

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

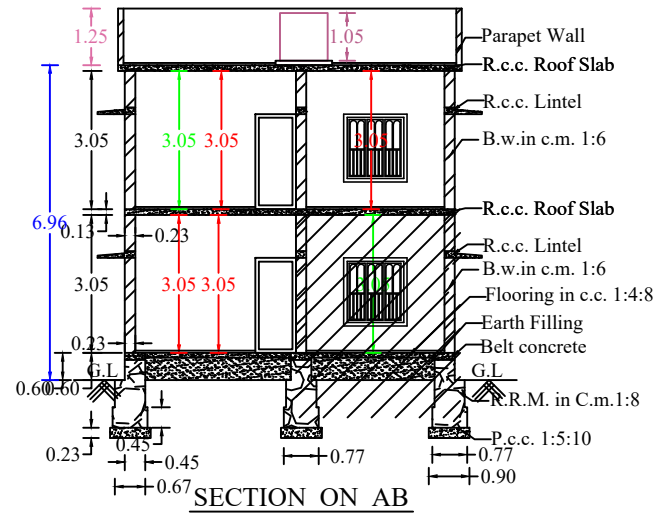
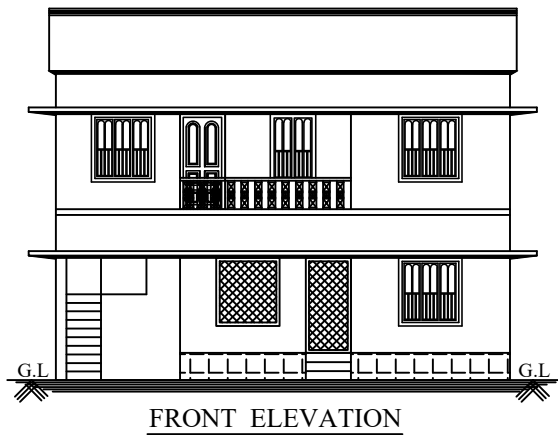
ISSUING AUTHORITY

Rural Panchayat

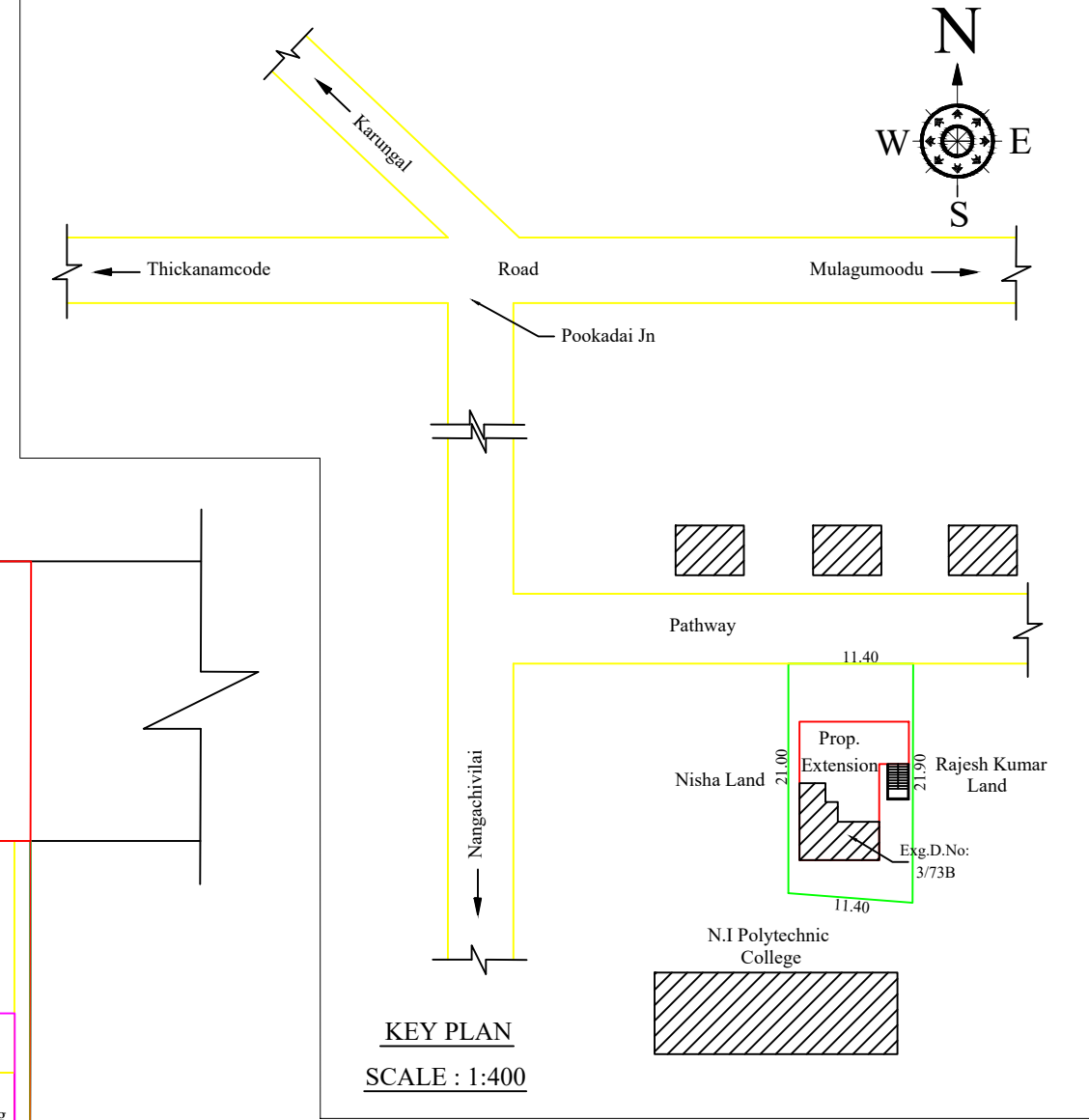
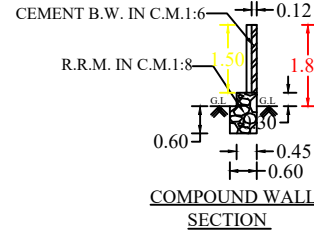
The approval as the planning authority issued it, reproduced in full behind this page.

