

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

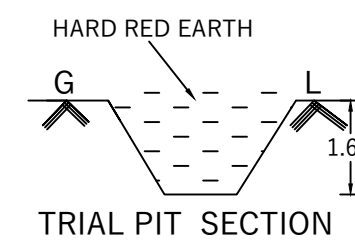
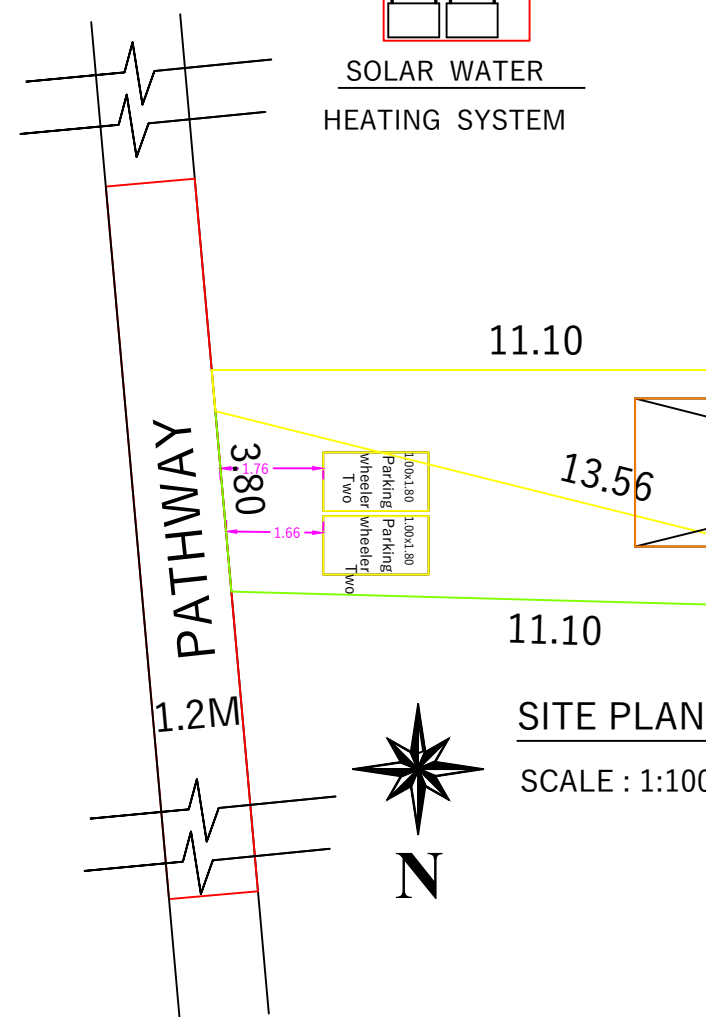
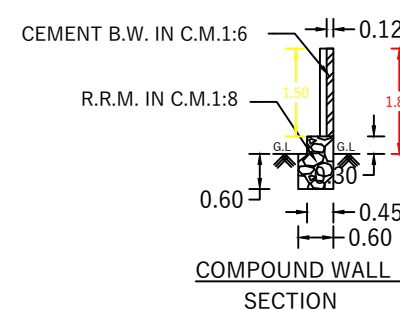
