

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.

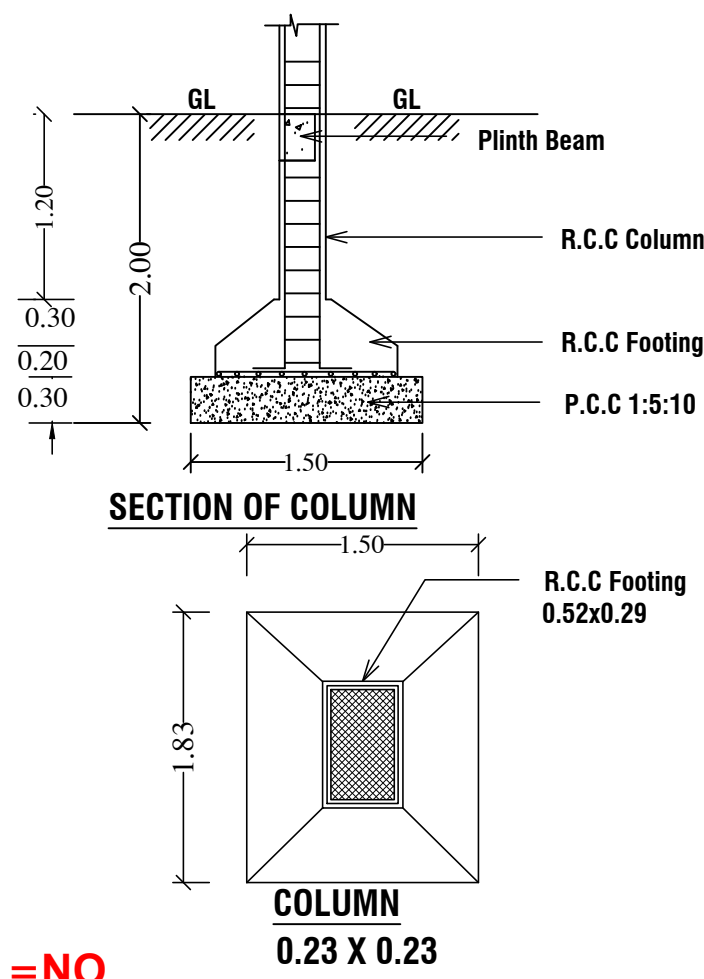
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENCE BUILDING AFTER DEMOLISHING THE EXISTING DOOR NO : 13/47 AND

R.SY.NO : 421/7A1A OF KOTTARAM EAST VILLAGE AT KOTTARAM - SUB REGISTER OFFICE ROAD IN KOTTARAM TOWN PANCHAYAT.

