

PP

APPROVAL RECORD

# Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

**Town Panchayat**

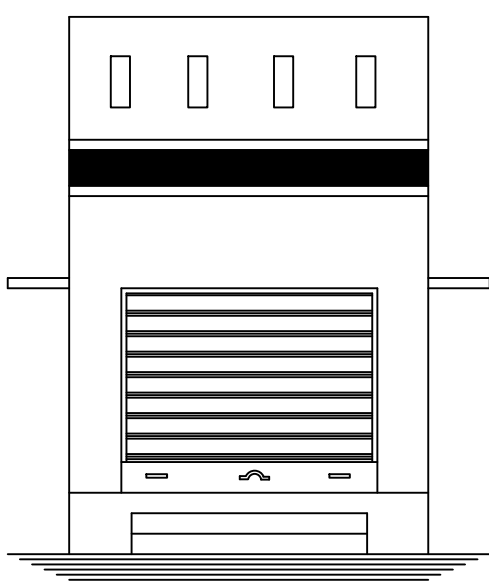
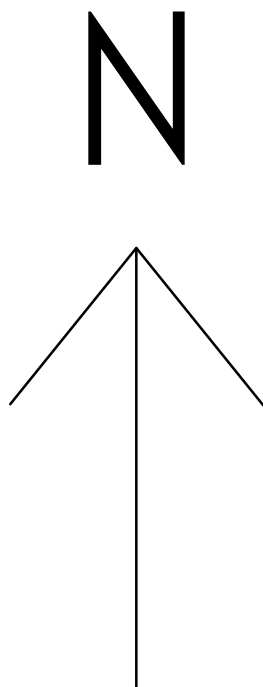
The approval as the planning authority issued it, reproduced in full behind this page.

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

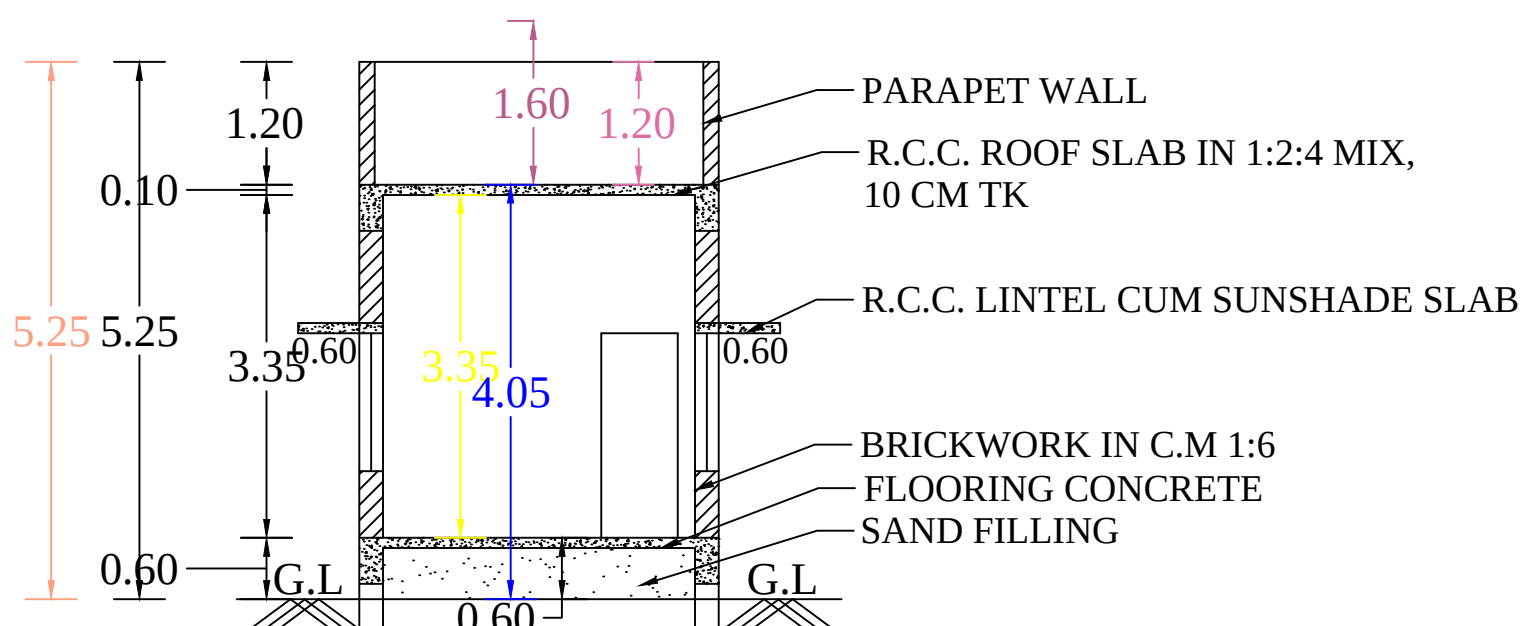
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL BUILDING IN RE.SY.NO: 607/1APt, OF SOUTH THAMARAIKULAM VILLAGE, AT SOUTH THAMARAIKULAM,SOUTH THAMARAIKULAM TOWN PANCHAYAT.

