

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

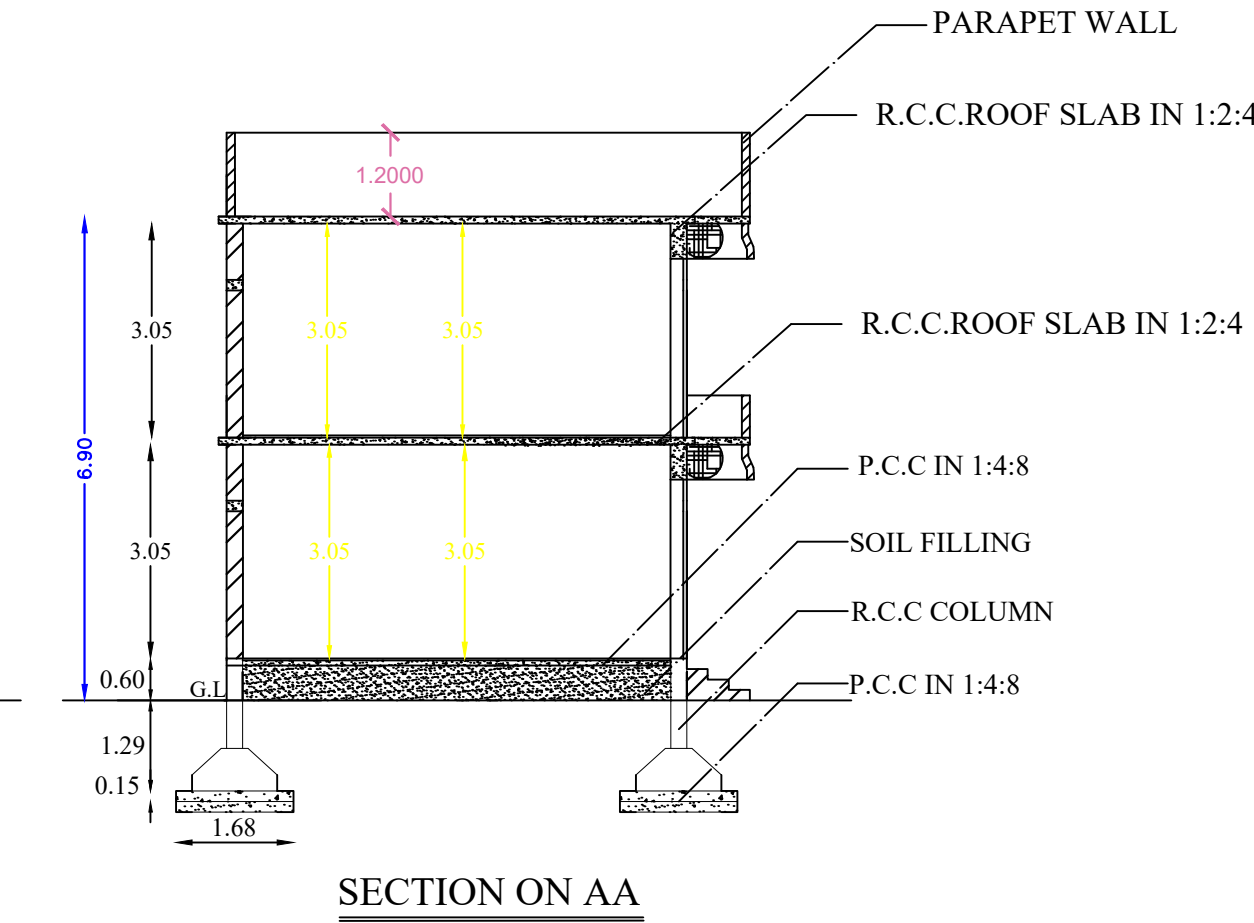
