

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

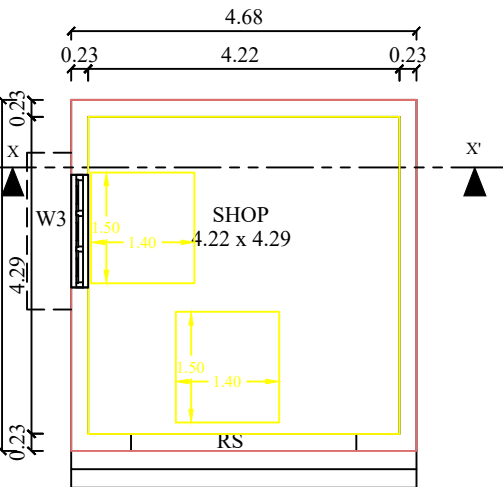
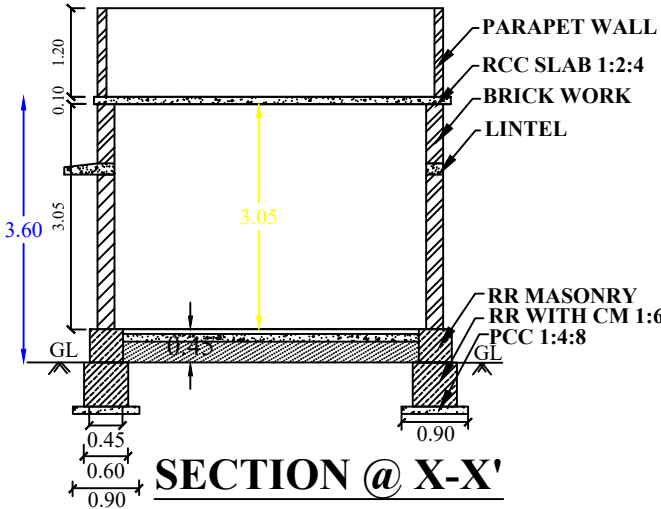
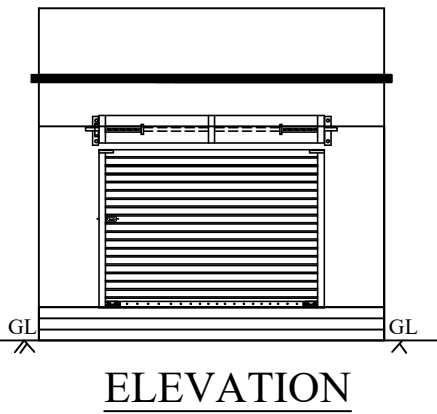
Rural Panchayat

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.

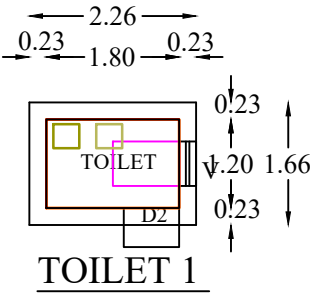
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL BUILDING IN R.S NO:386/5B, OF VEMBANOOR WEST VILLAGE AT VEMBANOOR , OF MELASANKARANKUZHI VILLAGE PANCHAYAT,AGASTHEESWARAM TALUK, KK DISTRICT.

NAME OF OWNER:Mr.U.JUSTIN JEROME,
S/O:Uthiriamuthu,
D/NO:6/2C,Sadayalputhooor,
Vembanoor-629801.

