Verified RealEstate™

REFERENCE
584/2025

ISSUED
24 October 2025

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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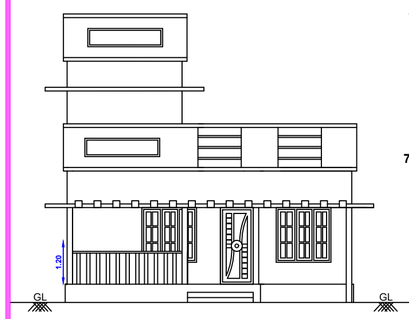
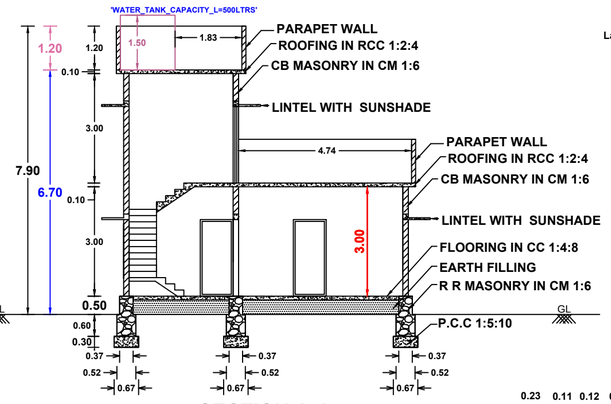
DIGITALLY VERIFIED RECORD

Plan showing the proposed construction of RCC roof residential building in Re.Survey.No:499/8 of Killiyoor(A) village in Killiyoor Taluk. At Maninta vilai,Kallu vilai, Mangarai(P.O), Kanniya kumari District, Pin Code:629157, Killiyoor Town Panchayat.

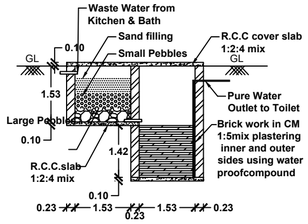
Owner Name and Address : Mr. Selvakumar.S, S/o. Swamydhas, Maninta vilai,Kallu vilai, Mangarai(P.O).



