

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

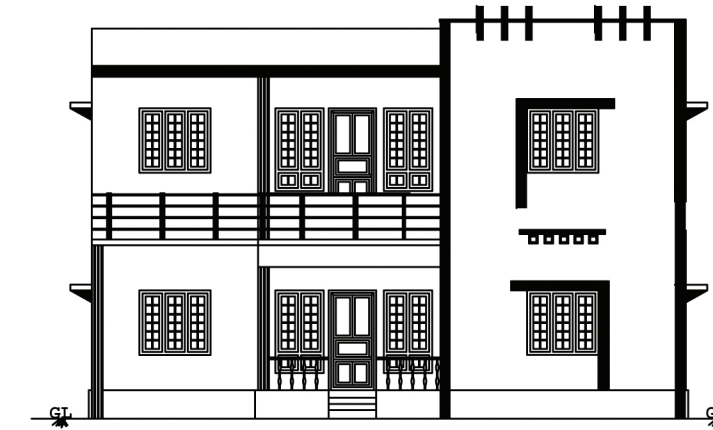
Town Panchayat

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

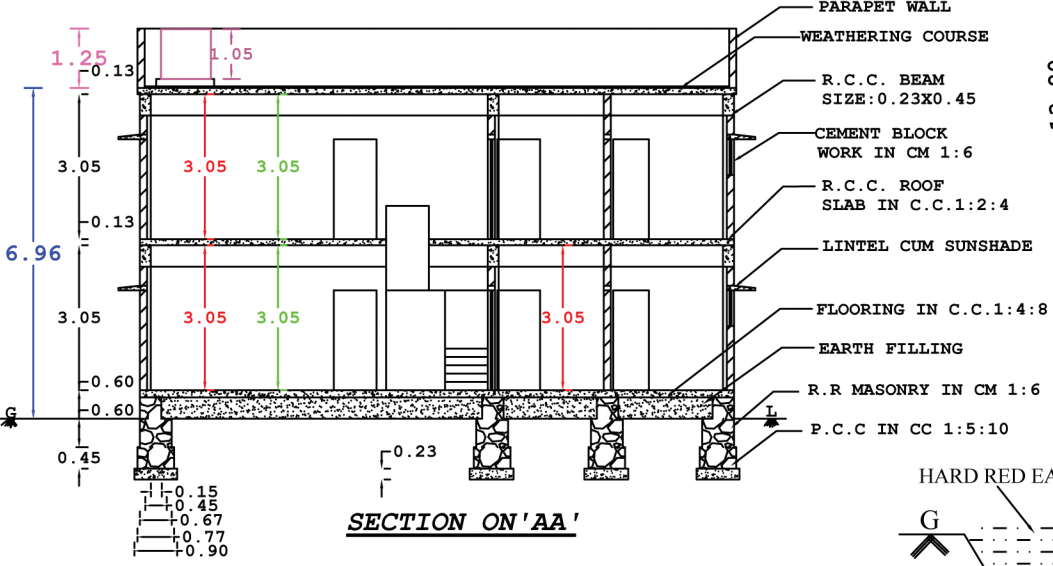
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF TERRACE ROOF RESIDENTIAL BUILDING IN R.SY.NO:302/11 OF THIRUVITHANCODE VILLAGE AT MALLAN VILAI THIRUVITHANCODE (PO) IN MULAGUMOODU TOWN PANCHAYAT, KALKULAM TALUK, K.K.DIST.

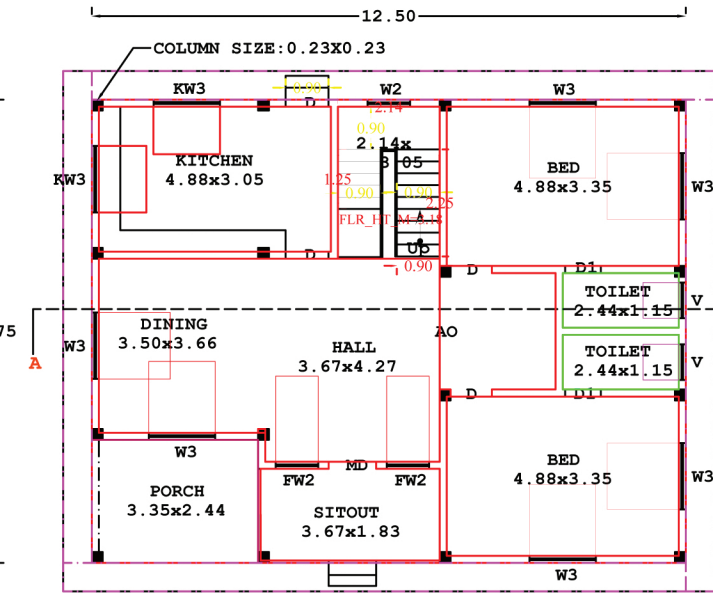
NAME OF OWNER & ADDRESS:Mr.MERLIN PRABU.R
S/o:Mr.RAPHAEL.A
MALLAN VILAI
THIRUVITHANCODE (PO)
K.K.DIST.