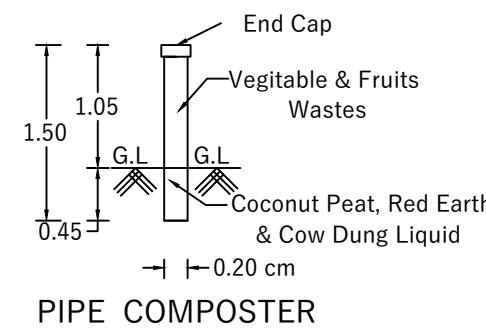
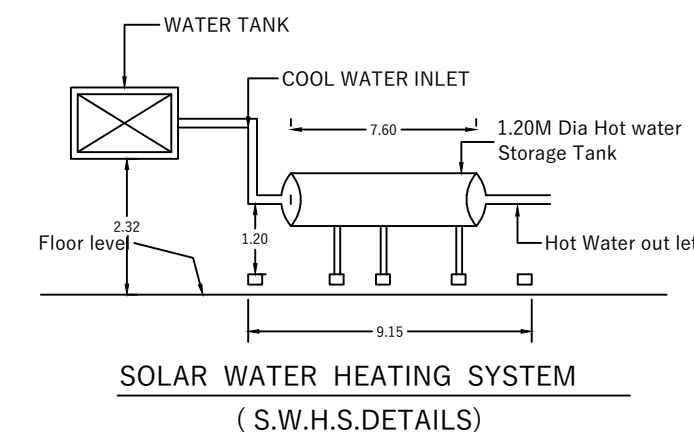
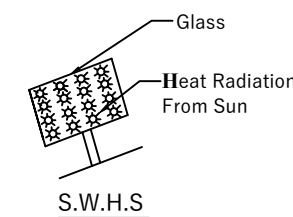
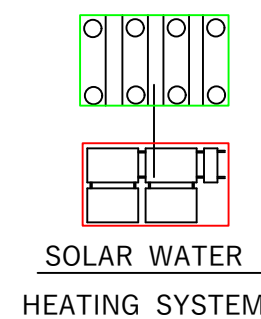