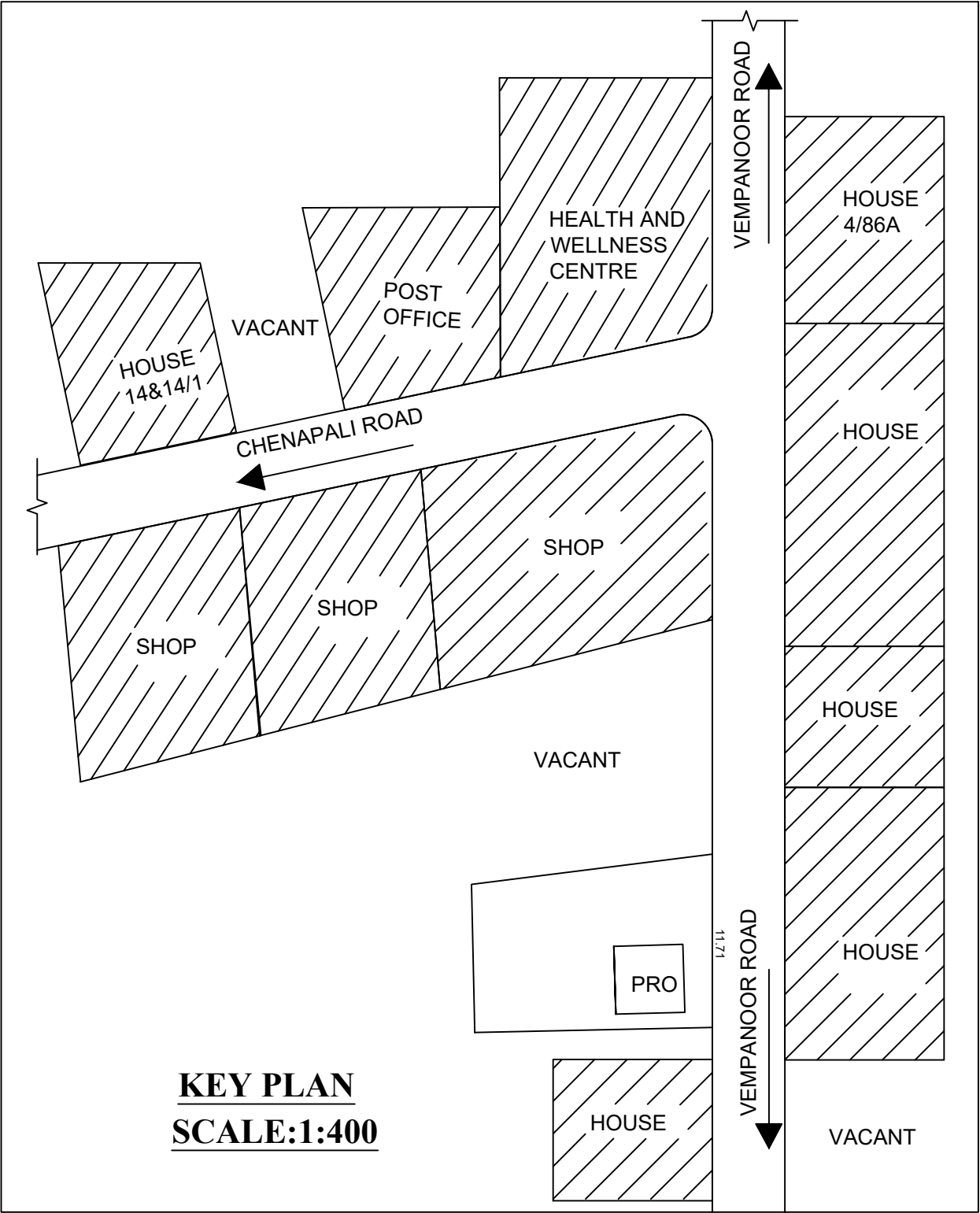


GROUND FLOOR PLAN

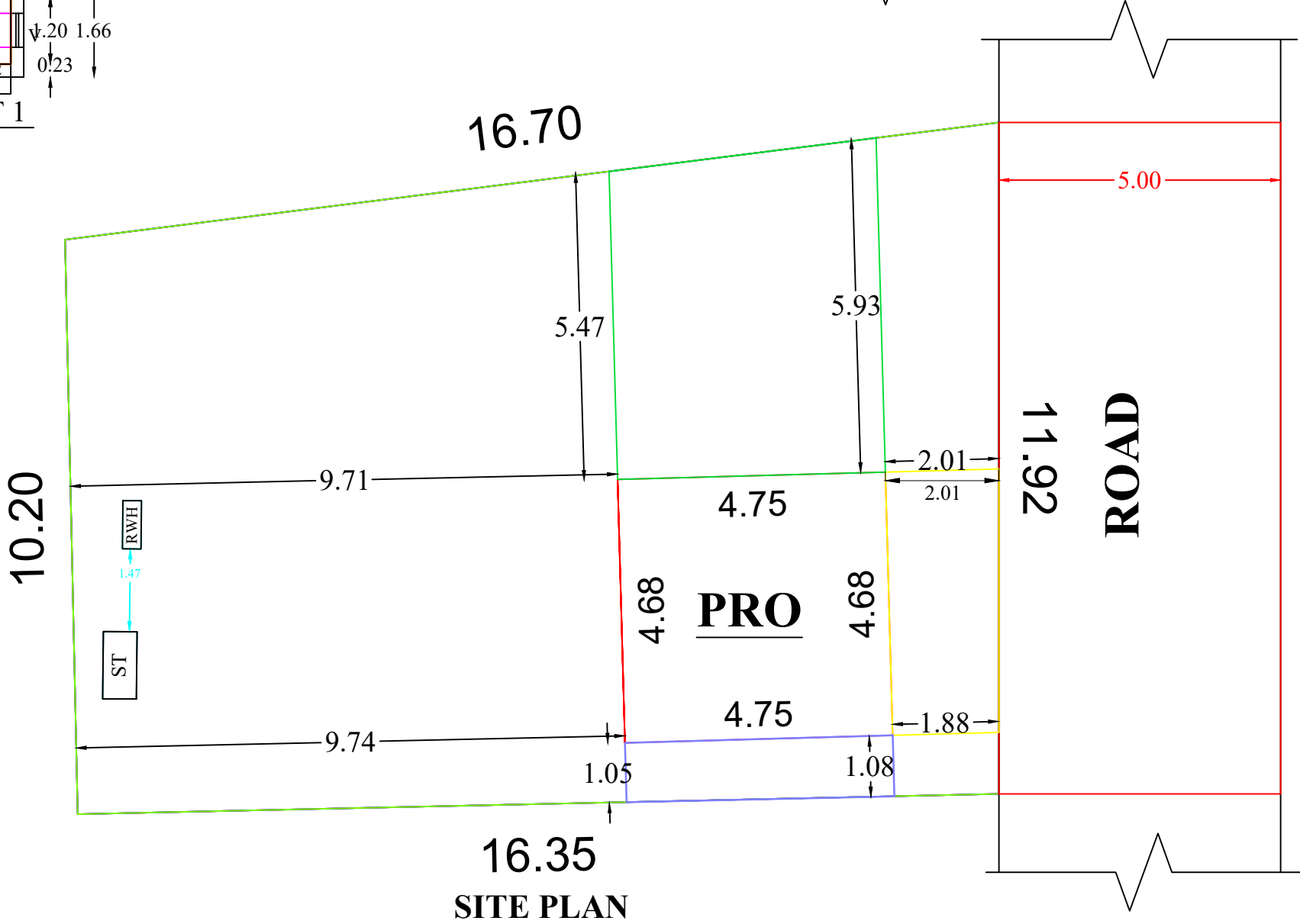
PLAN INFO
PLOT NO=NO
PATTI NO=9719
TALUK=AGASTHEESWARAM
DISTRICT=KANNIYAKUMARI
SURVEY NO=386/5B
PLOT AREA M2=182.16
AS PER DOCUMENT=182.16
AS AT SITE=182.14
FMB OR PLR=182.16
JURISDICTION TYPE=PANCHAYAT
LAND USE ZONE = COMMERCIAL
CRZ=NO
SECURITY ZONE=NO
REAR SETBACK=NO
WHETHER GOVT OR AIDED SCHOOL=NO
ROAD WIDTH=12.01
ROAD LENGTH=5.00
AVG PLOT DEPTH=16.55
AVG PLOT WIDTH=10.51
RWH DECLARED=YES
BUILDING NEAR TO RIVER=NO
OSR APPLICABLE=NO
OSR SURRENDER OR BUYBACK=BUYBACK
PREMIUM FSI REQUIRED=NO
IS APPROVED LAYOUT=YES
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
IF HERITAGE TOWN LESS THAN 1KM RADIUS=NO
BLK 1 LVL 0 REAR BACK=NO
BLOCK 1 B-SHOP MEMBER COUNT=1