NAME OF THE OWNER: Mr. C.RAMESH,  
S/O: Mr. CHELLATHURAI.

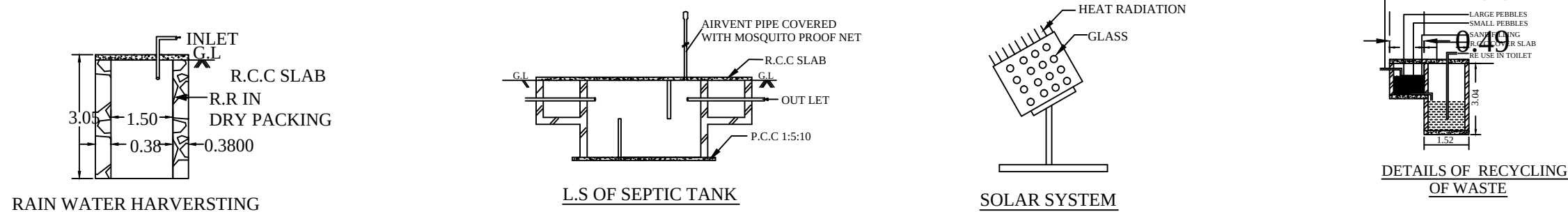
KEY PLAN  
SCALE : 1 : 400



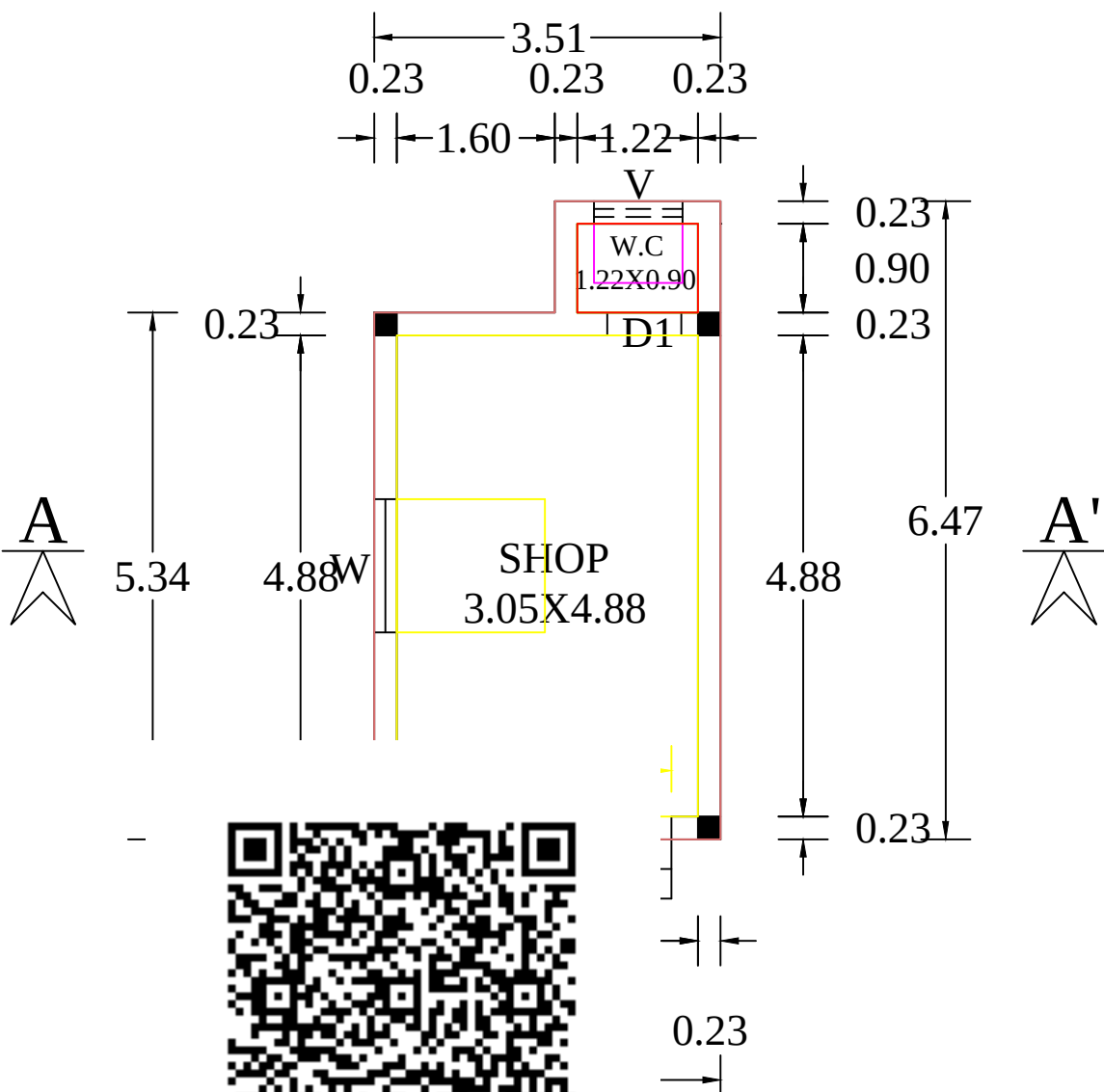
ELEVATION



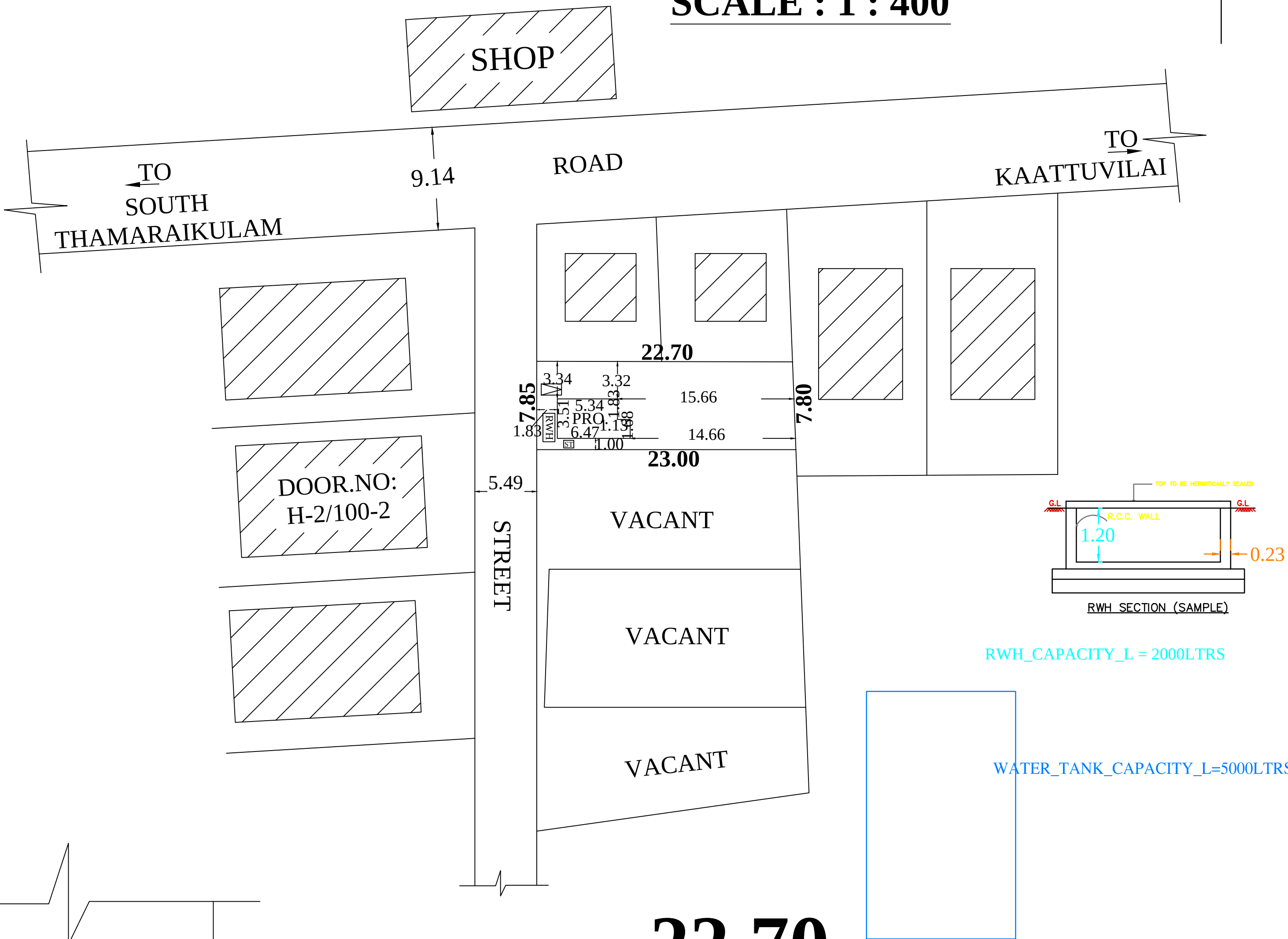
SECTION ON A-A'



PLAN INFO  
PATTA\_NO=259  
AS\_PER\_DOCUMENT=171.99  
AS\_AT\_SITE=178.73  
FMB\_OR\_PLR=171.99  
PLOT\_AREA\_M2=171.99  
IS\_SWIMMING\_POOL\_EXISTS=NO  
