

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

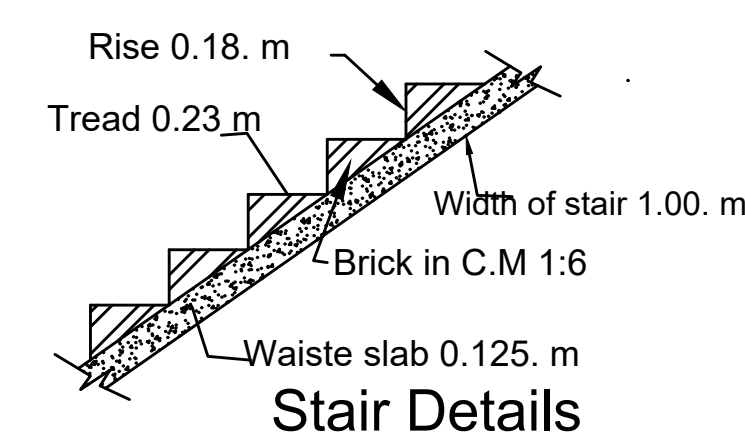
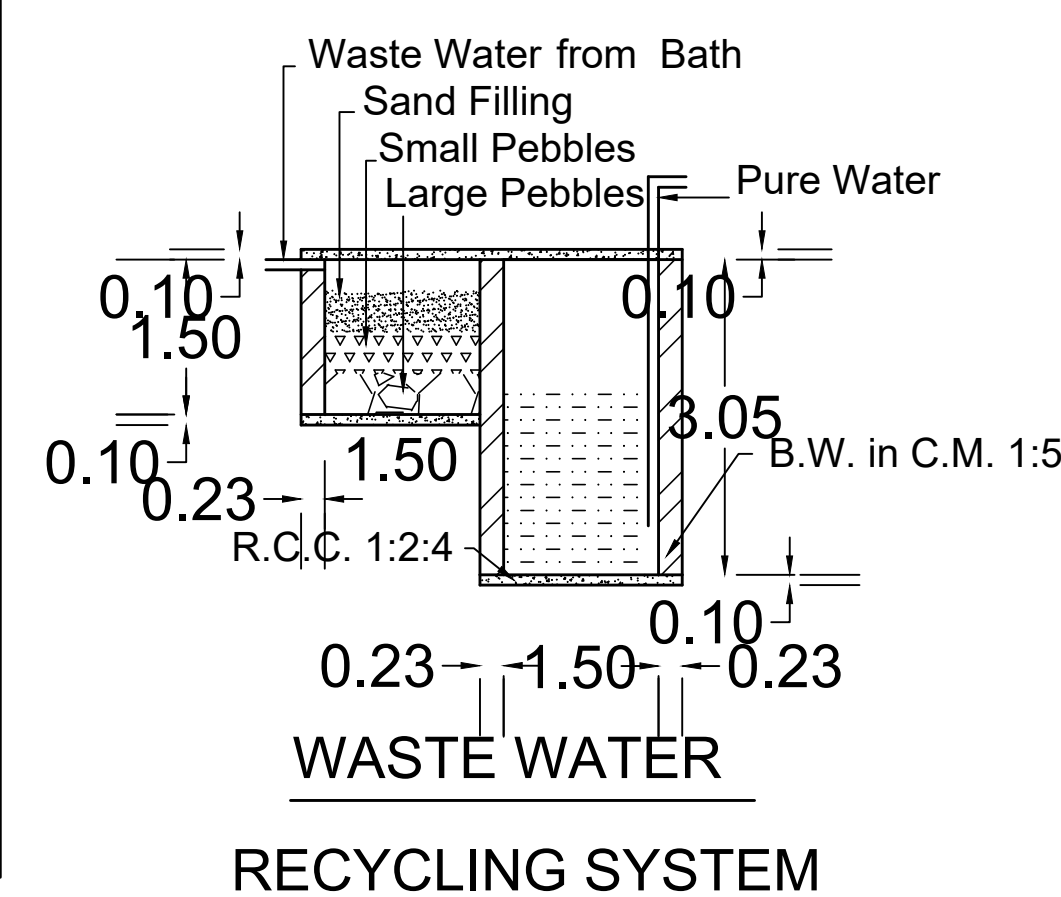
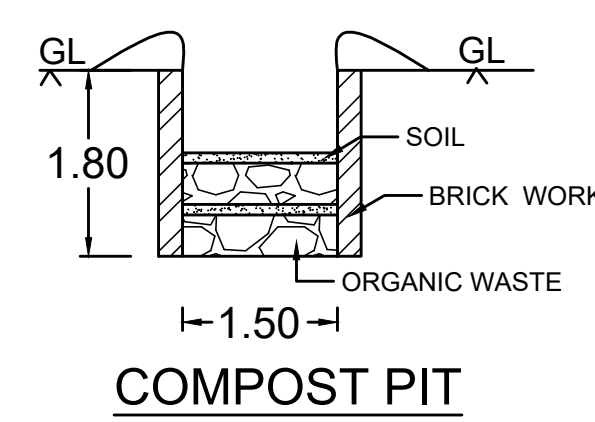
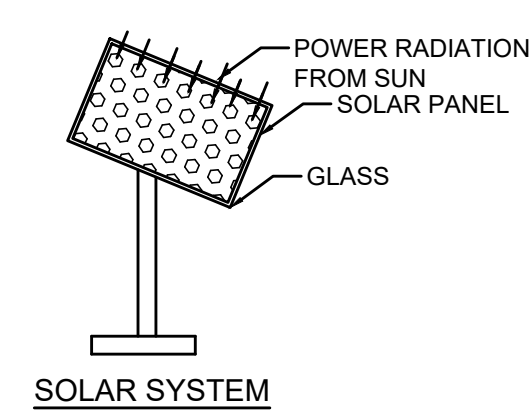