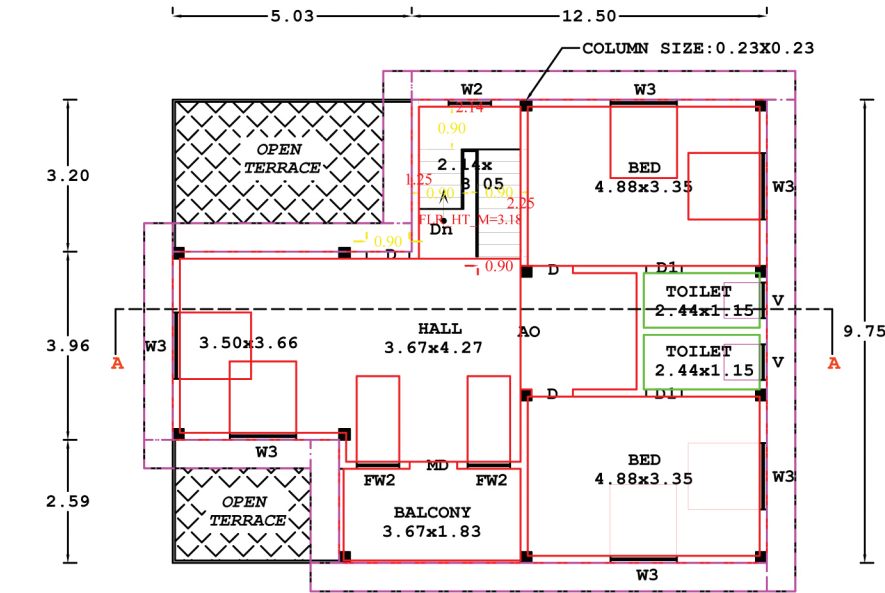
FRONT ELEVATION



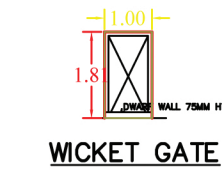
SECTION ON 'AA'



