

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

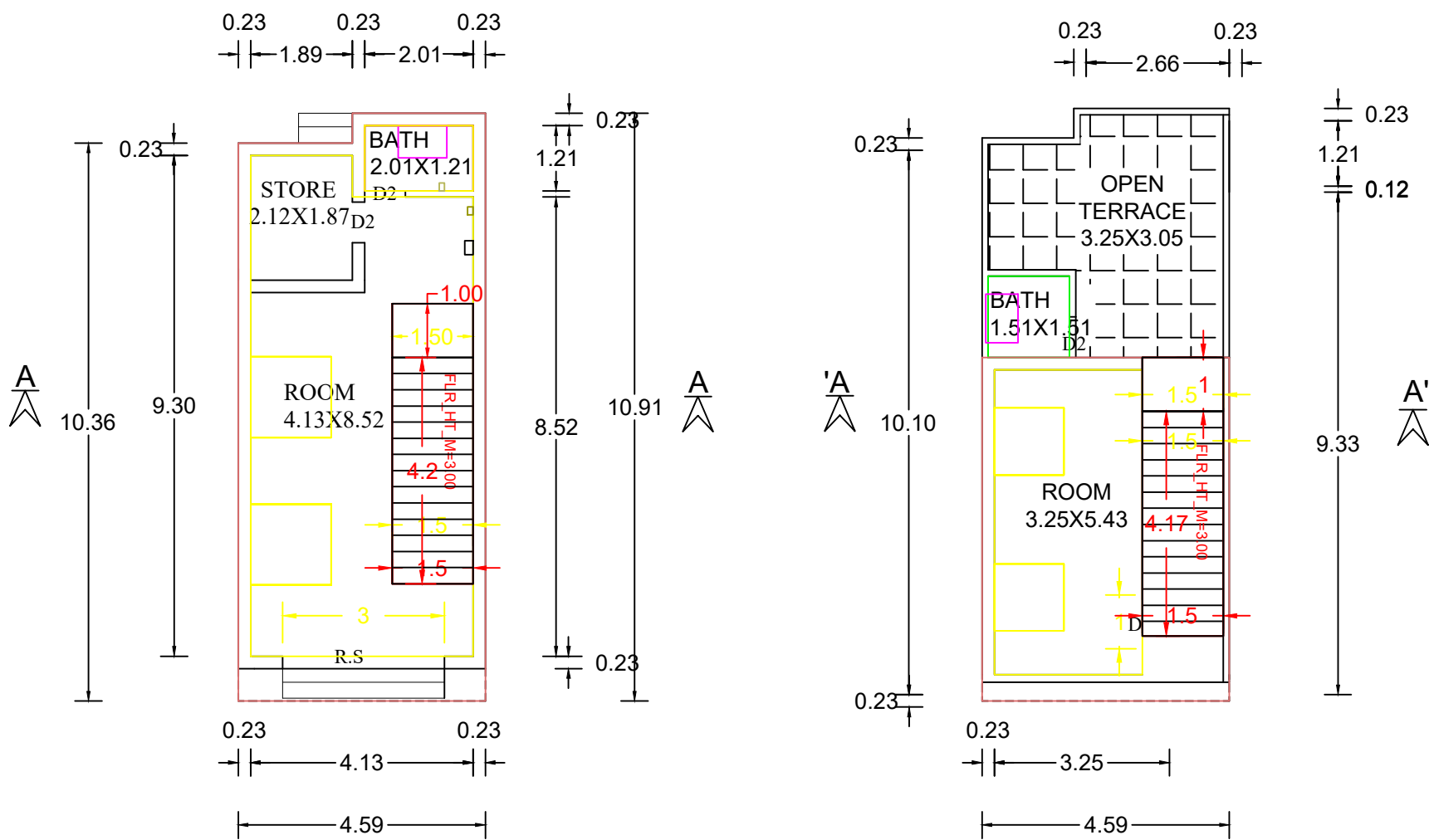
