

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

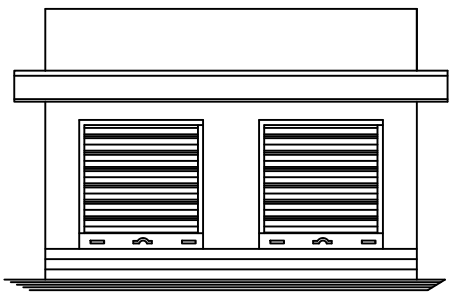
Town Panchayat

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

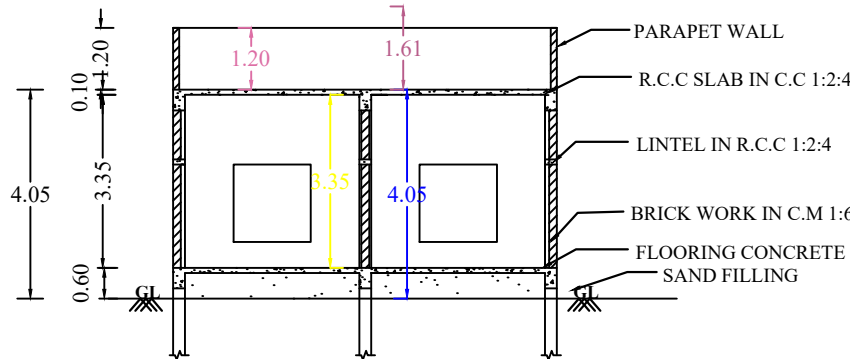
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING FOR SHOP IN RE.SY.NO : 551/21A4 OF VILLUKURI 'B' VILLAGE AT IDAMARUVATHOOR, VILLUKURI TOWN PANCHAYAT, KALKULAM TALUK, KANYAKUMARI DISTRICT.

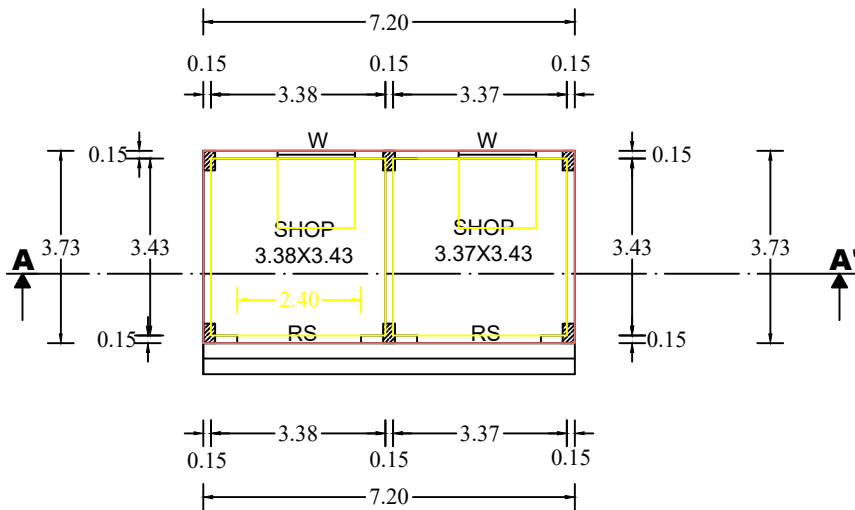
NAME OF OWNER : Mr.T.C. BIJU
S/o. Mr.Chandran,
No.01, Rehobath Cottage,
Kottavilai, Vattam,
Thiruvithancode, Kalkulam Taluk
Kanniyakumari, TN - 629174,
Mob No : +91 9940050518



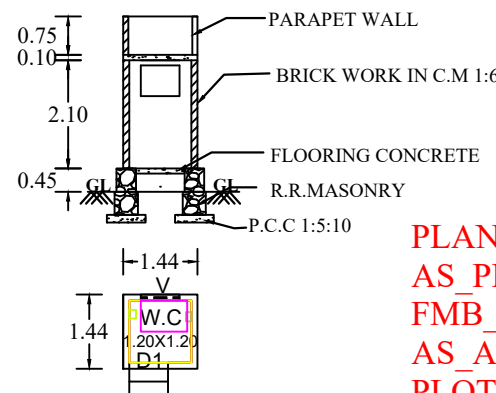
ELEVATION



SECTION ON A-A'