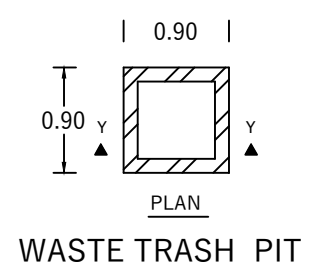
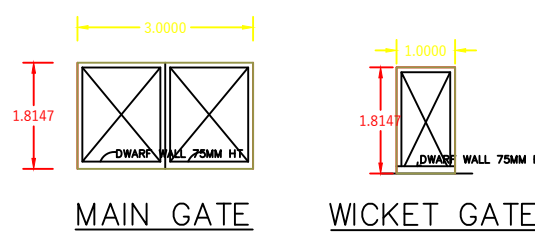
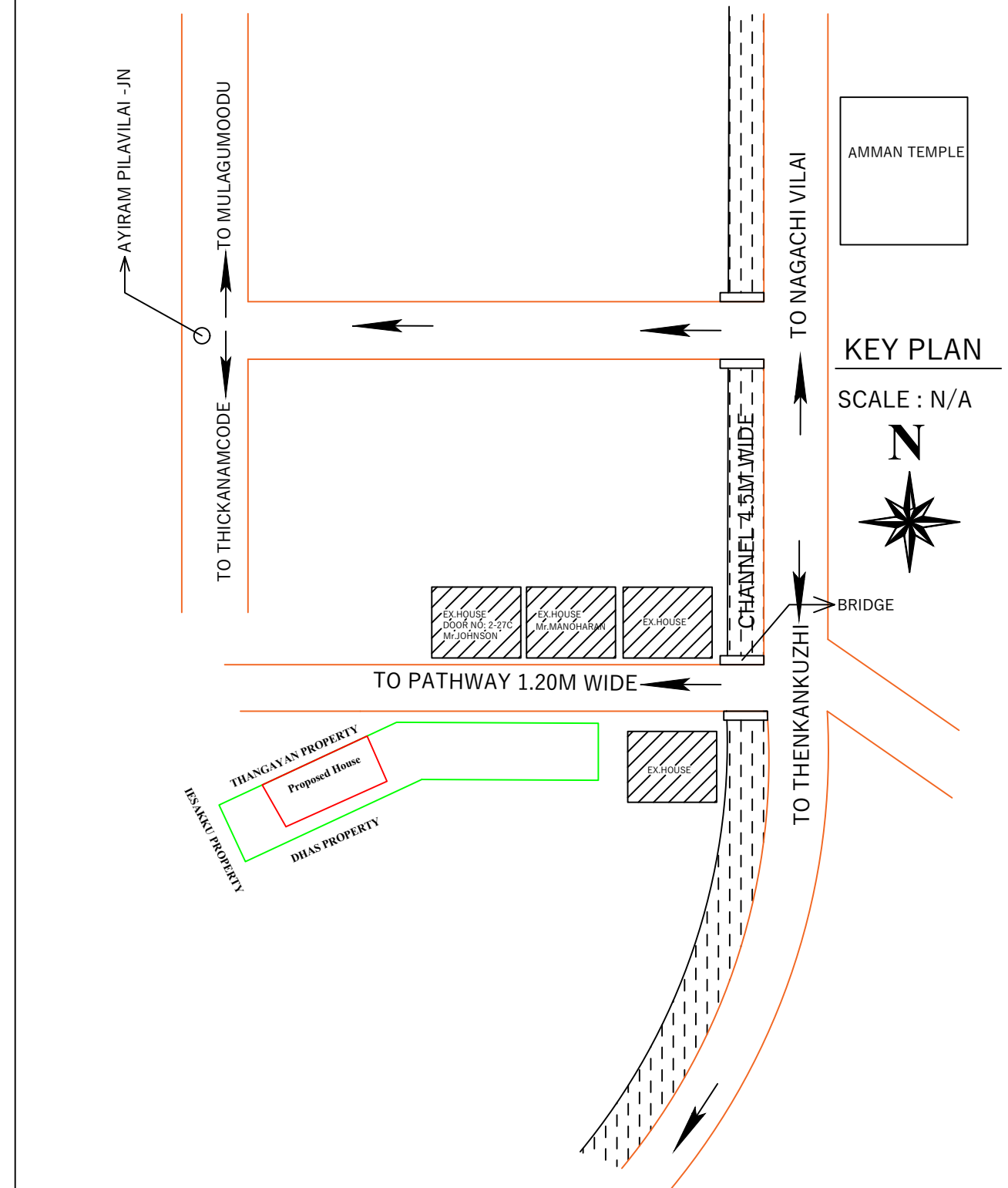
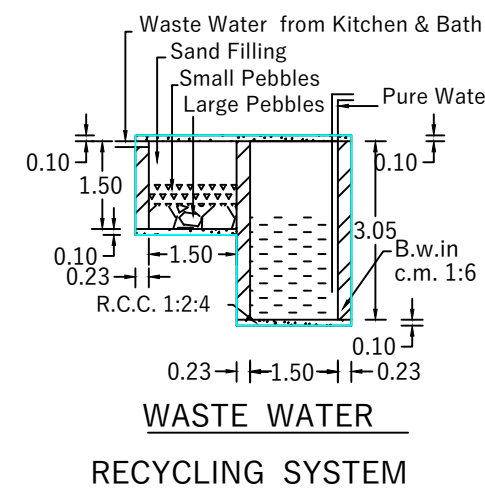