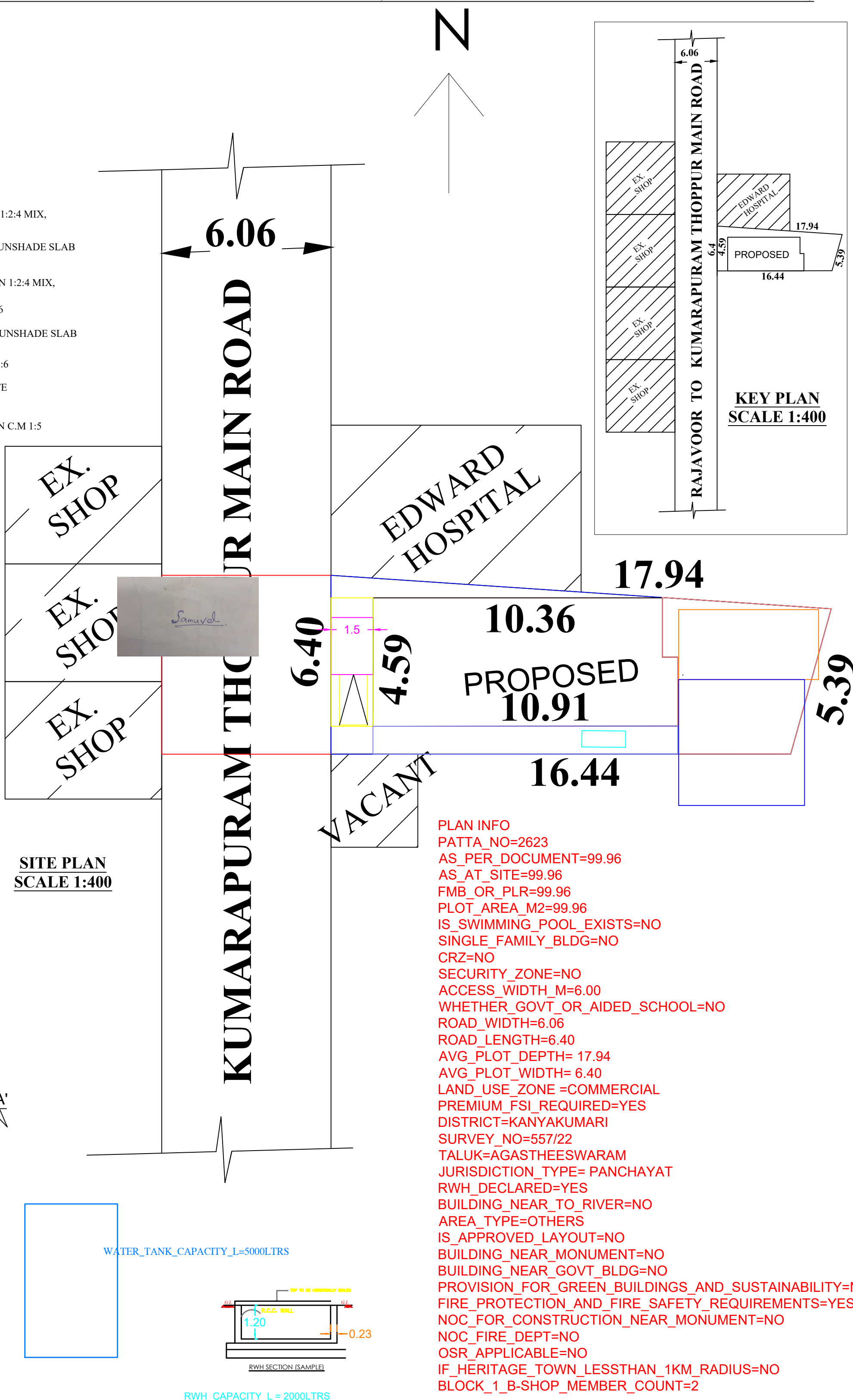
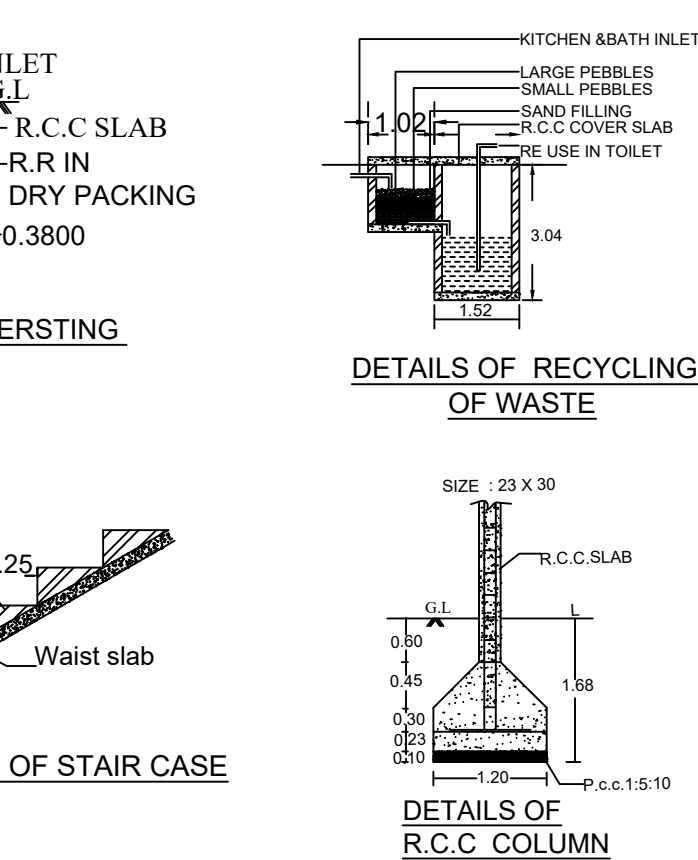