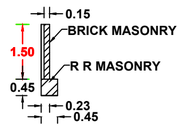
ELEVATION



SECTION A-A



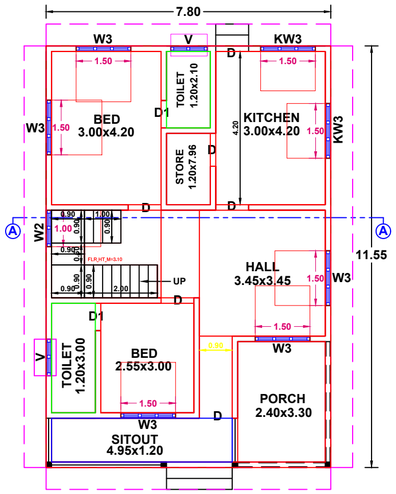
WASTE WATER RECYCLING SYSTEM



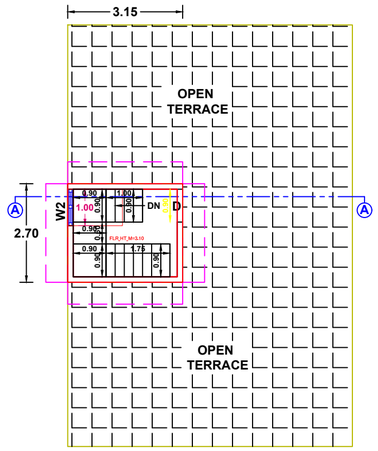
COMPOUND WALL

PLAN INFO

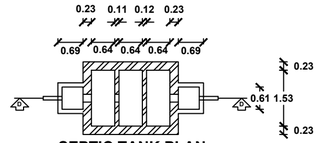
DISTRICT=Kanniyakumari
TALUK=Killiyoor
VILLAGE=Killiyoor(A)
SURVEY_NO=499/8
PATTA_NO=9759
OSR_SURR_BUYBACK_RETAIN=BUYBACK
JURISDICTION_TYPE=PANCHAYAT
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
LAND_USE_ZONE=RESIDENTIAL
AREA_TYPE=OTHERS
OSR_APPLICABLE= NO
PREMIUM_FSI_REQUIRED= NO
IS_APPROVED_LAYOUT= NO
IS_SWIMMING_POOL_EXISTS= NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS= NO
PLOT_AREA_M2=304.00m^2
AS_AT_SITE=260.50m^2
FMB_OR_PLR=300.00m^2
AS_PER_DOCUMENT=304.00m^2
MIN_PLOT_WIDTH=11.40m
MIN_PLOT_DEPTH=20.20m
ACCESS_WIDTH_M=12.40m
AVG_PLOT_WIDTH=11.90m
AVG_PLOT_DEPTH=22.10m
ROAD_LENGTH=12.40m
ROAD_WIDTH=4.00m



GROUND FLOOR PLAN

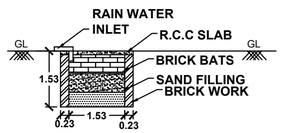


FIRST FLOOR PLAN

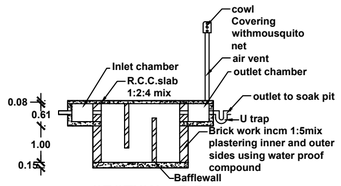


SEPTIC TANK PLAN

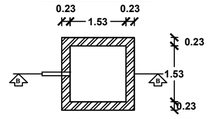
RWH_DECLARED=YES



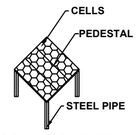
SECTION : B-B



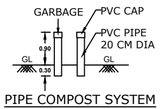
SECTION : D-D



PLAN OF RAIN WATER HARVESTING TANK



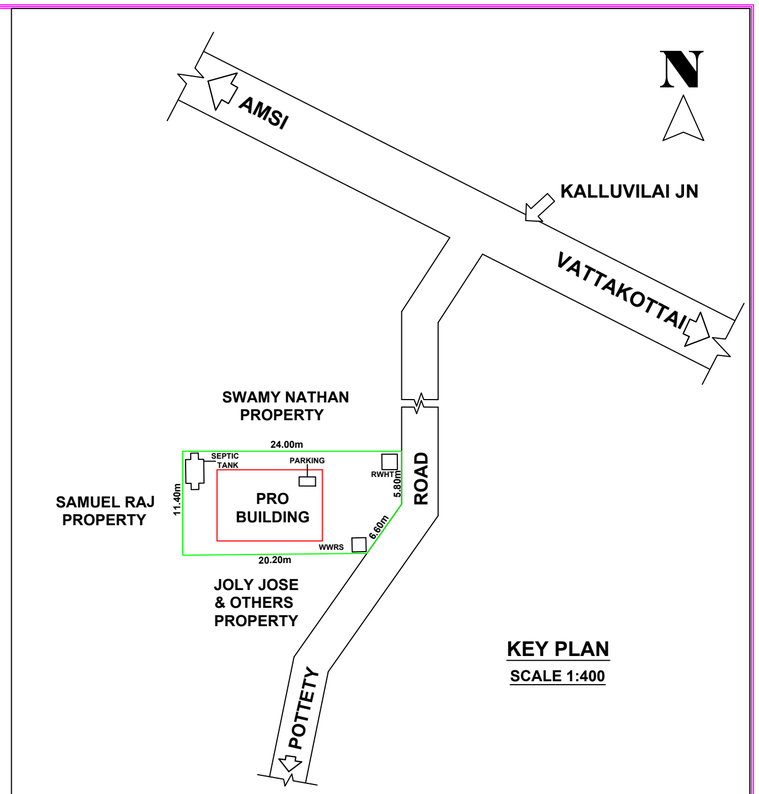
SOLAR SYSTEM



PIPE COMPOST SYSTEM FOR GARBAGE

STAIR DETAIL

SITE PLAN
SCALE 1:100



KEY PLAN
SCALE 1:400

AREA DETAILS	SITE AREA 304.00 Sq.m	3271.04 Sq.Ft 7.500 Cents
BUILDING AREA	PLINTH AREA	FLOOR AREA
GROUND FLOOR	90.09 Sq M (969.36 Sq Ft)	74.88 Sq M (805.70 Sq Ft)
FIRST FLOOR	8.50 Sq M (91.46 Sq Ft)	6.84 Sq M (73.59 Sq Ft)
TOTAL	98.59 Sq M (1060.82 Sq Ft)	81.72 Sq M (879.29 Sq Ft)
VACANT AREA	213.91 Sq M	(2301.67 Sq Ft)