SINGLE\_FAMILY\_BLDG=NO  
CRZ=NO  
SECURITY\_ZONE=NO  
ACCESS\_WIDTH\_M=5.49  
WHETHER\_GOV'T\_OR\_AIDED\_SCHOOL=NO  
ROAD\_WIDTH=5.49  
ROAD\_LENGTH=7.85  
AVG\_PLOT\_DEPTH= 22.70  
AVG\_PLOT\_WIDTH= 7.85  
LAND\_USE\_ZONE =COMMERCIAL  
PREMIUM\_FSI\_REQUIRED=YES  
DISTRICT=KANYAKUMARI  
SURVEY\_NO=607/1Apt  
TALUK=AGASTHEESWARAM  
JURISDICTION\_TYPE=PANCHAYAT  
RWH\_DECLARED=YES  
BUILDING\_NEAR\_TO\_RIVER=NO  
AREA\_TYPE=OTHERS  
IS\_APPROVED\_LAYOUT=NO  
BUILDING\_NEAR\_MONUMENT=NO  
BUILDING\_NEAR\_GOV'T\_BLDG=NO  
PROVISION\_FOR\_GREEN\_BUILDINGS\_AND\_SUSTAINABILITY=NO  
FIRE\_PROTECTION\_AND\_FIRE\_SAFETY\_REQUIREMENTS=YES  
NOC\_FOR\_CONSTRUCTION\_NEAR\_MONUMENT=NO  
NOC\_FIRE\_DEPT=NO  
OSR\_APPLICABLE=NO  
IF\_HERITAGE\_TOWN\_LESS\_THAN\_1KM\_RADIUS =NO  
BLOCK\_1\_B-SHOP\_MEMBER\_COUNT=3



