

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

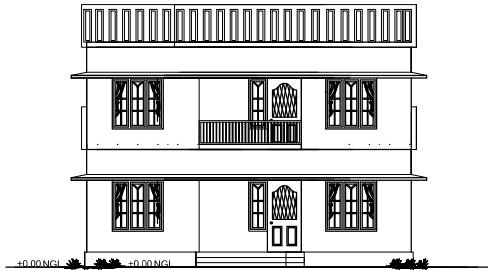
Rural Panchayat

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

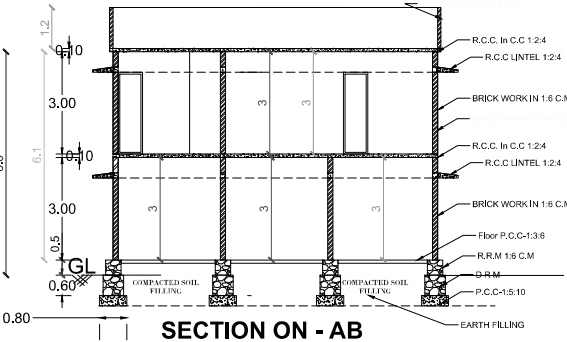
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING AN EXISTING BUILDING DEMOLISHED WITH DOOR NUMBER (12/157) & PROPOSED CONSTRUCTION OF R.C.C ROOF RESIDENTIAL BUILDING IN RE.SY. NO : 5A1A1 AS PER PATTA No: 5609 OF ARUDESAM VILLAGE AT THANIVILAI, VAVARAI, S.T.MANKAD POST-629-172, KILLIYOOR TALUK KANYAKUMARI DISTRICT IN VAVARAI GRAM PANCHAYAT.

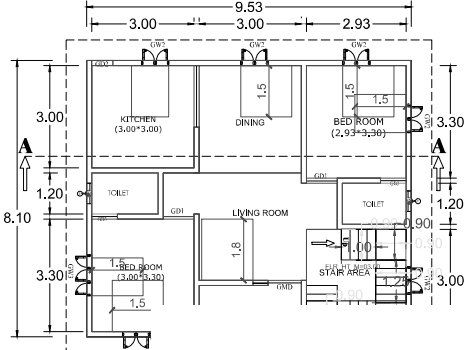
OWNER'S NAME : Mr. DINESH, S/o Mr.Rosaian.



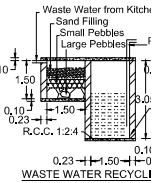
ELEVATION



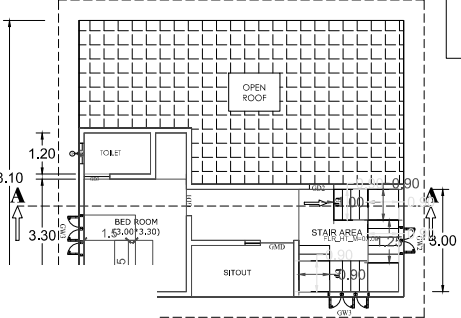
SECTION ON - AB



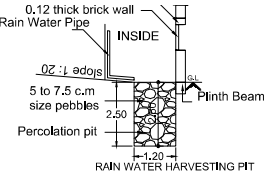
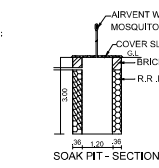
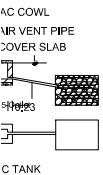
GROU



