

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari

Kanniyakumari district, Tamil Nadu

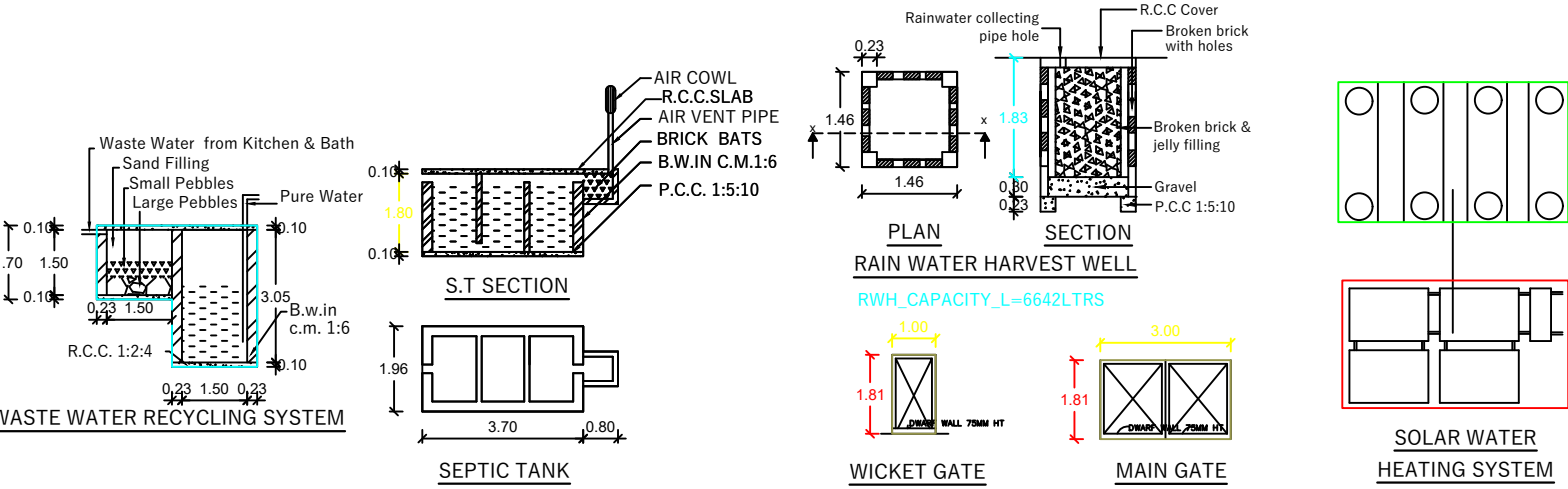
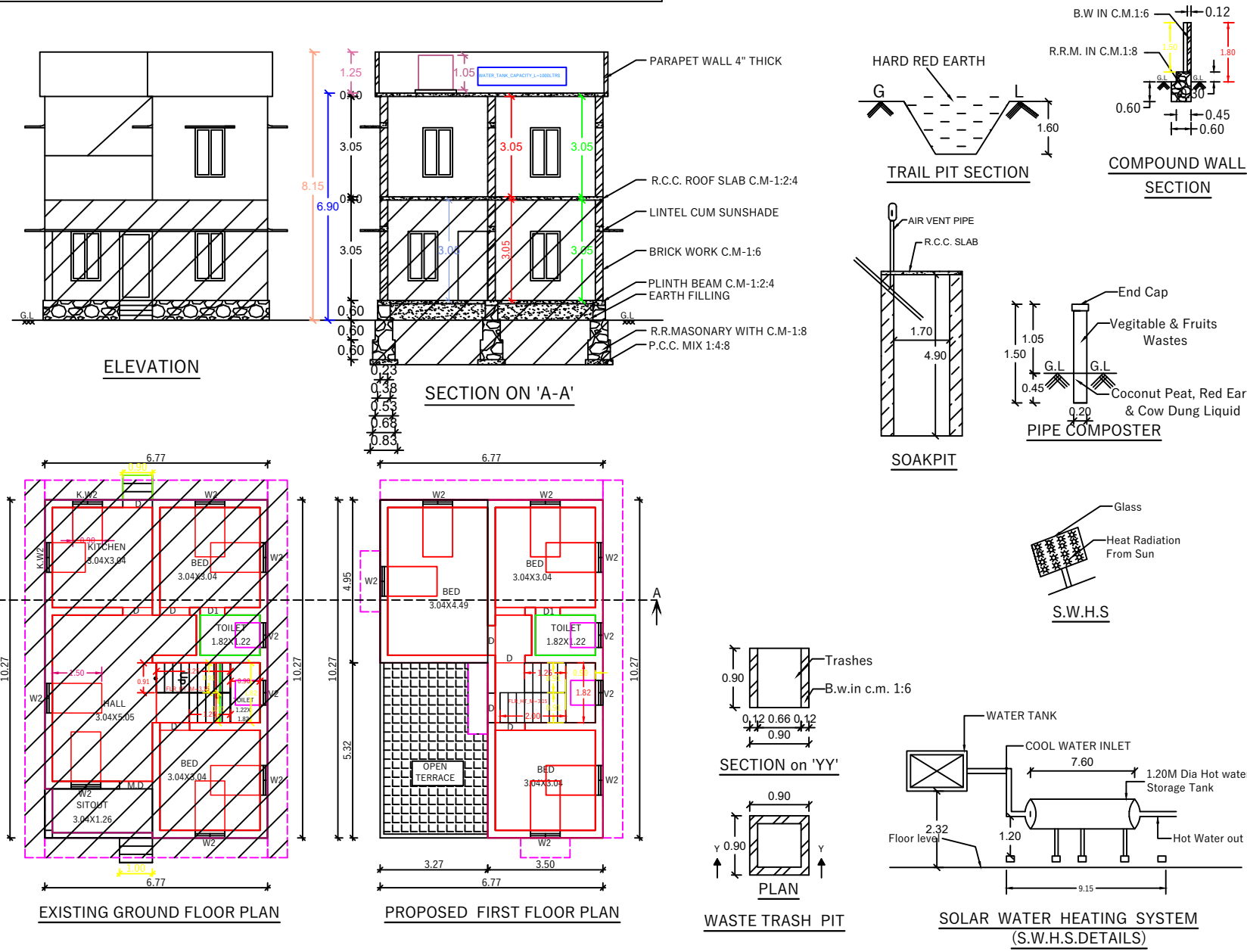
APPROVAL TYPE
Building PlanISSUING AUTHORITY
Town PanchayatPURPOSE
Residential

