Verified RealEstate™

REFERENCE
60/2025-26

ISSUED
17 November 2025

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.

Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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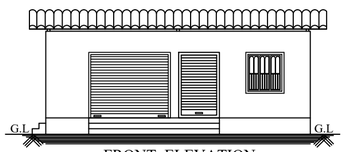
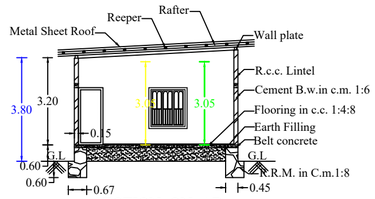
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF METAL SHEET ROOF COMMERCIAL BUILDING IN R.SY.NO : 733/14A, 733/17, 733/18A OF THICKANAMCODE VILLAGE AT EAST THARAVILAI IN THICKANAMCODE VILLAGE PANCHAYAT, THUCKALAY PANCHAYAT UNION, KALKULAM TALUK, K. K. DISTRICT.

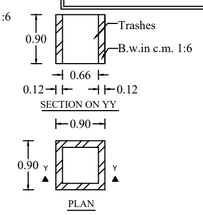
NAME AND ADDRESS OF THE OWNER:- Mr.S.JEGAN, S/o.SILUVAIRAJAN,
EAST THARAVILAI, THICKANAMCODE.P.O.



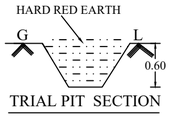
FRONT ELEVATION



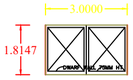
SECTION ON AB



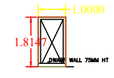
WASTE TRASH PIT



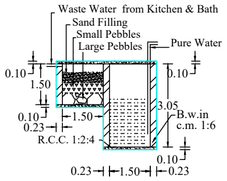
TRIAL PIT SECTION



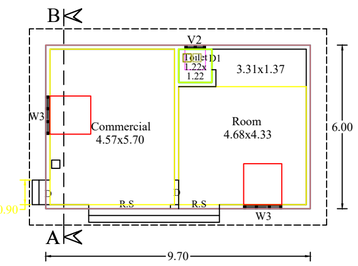
MAIN GATE



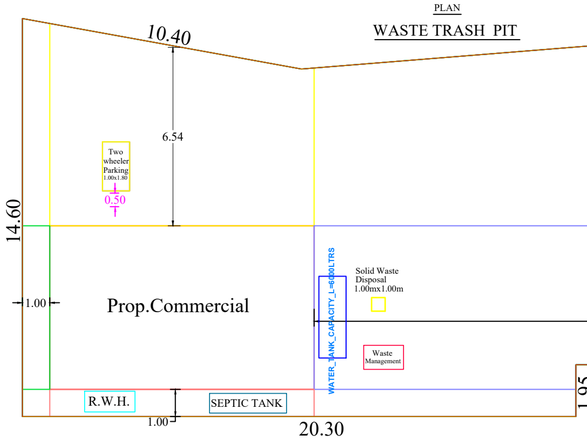
WICKET GATE



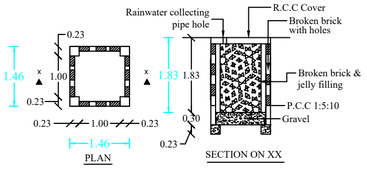
WASTE WATER
RECYCLING SYSTEM



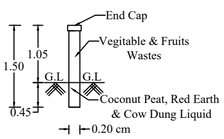
PLAN



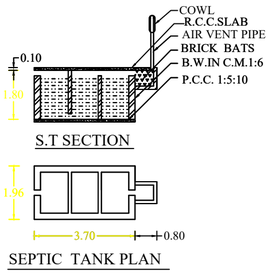
SITE PLAN
SCALE : 1:100



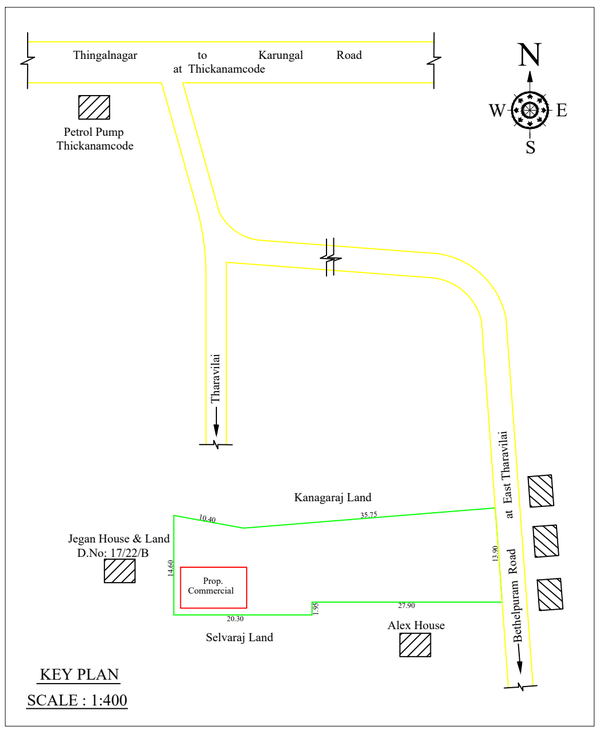
RAIN WATER HARVEST WELL
RWH_CAPACITY_L=6642LTRS