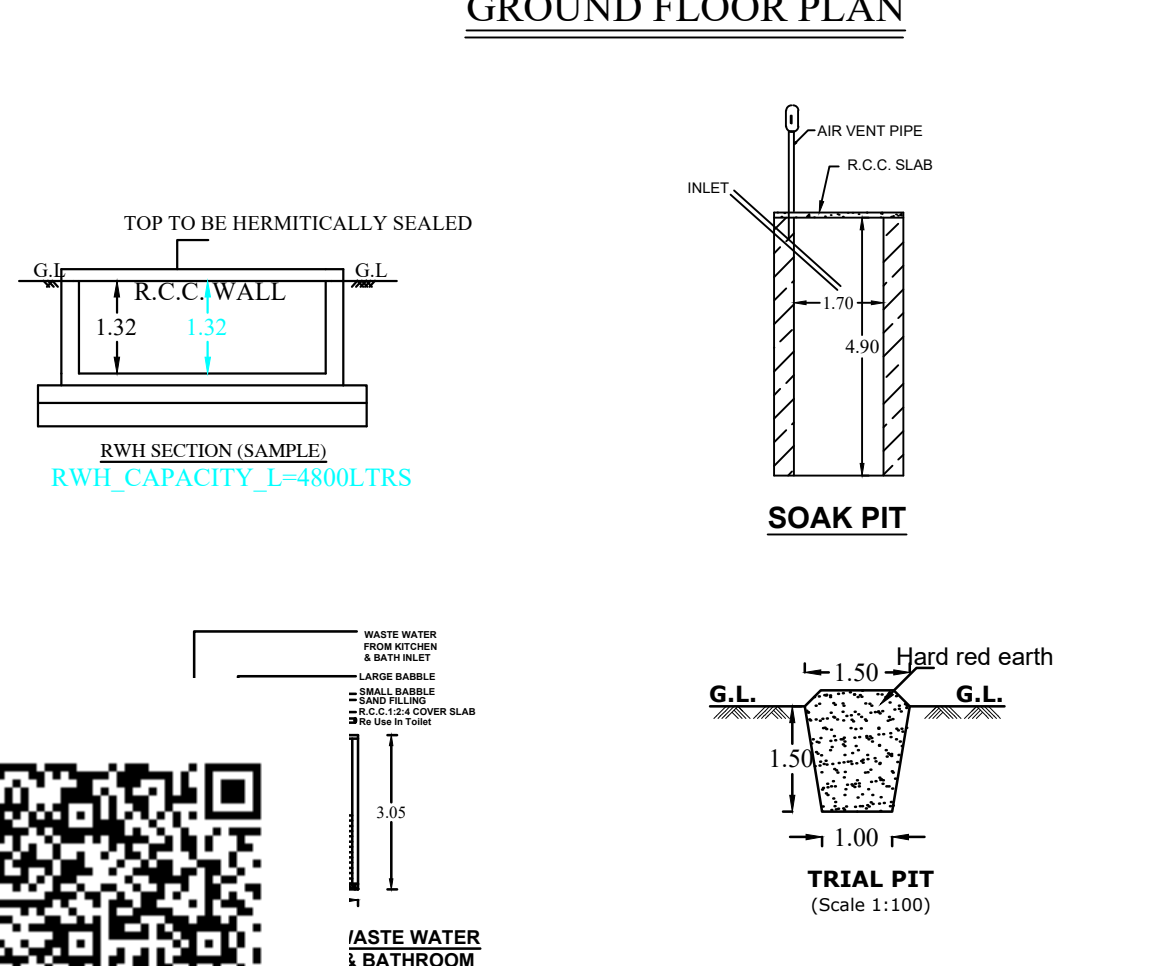
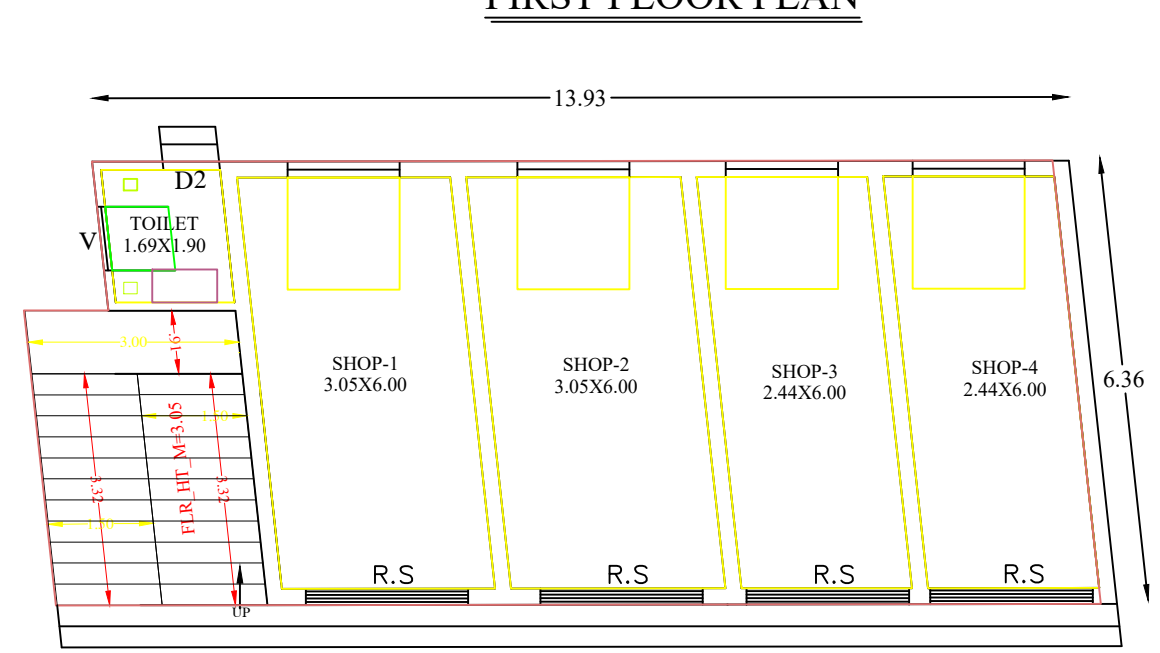
