

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

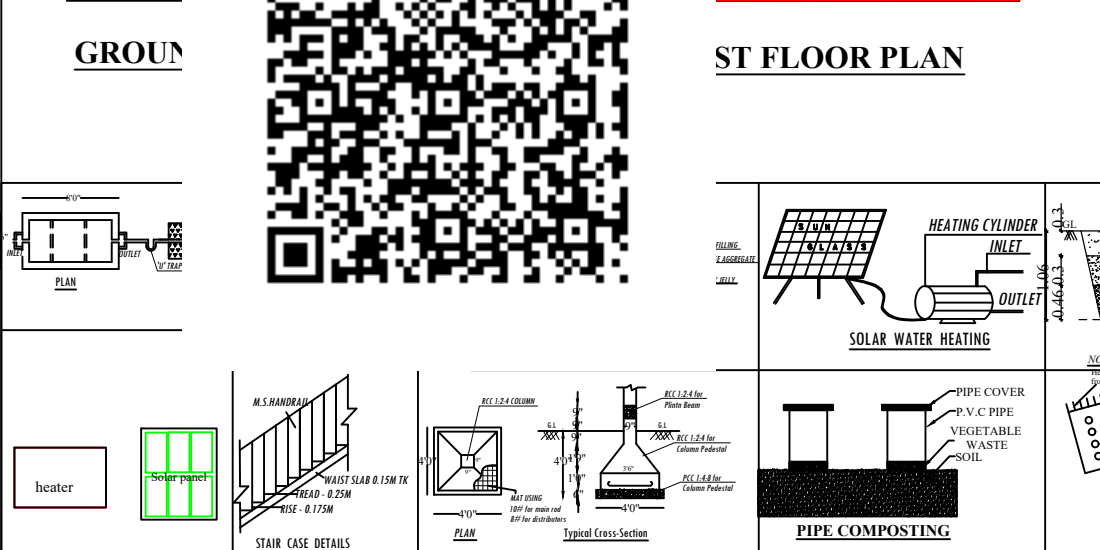
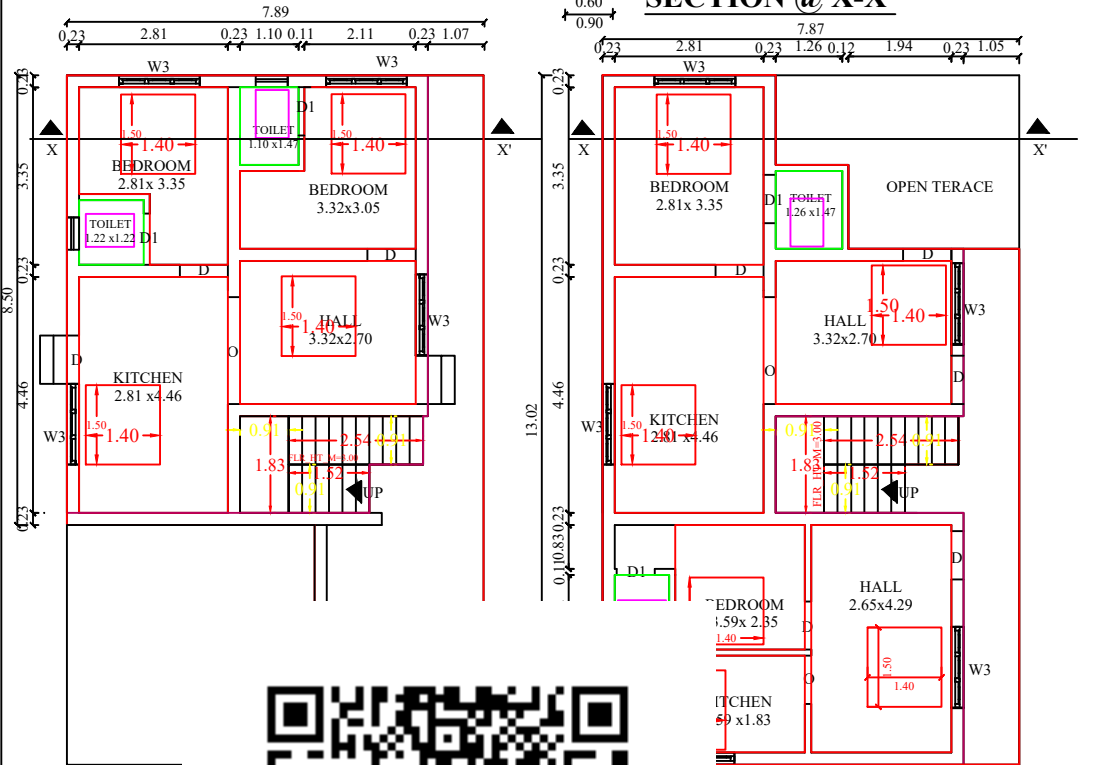
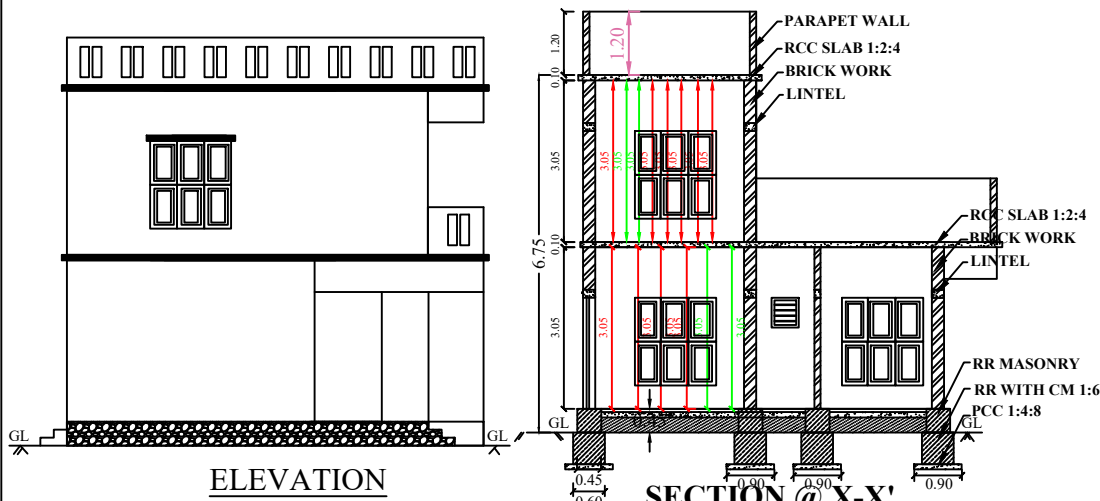
Rural Panchayat