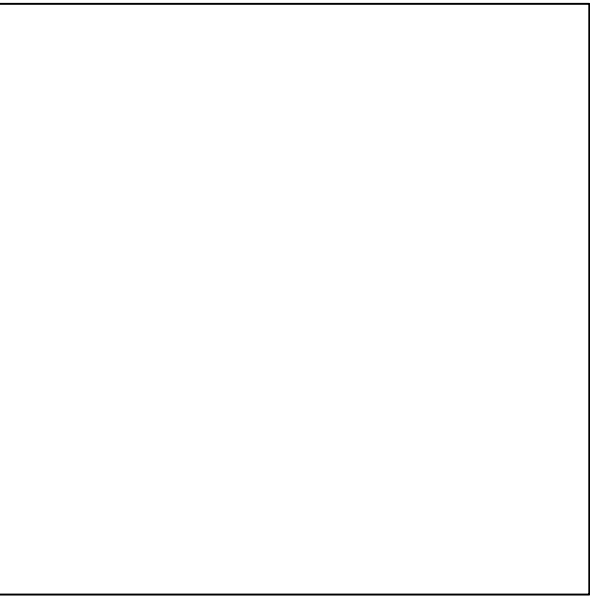
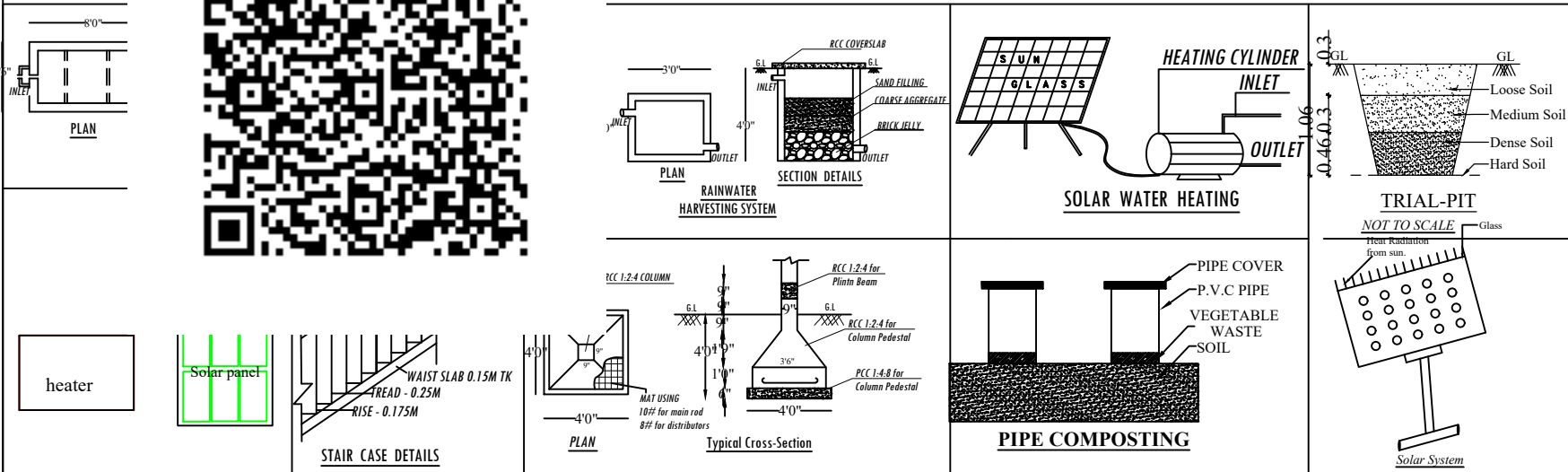
TOILET 1



KEY PLAN
SCALE:1:400



16.35
SITE PLAN



QR CODE

CERTIFIED THAT PROVISIONS SHALL BE MADE
TO "RAIN WATER HARVESTING"
ARRANGEMENTS SYSTEM IN THE PROPOSED
CONSTRUCTION

AREA IN SQM	SQM	SQ.FT
SITE	182.16	1960.77
EXISTING	NIL	
PROPOSED GROUND FLOOR	22.22	239.17
TOTAL	22.22	239.17
VACANT	159.94	1721.59

PLOT COVERAGE AREA $\frac{22.22}{182.16} \times 100 = 12.19\%$

1 CAR SPACE AND 1 TWO WHEELER SPACE FOR
EVERY 100 SQ.M OR PART THEROF EXCLUDING
THE FIRST 100 SQ.M.

PARKING CALCULATION	FSI CALCULATION
GROUND FLOOR = 22.22	$\frac{22.22}{182.16} = 0.12 < 2.0$
TOTAL = 22.22	
22.22-100 = 77.8/100 = 0.77 CAR SPACE	

PARKING PROVIDED = 0 CAR SPACE
0 TWO WHEELER SPACE

SCHEDULE OF JOINERY			SCALE
TYPE	DESCRIPTION	SIZE	
D	DOOR	1.00 X 2.10	SITE 1 : 100 PLAN 1 : 100 ALL DIMENSIONS ARE IN METER
D1	DOOR	0.75 X 2.10	
O	OPEN	0.75 X 2.10	
W3	WINDOW	1.50 X 1.40	
KW3	WINDOW	1.50 X 1.00	
W2	WINDOW	1.00 X 1.40	
V	VENTILATOR	0.90 X 0.60	

U. Justin Jerome

SIGNATURE OF OWNER

Er.GNANARAJ, D.Arch,M.E.,
(Govt. Registered Engineer - Grade-I)
Registration No : 150/L.S/2019/00194
JOANA BUILDERS
1st Floor, Supreme Mall, Balaram Road
Puthur, Nagercoil-626 001
SIGNATURE OF REGISTERED ENGINEER

PREPARED BY : Er.K.MATHIASAN
REDISTERED ENGINEER GRADE -II
Reg.no:-150/LS/2019/00173
NAGERCOIL CITY MUNICIPAL CORPORATION
REAL VIEW CONSTRUCTION
36/C-D,DISTILLERY ROAD,NAGERCOIL-1,K.K.DIST
Ph.NO:+91 9486072995,8667486600

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.