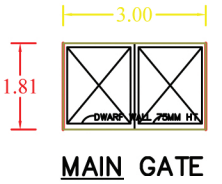
GROUND FLOOR PLAN



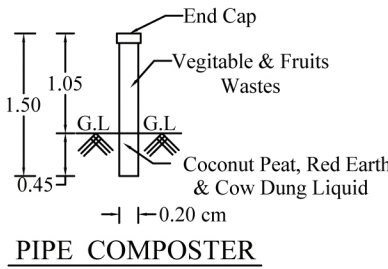
FIRST FLOOR PLAN



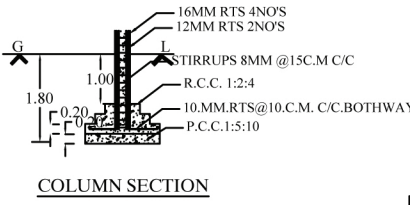
WICKET GATE



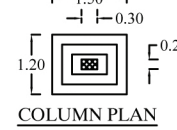
MAIN GATE



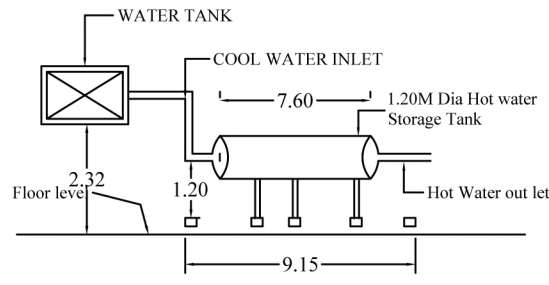
PIPE COMPOSTER



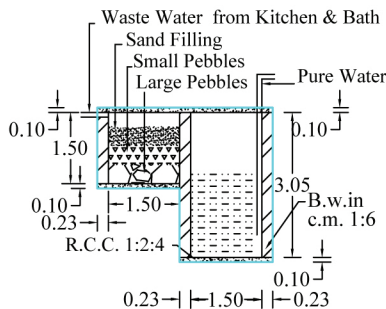
COLUMN SECTION



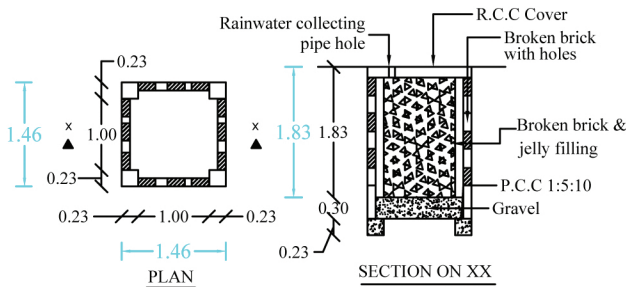
COLUMN PLAN



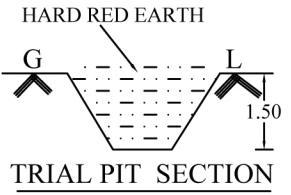
SOLAR WATER HEATING SYSTEM
(S.W.H.S.DETAILS)



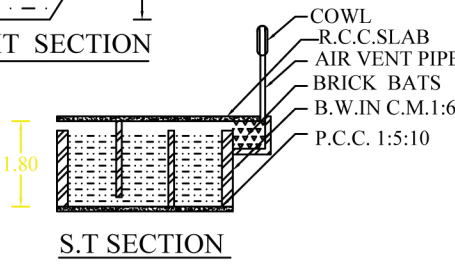
WASTE WATER
RECYCLING SYSTEM



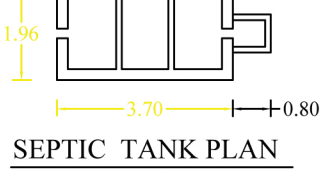
RAIN WATER HARVEST WELL
R.W.H. CAPACITY L=6642LTRS