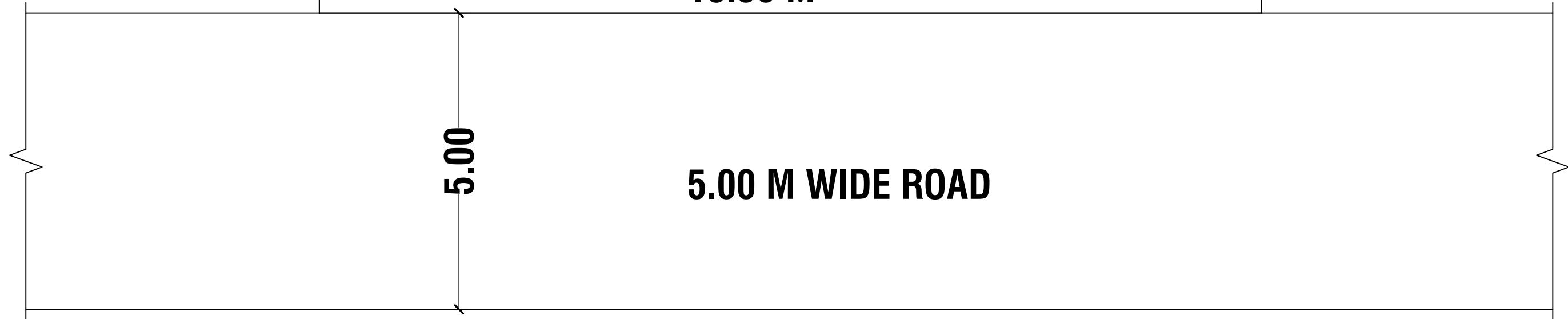
NAME OF THE OWNER : 1.MR.J.MOSES SELVAN

2.MR.J.JEBERSON

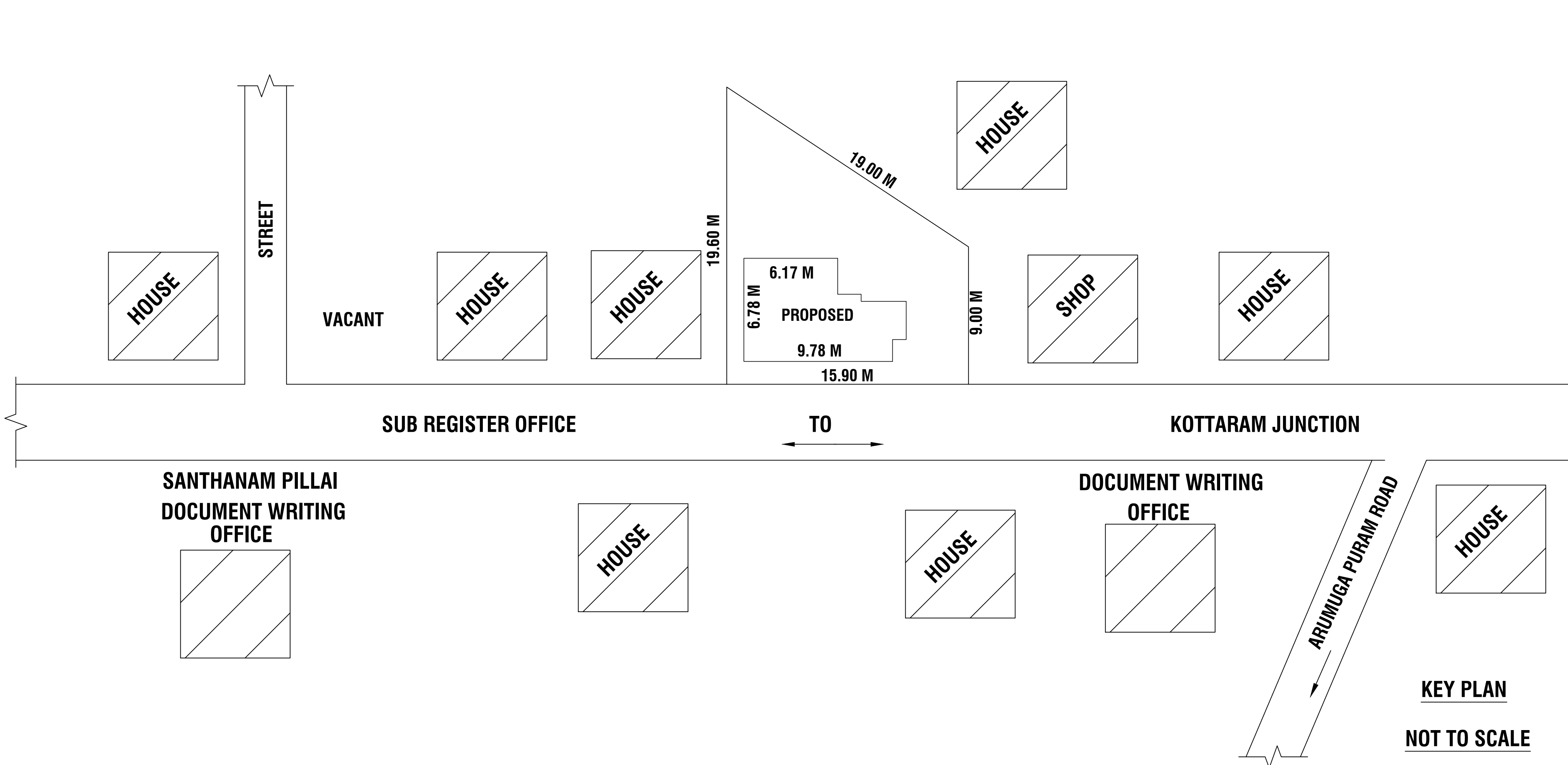
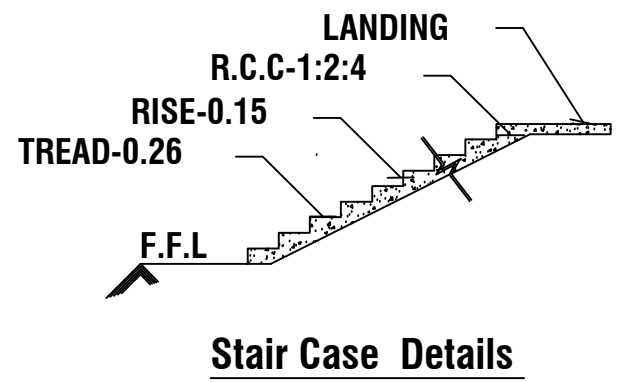
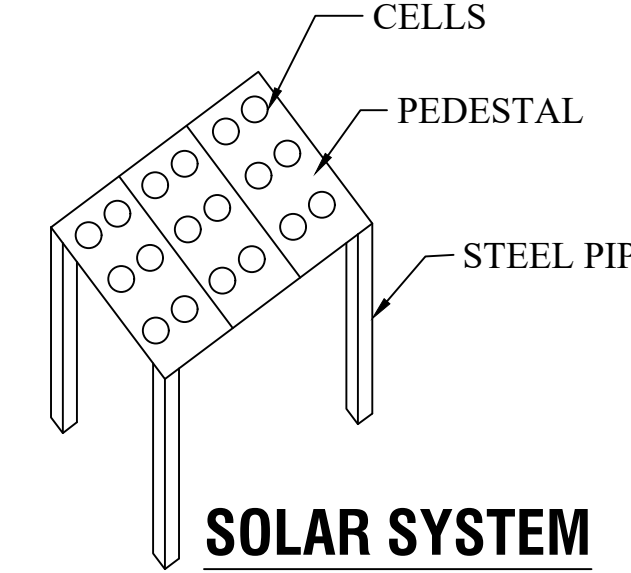
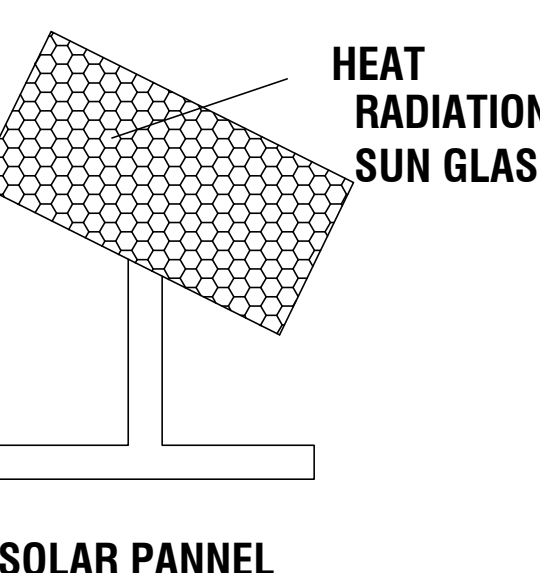
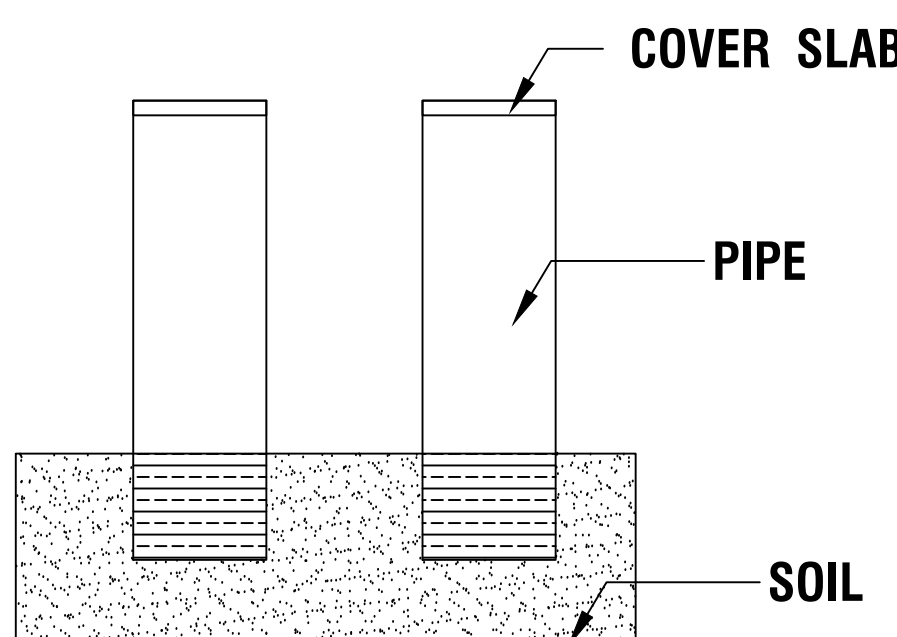
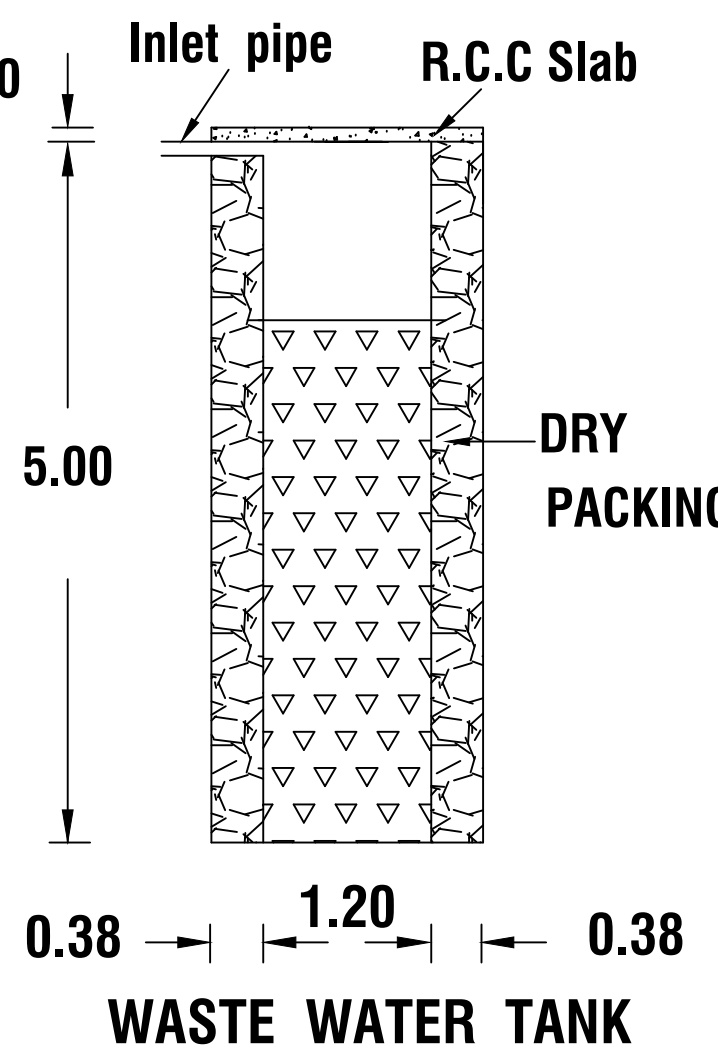
PLAN INFO  
PLOT\_AREA\_M2=227.22  
AS\_PER\_DOCUMENT=227.22  
AS\_AT\_SITE=227.22  
FMB\_OR\_PLR=227.22  
SINGLE\_FAMILY\_BLDG=YES  
IS\_APPROVED\_LAYOUT=NO  
ACCESS\_WIDTH\_M=6.60  
ROAD\_WIDTH=5.00  
AVG\_PLOT\_DEPTH=14.00  
AVG\_PLOT\_WIDTH=6.60  
SURVEY\_NO=421/7A1A  
PATTA\_NO=4206  
ROAD\_LENGTH=1000  
