

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

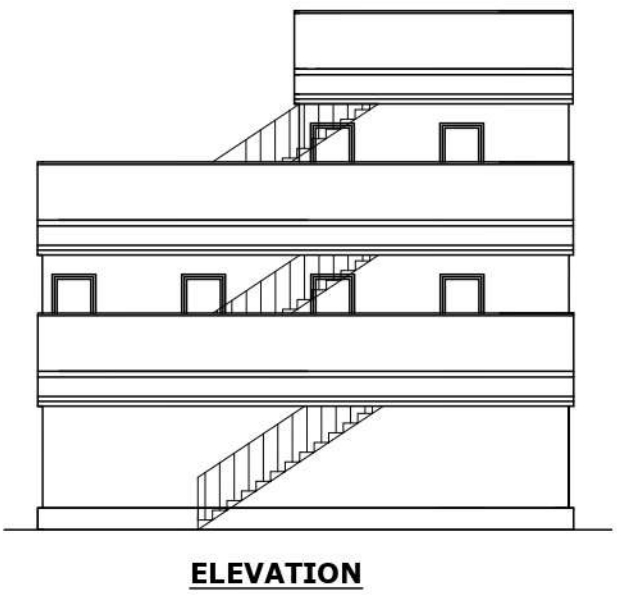
ISSUING AUTHORITY

Town Panchayat

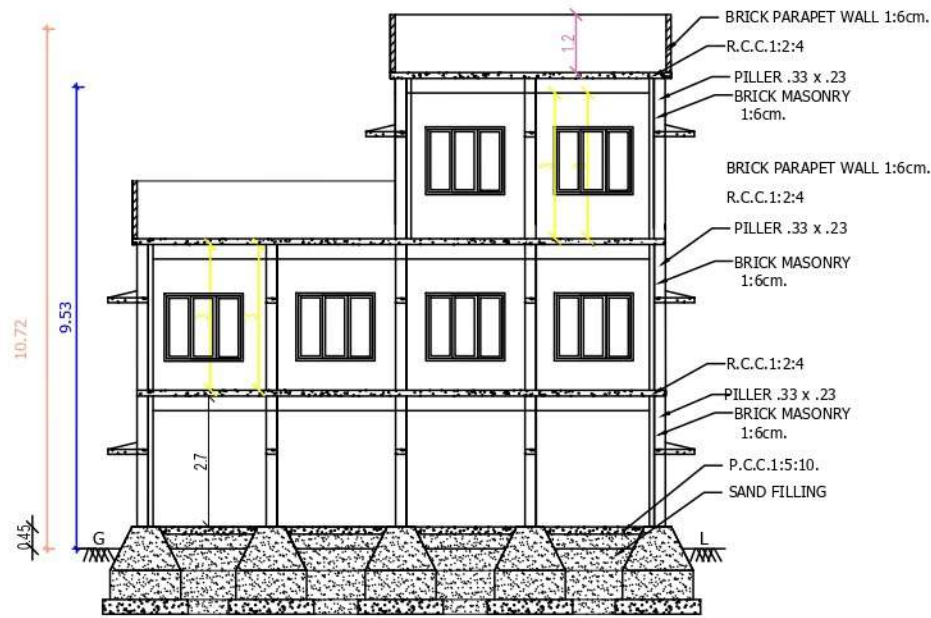
The approval as the planning authority issued it, reproduced in full behind this page.