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

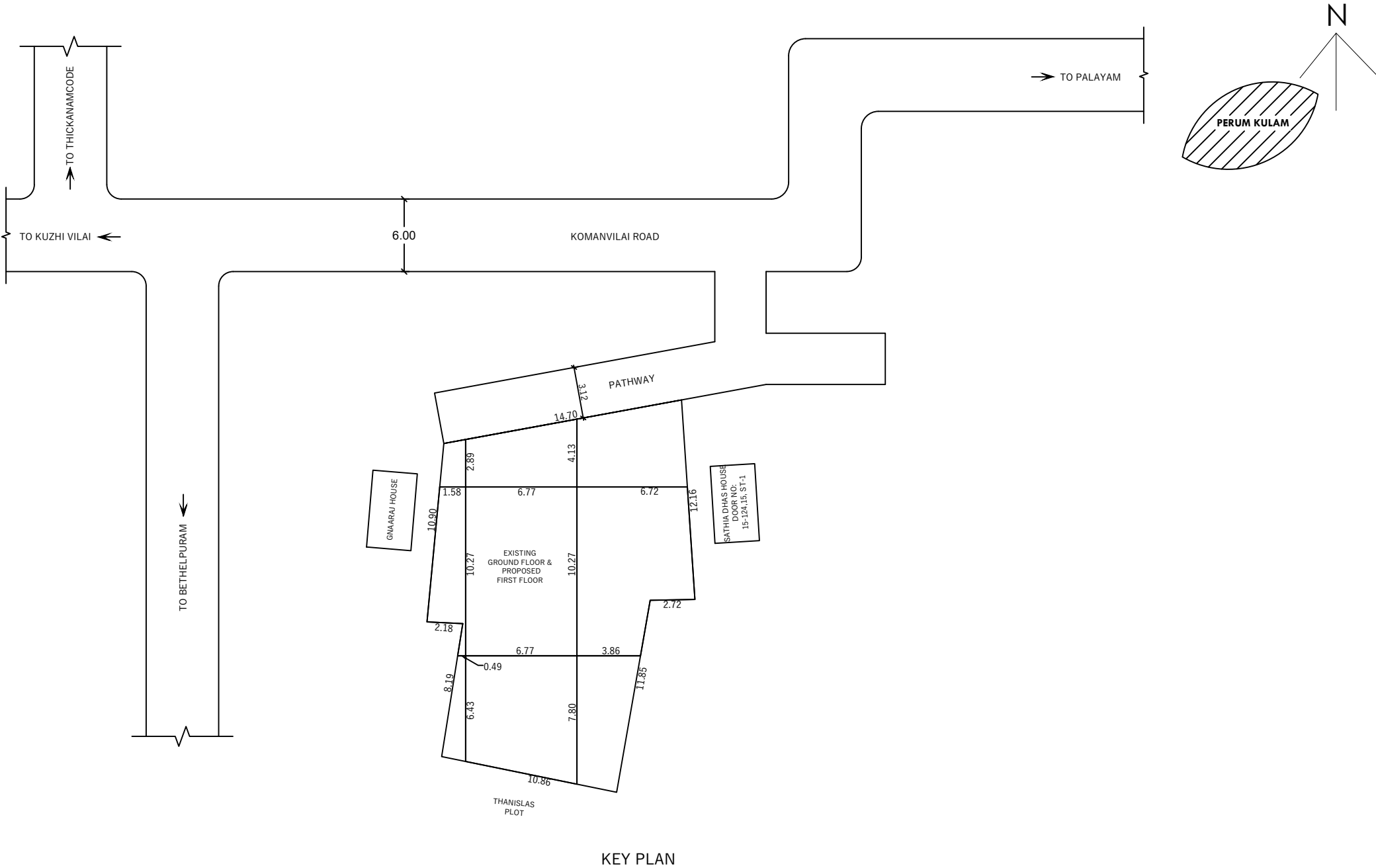
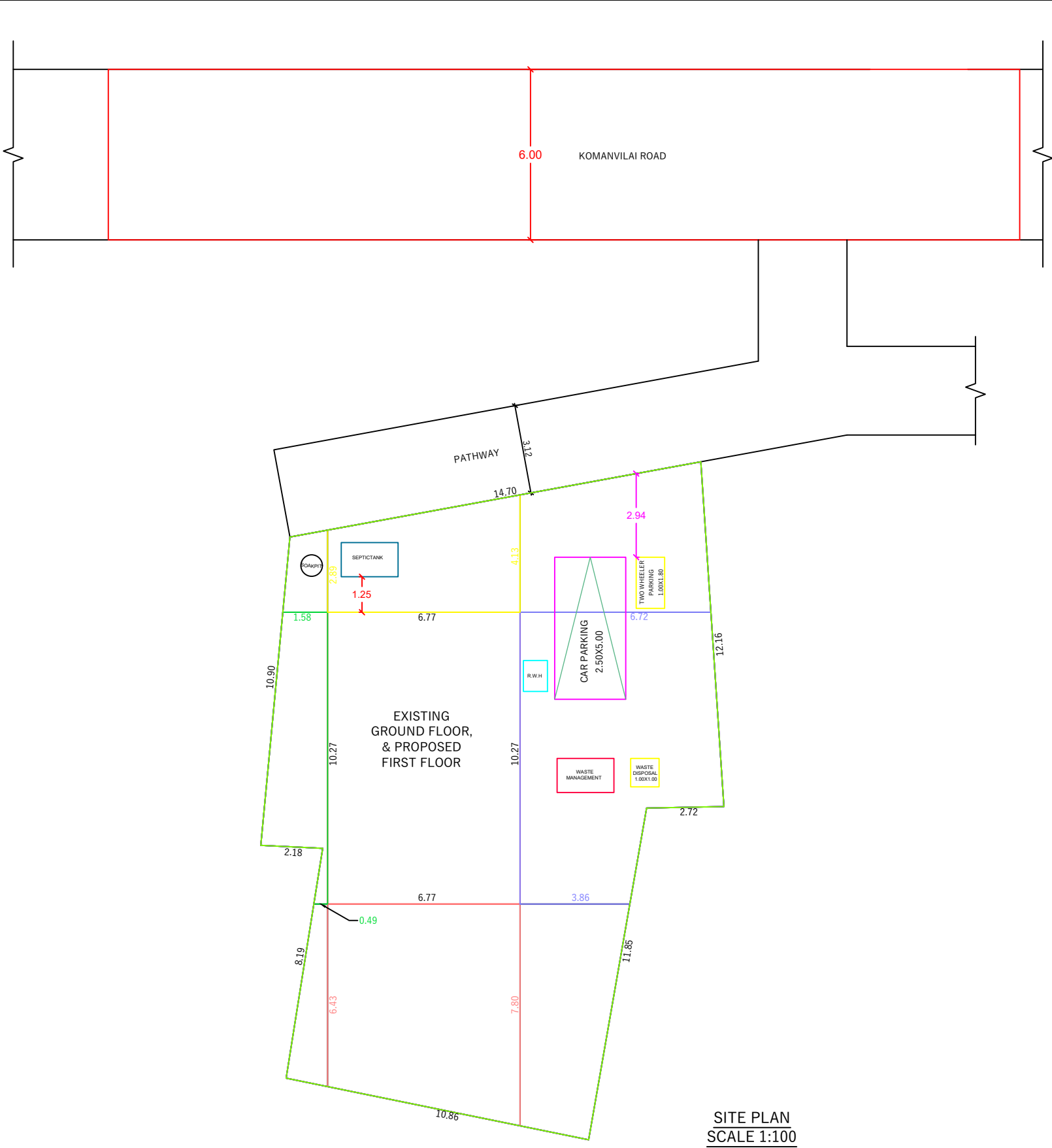
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE ADDITIONAL CONSTRUCTION OF FIRST FLOOR R.C.C ROOF RESIDENTIAL BUILDING IN R.SY.NO : 610/4, 610/8, 610/9 OF CHEMPONVILAI VILLAGE, NEYYOOR TOWN PANCHAYAT, KALKULAM TALUK, K.K DISTRICT.