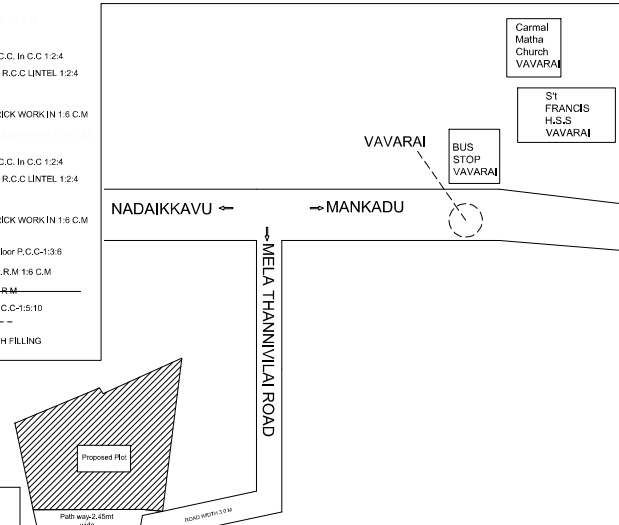
WASTE WATER RECYCLI



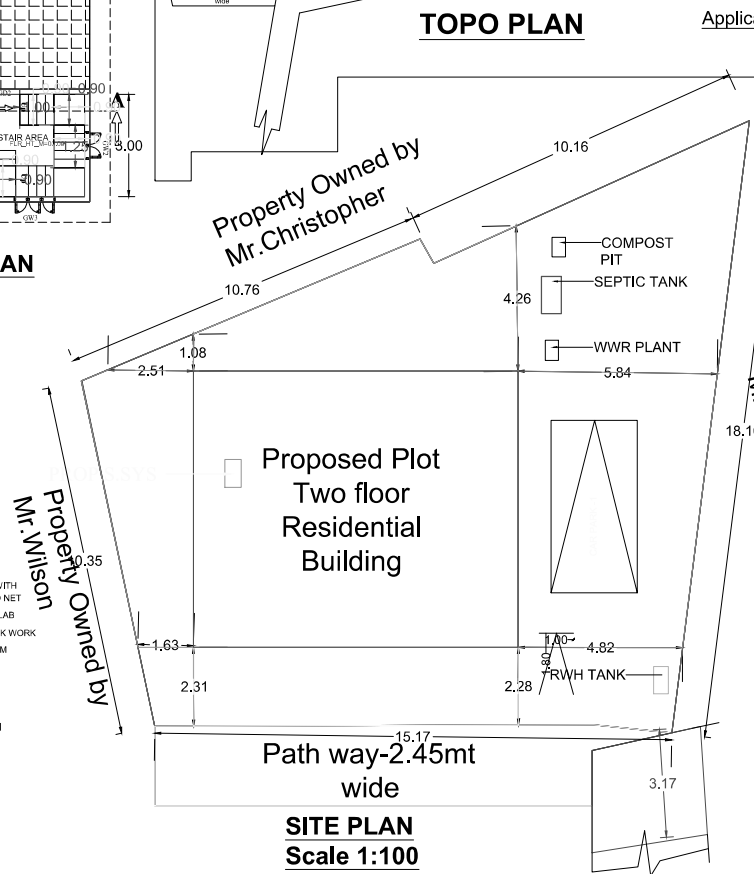
T FLOOR - PLAN



RAIN WATER HARVESTING PIT



TOPO PLAN



SITE PLAN
Scale 1:100

AREA OF THE PLOT : 5,950 CENTS (240,86 SQ.M)		
BUILDING	PLINTH AREA	FLOOR AREA
GROUND FLOOR	77.15 M² (830.13 SQ.FT)	61.72 M² (664.11 SQ.FT)
FIRST FLOOR	36.88 M² (396.83 SQ.FT)	29.50 M² (317.46 SQ.FT)
TOTAL	114.03 M² (1,226.96 SQ.FT)	91.22 M² (981.57 SQ.FT)

PARKING CALCULATION ACCORDING TO TNCDBR 2019		
FLOOR AREA 75 SQ.M IN ONE DWELLING		
PROVIDED 2 CAR SPACE AND 2 TWO WHEELER SPACE.		
TOTAL FLOOR AREA =91.22 M2		
91,22/ 75 = 1.22 (1.2 & 1.2 EACH)		
PLOT COVERAGE =	$\frac{G.F. Plinth area}{SITE AREA} = \frac{77.15}{240.86}$	$\times 100 = 32.03 \%$
F.S.I	$= \frac{TOTAL PLINTH AREA}{SITE AREA} = \frac{114.03}{240.86}$	$= 0.47$
VACANT AREA	= 163.71 SQMT	

JOINERY DETAILS		COLOUR INDEX
DOOR	D 0.90X2.10	PLOT BOUNDARY ☐
WINDOW	W3 1.50X1.50	PRO.BUILDING ☐
WINDOW	KW 1.20X0.90	EX.BUILDING ☐
VENTILATOR	V 0.90X0.60	ROAD ☐
WINDOW	W2 1.20X1.50	PATHWAY ☐
ROLLING SHUTTER	RS 1.80 X 2.40	WALL THICK 0.15M

Applicant Address:
Mr. Mr. DINESH,
S/o Mr.Rosaian.
12/157, THANIVILAI,
VAVARAI,
S.T.MANKAD
POST-629-172

SCAL 1:100
ALL DIMENSIONS ARE IN METER
Drawn By: **BB CONSTRUCTION**
Call- 9600662261 9940740583
Email cpbellin@gmail.com
Nadaikkavu choozhal Road
Manali

ENGINEER
Ex. P. PAULWIN MANOJ, BE.
Engineer - Grade-II-BE
Reg. No: KK/2023/72, 01/2024-2025
Naduvendiyagan, Oozhal, Madhavathi Post-629 153
Ph: 9409315406, 8840602355

OWNER
Dinesh

OFFICE USE:
PLAN INFO
PLOT AREA M2= 240.86
AS_AT_SITE= 241.02
FMB_OR_PLR= 240.86
AS_PER_DOCUMENT= 240.86
DISTRICT= KANYAKUMARI
TALUK= KILLIYOOR
SURVEY_NO= 735A1A1
PATTA_NO= 5609
IS_SWIMMING_POOL_EXISTS= NO
IS_APPROVED_LAYOUT= YES
SINGLE_FAMILY_BLDG= YES
CRZ= NO
SECURITY_ZONE= NO
ACCESS_WIDTH_M= 15.17
ROAD_WIDTH= 3.00
ROAD_LENGTH= 100
AVG_PLOT_DEPTH= 18.10
AVG_PLOT_WIDTH= 15.17
LAND_USE_ZONE= RESIDENTIAL
PLOT_NO= 1
RWTH_DECLARED= YES
OSR_APPLICABLE= NO
OSR_SURR_BUYBACK_RETAIN= NO
PREMIUM_FSI_REQUIRED= NO
BUILDING_NEAR_TO_RIVER= NO
AREA_TYPE= OTHER
BUILDING_NEAR_MONUMENT= NO
BUILDING_NEAR_GOVT_BLDG= NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY= NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS= NO
JURISDICTION_TYPE= PANCHAYAT
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS= NO

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.