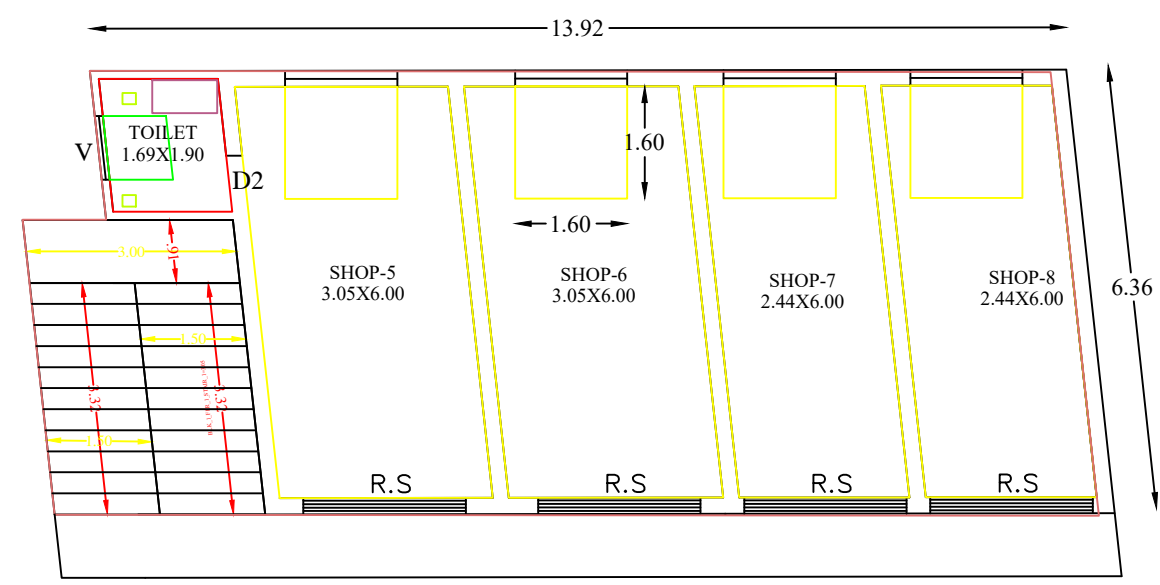
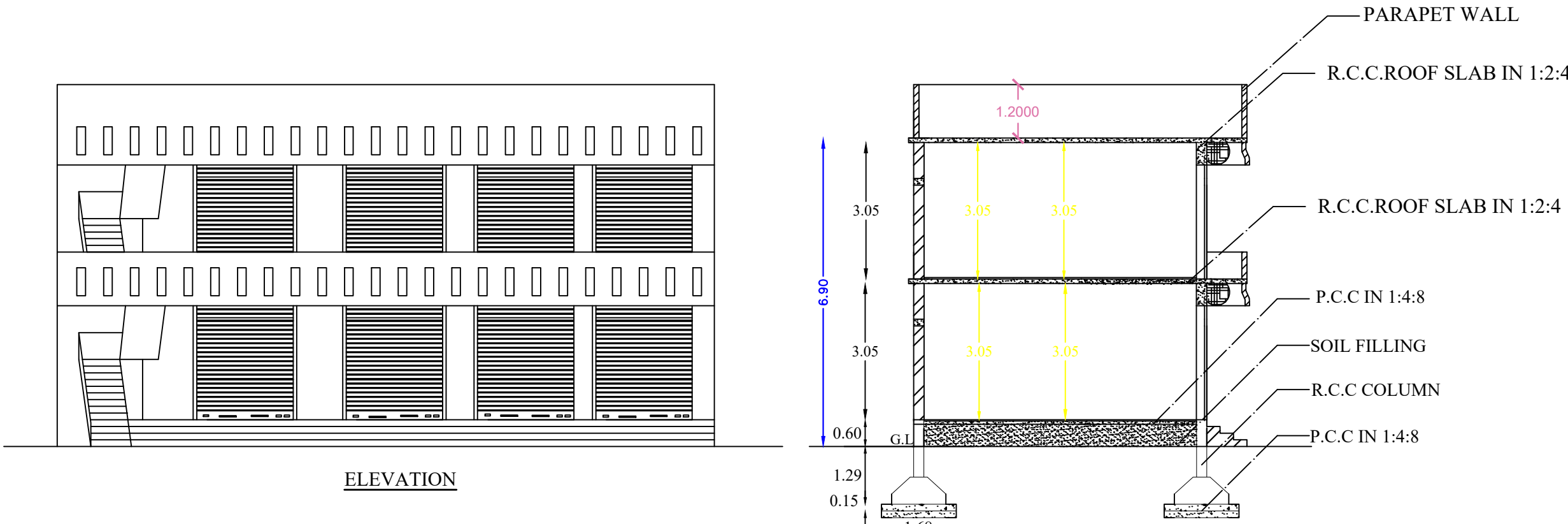
Rural Panchayat