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

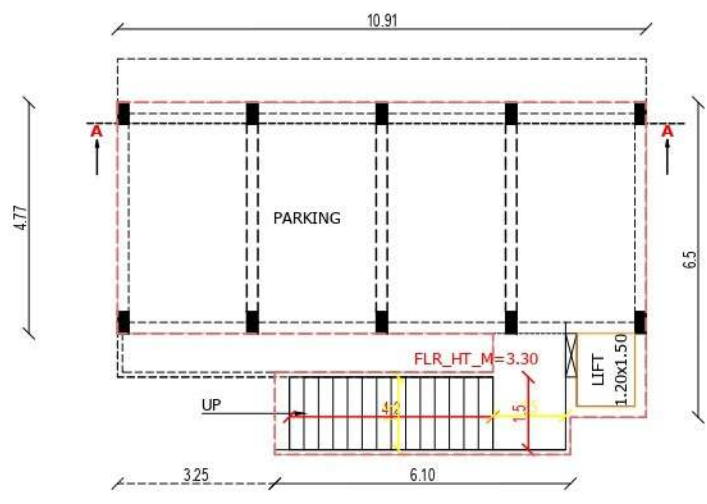




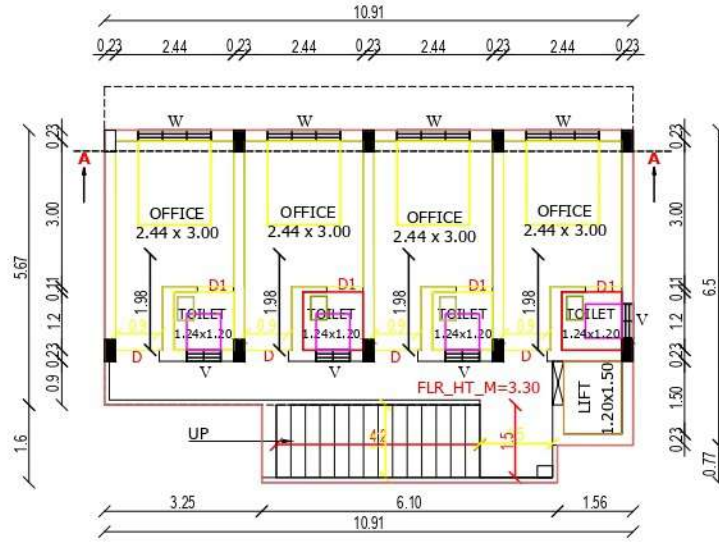
ELEVATION



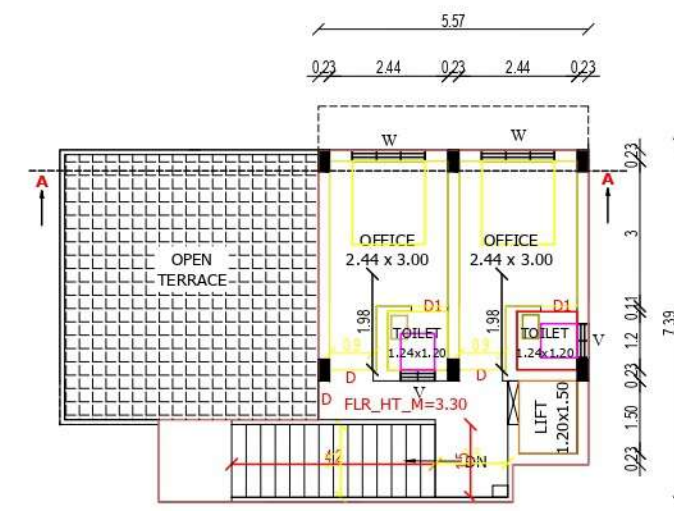
SECTION ON - AA



STILT FLOOR PLAN

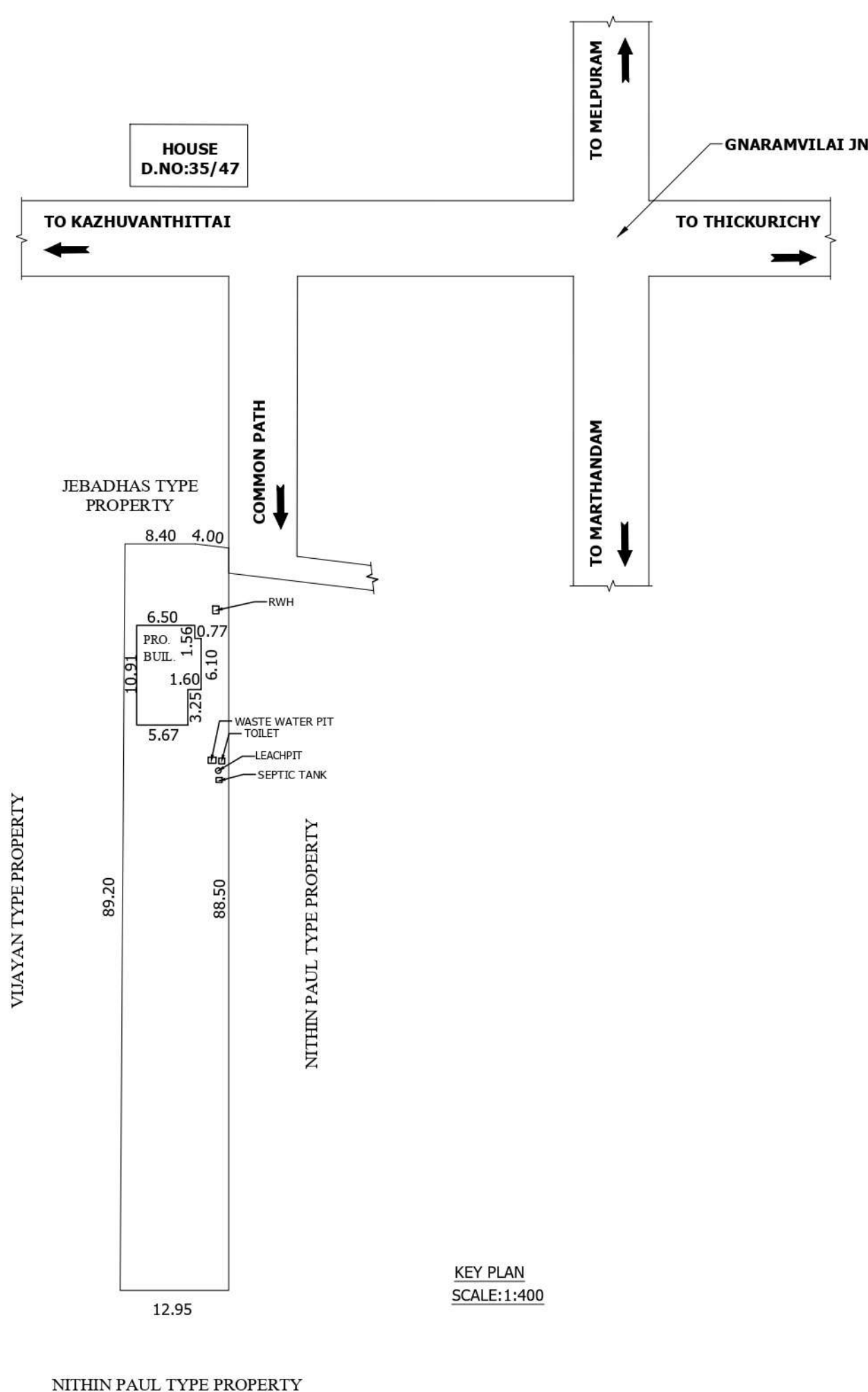


FIRST FLOOR PLAN



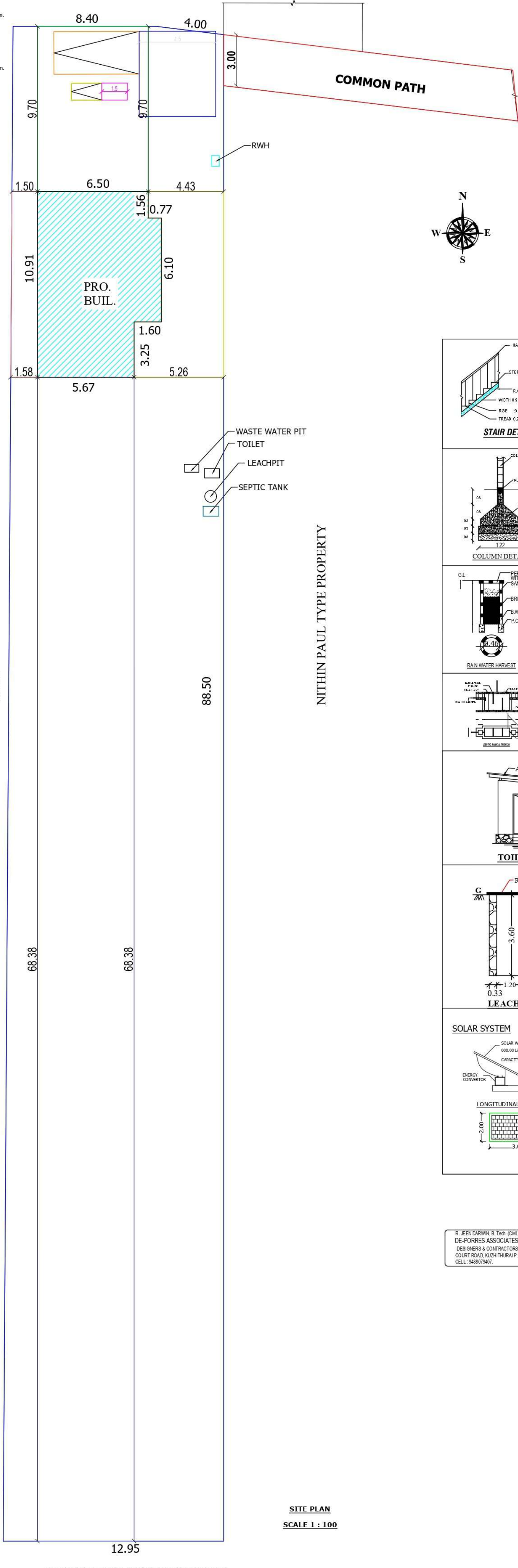
SECOND FLOOR PLAN

PLAN INFO
PLOT_AREA_M2=1096.73
SURVEY_NO=326/20C
PATTI_NO=10200
AS_AT_SITE=11/25/22
AS_PER_DOCUMENT=1096.73
FMB_OR_PLR=1096.73
TALUK-VILAVANCODE
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=3.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=3.00
ROAD_LENGTH=100
AVG_PLOT_DEPTH=89.20
AVG_PLOT_WIDTH=12.95
LAND_USE_ZONE=COMMERCIAL
PLOT_NO=NA
DISTRICT-KANYAKUMARI
RWL_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS AREA
BUILDING_NEAR_MONUMENT=NO
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_GOV_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOG_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOG_FIRE_DEPT=NO
JURISDICTION_TYPE-PANCHAYAT
BLOCK_1_B-SHOP_MEMBER_COUNT=10
OSR_APPLICABLE=NO
OSR_SURRENDER_OR_BUYBACK=BUYBACK
PREMIUM_PSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES



