

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

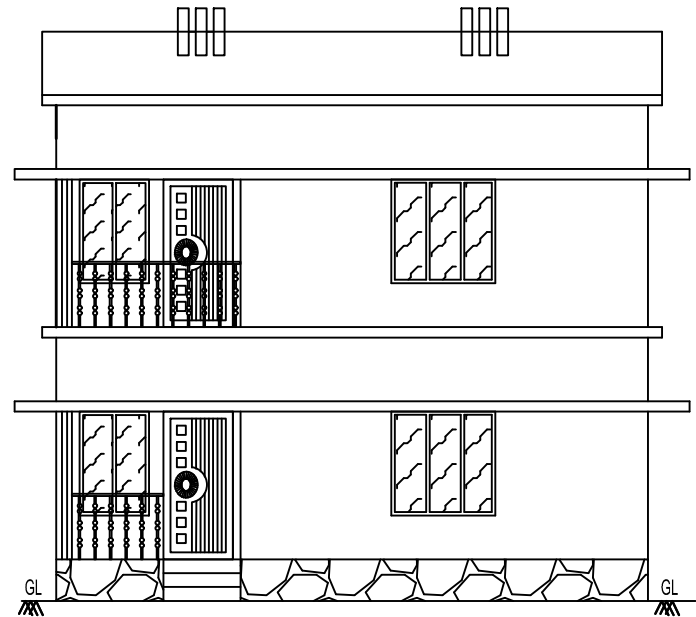
Town Panchayat

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

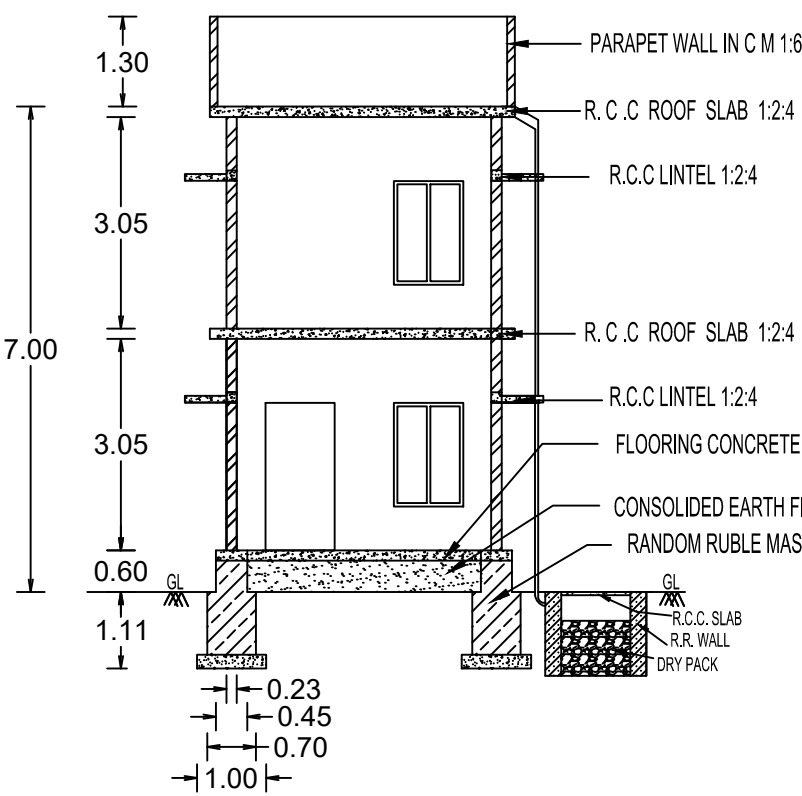
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL IN RE. SY NO : 70 / 19 OF VILLUKURI-A VILLAGE AT MADATHATTUVILAI IN VILLUKURI TOWN PANCHAYAT, KALKULAM TALUK,KANYAKUMARI DISTRICT (After Demolishing Door No: 2-102) .

NAME OF THE OWNER : Mr. PERCKMANS KENNEDY S/O, Mr. MARIAN.

