

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

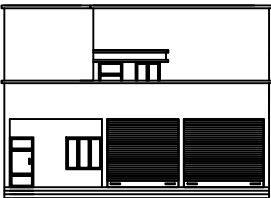
The approval as the planning authority issued it, reproduced in full behind this page.

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

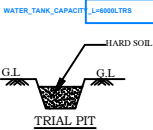
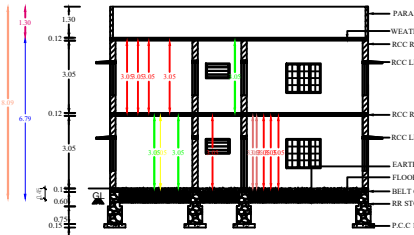
PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL SHOP & RESIDENTIAL BUILDING AFTER DEMOLITION OF EX.D.NO:21-58-28 (RE.SY.NO :726/4) AT MOTTAVILAI,

NULLIVILAI 'A' VILLAGE, KALKULAM TALUK, NULLIVILAI VILLAGE PANCHAYAT, KANYAKUMARI DISTRICT.

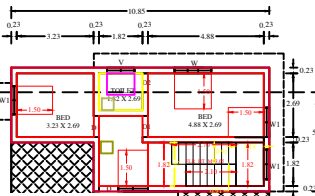
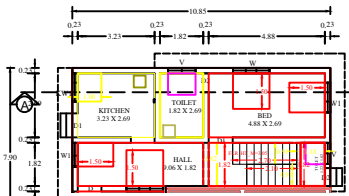
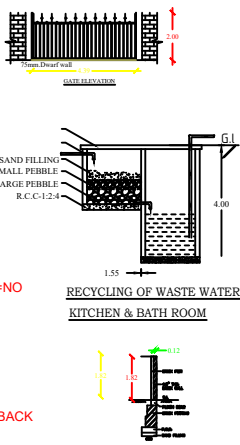
NAME OF OWNER : Mr.C.MANIKANDAN,
S/O. CHELLAM,
MOTTAVILAI,
KARANKADU PO,
KK DIST. 629809



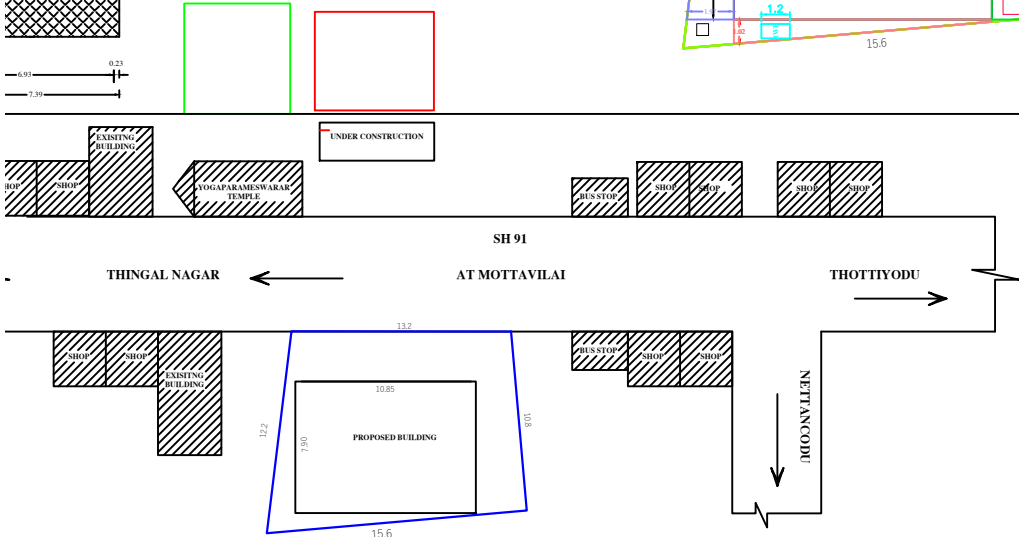
ELEVATION



PLAN INFO
PLOT_NO=NO
PATTA_NO=12690
TALUK=KALKULAM
DISTRICT=KANNYAKUMARI
SURVEY_NO= 726 / 4
PLOT_AREA_M2=164.60
AS_PER_DOCUMENT=161.88
AS_AT_SITE=164.60
FMB_OR_PLR=163.90
JURISDICTION_TYPE= PANCHAYAT
SINGLE_FAMILY_BLDG=YES
LAND_USE_ZONE = RESIDENTIAL
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=15.50
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=15.50
PLOT_LENGTH=100
AVG_PLOT_DEPTH=13.20
AVG_PLOT_WIDTH=10.80
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
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=2



RWH SECTION (SAMPLE)
RAIN WATER PIT
TYPE-1A
WASTE WATER INLET
TOP TO BE HERMETICALLY SEALED
RWH_CAPACITY_L=4800L.TRS



KEY PLAN

AREA DETAILS

DESCRIPTION	SQM	SQFT
AS PER DOCUMENT	161.88	1742.47
AS PER FMB	163.90	1764.25
AS PER PATTA	149.94	1613.96
AS PER SITE	164.60	1771.75

AREA OF PROPOSED

RESIDENTIAL - GROUND FLOOR	65.13	701.05
SHOP BUILDING - GROUND FLOOR	20.61	221.84
RESIDENTIAL - FIRST FLOOR	49.33	530.98
TOTAL AREA	135.07	1453.89
VACANT AREA	76.14	819.57

CERTIFICATE

Certified that provision shall be made to provide rain water harvesting arrangements system in the proposed construction.

JOINERIES DETAILS

TYPE	DESCRIPTION	SIZE
D	DOOR	1.00X2.10
D1	DOOR	0.90X2.10
D2	DOOR	0.75X2.10
W3	WINDOW	1.50X1.50
W2	WINDOW	1.00X1.50
KW2	KITCHEN WINDOW	1.00X1.00
V	VENTILATOR	0.90X0.60

PARKING CALCULATION

GROUND FLOOR : 85.75 SQM (701.05 SQFT)
FIRST FLOOR : 49.33 SQM (530.98 SQFT)
TOTAL AREA : 135.07 SQM (1453.89 SQFT)
FIRST 75.00 SQM : NIL
NEXT 60.07 SQM : 1 CAR & 1 TWO WHEELER SPACE

F.S.I.CALCULATION

F.S.I = $\frac{\text{TOTAL COVERED AREA}}{\text{PLOT AREA}} = \frac{135.07}{161.88} = 0.834$

PLOT COVERAGE CALCULATION

PLOT COVERAGE = $\frac{\text{GROUND FLOOR AREA}}{\text{PLOT AREA}} \times 100$
 $= \frac{85.74}{161.88} \times 100 = 52.96\%$

PARKING REQUIREMENTS

TYPE	REQUIRED	PROVIDED
CAR	1	2
TWO WHEELER	2	2

ALL DIMENSIONS AREA IN METER

PLAN	1:100
SITE PLAN	1:100
KEY PLAN	1:400

COLOUR INDEX

SITE BOUNDARY	Red
PROPOSED BUILDING	Green
ROAD / STREET	Blue
EXG. BUILDING	Yellow

C. Manikandan

NAME OF OWNER:

En. SEGINE X M
RE-411911/S/2024/00005
HOME TECH
Complete building solutions
Near Library, Kandamalai, K.K.Dist.
7418547443, hometech@gmail.com

SIGN OF LICENSED BUILDING SURVEYOR

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.