NAME AND ADDRESS OF THE OWNER : Mr.JOHN JEMIS,
S/o.Mr.JOHN ISACK,
NEDUVILAI,KOMANVILAI,
BETHELPURAM,
KANYAKUMARI DISTRICT,
TAMIL NADU-629803.



OFFICE USE ONLY



PLAN INFO
PLOT_NO=NO
PATTA_NO=1479.306,10986
TALUK=KALKULAM
DISTRICT=KANNYAKUMARI
SURVEY_NO=610/4,610/8,610/9
PLOT_AREA_M2=289.53
AS_PER_DOCUMENT=289.53
AS_AT_SITE=286.77
FMB_OR_PLR=289.53
JURISDICTION_TYPE= PANCHAYAT
SINGLE_FAMILY_BLDG=YES
LAND_USE_ZONE = RESIDENTIAL
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
ROAD_WIDTH= 6.00
ROAD_LENGTH= 500.00
AVG_PLOT_DEPTH= 21.55
AVG_PLOT_WIDTH= 12.78
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
OSR_APPLICABLE =NO
OSR_SURRENDER_OR_BUYBACK=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV'T_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
NOC_FIRE_DEPT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS THAN_1KM_RADIUS=NO
BLOCK_1_F-MSBI_MEMBER_COUNT=2

NOTE : ALL DIMENSION ARE IN METRE, SCALE - 1:100

ARE	CENTS	SQ.M	SQ.FT
AREA OF SITE	2.89	7.154	289.53
PROPOSED PLINTH AREA			

EXISTING G.F PLINTH AREA	68.70	739.49
PROPOSED F.F PLINTH AREA	52.13	561.13
TOTAL PLINTH AREA	120.83	1300.61
VACANT	220.83	2377.01
F.S.I	120.83/289.53=0.42<2.00	

PROPOSED FLOOR AREA		
EXISTING GROUND FLOOR	53.55	576.41
PROPOSED FIRST FLOOR	42.23	454.56
TOTAL FLOOR AREA	95.78	1030.98

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

TWO WHEELER PARKING CALCULATION
REQUIRED PARKING
FIRST 50 SQ.M 1 DWELLING UNIT =1 TWO WHEELER SPACE
1 TWO WHEELER SPACE = 1.00 X 1.80

CAR PARKING CALCULATION
REQUIRED PARKING
FIRST 75 SQ.M 1 DWELLING UNIT =1 CAR SPACE
1 CAR SPACE = 2.50 X 5.00
REQUIRED CAR SPACE = 120.83/75=1.61 CAR

PLOT COVERAGE = 68.70 X 100/289.53=23.72%

JOINERY DETAILS			
M.D	MAIN DOOR	1.00	2.10
D	DOOR	0.90	2.10
D1	DOOR1	0.75	2.10
W3	WINDOW3	1.50	1.50
W2	WINDOW2	1.20	1.50
K.W3	KITCHEN WINDOW3	1.50	1.00
F.W2	FRENCH WINDOW 2	1.20	1.80
V2	VENTILATOR	0.90	0.75
K.W2	KITCHEN WINDOW 2	0.90	1.00

J John Jemis

SIGNATURE OF LAND AND BUILDING OWNER

Er.JAHABAR SADIQ
Register Engineer Grade- III
Register No:150/LS/2022/00021
Nagercoil Corporation
jafferplan@gmail.com
Call No:9894313801

SIGNATURE OF LICENSE SURVEYOR / ENGINEER

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.