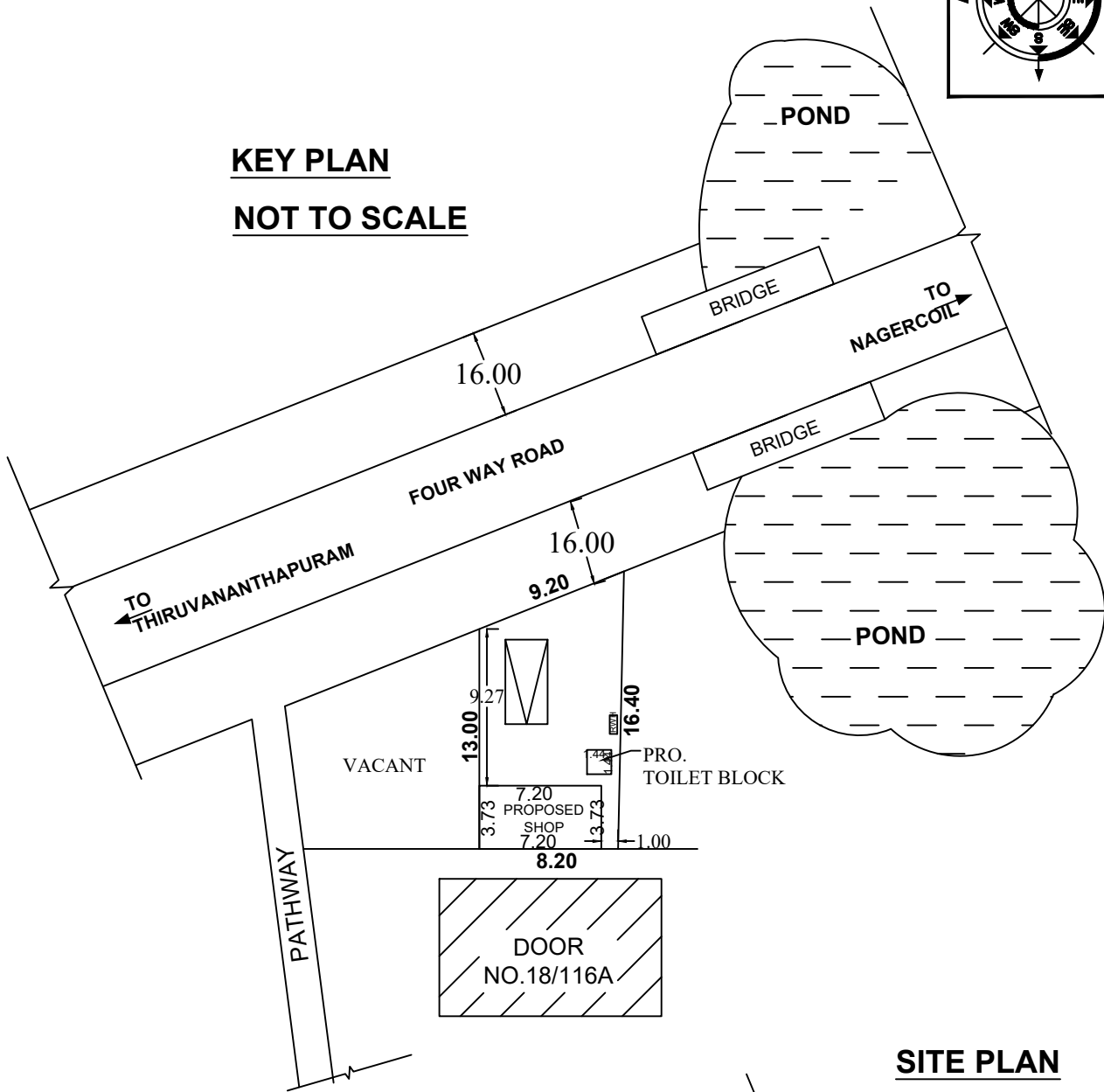
PLAN



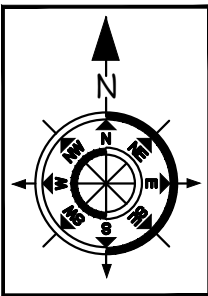