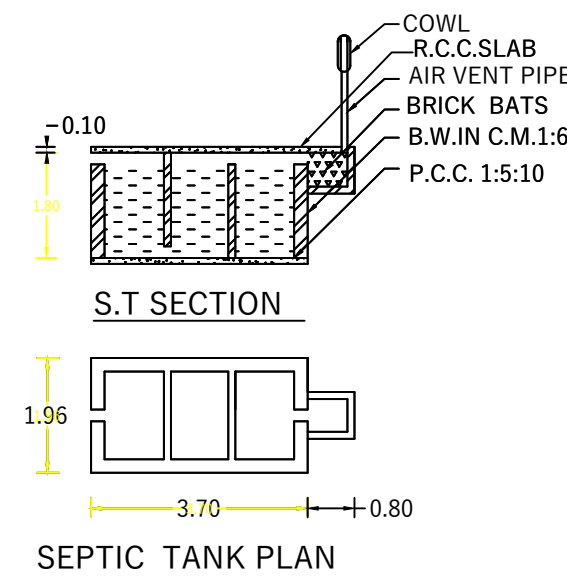
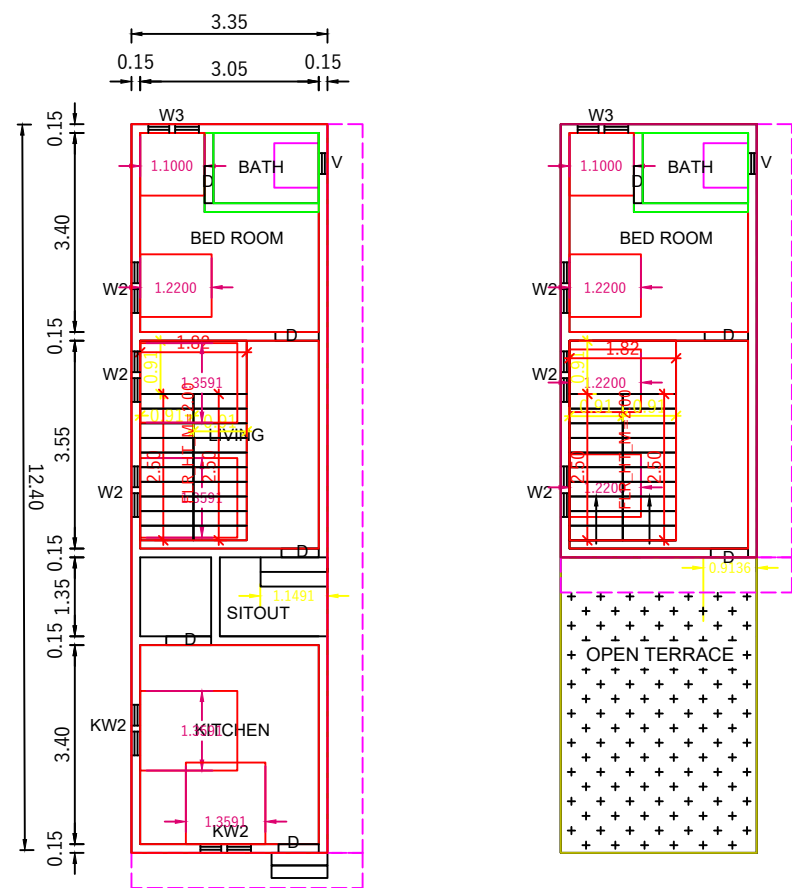
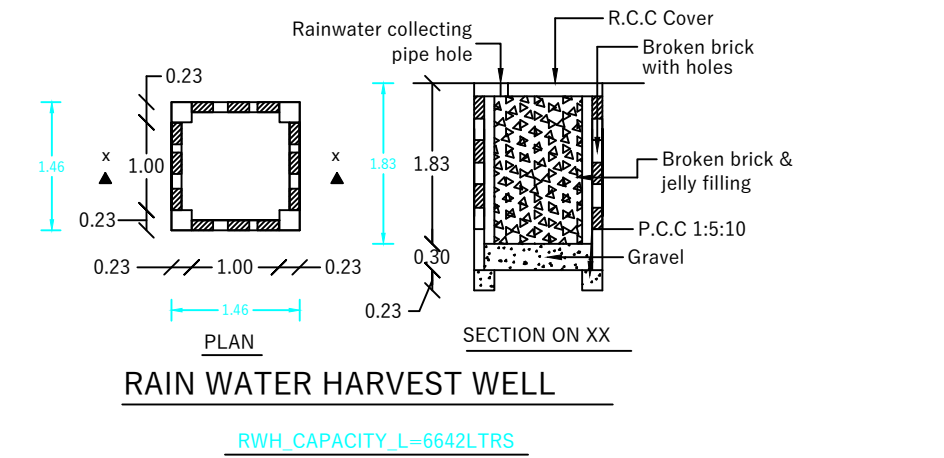
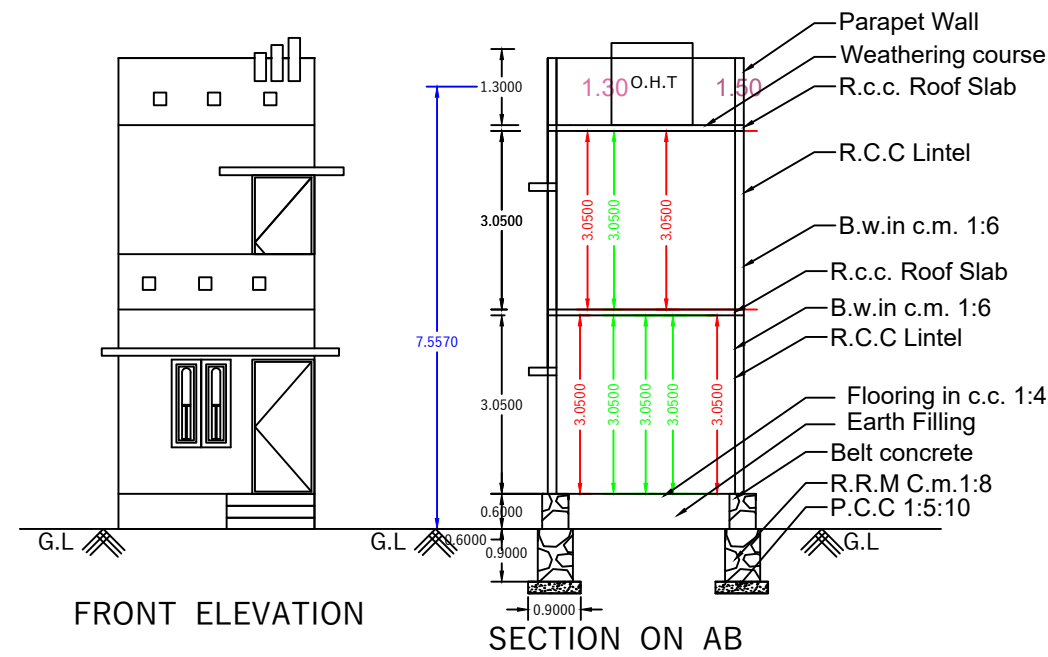
ISSUING AUTHORITY