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

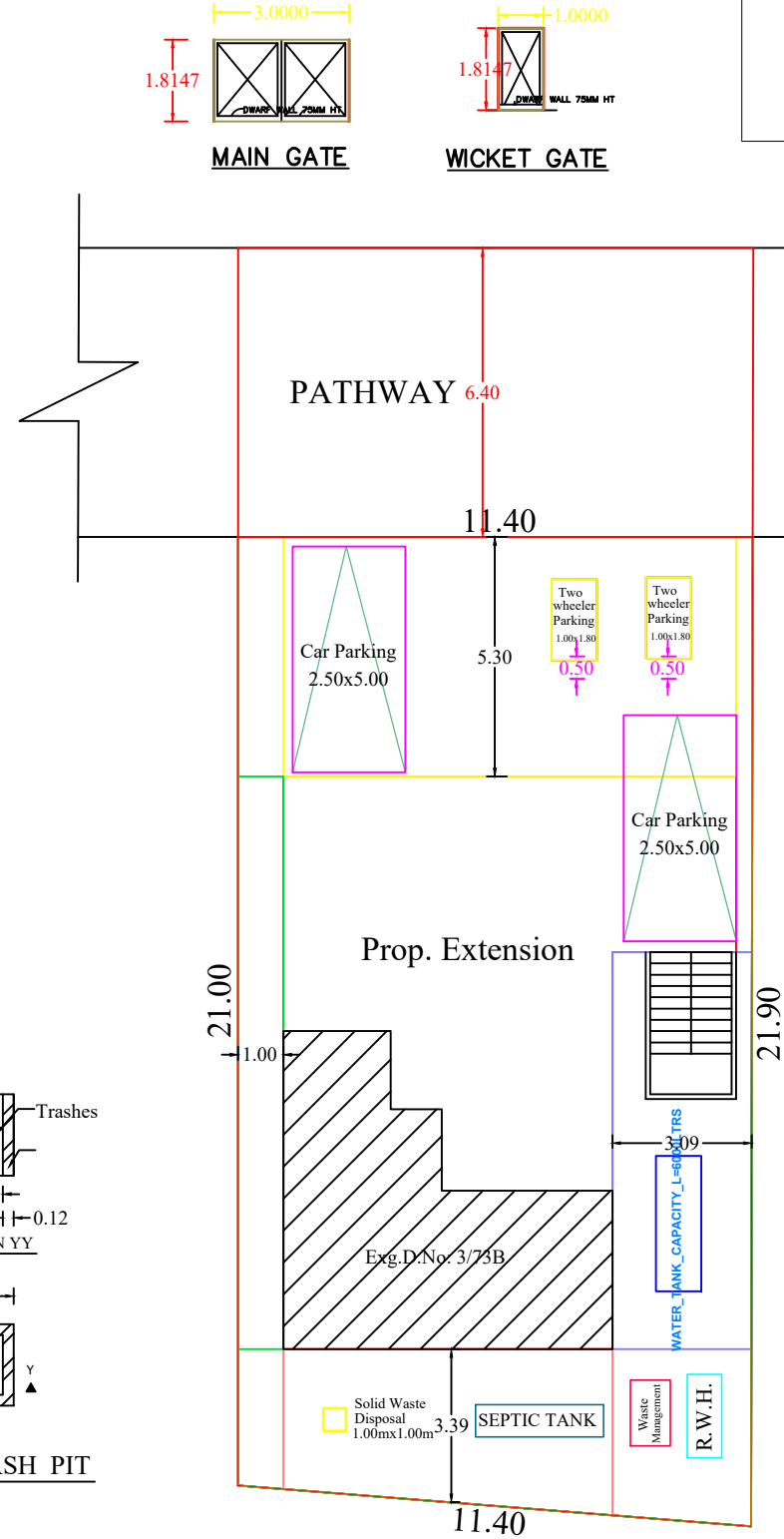
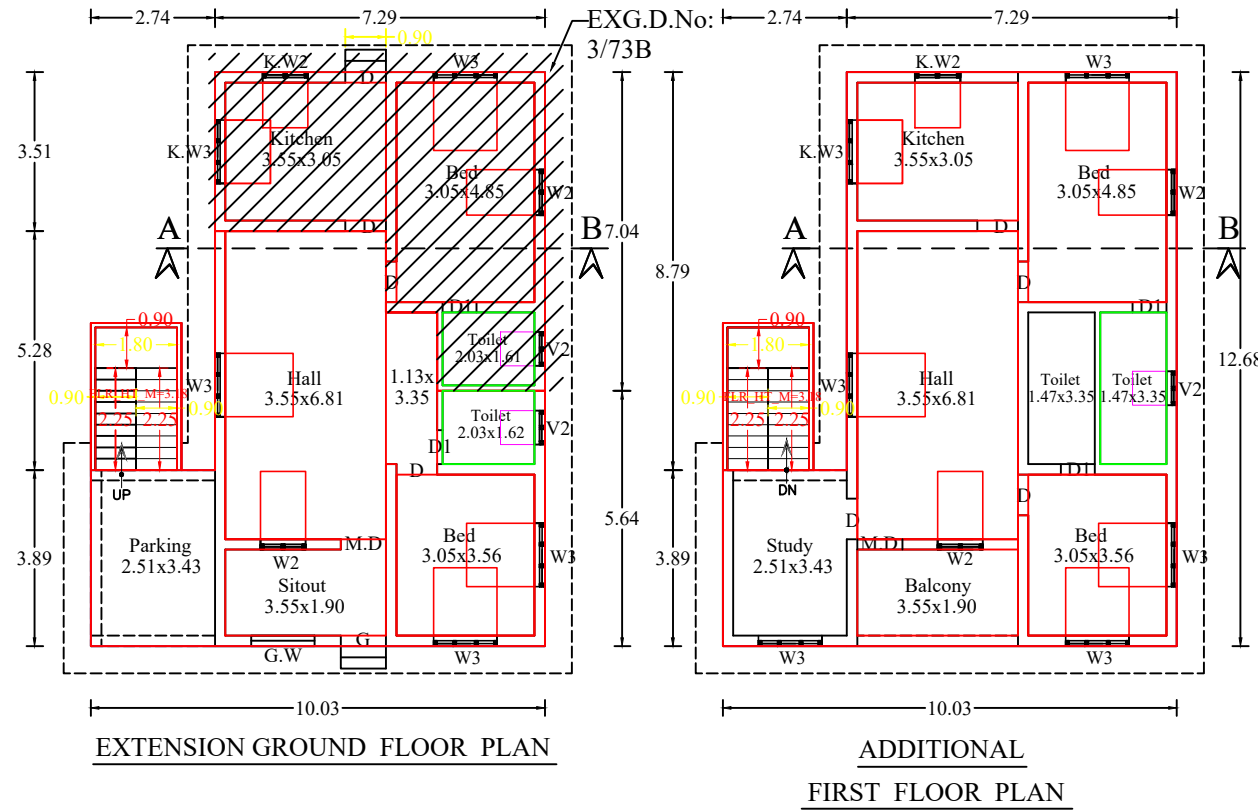
PLAN SHOWING THE PROPOSED GROUND FLOOR EXTENSION AND ADDITIONAL CONSTRUCTION OF THE TERRACE ROOF RESIDENTIAL BUILDING IN BEARING DOOR NO: 3/73B AT POOKADI IN THICKANAMCODE VILLAGE PANCHAYAT IN R.SY.NO : 514/4B1 OF THIRUVITHANCODE VILLAGE IN THUCKALAY PANCHAYAT UNION, KALKULAM TALUK, K. K. DISTRICT.