JOINARY DETAILS

D	DOORS	0.90	X 2.10 -	7 Nos
D1	DOORS	0.60	X 2.10 -	2 Nos
W2	WINDOWS	1.00	X 1.50 -	2 Nos
W3	WINDOWS	1.50	X 1.50 -	5 Nos
KW2	K.WINDOWS	1.00	X 1.00 -	0 No
KW3	K.WINDOWS	1.50	X 1.00 -	2 Nos
V	VENTILATORS	0.75	X 0.75 -	2 Nos

INDEX

- PRO.SITE
- PRO.BUILDING
- EXT.BUILDING
- ROAD

PARKING SPACE :
Required Parking= 1 TW Parking
Provided Parking= 1 TW Parking

Floor Space Index:

$$F.S.I = \frac{\text{Total Builtup Area}}{\text{Total Site Area}}$$

F.S.I = 98.59/304.00
F.S.I = 0.324< 2.000

SITE COVERAGE :
29.63%

S Selvakumar
OWNER

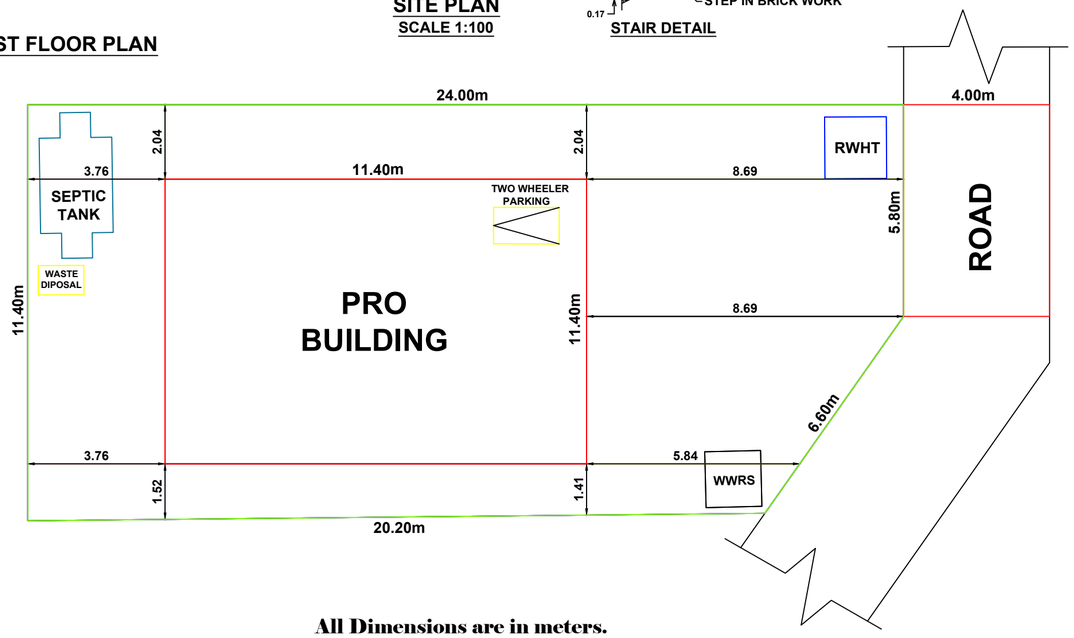
Er. S.U. Kalai Nilan, B.E.,
Licensed Building Surveyor,
Kalaikaran Construction
Tholayavattam
Mob : 8300822568
ENGINEER

KALAIKARAN CONSTRUCTION
Near Bus Stand,Tholayavattam
Mob: 9442830628, 8300822568

DRAWN BY: Er. S.U.Kalai Nilan,BE

OFFICE USE:

WICKET GATE MAIN GATE



SCALE 1:100

All Dimensions are in meters.

THE LANDLENS SUITE

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

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FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.