

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari
Kanniyakumari district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Commercial

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 R.C.C. DWELLING (3- SHOP) AT MELKARAI IN R. SY NO : 383/5A2 AT THALAKULAM VILLAGE THINGAL NAGER TOWN PANCHAYAT KALKULAM TALUK KANYAKUMARI DISTRICT .

NAME OF OWNER :- Mr. S. SUNDAR,
S/O. SUPPAIYAN,
MELKARAI, NEYYOOR (P.O)



NOTE : ALL DIMENSIONS ARE IN METER , SCALE :1:100

AREA OF SITE	1.21ARE	3.000 CENTS
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AREA IN SQ "M"	AREA IN SQ "FT"
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SITE AREA	: 121.41	1306.80
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PROPOSED PLINTH AREA		
SHOP -1	: 16.48	177.39
SHOP -2	: 17.73	190.84
SHOP -3	: 14.56	156.72
Staircase area	: 9.82	105.70
	58.59	630.65

TOTAL PROPOSED PLINTH AREA : 58.59 SQ.M (630.65 SQ.FEET)

PROPOSED FLOOR AREA		
SHOP -1	: 12.78	137.56
SHOP -2	: 15.08	162.32
SHOP -3	: 12.20	131.32
Staircase area	: 7.92	85.25
	47.98	516.45

TOTAL PROPOSED FLOOR AREA : 47.98 sq.m (516.45 sq.feet)

LENGTH OF COMPOUND WALL	24.20 M
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VACANT	: 62.82	676.19
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F.S.I : 58.59/121.41	0.48 <2.00
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PARKING CALCULATION :-	1 Car space = 2.50x5.00
Required parking :-	Required car space = 58.59 / 75 = 1.00 car
Total plinth area = 58.59 sq.m	
1 Two Wheeler space = 1.00 x 1.80	

First 50 sq.m 1 dwelling unit = 1 Two Wheeler space

SOPHIA CONSTRUCTION
M.SOPHIA
Licenced Building Surveyor
Reg.no: 148/LS/2024/00001
Near BSNL office , Neyyoor Road, Thingal Nager
Mob: 9345414218 , 9442711952.

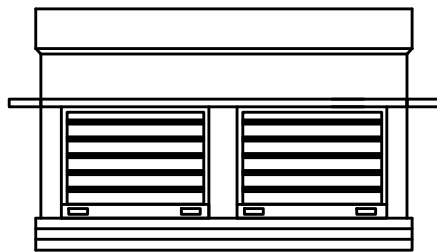
ENTER VALUE	ENTER MATTERIAL	ENTER SIZE
M/D	PANELLED DOOR	1.00 x 2.10
D	PANELLED DOOR	0.90 x 2.10
D1	PANELLED DOOR	0.75 x 2.10
W3	GLAZED WINDOW	1.50 x 1.34
W2	GLAZED WINDOW	1.00 x 1.34
K.W	KITCHEN WINDOW	1.00 x 1.00
V	GLAZED VENTILATOR	0.75 x 0.45