NAME AND ADDRESS OF THE OWNER:- 1.Mr.M.HARICHANDRAN, S/o.MUTHUNAYAGAM,
2.Mrs.H.MARY, W/o.M.HARICHANDRAN,
VALIYAVILAI, NEAR N.I. POLYTECHNIC COLLEGE,
POOKADAI, THIRUVITHANCODE. P.O.



PLAN INFO
PLOT_NO=NO
PATTI_NO= 7869
TALUK= KALKULAM
DISTRICT= KANYAKUMARI
SURVEY_NO= 514/4B1
VILLAGE= THICKANAMCODE
JURISDICTION TYPE= PANCHAYAT
LAND_USE_ZONE = RESIDENTIAL
PLOT_AREA_M2= 242.16
AS_PER_DOCUMENT= 242.82
AS_AT_SITE= 244.16
FMB_OR_PLR= 244.16
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M= 11.40
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH= 6.40
ROAD_LENGTH= 1500.00
AVG_PLOT_DEPTH= 21.45
AVG_PLOT_WIDTH= 11.40
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_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
BLOCK_1_B-HOUSE_MEMBER_COUNT=1
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO

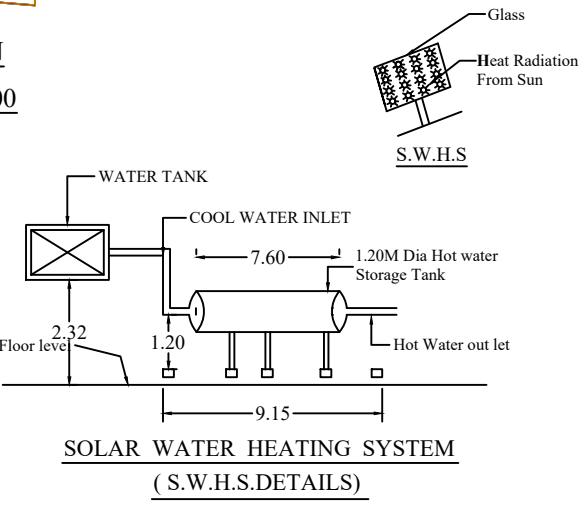
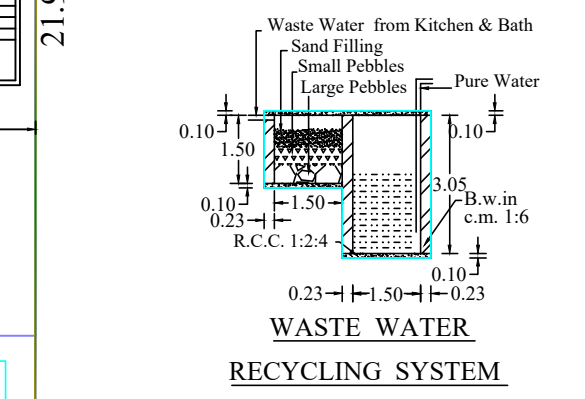
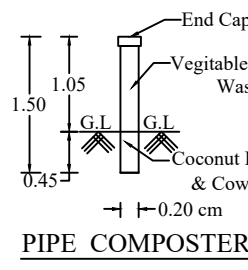
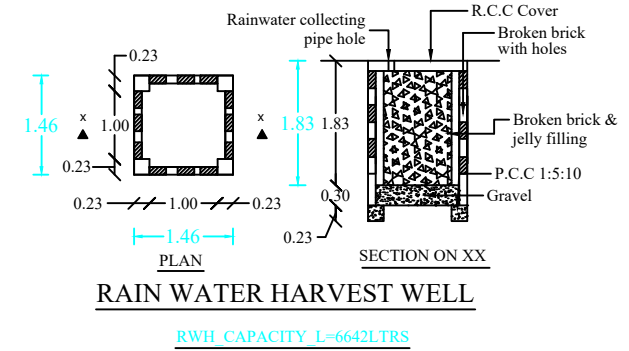
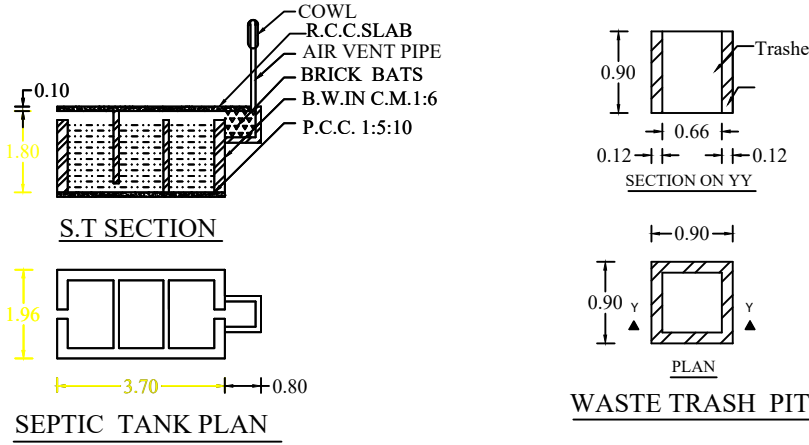
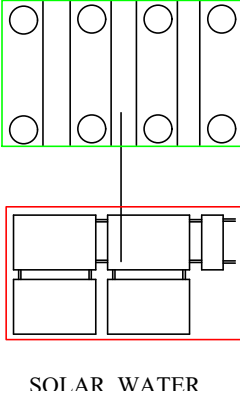


