

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

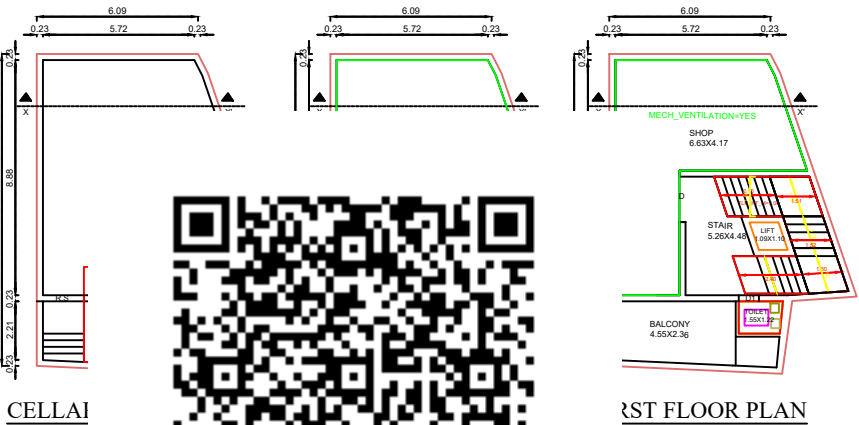
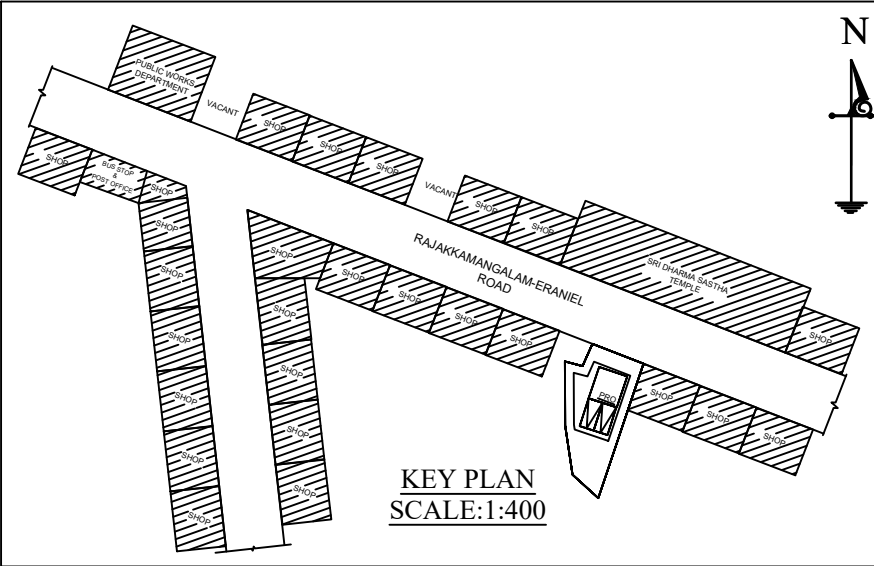
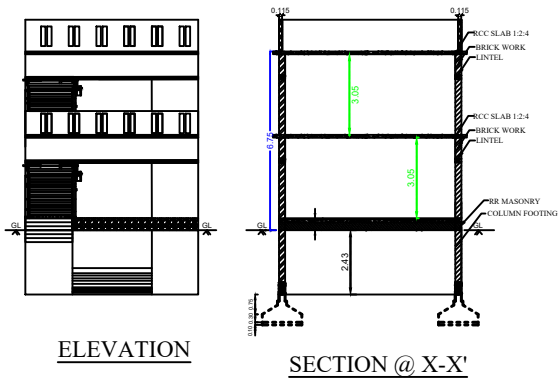
Rural Panchayat

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

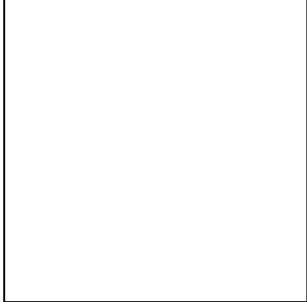
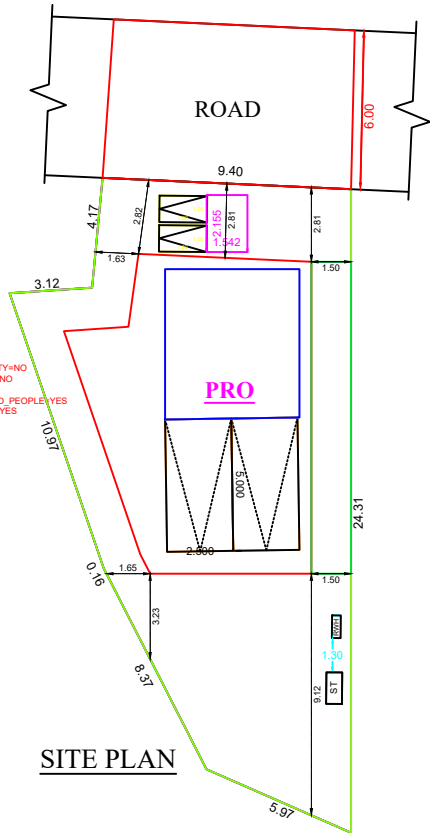
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL BUILDING IN R.S NO:107/10A1&107/10C,OF KURUNTHENCODE "A" VILLAGE AT KURUNTHENCODE, OF KURUNTHENCODE VILLAGE PANCHAYAT,KALKULAM TALUK, KK DISTRICT.