ROAD	: ☐	PROPOSED	: ☐
SITE	: ☐	EXISTING	: ☒

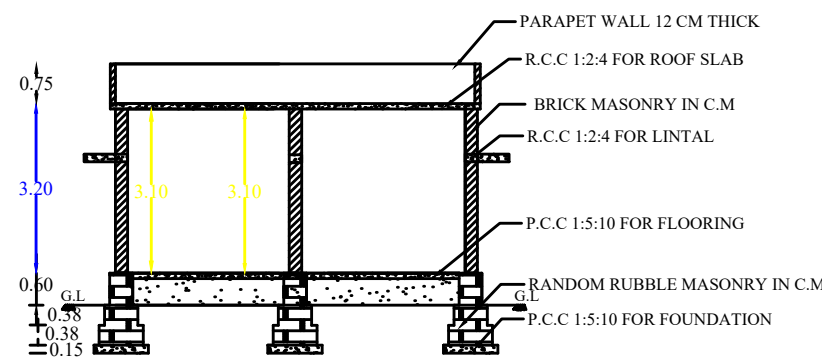
SIGNATURE OF LICENCED SURVEYOUR

Sundar

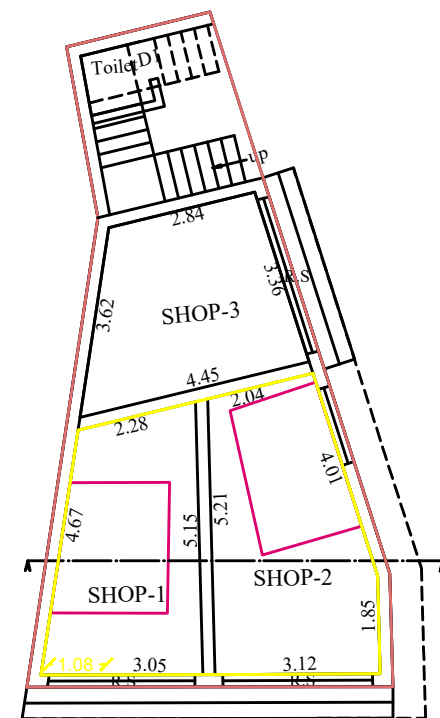
SIGNATURE OF APPLICANT



ELEVATION

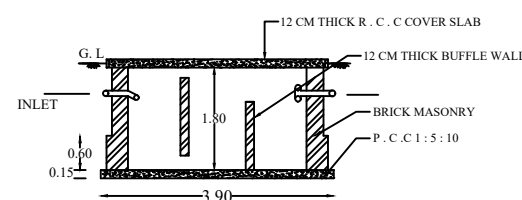


SECTION

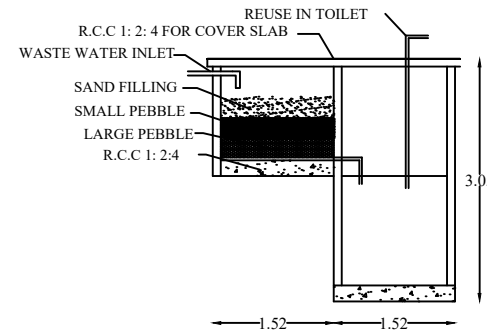
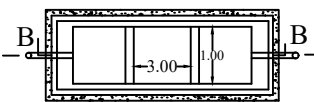


PLAN

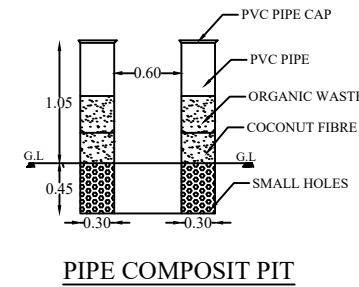
PLAN INFO
PLOT_NO=NO
TALUK=KALKULAM
DISTRICT=KANNYAKUMARI
PLOT_AREA_M2= 107.75
JURISDICTION_TYPE= PANCHAYAT
PATTA_NO= 12592
SINGLE_FAMILY_BLDG=YES
SURVEY_NO= 383/5A2
LAND_USE_ZONE = SHOP
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M= 8.20
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
AS_AT_SITE= 107.75
FMB_OR_PLR= 107.75
AS_PER_DOCUMENT= 107.75
ROAD_WIDTH=6.10
ROAD_LENGTH=100.00
AVG_PLOT_DEPTH=21.60
AVG_PLOT_WIDTH= 5.55
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=YES
BLOCK_1_INDIVIDUAL_RESIDENCE_MEMBER_COUNT=4
BLOCK_1_INDIVIDUAL_NON_RESIDENTIAL_MEMBER_COUNT
BLOCK_1_B-SHOP_MEMBER_COUNT=5
BLOCK_1_B-PCO_MEMBER_COUNT=1
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS THAN_1KM_RADIUS=NO