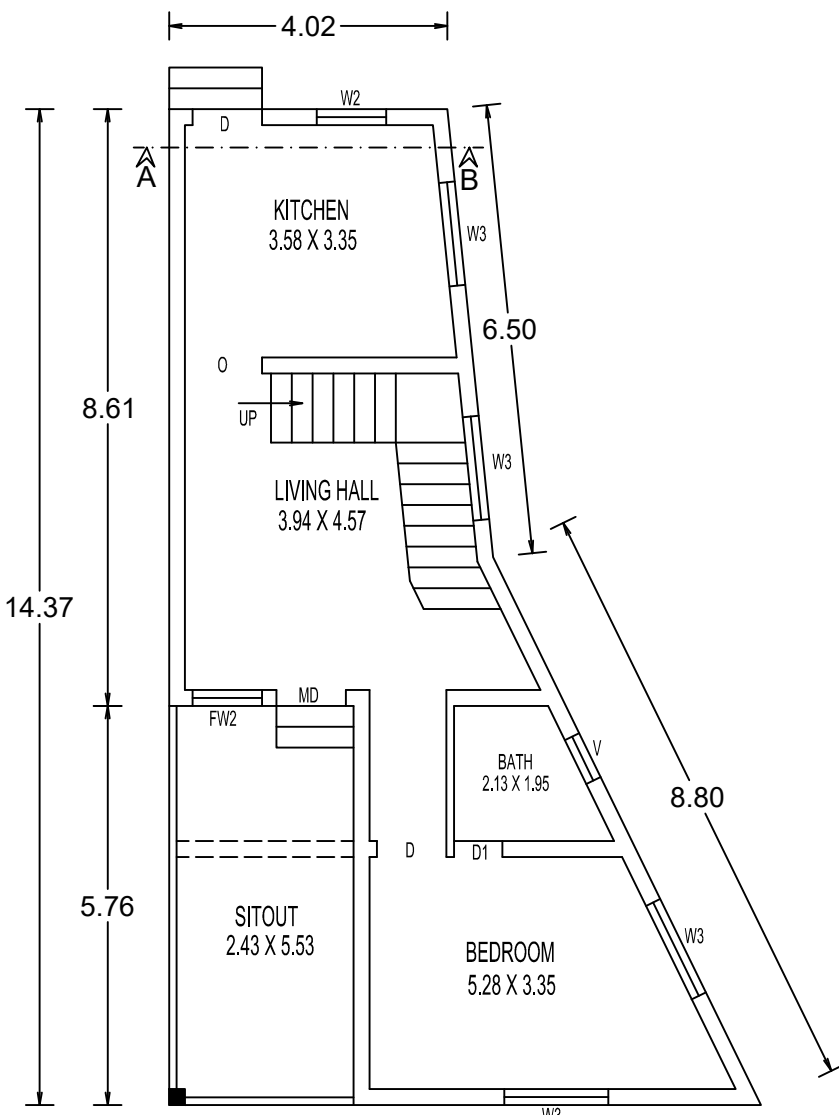


FRONT ELEVATION

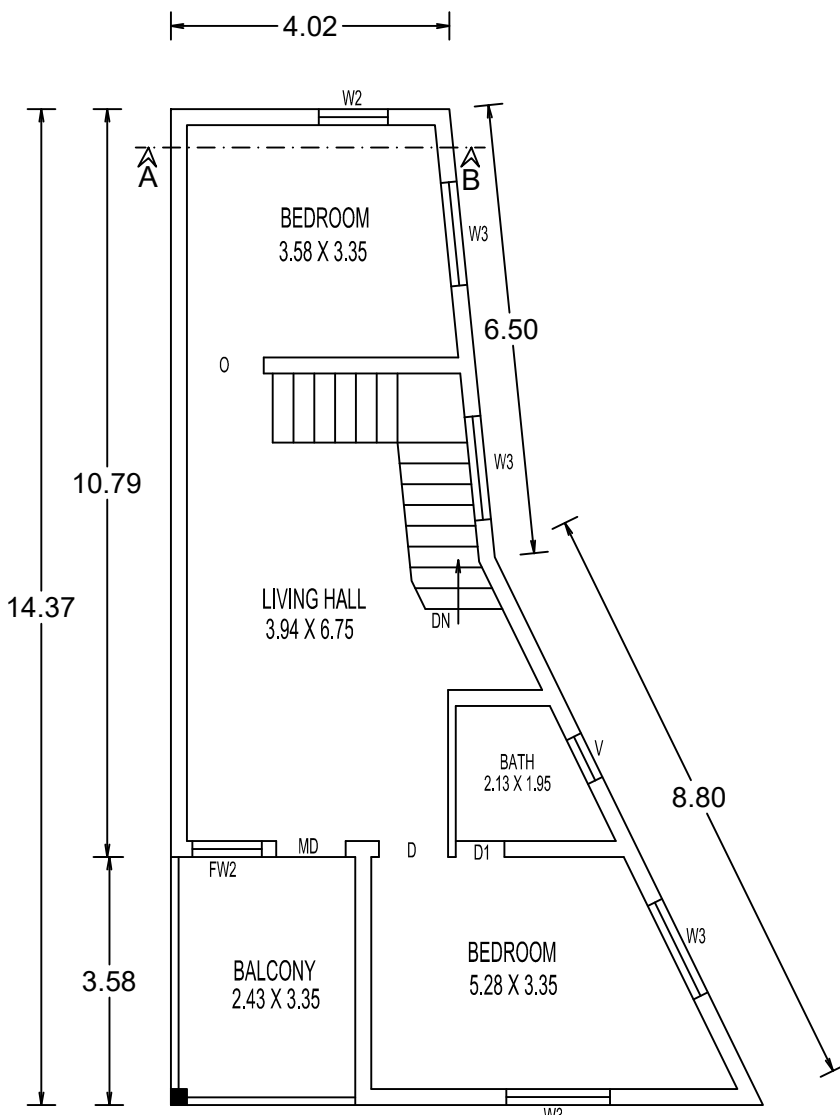


SECTION - AB

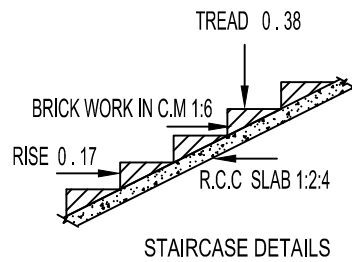
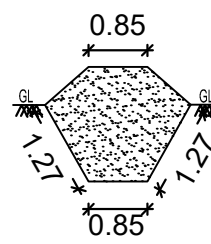
PLAN INFO
PLOT_NO=NO
TALUK=KALKULAM
DISTRICT=KANNYAKUMARI
PLOT_AREA_M2= 112.30
JURISDICTION_TYPE= PANCHAYAT
PATTA_NO= 4403
SINGLE_FAMILY_BLDG=YES
SURVEY_NO= 70/19
LAND_USE_ZONE = RESIDENTIAL
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
AS_AT_SITE=118.80
FMB_OR_PLR=799.68
AS_PER_DOCUMENT=112.30
ROAD_WIDTH= 3.00
ROAD_LENGTH=100
AVG_PLOT_DEPTH=22.50
AVG_PLOT_WIDTH= 9.00
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=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FIRE_DEPT=NO
BLOCK_1_INDIVIDUAL_RESIDENCE_MEMBER_COUNT=4
BLOCK_1_INDIVIDUAL_NON_RESIDENTIAL_MEMBER_COUNT
BLOCK_1_B-SHOP_MEMBER_COUNT=5
BLOCK_1_B-PCO_MEMBER_COUNT=1
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