JURISDICTION\_TYPE= PANCHAYAT  
CRZ=NO  
SECURITY\_ZONE=NO  
WHETHER\_GOVT\_OR\_AIDED\_SCHOOL=NO  
AREA\_TYPE=OTHERS  
OCCUPANCY=RESIDENTIAL  
RWH\_DECLARED=YES  
TALUK=AGASTESWARAM  
LAND\_USE\_ZONE=RESIDENTIAL  
BUILDING\_NEAR\_MONUMENT=NO  
BUILDING\_NEAR\_GOVT\_BLDG=NO  
BUILDING\_NEAR\_TO\_RIVER=NO  
BARRIER\_FREE\_ACCESS\_FOR\_PHYSICALLY\_CHALLENGED\_PEOPLE=YES  
PROVISION\_FOR\_GREEN\_BUILDINGS\_AND\_SUSTAINABILITY=NO  
FIRE\_PROTECTION\_AND\_FIRE\_SAFETY\_REQUIREMENTS=YES  
NOC\_FIRE\_DEPT=NO  
DISTRICT=KANYAKUMARI  
OSR\_APPLICABLE=NO  
PREMIUM\_FSI\_REQUIRED=NO  
IF\_HERITAGE\_TOWN\_LESSTHAN\_1KM\_RADIUS=NO  
IS\_SWIMMING\_POOL\_EXISTS=NO