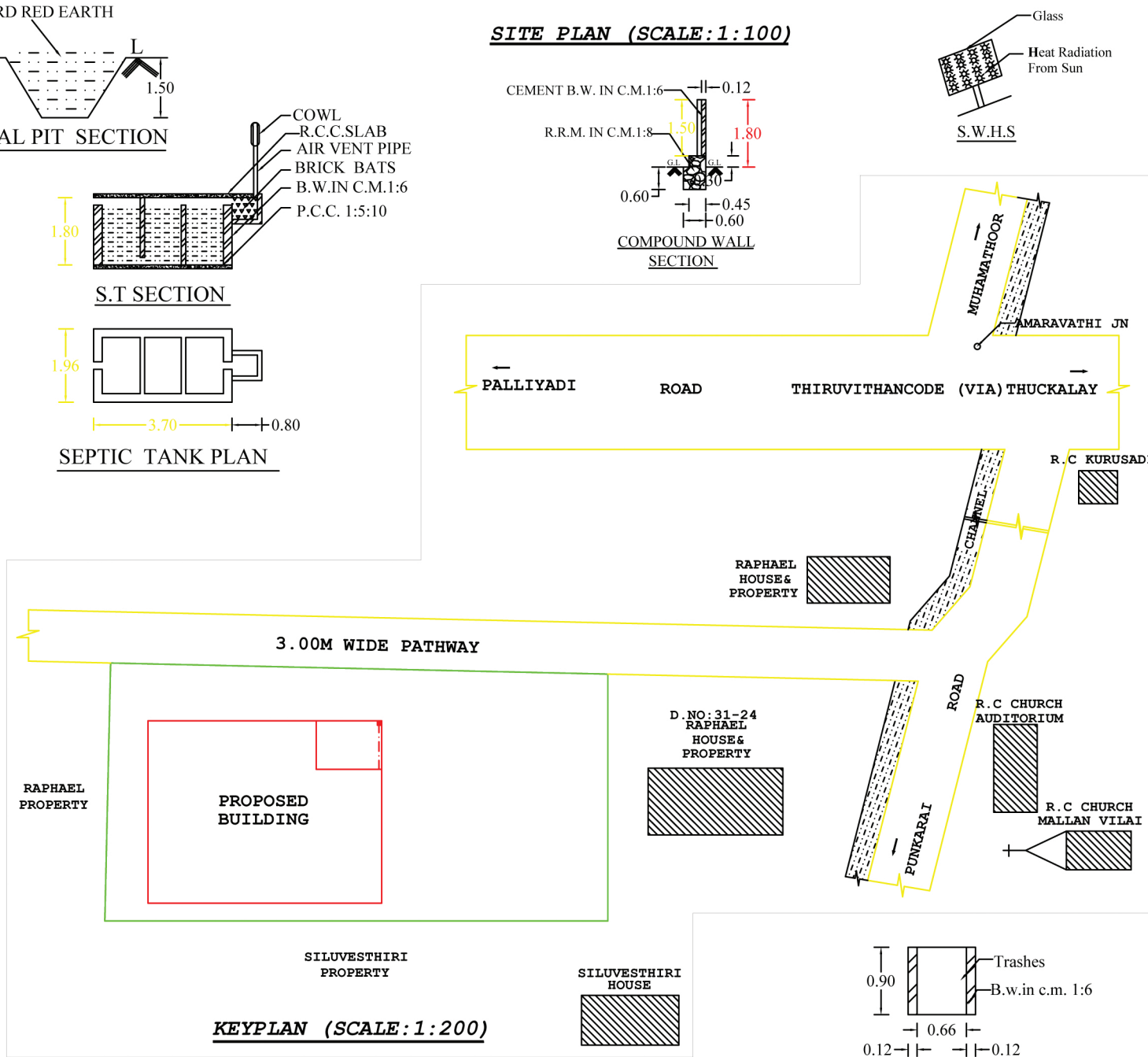
TRIAL PIT SECTION



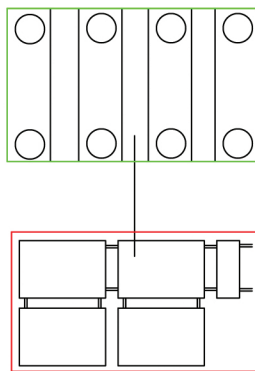
S.T. SECTION



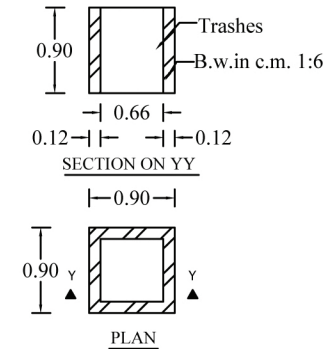
SEPTIC TANK PLAN



KEYPLAN (SCALE:1:200)



SOLAR WATER
HEATING SYSTEM



WASTE TRASH PIT

SIGNATURE OF LAND AND
BUILDING OWNER:

Raphael A

LEGEND
PROPOSED :-
SITE BOUNDARY :-
ROAD, PATHWAY :-
EXISTING BUILDINGS :-



PLAN INFO
PLOT_NO=NO
PATTA_NO=1892
TALUK= KALKULAM
DISTRICT= KANYAKUMARI
SURVEY_NO= 302/11
VILLAGE= THIRUVITHANCOD
JURISDICTION_TYPE= PANCHAYAT
LAND_USE_ZONE = RESIDENTIAL
PLOT_AREA_M2=361.08
AS_PER_DOCUMENT= 445.17
AS_AT_SITE=361.08
FMB_OR_PLR= 445.17
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=26.60
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=3.00
ROAD_LENGTH= 1500.00
AVG_PLOT_DEPTH= 13.50
AVG_PLOT_WIDTH=26.75
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_GOV'T_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

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

AREA OF SITE	4.45.ARE	11.000.CENTS
AREA IN SQ "M"	SQ "FT"	
SITE AREA	: 445.17	4791.60
PROPOSED PLINTH AREA		
GROUND FLOOR	: 121.88	1311.91
FIRST FLOOR	: 96.71	1040.98
TOTAL	: 218.59	2352.89
VACANT	: 323.29	3479.69
F.S.I	: 218.59 / 445.17	0.49 < 2.00

PROPOSED FLOOR AREA		
GROUND FLOOR	: 102.21	1100.19
FIRST FLOOR	: 87.26	939.27
TOTAL	: 189.47	2039.46

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	= 218.59. sq.m
First 50 sq.m 1 Dwelling unit = 1 Two wheeler space	
1 Two Wheeler space	= 1.00 x 1.80
Provided 1 Two wheeler Space	
1Car Space	= 2.5x5.00
Required Car space	= 218.59 / 75 = 2.91. Car
Provided 1 Car space	

PLOT COVERAGE	: 121.88 x100 / 445.17	= 27.38 %
---------------	------------------------	-----------

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	
FW2 : FRENCH WINDOW	: 0.90 x 1.80	
W3 : WINDOW	: 1.40 x 1.50	
W2 : WINDOW	: 0.90 x 1.50	
K.W3 : WINDOW	: 1.40 x 1.00	
V : VENTILATOR	: 0.75 x 0.75	
DRAWING NO	: 199/ MAY/ '2025'	

R. Vijayarajan
R. VIJAYARAJAN. R
CONSULTING ENGINEER
VJAY ASSOCIATES
RAJAVILAI KUZHICODU & P.O
K.K. DIST. PIN : 629167
CELL : 9443682073
Line Phone : 04651-294073
Lic. No. 151/15/224/00006
Email : vijayassociates123@gmail.co
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.