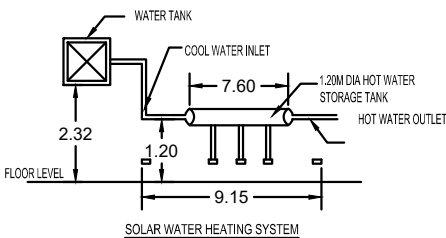
GROUND FLOOR PLAN



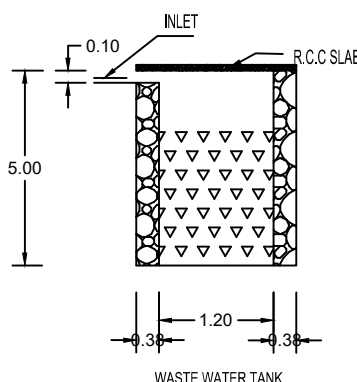
FIRST FLOOR PLAN



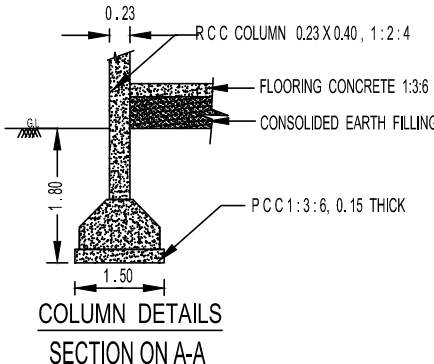
STAIRCASE DETAILS



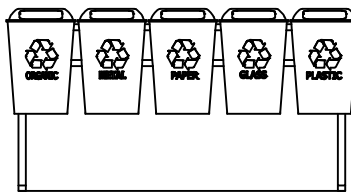
SOLAR WATER HEATING SYSTEM



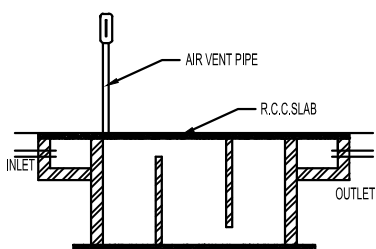
WASTE WATER TANK



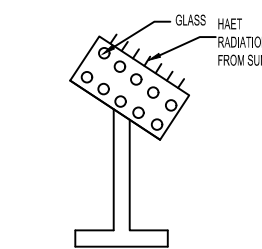
COLUMN DETAILS
SECTION ON A-A



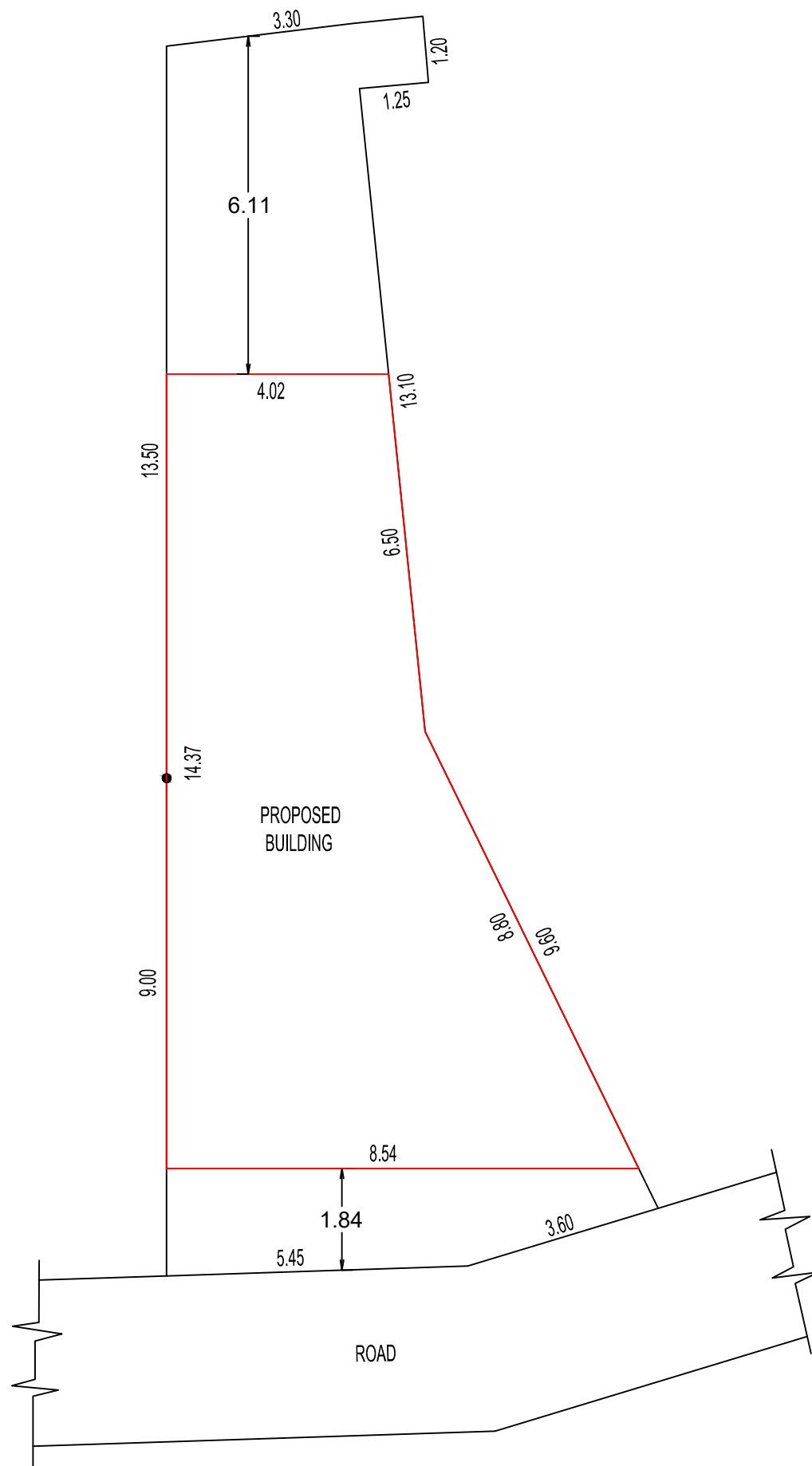
COLLECTING WASTE



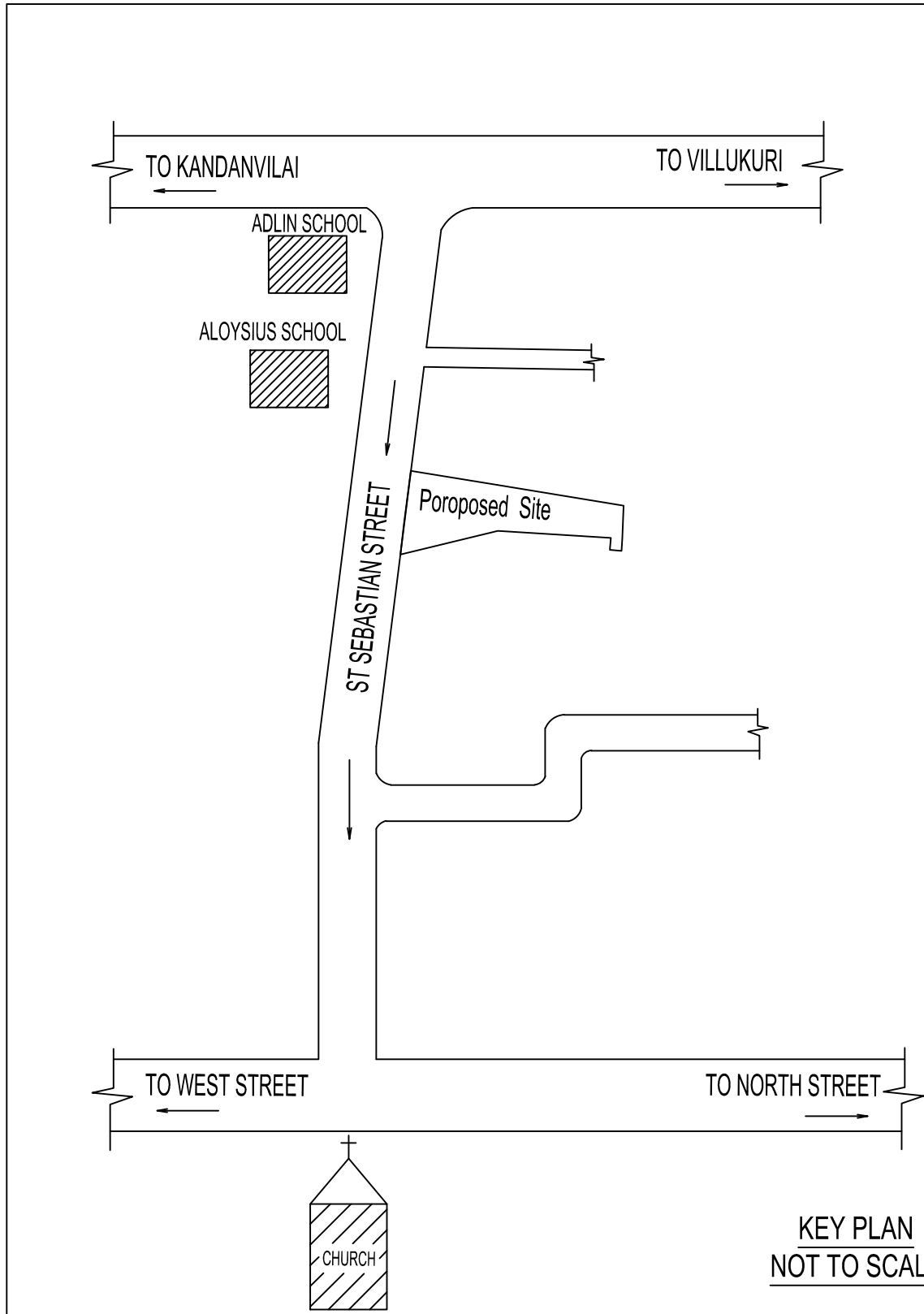
SECTION OF
SEPTIC TANK



SOLAR SYSTEM PLAN



SITE PLAN
SCALE 1 : 100



KEY PLAN
NOT TO SCALE

OFFICE USE

AREA DETAILS