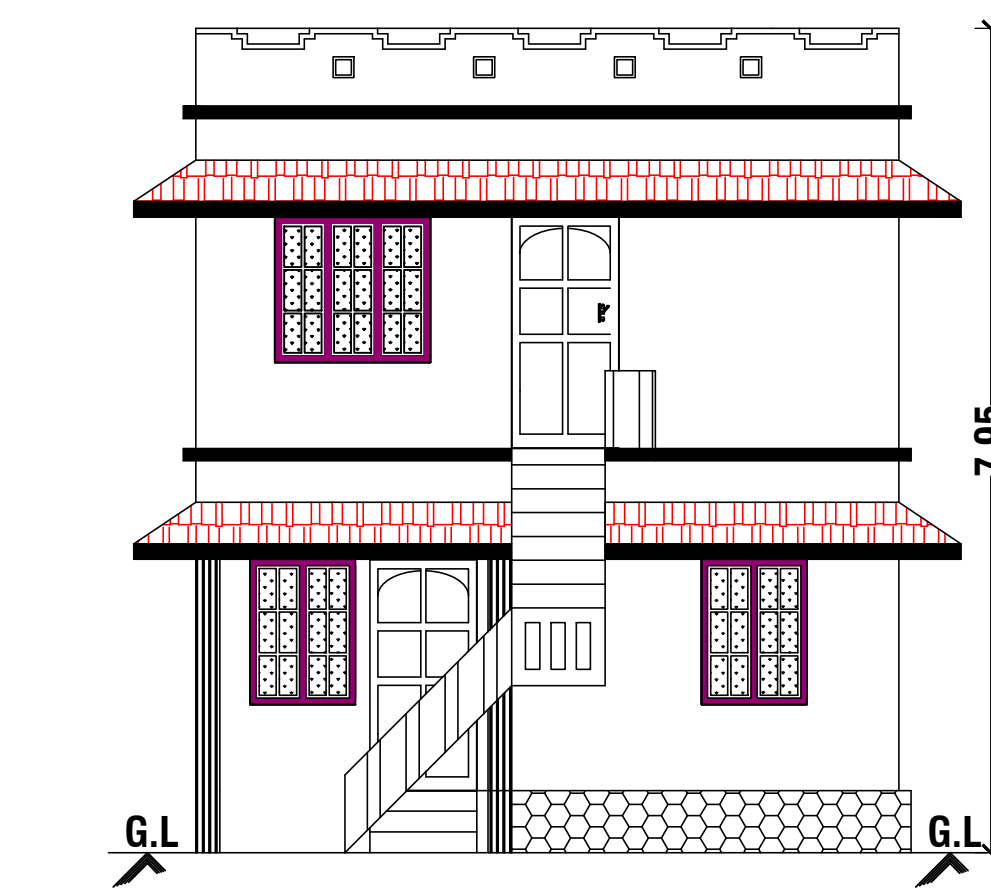
19.60 M



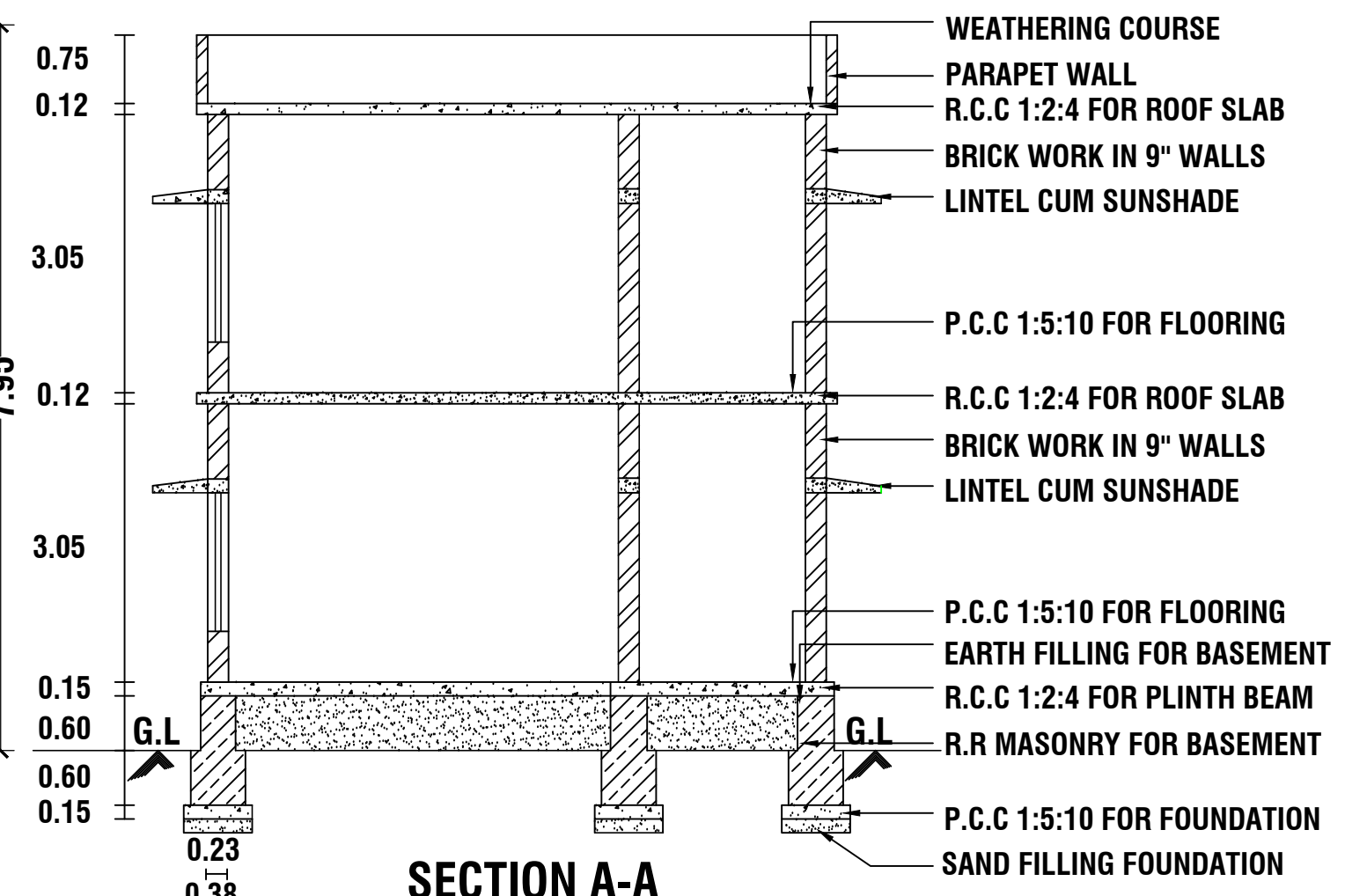
SITE PLAN  
SCALE 1:100