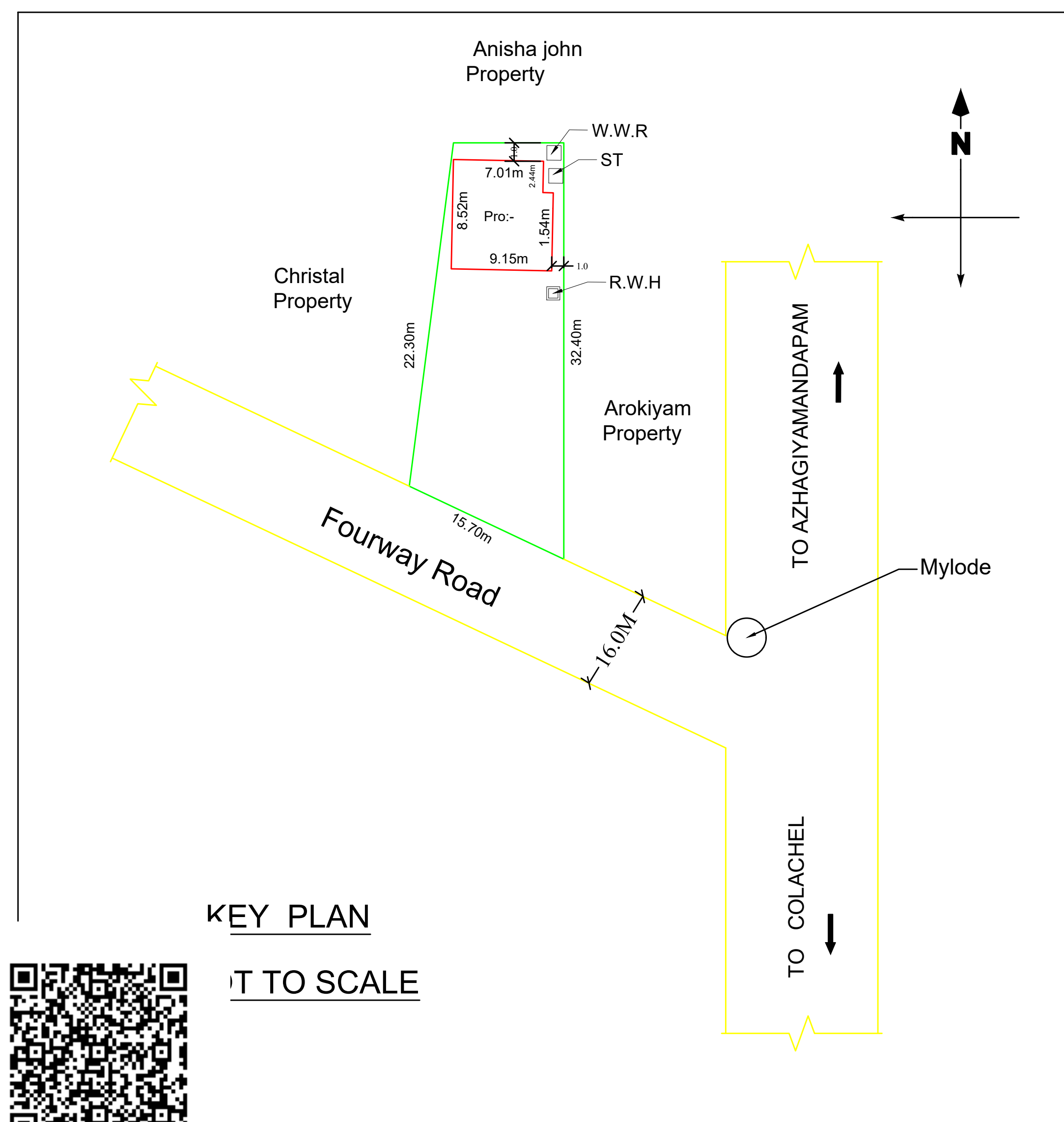
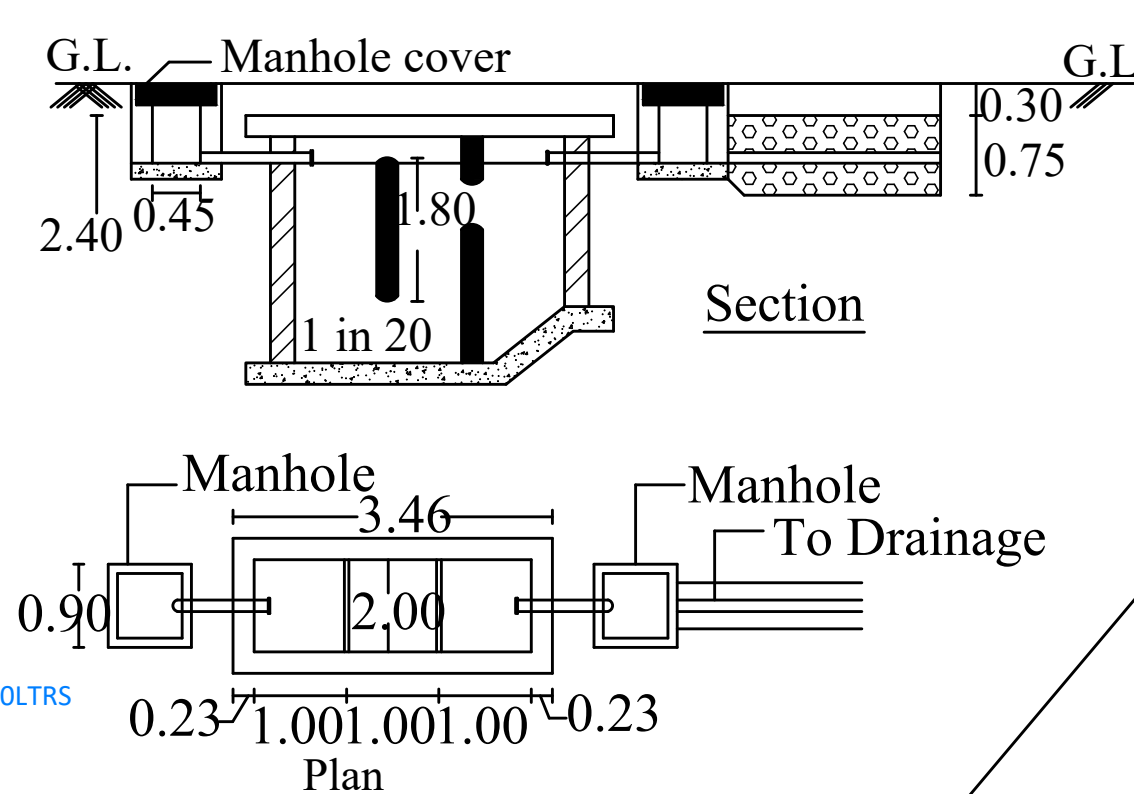