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

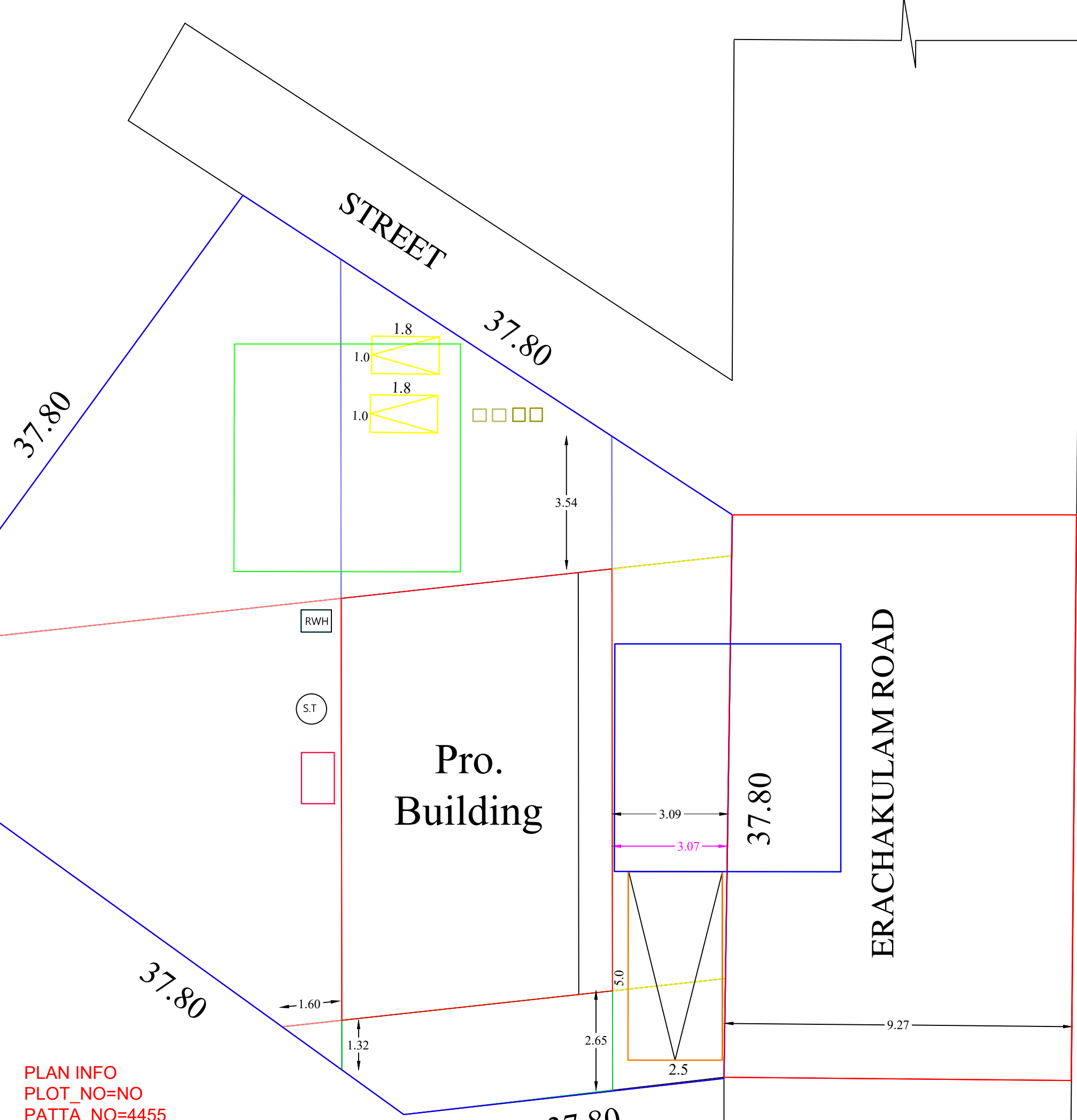
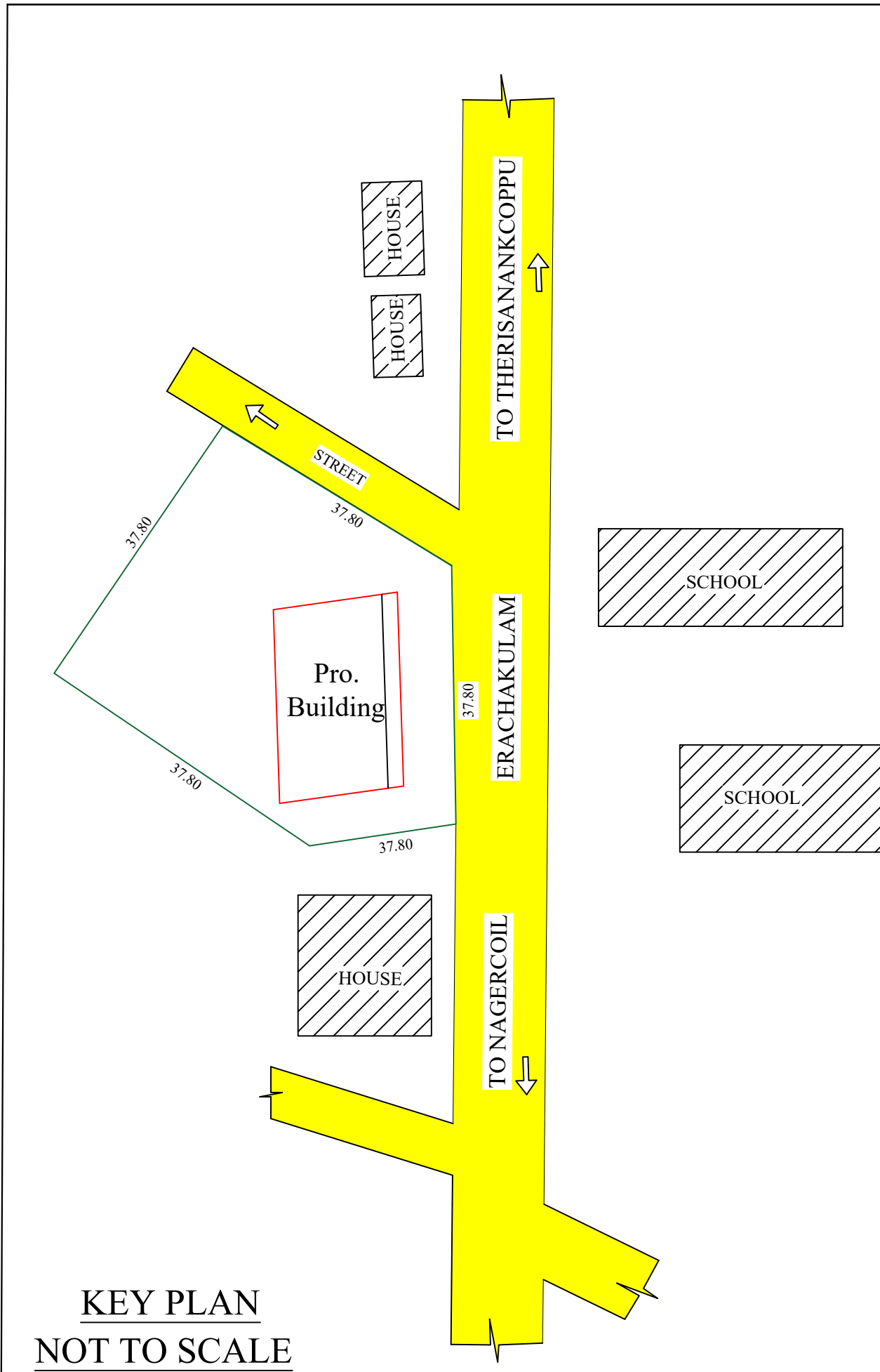
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL SHOP BUILDING IN R.S.NO: 388/2A2A2,
AT ERACHAKULAM ,ERACHAKULAM VILLAGE, ERACHAKULAM VILLEGE PANCHAYAT, THOVALAI TALUK,
KANYAKUMARI DISTRICT.