AREA OF SITE : 2.775 CENT - 112.30 Sq.m - 1208.84 SQ.FT
VACANT AREA : 32.00 Sq.m - 344.44 Sq.ft

PROPOSED PLINTH AREA:

GROUND FLOOR : 80.30 Sq.m 864.35 Sq.ft
FIRST FLOOR : 80.30 Sq.m 864.35 Sq.ft
TOTAL : 160.60 Sq.m 1728.70 Sq.ft

REFERENCE

MD	MAIN DOOR	1.00 X 2.10
D1	DOOR	0.75 X 2.10
V	VENTILATOR	0.90 X 0.60

ALL DIMENSIONS ARE IN METER
SCALE 1:100

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

FSI CALCULATION:

FSI = Total Buildup Area(Less Head Room)
Total Site Area
FSI = 160.60 / 112.30 = 1.43 < 2.00

PARKING CALCULATION

Every 75 Sq.m Providing 1Car Space
Every 50 Sq.m Providing 1Two Wheeler Space

Ground Floor	Kitchen-1	29.76 Sq.m	Nil Two Wheeler
First Floor	-	-	Nil Car

Providing Nil car parking,Nil two wheeler parking

PLOT COVERAGE = Ground Floor X 100
Total Site Area
PLOT COVERAGE = 80.30 X 100 / 112.30 = 71.50 %

M.P. Kennedy

SIGNATURE OF OWNER

P. RAJAPPA
Registered Engineer
RE -IH-NCMC 150/LS/2024/00017
G.L. CONSTRUCTIONS
Ezhil Building, 1st Floor, Thinal Nager
Ph 9486129188

SIGNATURE OF REGISTERED ENGINEER



G.L. CONSTRUCTION
Ezhil building, 1st floor, Thinal Nager.
Cell.No : 9488883288 & 6383960224
Gmail : mariabalan.gl@gmail.com

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.

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.