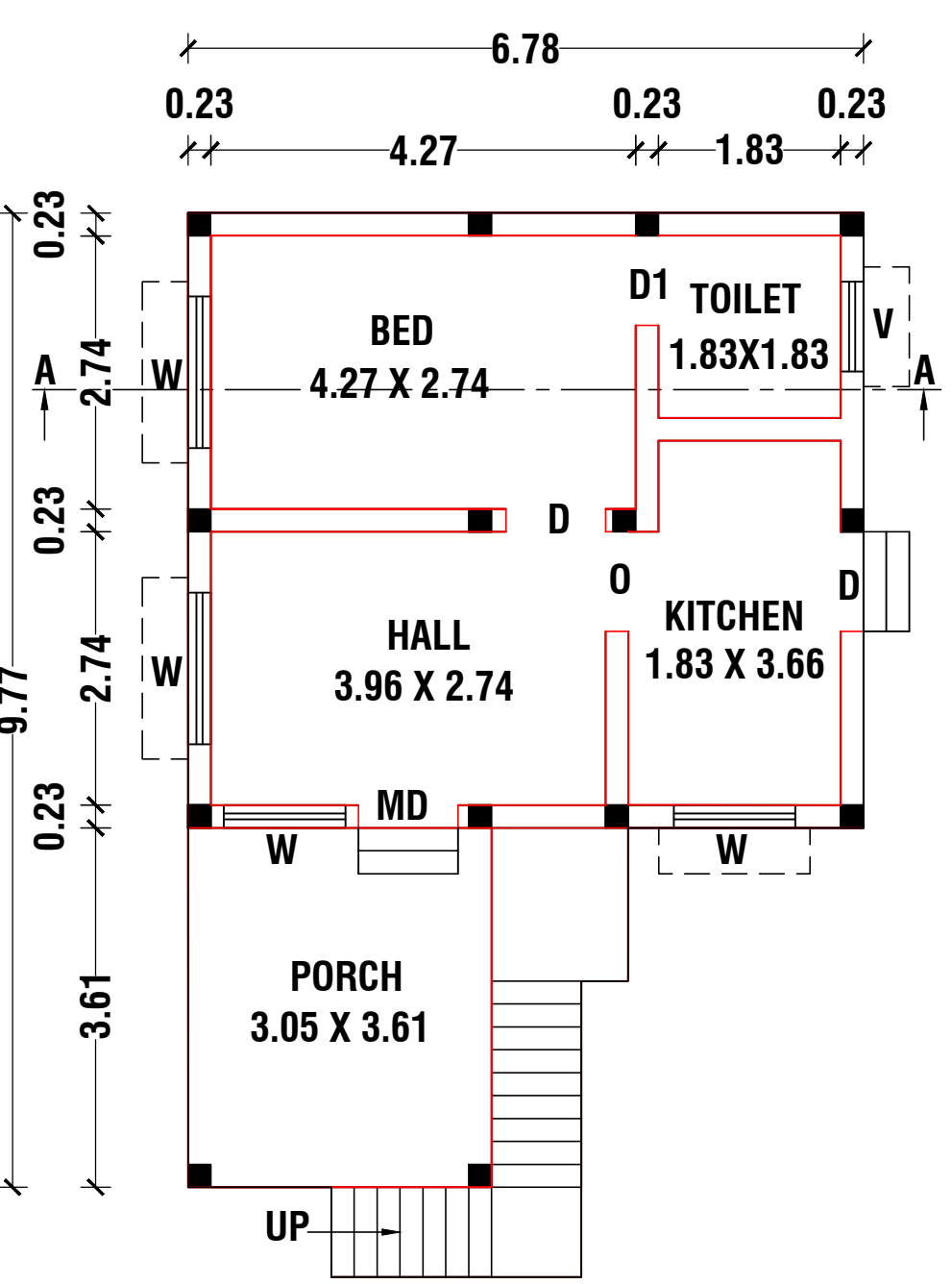
KEY PLAN  
NOT TO SCALE



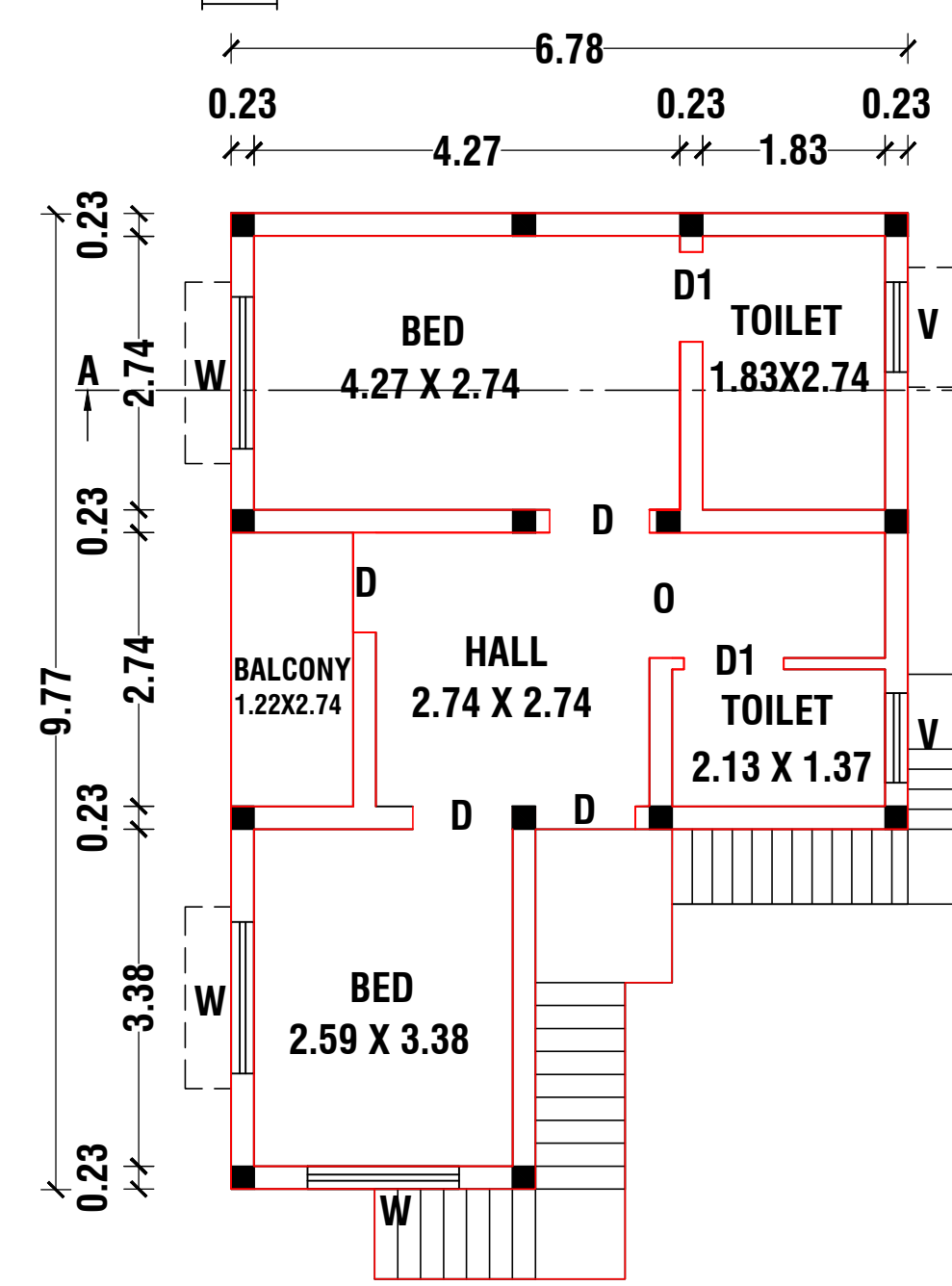
ELEVATION



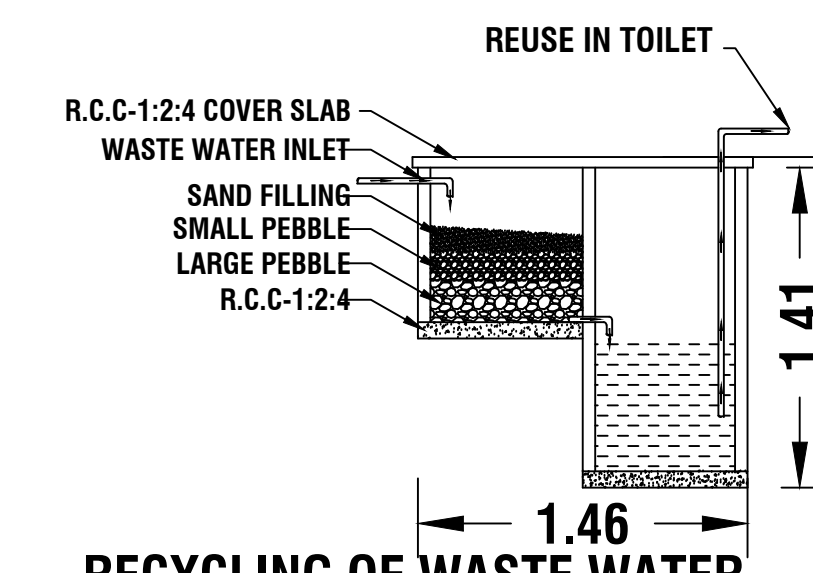