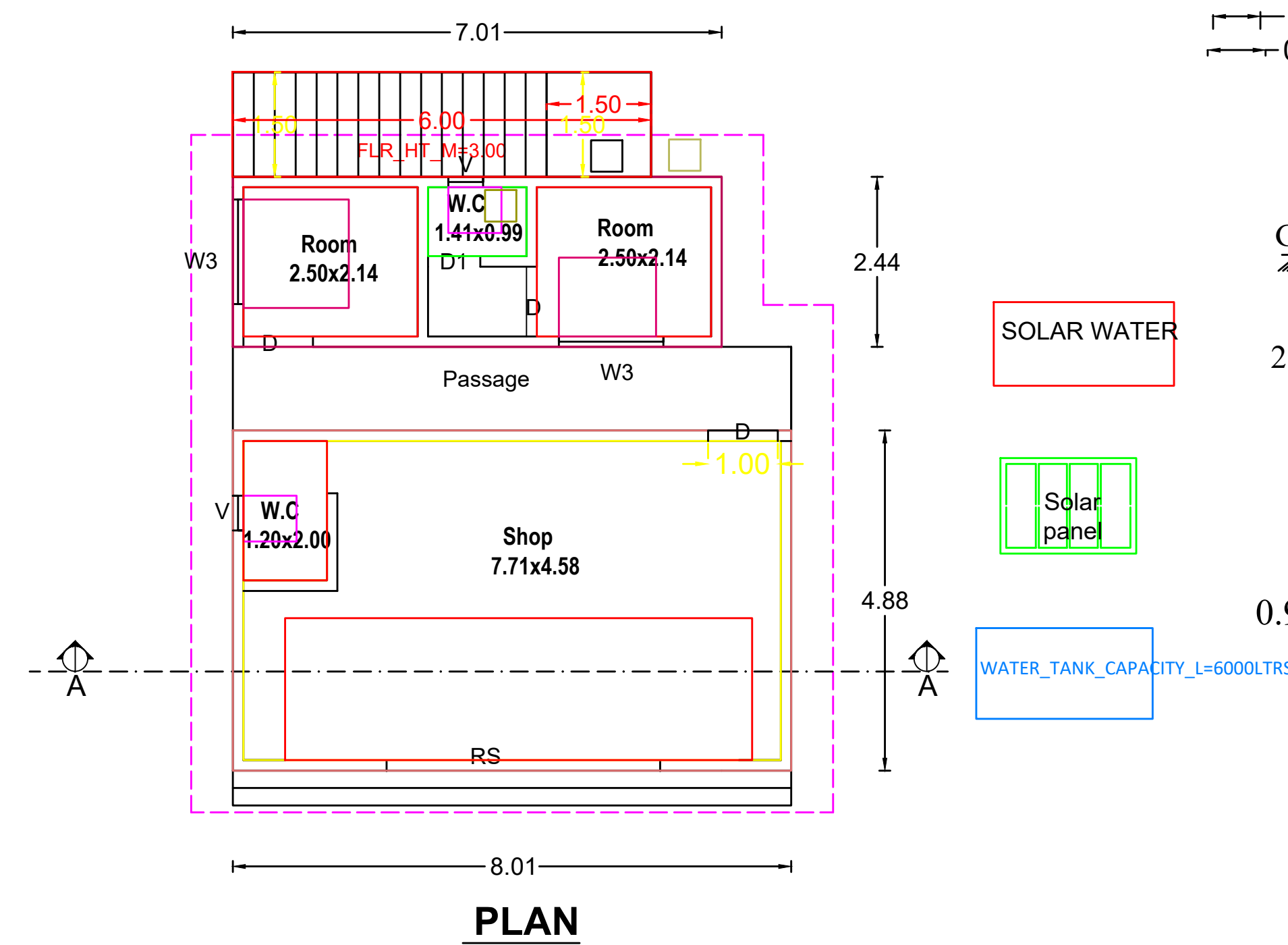
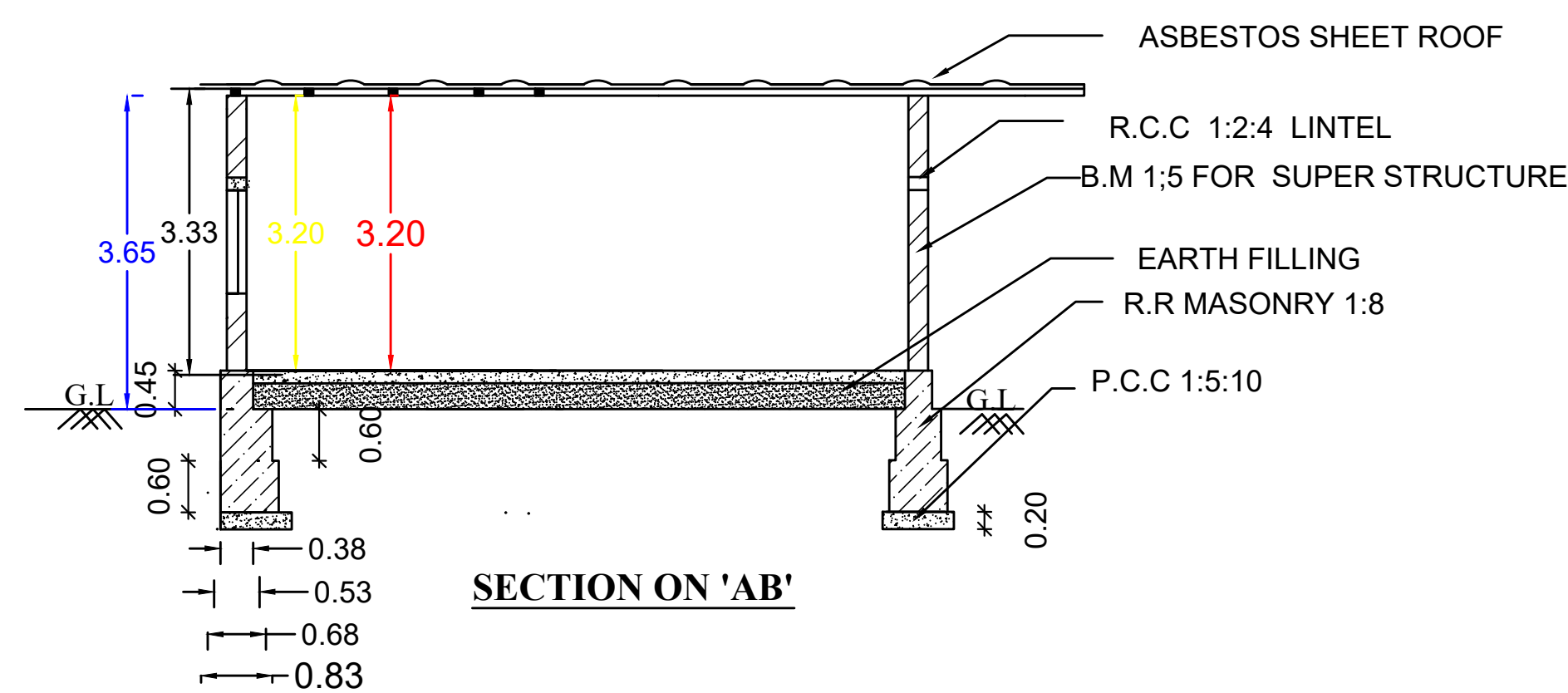
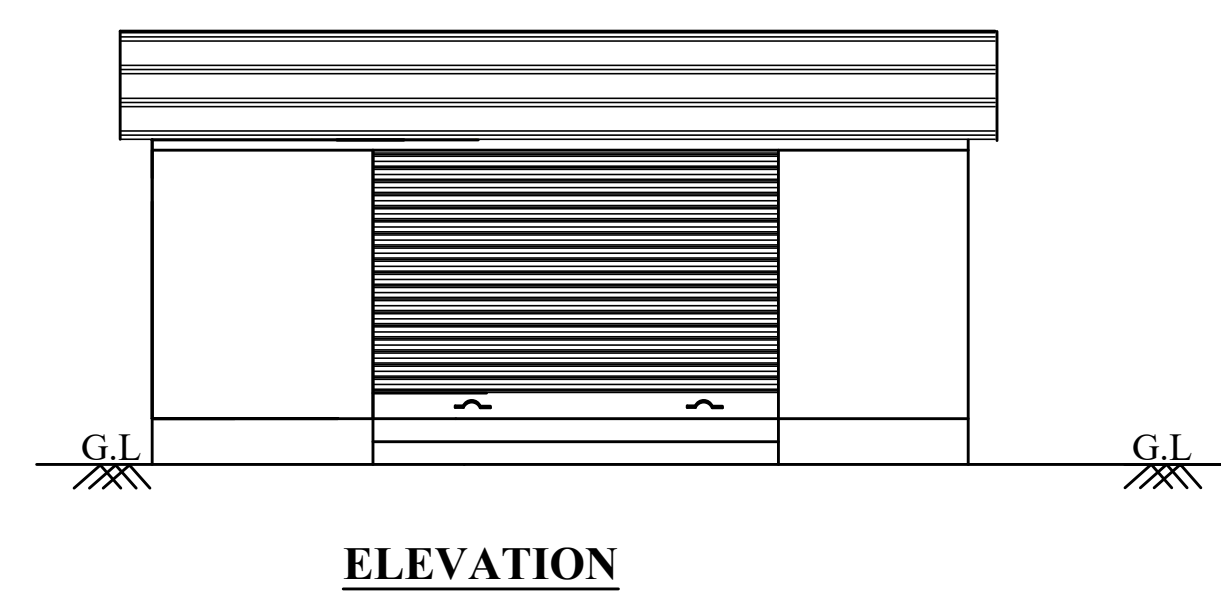
The approval as the planning authority issued it, reproduced in full behind this page.