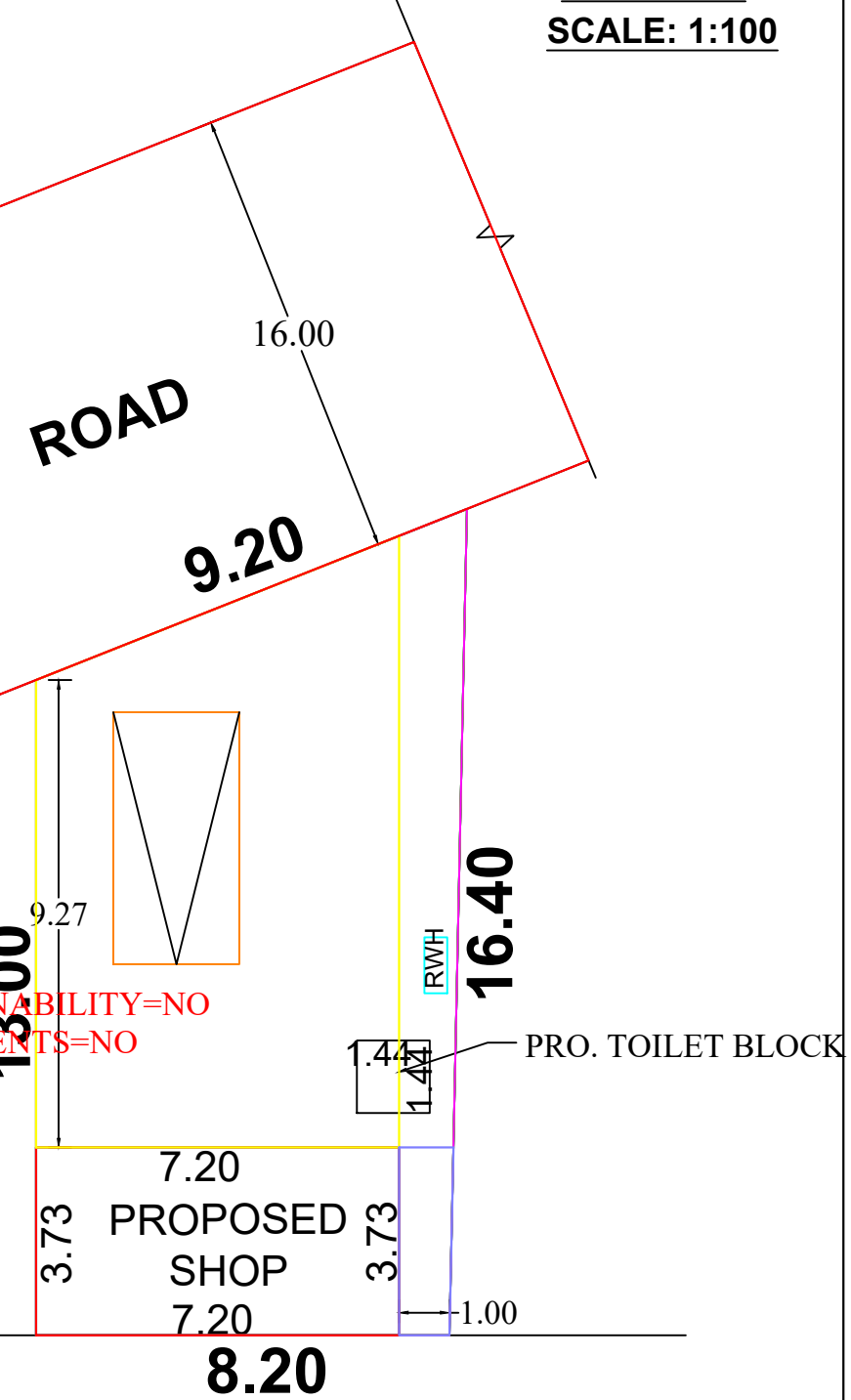
PLAN OF TOILET