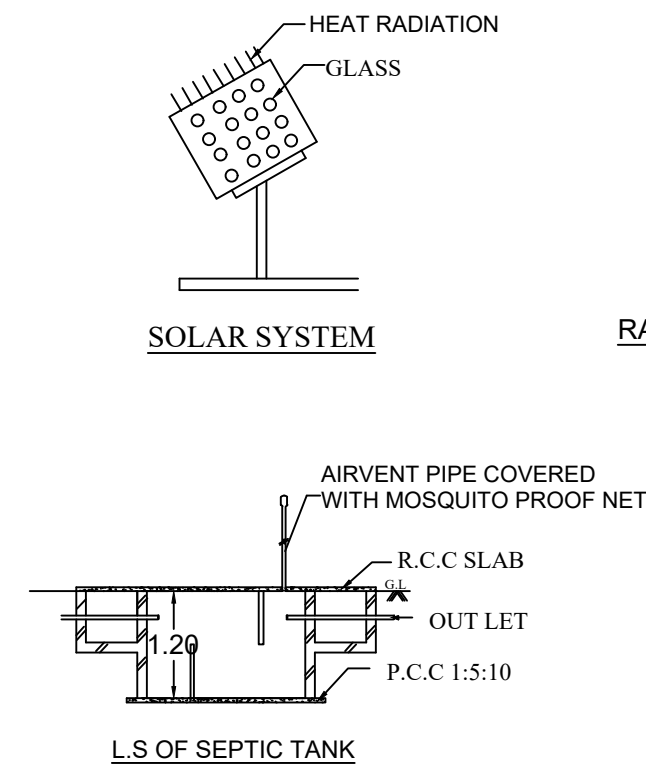
ISSUING AUTHORITY