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

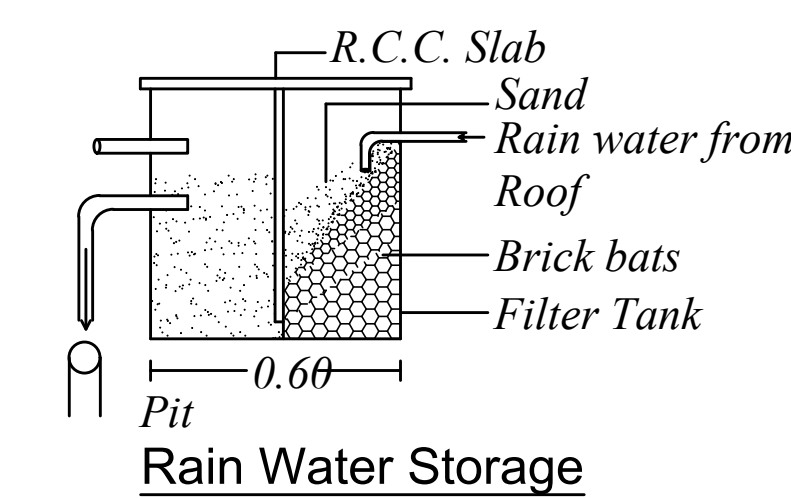
PLAN SHOWING THE PROPOSED CONSTRUCTION OF ASBESTOS SHEET ROOF COMMERCIAL (ANNAI SERVICE STATION) BUILDING AND R.C.C. ROOF WORKERS SHED AT NEDUVILAI , IN RE.SY.NO:382/7A2, OF THIRUVITHANCODE VILLAGE, IN THICKANAMCODE VILLAGE PANCHAYAT, KALKULAM TALUK, KANNIYAKUMARI DISTRICT.