NAME OF OWNER: Mrs.Sam T Jancy,
D/O:Thiyagarajan,
D/NO:6-1,Sadayalputhooor,
Vembanoor-629801.



PLAN INFO
PLOT NO -
PATTAL NO=161.6540
TALUK=KALKULAM
DISTRICT=KANNIYAKUMARI
SURVEY NO=107/10A1,107/10C
PLOT AREA M2=222.585
AS PER DOCUMENT=222.585
AS AT SITE=218.45
FMS OR FLR=222.585
JURISDICTION TYPE=PANCHAYAT
SINGLE FAMILY BLDG=YES
LAND USE_ZONE=COMMERCIAL
CRZ=NO
SECURITY_ZONE=NO
WHETHER GOVT OR AIDED SCHOOL=NO
ROAD WIDTH=6.00
ROAD LENGTH=40
AVG PLOT DEPTH=7.68
AVG PLOT WIDTH=25.55
RWH DECLARED=YES
BUILDING NEAR TO RIVER=NO
OSR APPLICABLE=NO
OSR SURRENDER OR BUYBACK=BUYBACK
PREMIUM FSI REQUIRED=NO
IS APPROVED LAYOUT=YES
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=NO
IS SWIMMING POOL EXISTS=NO
IF HERITAGE TOWN LESS THAN 1KM RADIUS=NO
BLK_1_LVL_0_REAR_BACK=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=2



QR CODE
OFFICE USE

CERTIFIED THAT PROVISIONS SHALL BE MADE TO
"RAIN WATER HARVESTING" ARRANGEMENTS
SYSTEM IN THE PROPOSED CONSTRUCTION

AREA IN SQM	SQM	SQ.FT
SITE	222.59	2395.96
EXISTING	NIL	
PROPOSED		
STILT FLOOR	90.12	970.05
GROUND FLOOR	90.12	970.05
FIRST FLOOR	90.12	970.05
TOTAL	270.36	2910.15
VACANT	132.47	1425.90

PLOT COVERAGE AREA = $\frac{90.12}{222.59} \times 100 = 40.48\%$

1 CAR SPACE AND 1 TWO WHEELER SPACE FOR
EVERY 75 SQ.M OR PART THERE OF EXCLUDING
THE FIRST 100SQ.M.

PARKING CALCULATION	FSI CALCULATION
GROUND FLOOR = 45.99	75.32
FIRST FLOOR = 45.99	80.94
TOTAL = 91.98	

91.98-75 = 24.68/75 = 0.23 CAR SPACE

PARKING PROVIDED = 2 CAR SPACE
2 TWO WHEELER SPACE

SCHEDULE OF JOINERY			SCALE
TYPE	DESCRIPTION	SIZE	
D	DOOR	1.00 X 2.10	SITE 1 : 100
D1	DOOR	0.75 X 2.10	
O	OPEN	0.75 X 2.10	PLAN 1 : 100
W3	WINDOW	1.50 X 1.40	
KW3	WINDOW	1.50 X 1.00	ALL DIMENSIONS ARE IN METER
W2	WINDOW	1.00 X 1.40	
V	VENTILATOR	0.90 X 0.60	

Sam T. Jancy
SIGNATURE OF OWNER

Er. GNANARAJ, D. Arch, M.E.,
(Govt. Registered Engineer - Grade-I)
Registration No : 150/L/S/2019/00194

JOANA BUILDERS
1st Floor, Supreme Ward, Balasore Road
Puthur, Nagercoil-1

SIGNATURE OF REGISTERED ENGINEER

PREPARED BY :
Er. K. MATHIASAN
REGISTERED ENGINEER GRADE-II
Reg.no:-150/L/S/2019/00173
NAGERCOIL CITY MUNICIPAL CORPORATION
REAL VIEW CONSTRUCTION
36/C-D, DISTILLERY
ROAD, NAGERCOIL-1, K.K. DIST
Ph.NO:-91 9486072995, 8667488600

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.

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.