ND FLOOR



RWH\_CAPACITY\_L = 2000LTRS  
WATER\_TANK\_CAPACITY\_L=5000LTRS

22.70

STREET  
7.85

23.00

SITE PLAN  
SCALE : 1 : 100

| LAND AREA DETAILS    |        |         |
|----------------------|--------|---------|
| DESCRIPTION          | SQ.M   | SQ.FT   |
| AS PER DOCUMENT AREA | 171.99 | 1850.61 |
| AS PER SITE AREA     | 177.10 | 1905.60 |
| AS PER FMB           | 171.99 | 1850.61 |

| AREA DETAILS   |         |         |
|----------------|---------|---------|
| DESCRIPTION    | SQ.M    | SQ.FT   |
| SITE AREA      | 171.99  | 1850.61 |
| PRO. G.F AREA  | 20.64   | 222.09  |
| TOTAL PRO.AREA | 20.64   | 222.09  |
| VACANT AREA    | 151.35  | 1628.53 |
| PLOT COVERAGE  | 12.00 % |         |

| JOINERY DETAILS    |             |
|--------------------|-------------|
| RS ROLLIND SHUTTER | 2.40X2.00   |
| D1 DOOR            | 0.75X2.00   |
| W WINDOW           | 1.35 X 1.35 |
| V VENTILATOR       | 0.90X0.60   |

ALL DIMENSION ARE IN METER

Note:  
• Certificated RWH in Type of I-A  
• Waste Water used for Garden.  
• Rain Water harvesting Details Provided  
• Solar System & Water tank provided.  
• Drinking water to be provided as per corporation norms  
• Rain water harvesting tank to be provided  
• Waste water from recycled water tank & Trench connected to sullage disposal tank  
• Solid waste tub to be provided  
• 'U' traps provided in septic tank to prevent curb breeding of mosquitoes  
(As per G.O.(M.S) No.: 341-dated 03.11.2004)

|                                                                                                                               |                                                               |
|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| COLOUR INDEX:<br>PROPOSED : <input type="checkbox"/><br>ROAD : <input type="checkbox"/><br>BOUNDARY: <input type="checkbox"/> | SCALE:<br>PLAN: 1:100<br>SITE PLAN: 1:100<br>KEY PLAN : 1:400 |
|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|

FLOOR SPACE INDEX RATIO:  
FSI =  $\frac{\text{TOTAL PLINTH}}{\text{SITE AREA}}$  =  $\frac{59.70}{50.00}$  = 1.19<2

PARKING CALCULATION:  
G.F FLOOR AREA = 20.64 M<sup>2</sup>  
TOTAL FLOOR AREA = 20.64 M<sup>2</sup>  
PARKING REQUIRED = (20.64/75) = 0.28 @ 1 TWO WHEELER  
REQUIRED - 1 TWO WHEELER.  
PROVIDED- 1 TWO WHEELER.

SIGNATURE OF LAND AND BUILDING OWNER  
NAME & ADDRESS: Mr. RAMESH,  
S/O: Mr. CHELLATHURAI,  
2/78, SOUTH THAMARAIKULAM,  
AGASTHEESWARAM,  
KANYAKUMARI- 629 701.

Er. MURUGAN. M, D.C.E.  
Consulting Engineer & Contractor,  
Registered Engineer - Grade III RE,  
Reg. No: 150 / L.S / 2024 / 00015  
KANYA CONSTRUCTIONS  
1<sup>st</sup> Floor, Santhanamariamman Kovil Street  
Kottaram - 629 703  
Cell: 9442079541, 6380801695  
REGISTERED ENGINEER

DESIGN BY:  
Er.MURUGAN. M.D.C.E,  
Registered Engineer,  
KANYA CONSTRUCTIONS  
1st Floor, Santhanamariamman Kovil Street,  
KOTTARAM-629703  
Kanya kumari District  
Phone:Off -9443079541 Cell - 6380801695

JOB NO : 584/ APP / SMC / 2025

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