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 R.C.C ROOF RESIDENTIAL BUILDING IN R.SY.NO : 490/3A OF THIRUVITHANCOD VILLAGE AT THENKANKUZHI IN THICKANAMCODE VILLAGE PANCHAYAT, KALKULAM TALUK, KANNIYA KUMARI DISTRICT.



ALL DIMENSIONS ARE IN METER PLAN SCALE 1:100		
CERTIFIED THAT PROVISIONS SHALL BE MADE TO "RAIN WATER HARVESTING " ARRANGEMENTS SYSTEM IN THE PROPOSED CONSTRUCTION		
JOINERY DETAILS		
D: DOOR	:	0.90 x 2.10
D1: DOOR	:	0.75 x 2.10
W3 : WINDOW	:	1.40 x 1.50
W2 : WINDOW	:	1.00 x 1.50
FW1 : WINDOW	:	0.50 x 1.80
K.W3 : WINDOW	:	1.40 x 1.00
K.W2 : WINDOW	:	1.00 x 1.00
V2 : VENTILATOR	:	0.75 x 0.75

PLAN INFO
AS_AT_SITE=113.49
FMB_OR_PLR=109.28
AS_PER_DOCUMENT=109.28
PLOT_AREA_M2=109.28
DISTRICT= KANYAKUMARI
TALUK=KALKULAM
SURVEY_NO=490/3A
PATTA_NO=13783
IS_SWIMMING_POOL_EXISTS= NO
OSR_APPLICABLE= NO
OSR_SURR_BUYBACK_RETAIN= NO
IS_APPROVED_LAYOUT= NO
SINGLE_FAMILY_BLDG= YES
CRZ= NO
SECURITY_ZONE= NO
PREMIUM_FSI_REQUIRED= NO
ACCESS_WIDTH_M=3.80
ROAD_WIDTH=3.05
ROAD_LENGTH= 500.00
AVG_PLOT_DEPTH=30.25
AVG_PLOT_WIDTH=3.80
LAND_USE_ZONE = RESIDENTIAL
RWH_DECLARED= YES
AREA_TYPE= OTHERS
BUILDING_NEAR_MONUMENT= NO
JURISDICTION_TYPE= PANCHAYAT
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO

ADDRESS : Mr.JJEYAN ,
S/O Mr.JOHNSON,
THENKANKUZH
THICKANAMCODE (PO),
KANYAKUMAI DIST,
PIN - 629804,
CELL- +91 9487275133.

SIGNATURE OF LAND AND
BUILDING OWNER


Er. R. JEMIN RAJESH
REGISTERED CIVIL ENGINEER
(Reg. No. 148/LS/2025/00003)
JR. BUILDERS
Pookadai, Thiruvithancode Post
Mob: 7092929799

SIGNATURE OF LICENCE SURVEYOR/ENGINEER

NOTE : ALL DIMENSION ARE IN METRE, SCALE : 1:100

TOTAL AREA OF SITE	1.09 Are	2.700 CENTS
AREA IN SQ "M"		SQ "FT"
SITE AREA	: 109.28	1176.28
<u>PROPOSED PLINTH AREA</u>		
GROUND FLOOR	: 41.71	448.96
FIRST FLOOR	: 24.79	266.84
TOTAL	: 66.50	715.80
VACANT	: 67.57	727.32
F.S.I	: 41.71/109.28	0.38 < 2.00

PROPOSED FLOOR AREA	
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GROUND FLOOR	:	35.45	381.62
FIRST FLOOR	:	21.07	226.81
TOTAL	:	56.53	608.43

TOTAL	50.55	606.45
FLOOR AREA ABOVE 25.SQ.M AND UP TO 50.SQ.M -1 DWELLING UNIT		
1 CAR SPACE FOR EVERY 2 DWELLING UNITS AND 1		
TWO WHEELER SPACE FOR EVERY DWELLING UNIT		

PARKING CALCULATION

Required Parking

Total Plinth Area = 66.50 sq.m

First 50 sq.m 1 Dwelling unit = 1 Two wheeler space

1 Two Wheeler space = 1.00×1.80

Provided 1 Two wheeler Space

1Car Space = 2.50×5.00

Required Car space = $\frac{66.50}{75} = 0.89$ Car

Provided 2 Car space

$$\text{PLOT COVERAGE} : \frac{41.71 \times 100}{109.28} = 38.17\%$$


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.