KEY PLAN
SCALE: 1:400

JEBADHAS TYPE PROPERTY



SITE PLAN
SCALE 1 : 100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF COMMERCIAL BUILDING IN RE.SY.NO: 326/20C, AT PERIYATHOTTAM, VARIYANVILAI, GNARAMVILAI, PACODE POST, PACODE 'A' VILLAGE, PACODE TOWN PANCHAYAT, VILAVANCODE TALUK, K.K DIST.

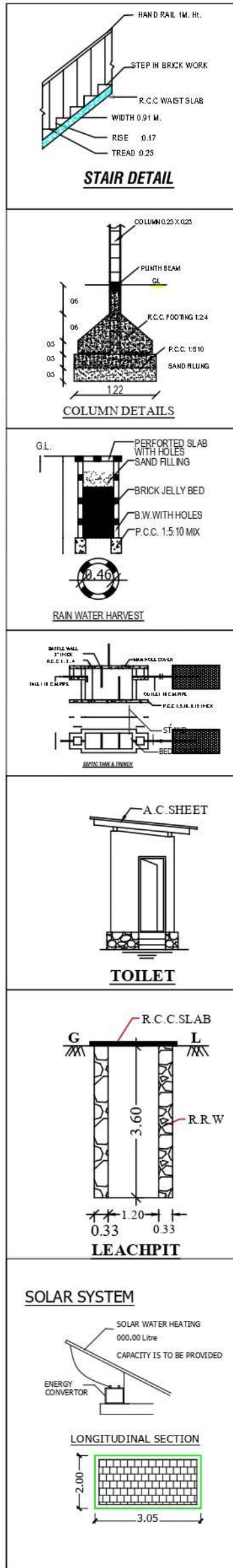
OWNER NAME: Mr. NITHIN PAUL, P.R
S/O. Mr. PRAKASH KUMAR

AREA STATEMENTS	Sq.mt	Sq.ft	JOINERIES DETAILS
SITE AREA (27.100 CENTS)	1096.73	11800.81	D --- DOOR 1.00m x 2.10m D1 --- DOOR 0.91m x 2.10m D2 --- DOOR 0.76m x 2.10m W --- WINDOW 1.52m x 1.52m V --- VENTILATOR 0.91m x 0.61m
PLINTH AREA	66.37	714.14	SCALE --- 1:100 & 200
PRO S.F	72.89	784.30	DATE --- 13-03-2026
PRO F.F	44.86	482.69	DRG NAME --- PLAN
PRO S.F	54.56	587.06	NOTE: * All Dimensions Are In Metre * Waste Water Used To Garden * Percolation Pit To Be Provided
PRO F.F	60.12	646.89	
PRO S.F	33.65	362.07	
TOTAL PLINTH AREA	184.12	1981.13	
FLOOR AREA			
PRO S.F	54.56	587.06	
PRO F.F	60.12	646.89	
PRO S.F	33.65	362.07	
TOTAL FLOOR AREA	148.33	1596.03	

OPEN SPACE AREA	1030.36	11086.87
COLOUR CODE REFERENCE		
SITE BOUNDARY		
PRO S.F		
PRO F.F		
PRO S.F		
ROAD & STREET		

Parking Calculation
Required Parking Area (For Commercial Building)
FBI Area = 184.12 Sq.m
1 Car for every 50 Sq.m
= 184.12/50 = 3.68
= 3 Nos
1 Two Wheeler Space for every 25 Sq.m
= 184.12/25 = 7.36
= 7 Nos

Floor Area Ratio
All Floor Area
Site Area
184.12
1096.73
= 0.16 < 2.000



R. JEEN DARWIN, B.Tech. (Civil)
DE. PORRES ASSOCIATES
DESIGNERS & CONTRACTORS
COURT ROAD, KUZHIKURAI P.O.
CELL : 9486079407

OFFICE USE

APPLICANT

Er. R. JEEN DARWIN, B.Tech.
(Licensed Building Surveyor)
DE. PORRES ASSOCIATES
Designers & Contractors
Opp. Communist Party Office
Court Road, Kuzhithurai
Cell : 9486079407

REGISTERED 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

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.