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

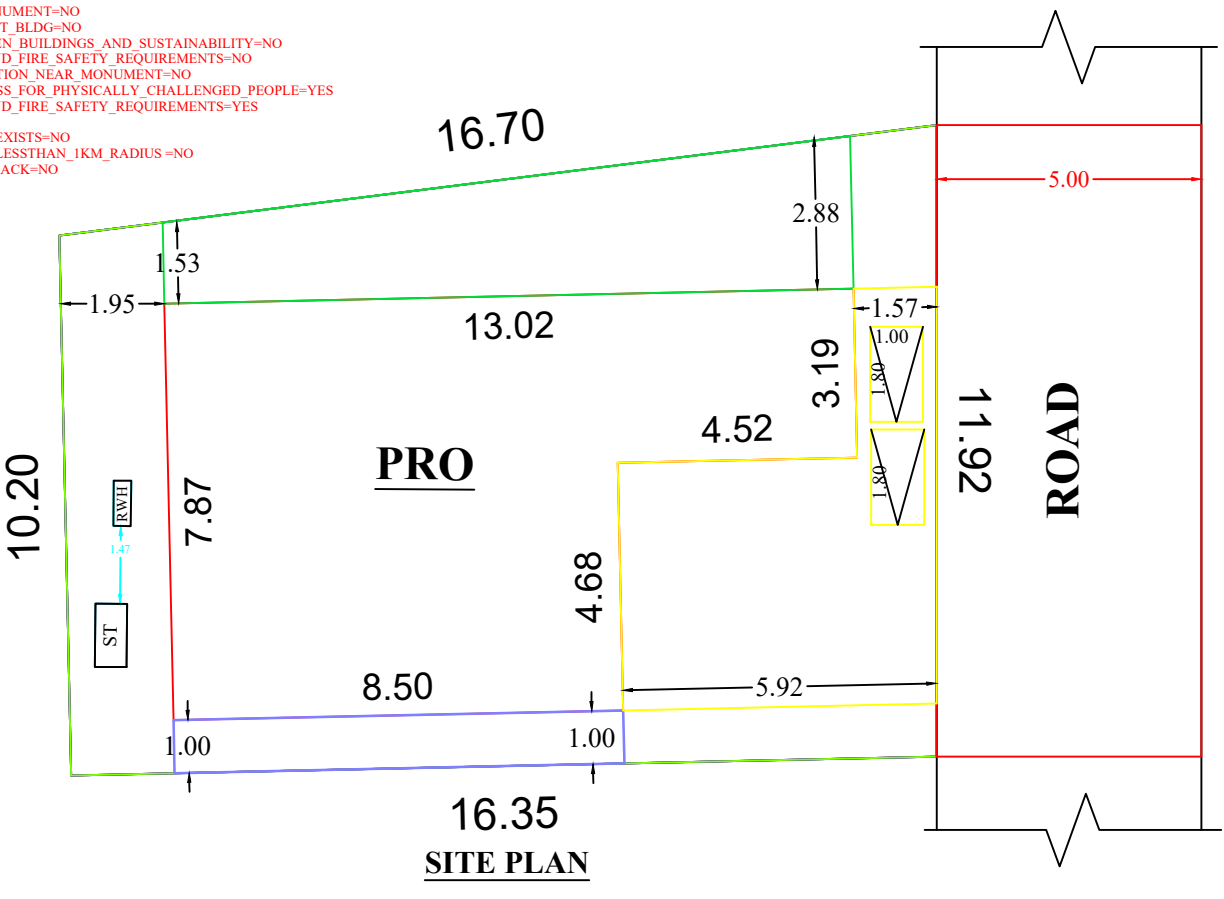
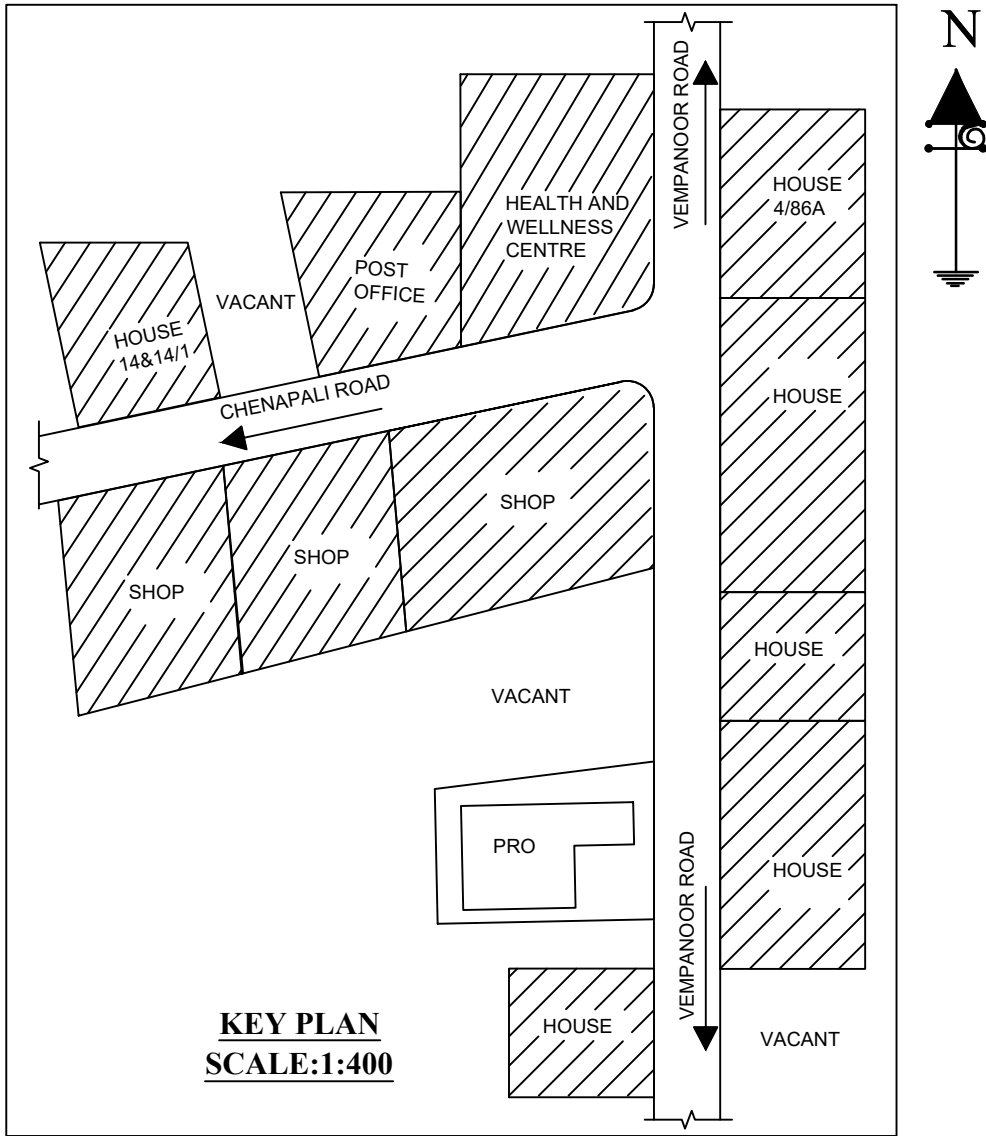
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

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



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 = RESIDENTIAL
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



OFFICE USE		
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 FIRST FLOOR	81.29 89.54	875.00 963.80
TOTAL	170.83	1838.80
VACANT	100.87	1085.76

PLOT COVERAGE AREA		$\frac{81.29}{182.16} \times 100 = 44.62\%$
1 CAR SPACE AND 1 TWO WHEELER SPACE FOR EVERY 100 SQ.M OR PART THEROF EXCLUDING THE FIRST 100 SQ.M.		
<u>PARKING CALCULATION</u>		<u>FSI CALCULATION</u>
GROUND FLOOR	= 55.27	$\frac{128.1}{182.16} = 0.70 < 2.0$
FIRST FLOOR	= 72.83	
TOTAL	= 128.10	
128.1-100 = 28.1/100 = 0.28 CAR SPACE		
PARKING PROVIDED = 0 CAR SPACE 2 TWO WHEELER SPACE		

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

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, Balamore Road
Puthur, Nagercoil-1
SIGNATURE OF REGISTERED ENGINEER

PREPARED BY : Er.K.MATHIARASAN
REGISTERED 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.

