9976629926

SIGNATURE OF LAND AND
BUILDING OWNER

Er. R. JEMIN RAJESH
REGISTERED CIVIL ENGINEER
(Reg. No. 148/LS/2025/00003)
JR. BUILDERS
Pookadai, Thiruvithancode Post
Mob: 7092929799

SIGNATURE OF LICENCE SURVEYOR/ENGINEER

NOTE : ALL DIMENSION ARE IN METRE, SCALE : 1:100		
SY.NO 455/6B1	3.79 Are	9.350 CENTS
AREA IN SQ "M"		SQ "FT"
SITE AREA	: 378.40	4073.06
PROPOSED PLINTH AREA		
GROUND FLOOR	: 83.01	893.51
FIRST FLOOR	: 44.84	482.65
TOTAL	: 127.85	1376.17
VACANT	: 295.39	3179.55
F.S.I	: 83.01/378.40	0.22 < 2.00
PROPOSED FLOOR AREA		
GROUND FLOOR	: 70.56	759.49
FIRST FLOOR	: 38.11	410.26
TOTAL	: 108.67	1169.74
FLOOR AREA ABOVE 25.SQ.M AND UP TO 50.SQ.M -1 DWELLING UNIT		
1 CAR SPACE FOR EVERY 2 DWELLING UNITS AND 1 TWO WHEELER SPACE FOR EVERY DWELLING UNIT		
PARKING CALCULATION		
Required Parking		
Total Plinth Area	= 127.85 sq.m	
First 50 sq.m 1 Dwelling unit = 1 Two wheeler space		
1 Two Wheeler space	= 1.00 x 1.80	
Provided 1 Two wheeler Space		
1Car Space	= 2.50x5.00	
Required Car space	$\frac{127.85}{75} = 1.70$ Car	
Provided 1 Car space	75	
PLOT COVERAGE : $\frac{83.01 \times 100}{378.40} = 21.94\%$		



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.