JOINERY DETAILS		
M.D : MAIN DOOR	: 1.00 x 2.10	
D: DOOR	: 0.90 x 2.10	
D1: DOOR	: 0.75 x 2.10	
W3 : WINDOW	: 1.40 x 1.50	
W2 : WINDOW	: 1.00 x 1.50	
K.W3 : WINDOW	: 1.40 x 1.00	
K.W2 : WINDOW	: 1.00 x 1.00	
V2 : VENTILATOR	: 0.75 x 0.75	

NOTE : ALL DIMENSION ARE IN METRE, SCALE : 1:100		
AREA OF SITE	2.43 ARE	6.000 CENTS
AREA IN SQ "M"		SQ "FT"
SITE AREA	: 242.82	2612.74
PROPOSED EXTENSION PLINTH AREA		
GROUND FLOOR	: 67.07	721.67
FIRST FLOOR	: 103.10	1109.36
TOTAL	: 170.17	1831.03
VACANT	: 139.73	1503.49
F.S.I	: 170.17/242.82	0.70 < 2.00
PROPOSED EXTENSION FLOOR AREA		
GROUND FLOOR	: 48.85	525.63
FIRST FLOOR	: 85.86	923.85
TOTAL	: 134.71	1449.48
EXISTING PLINTH AREA		
GROUND FLOOR	: 36.02	387.58
FIRST FLOOR	: 36.02/242.82	0.15 < 2.00
EXISTING FLOOR AREA		
GROUND FLOOR	: 28.89	310.86
NET PLINTH AREA	: 206.19	2218.60
NET FLOOR AREA	: 163.60	1760.34
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	= 206.19 Sq.m	
First 50 sq.m 1 Dwelling unit = 1 Two wheeler space		
1 Two Wheeler space	= 1.00 x 1.80	
Provided 2 Two wheeler Space		
1 Car Space	= 2.50x5.00	
Required Car space	= 206.19	=2.75 Car
Provided 2 Car space	75	
PLOT COVERAGE	: 103.10x100	= 42.46%
	242.82	

RMS ASSOCIATES
Est. 2017
Er.T.JOHNSEY MARGRET QUEEN
Registered Civil Engineer
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email : johnsqueen@gmail.com
Oppo.TMB, Thickenamcode,
Thickenamcode. P.O. Pincode - 629804.

H. Mary
SIGNATURE OF LAND AND BUILDING OWNER
T. Johnsey Margaret Queen
Er. T. JOHNSY MARGRET QUEEN
Registered Civil Engineer
Reg No: 148/LS/2023/00002
RMS ASSOCIATES
OPP. TMB, Karungal Road
Thickenamcode P.O 629 804
Cell: 8110005647
SIGNATURE OF LICENCE SURVEYOR/ENGINEER



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.