PLAN INFO
AS_PER_DOCUMENT=129.51
FMB_OR_PLR=129.00
AS_AT_SITE=122.80
PLOT_AREA_M2=122.80
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.00
ROAD_WIDTH=16.00
ROAD_LENGTH=22.74
AVG_PLOT_DEPTH=13.00
AVG_PLOT_WIDTH=9.00
LAND_USE_ZONE = RESIDENTIAL
SURVEY_NO=551/21A4
PATTA_NO= 13252
TALUK=KALKULAM
DISTRICT=KANNIYAKUMARI
JURISDICTION_TYPE=PANCHAYAT
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=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
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=3
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

KEY PLAN
NOT TO SCALE



SITE PLAN
SCALE: 1:100



OFFICE USE:

AREA DETAILS

DESCRIPTION	SQ.M	SQ.FT
SITE AREA	129.51	1393.53
PRO.G.F AREA	26.86	289.01
TOTAL PRO. AREA	26.86	289.01
VACANT AREA	102.65	1104.52

PLOT COVERAGE - 20.74 %

SCHEDULE OF JOINERIES :

RS	ROLLING SHUTTER	2.40 X 2.50
W	WINDOW	1.50 X 1.50
D1	DOOR	0.75 X 2.00
V	VENTILATOR	0.75 X 0.60

ALL DIMENSION ARE IN METER

COLOUR INDEX	SCALE
PROPOSED :	PLAN: 1:100
ROAD :	SITE PLAN: 1:100
BOUNDARY :	

FSI CALCULATION:
REQUIRED < 2
FSI = $\frac{\text{TOTAL AREA ON ALL FLOORS}}{\text{PLOT AREA}}$
= $\frac{26.86}{129.51} = 0.22 < 2$
PC = $\frac{26.86}{129.51} \times 100 = 20.74 \%$

SIGNATURE OF LAND AND BUILDING OWNER

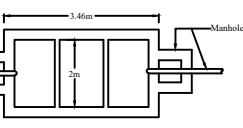
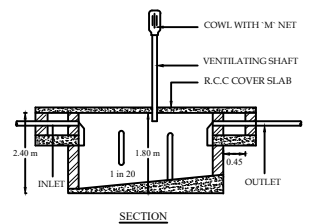
Er. J. ANI BREEITY, B.E., M.B.A.,
Registered Engineer Grade - III
Registration No: RE-08/2025
UNICORN CIVIL DESIGNS
Villukuri Junction, Madathattuvilai Road,
Kanyakumari District, TN-629180
Ph No: +91 9442050558, +917305123625.
SIGN OF REGISTERED ENGINEER

PREPARED BY: Er. J. ANI BREEITY, B.E., M.B.A.,

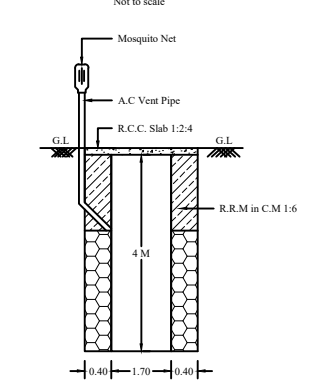
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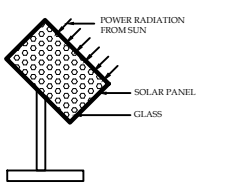
WASTE WATER RECYCLING SYSTEM
Not to scale



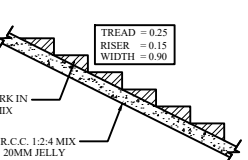
WASTE WATER RECYCLING SYSTEM



SOAK PIT



SOLAR SYSTEM



STAIRCASE DETAILS

WATER_TANK_CAPACITY_L=5000LTRS

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.