NAME OF THE OWNER

**Mr. J. ANISH JOAN,
S/O. Mr. JOHN PETER,
NEDUVILAI,**



PLAN INFO
PLOT_NO=NO
PATTA_NO= 13498
TALUK=KALKULAM
DISTRICT=KANNIYAKUMARI
SURVEY_NO= 382/7A2
PLOT_AREA_M2= 283.29
AS_PER_DOCUMENT=283.29
AS_AT_SITE=285.33
FMB_OR_PLR=283.29
JURISDICTION_TYPE= PANCHAYAT
SINGLE_FAMILY_BLDG=NO
LAND_USE_ZONE = COMMERCIAL
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOV_T_OR_AIDED_SCHOOL=NO
ROAD_WIDTH= 16.00
ROAD_LENGTH= 30.00
AVG_PLOT_DEPTH= 12.15
AVG_PLOT_WIDTH= 27.35
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_GOV_T_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
BLOCK 1 B-SHOP MEMBER COUNT=2

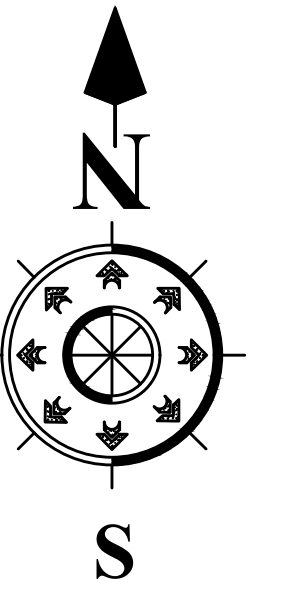


<u>HP DETAILS</u> Motor - 5HP	
SITE BOUNDARY	
PROP. BUILDING	
ROAD, PATHWAY	
EXIST. BUILDING	

SCALE	PLAN	1: 100
	SITE PLAN	1: 100
JOINERY DETAILS		
D : MAIN DOOR :1.00 x2.10		
D1: DOOR :0.90 x2.10		
D2: DOOR :0.75 x2.10		
W3 : WINDOW :1.40 x1.50		
W2 : WINDOW :1.00 x1.50		
R.S : ROLLING SHUTTER :3.00 x1.00		
V : VENTILATOR : 0.60x0.60		
"ALL DIMENSIONS ARE IN METERS "		

Er. R. SENTHIL KUMAR
REGISTERED CIVIL ENGINEER
(Regd. No.151 / LS / 2019 / 00009)
CCC Associates
Near Anna Statue, Thuckalay- 629 175
☎ 9943992830 / ☎ 04651 253830

SIGNATURE OF REGISTERED ENGINEER



CERTIFICATE
Certified that provision shall be made to provide rain water arrangements system in the proposed construction.

<u>AREA DETAILS</u>		
SITE AREA	283.29 M2	3049.33 Sq.ft
VACANT AREA	227.09M2	2444.40 Sq.ft
<u>PLINTH AREA</u>		
A.C SHEET ROOF (SHOP) :	39.09.M2	420.76 Sq.ft
R.C.C ROOF (SHED) :	17.11.M2	184.17 Sq.ft
TOTAL PLINTH AREA :	56.20.M2	604.93 Sq.ft
FLOOR AREA	49.08.M2	528.29 Sq.ft

PLOT COVERAGE : $\frac{56.20}{283.29} \times 100 = 19.83\%$

FSI

$\frac{\text{TOTAL AREA ON ALL FLOORS}}{\text{PLOT AREA}} = \frac{56.20}{283.29} = 0.19 < 2.00$

PARKING AREA CALCULATION

UPTO 75 SQ.M : 1 TWO WHEELER SPACE
ABOVE 75 SQ.M : 1 CAR SPACE

REQUIRED AND PROVIDED PARKING

1 TWO WHEELER SPACE

1 CAR SPACE

SIGNATURE OF LAND AND
BUILDING OWNER:

OFFICE USE

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.