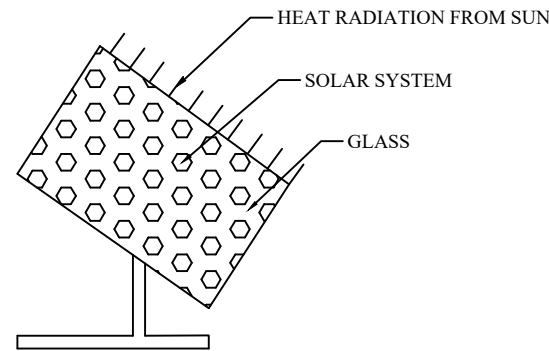
SECTION ON B-B



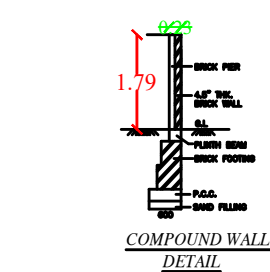
RECYCLING OF WASTE WATER



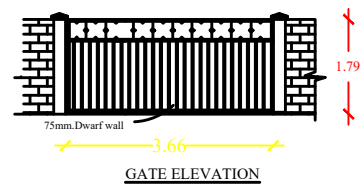
PIPE COMPOSIT PIT



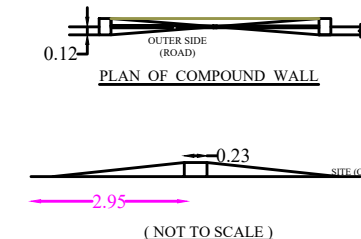
SOLAR SYSTEM



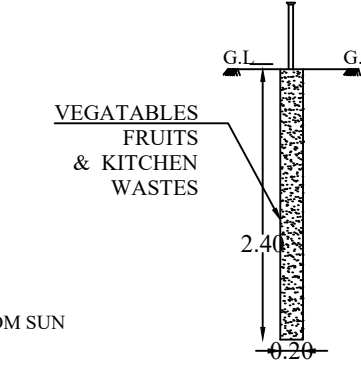
COMPOUND WALL DETAIL



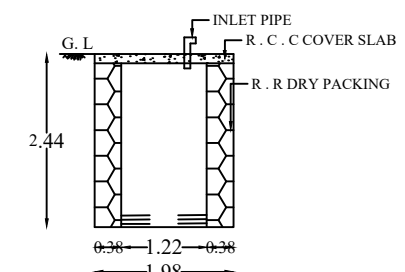
GATE ELEVATION



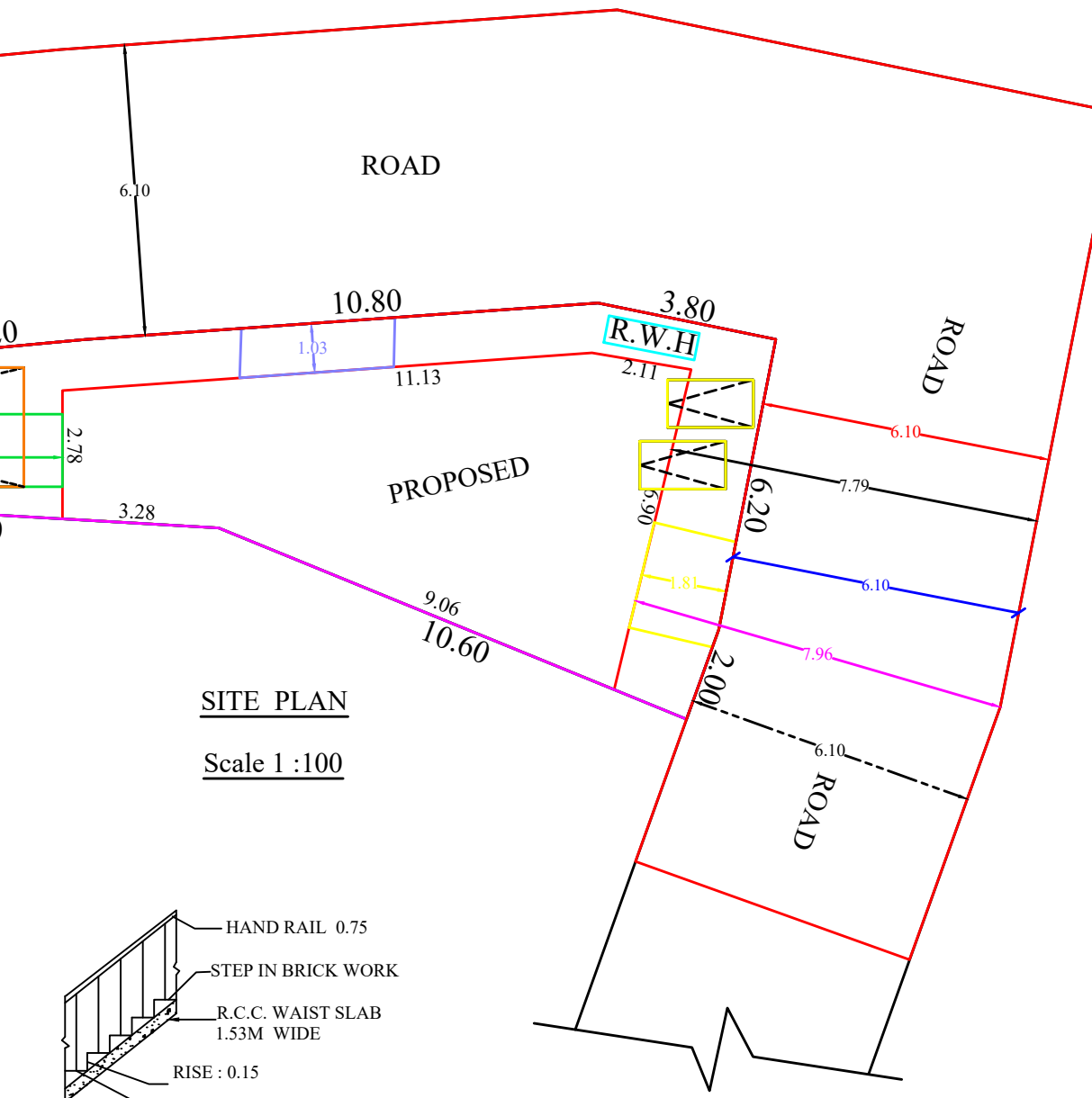
PLAN OF COMPOUND WALL



SAGGING PIPE (SP)