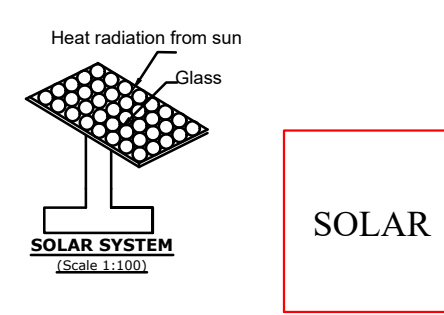
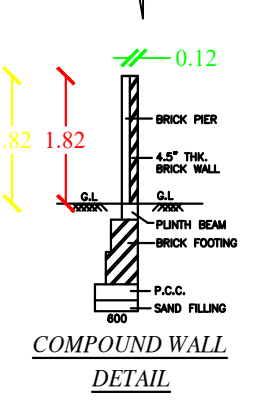
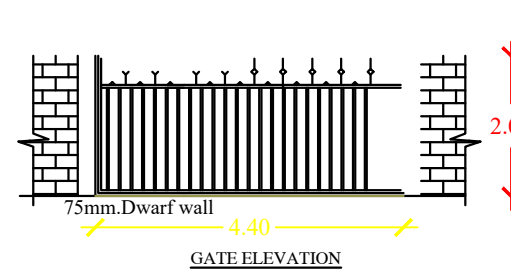
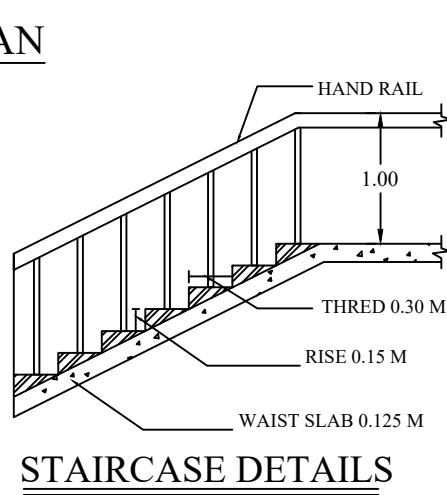
OF OWNERS : Mrs.Thentalhepsibah W/o Muthuraj
114/1, Nattaiyar Nagar
Erachakulam,
Kanyakumari Dist-629602