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.

NAME OF OWNER : MR. A.MUTHU SELVAN,S/O: ABRAHAM.



PLAN INFO
 PATTA_NO=2623
 AS_PER_DOCUMENT=99.96
 AS_AT_SITE=99.96
 FMB_OR_PLR=99.96
 PLOT_AREA_M2=99.96
 IS_SWIMMING_POOL_EXISTS=NO
 SINGLE_FAMILY_BLDG=NO
 CRZ=NO
 SECURITY_ZONE=NO
 ACCESS_WIDTH_M=6.00
 WHETHER_GOVT_OR_AIDED_SCHOOL=NO
 ROAD_WIDTH=6.06
 ROAD_LENGTH=6.40
 AVG_PLOT_DEPTH= 17.94
 AVG_PLOT_WIDTH= 6.40
 LAND_USE_ZONE =COMMERCIAL
 PREMIUM_FSI_REQUIRED=YES
 DISTRICT=KANYAKUMARI
 SURVEY_NO=557/22
 TALUK=AGASTHEESWARAM
 JURISDICTION_TYPE= PANCHAYAT
 RWH_DECLARED=YES
 BUILDING_NEAR_TO_RIVER=NO
 AREA_TYPE=OTHERS
 IS_APPROVED_LAYOUT=NO
 BUILDING_NEAR_MONUMENT=NO
 BUILDING_NEAR_GOVT_BLDG=NO
 PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
 FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
 NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
 NOC_FIRE_DEPT=NO
 OSR_APPLICABLE=NO
 IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
 BLOCK_1_B-SHOP_MEMBER_COUNT=2

<u>AREA DETAILS</u>		
DESCRIPTION	SQ.M	SQ.FT
SITE AREA	99.96	1075.96
PRO.G.F AREA	48.85	525.82
PRO.F.F AREA	29.26	314.95
TOTAL PRO.AREA	78.11	840.77
VACANT AREA	51.11	550.14
PLOT COVERAGE	48.86%	

JOINERY DETAILS	
RS ROLLING SHUTTER	1.75X2.00
D DOOR	1.00X2.00
D1 DOOR	0.75X2.00
W WINDOW	1.80X1.35
W1 WINDOW	1.50X1.35
V VENTILATOR	0.90X0.60

ALL DIMENSION ARE IN METER

Note:

- Certified RWH in Type of I-A
- Waste Water used for Garden.
- Rain Water harvesting Details Provided
- Solar System & Water tank provided.
- Drinking water to be provided as per corporation norms
- Rain water harvesting tank to be provided
- Waste water from recycled water tank & Trench connected to sullage disposal tank
- Solid waste tub to be provided
- 'U' traps provided in septic tank to prevent curb breeding of mosquitoes

(As per G.O.(M.S) No.: 341- dated 03.11.2004)

COLOUR INDEX: PROPOSED : ROAD :  BOUNDARY: 	SCALE: PLAN: 1:100 SITE PLAN: 1:100 KEY PLAN: 1:400
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FLOOR SPACE INDEX RATIO:

$$FSI = \frac{\text{TOTAL PLINTH}}{\text{SITE AREA}} = \frac{51.23 + 23.49}{99.96} = 0.74 < 2$$

CAR PARKING CALCULATION:

G.F FLOOR AREA = 48.93 M²
F.F FLOOR AREA = 21.65 M²
TOTAL FLOOR AREA = 70.58 M²
PARKING REQUIRED = (70.58-75)=4.42
= 4.42 @ 2 TWO WHEELER
PARKING REQUIRED - 2 TWO WHEELER

SIGNATURE OF LAND AND BUILDING OWNER
APPLICANT NAME : MR. A.MUTHU SELVAN,
ADDRESS S/O: ABRAHAM,
 Kumpurapuram Thoppur,
 Kumpurapuram main road,K.k dt 629402

S. S. RATHIKA SELVAN
Registered Engineer Gr-III
St. Michael Construction
Gabriel Street, Rajavoor
Kumarapuram Thoppur (P.O)
K. K. Dt. - 629 402
Ph: 9994187714, 8870798751

REGISTERED ENGINEER

DESIGN BY:
Er.S.S.RATHIKASELVAN.
REGISTERED ENGINEER GRADE -III
REG.NO : RE 06/2025
S.T MICHAEL CONSTRUCTION@ PLANNERS
2-79 GABRIEL STREET, RAJAVOOR
MARUNGOOR (P.O) KANYAKUMARI DT 629402
CELL: 8870799751 **9994187714**



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.