SECTION A-A



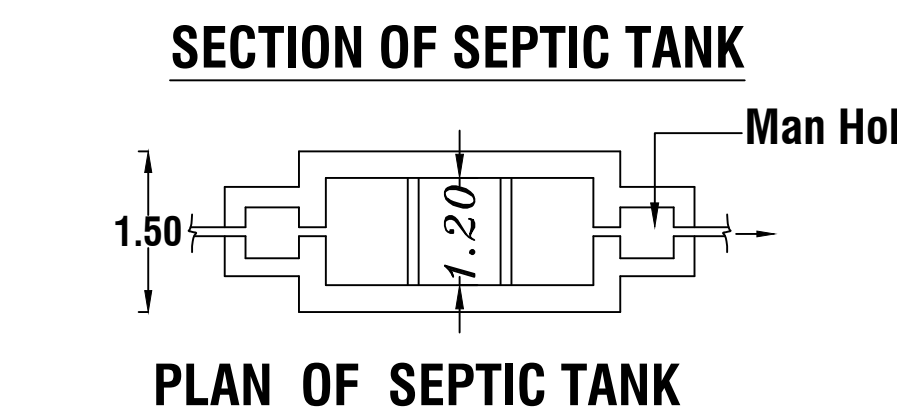
GROUND FLOOR PLAN  
SCALE 1:100  
ALL DIMENSIONS ARE IN "METER"