WATER_TANK_CAPACITY_L=6000LTRS



PLAN INFO
PLOT_NO=NO
PATTA_NO=4455
TALUK=THOVALAI
DISTRICT=KANNYAKUMARI
SURVEY_NO=388/2A2A2
PLOT_AREA_M2=361.45
AS_PER_DOCUMENT=351.42
AS_AT_SITE=361.45
FMB_OR_PLR=350.86
JURISDICTION_TYPE=PANCHAYAT
SINGLE_FAMILY_BLDG=NO
LAND_USE_ZONE = COMMERCIAL
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=10.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=9.10
ROAD_LENGTH=15.00
AVG_PLOT_DEPTH=15.00
AVG_PLOT_WIDTH=15.00
RWHT_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_GOVTD_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_LESSTHAN_1KM_RADIUS =NO
BLOCK_1_B-SHOP_MEMBER_COUNT=8



SCHEDULE OF JOINERIES		
TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	2.32 X 2.40
D2	DOOR	0.75 X 2.10
W3	WINDOW	1.52 X 1.50
V	VENTILATOR	0.90 X 0.90

AREA IN SQ.MT		
AREA	SQ.MT	SQ.FT
SITE AREA	361.45	3889.20
PRO- G.F AREA	91.65	986.15
PRO- F.F AREA	91.65	986.15
TOTAL AREA BLD.	183.30	1972.31
EX	NIL	NIL
VACANT	269.80	2903.05
ROAD	10.06	33' 0"

CERTIFIED THAT THE PROVISIONAL
SHALL BE MADE A RAINWATER SOAKPIT
ARRANGEMENT SYSTEM IN PROPOSED
BUILDING

PLOT COVERAGE = $\frac{91.65}{361.45} \times 100 = 25.36\%$
F.S.I = $\frac{183.30}{361.45} = 0.51 < 2.0$

PARKING CALCULATION
FLOOR AREA
PRO GROUND FLOOR = 91.65sq.m(986.15sq.ft)
(Kitchen-01)
PRO FIRST FLOOR = 91.65sq.m(986.15sq.ft)
Total build up Area = 183.30sq.m(1972.31 sq.ft)
Required Parking - $(183.30 - 75) / 75 = 1.44$ Nos
Required Parking = 2 Car Space
1 Two Wheeler Space

1 CAR SPACE FOR EVERY 2 DWELLING UNITS AND 1
TWO WHEELER SPACE FOR EVERY DWELLING UNIT

OWNER NAME : Mrs.Thentalhepsibah W/o Muthuraj

SCALE
PLAN : 1:100
SITE : 1:100

ALL DIMENSION IN "m"

Er. I. Kannan, ME., MIE., P.Eng.,
Registered Engineer Grade - II
Reg. No: 150 / LS / 2020 / 00010
WINSTAR CONSTRUCTION,
8-37 A, Karthikavadaly
North Soorankudy (P.O.)
Kanyakumari Dist. - 629 501
Ph: 9150893865

REGISTER ENGINEER
WINSTAR CONSTRUCTION
24/3B,Ground Floor,Near Rajas Mall
Rajakkamangalam Road, Chettikulam Jn.,
Nagercoil-629002

Cell:9150893865 Drawn by: I.Kannan.,ME.,MIE.,P.Eng.,
Size: A1 SHEET-1 Checked by:I.Kannan.,ME.,MIE.,P.Eng.,
Date:23.09.2024 gmail: winstarconstruction2017@gmail.com

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.