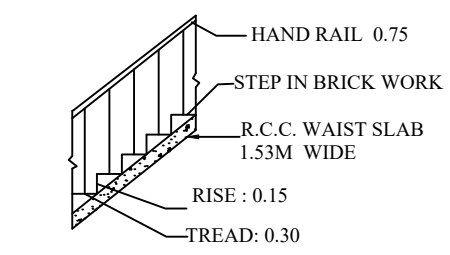


RAIN WATER STORAGE TANK SECTION

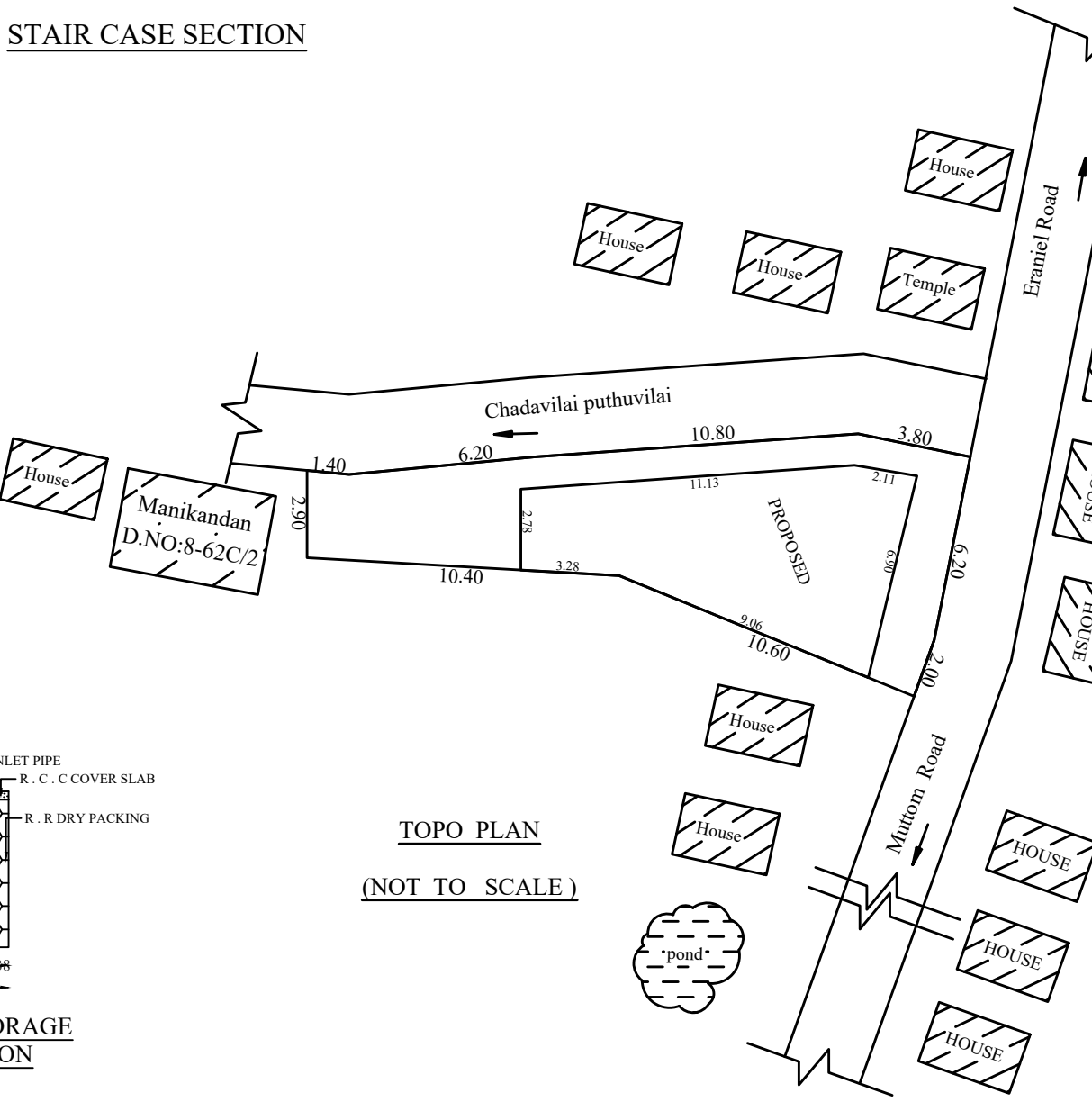


SITE PLAN

Scale 1 : 100



STAIR CASE SECTION



TOPO PLAN

(NOT TO SCALE)

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

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



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.