FIRST FLOOR PLAN

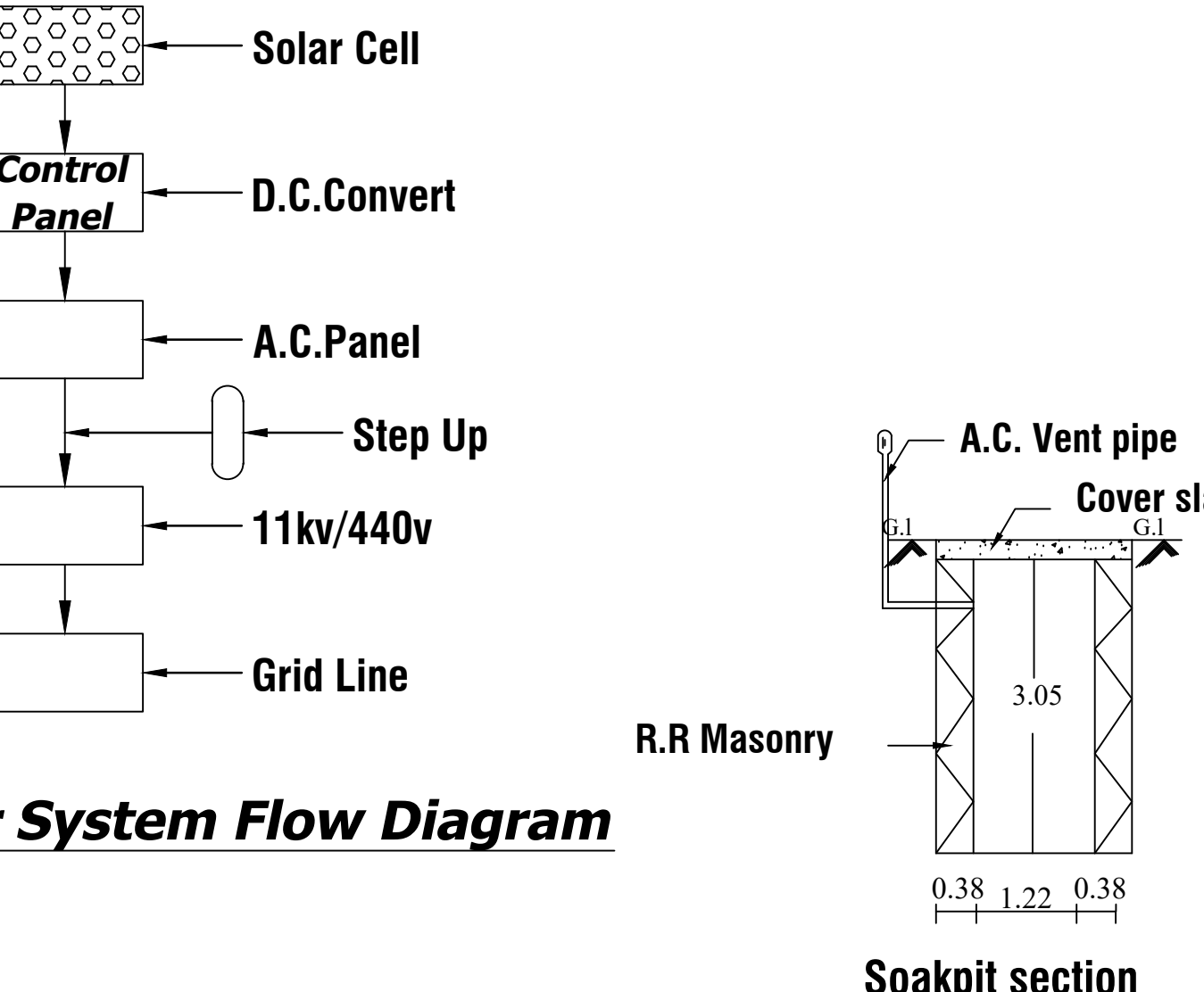


RECYCLING OF WASTE WATER  
FROM BATH ROOM & KITCHEN

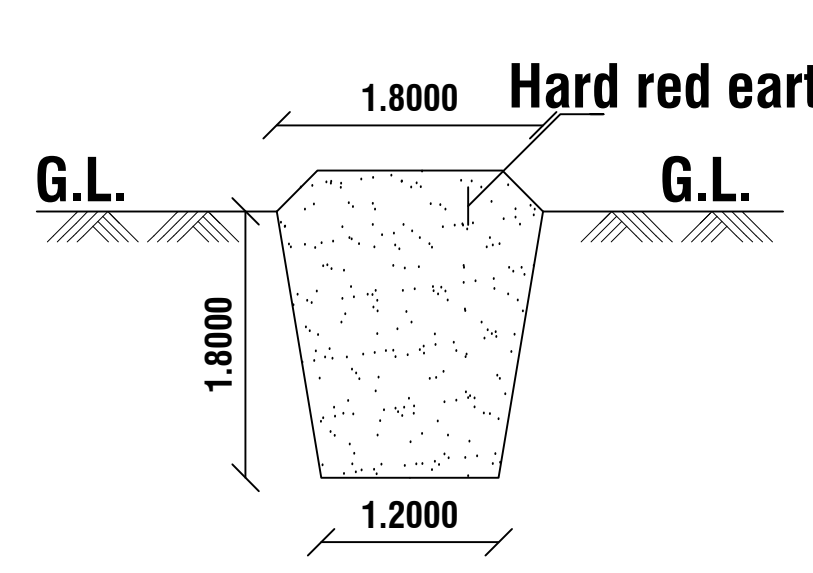


SECTION OF SEPTIC TANK

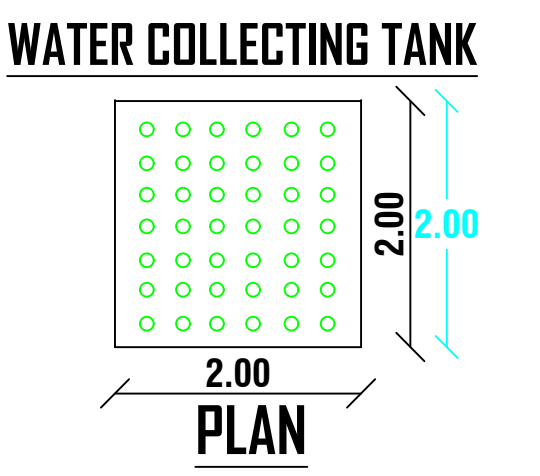
PLAN OF SEPTIC TANK



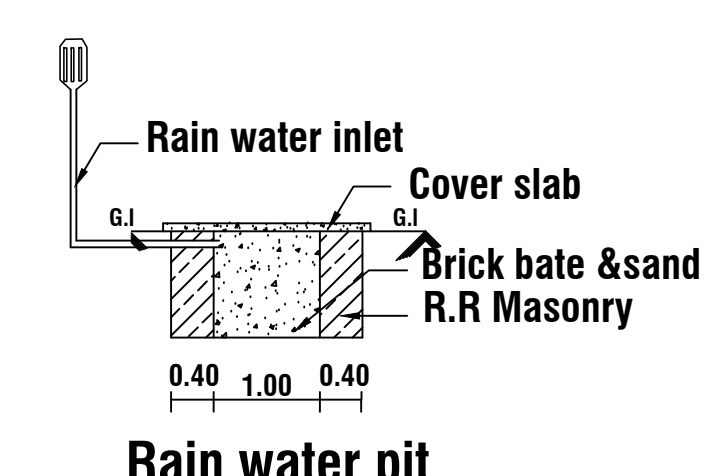
Solar System Flow Diagram



TRIAL PIT  
(NOT TO SCALE)



WATER COLLECTING TANK  
PLAN  
RWV\_CAPACITY\_L = 2000LTRS



Soakpit section  
Rain water pit

REFERENCE

SITE AREA : 5.613 CENT (227.22 Sq.m)

PROPOSED AREA:-

GROUND FLOOR AREA : 52.87 Sq.m.( 569.09 Sqft)

FIRST FLOOR AREA : 52.87 Sq.m.( 569.09 Sqft)

TOTAL AREA : 105.74 Sq.m.(1138.18 Sqft)

CARPET AREA : 88.47 Sq.m.

VACANT AREA : 174.35 Sq.m.

JOINERY DETAILS

|    |            |   |             |
|----|------------|---|-------------|
| D  | DOOR       | - | 1.00 X 2.10 |
| D1 | DOOR       | - | 0.90 X 2.10 |
| W  | WINDOW     | - | 1.50 X 1.50 |
| V  | VENTILATOR | - | 0.90 X 0.60 |

ALL DIMENSIONS ARE IN METRE

PLAN SCALE 1:100

COLOUR INDEX

|                      |                                     |
|----------------------|-------------------------------------|
| BOUNDARY OF THE SITE | <input type="checkbox"/>            |
| PROPOSED BUILDING    | <input type="checkbox"/>            |
| EXISTING BUILDING    | <input checked="" type="checkbox"/> |
| ROAD , STREET        | <input type="checkbox"/>            |

SIGNATURE OF THE LAND OWNER

SIGNATURE OF THE REGISTRED ENGINEER

FSI CALCULATION :

REQUIRED - 2

FSI =  $\frac{\text{TOTAL ALL FLOOR AREA}}{\text{PLOT AREA}}$

$$\text{FSI} = \frac{105.74}{227.22} = 0.465$$

PARKING CALCULATION :

$\text{TOTAL ALL FLOOR AREA} = 105.74 \text{ SQ.M}$

$$= \frac{105.74}{75.00} = 1.410$$

@ SAY = 1 CAR

# 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.

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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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+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.