PIPE COMPOSTER



S.T SECTION
SEPTIC TANK PLAN



KEY PLAN
SCALE : 1:400

JOINERY DETAILS		
R.S1 ROLLING SHUTTER	:	3.00 x 2.40
R.S2 ROLLING SHUTTER	:	1.50 x 2.40
D: DOOR	:	0.90 x 2.10
D1: DOOR	:	0.75 x 2.10
W3 : WINDOW	:	1.40 x 1.50
V2 : VENTILATOR	:	0.75 x 0.75

LEGEND
PROPOSED :-
SITE BOUNDARY :-
ROAD, PATHWAY :-
EXISTING BUILDINGS :-

RMS ASSOCIATES
Estd : 2017
Er.T.JOHNSY MARGRET QUEEN
Registered Civil Engineer
Registration No. 148/LS/2023/00002,
Cell : 8110005647, 7502494208
email : johnsyqueen@gmail.com
Oppo.TMB, Thickanamcode,
Thickanamcode.P.O. Pincode - 629804.

SIGNATURE OF LAND AND BUILDING OWNER

Er. T. JOHNSY MARGRET QUEEN
Registered Civil Engineer
Reg No: 148/LS/2023/00002
RMS ASSOCIATES
OPP. TMB, Karungal Road
Thickanamcode P.O 629 804
Cell: 8110005647

SIGNATURE OF LICENCE
SURVEYOR/ENGINEER

PLAN INFO
PLOT_NO=NO
PATTA_NO= 4568,4568,11932
TALUK= KALKULAM
DISTRICT= KANYAKUMARI
SURVEY_NO= 733/14A,733/17,733/18A
VILLAGE= THICKANAMCODE
JURISDICTION_TYPE= PANCHAYAT
LAND_USE_ZONE = COMMERCIAL
PLOT_AREA_M2= 621.65
AS_PER_DOCUMENT= 627.285
AS_AT_SITE= 621.65
FMB_OR_PLR= 621.65
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M= 6.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH= 3.60
ROAD_LENGTH= 1500.00
AVG_PLOT_DEPTH= 47.175
AVG_PLOT_WIDTH= 15.225
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_GOVT_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
BLOCK_1_B-SHOP_MEMBER_COUNT=1
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

REFERENCE

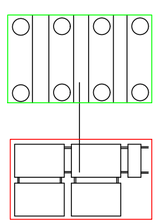
NOTE : ALL DIMENSION ARE IN METRE, SCALE : 1:100

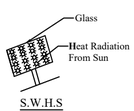
AREA OF SITE	6.28 ARE	15.500 CENTS
AREA IN SQ	"M"	SQ "FT"
SITE AREA	: 627.285	6749.59
PROPOSED PLINTH AREA		
GROUND FLOOR	: 58.20	626.23
VACANT	: 569.09	6123.41
F.S.I	: 58.20/627.285	0.09 < 2.00
PROPOSED FLOOR AREA		
GROUND FLOOR	: 52.34	563.18

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

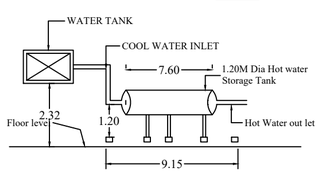
PARKING CALCULATION
Required Parking
Total Plinth Area = 58.20 Sq.m
First 50 sq.m Nil = 1 Two wheeler space
1 Two Wheeler space = 1.00 x 1.80
Provided 1 Two wheeler Space
First 50 sq.m Nil = 58.20 -50.00 = 8.20
1Car Space = 2.50x5.00
Required Car space = 8.20 = 0.11 Car
Provided 0 Car space 75

PLOT COVERAGE : $\frac{58.20 \times 100}{627.285}$ = 9.28%


SOLAR WATER HEATING SYSTEM



S.W.H.S



SOLAR WATER HEATING SYSTEM
(S.W.H.S.DETAILS)

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

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.