Verified RealEstate™

REFERENCE
378/2026

ISSUED
03 June 2026

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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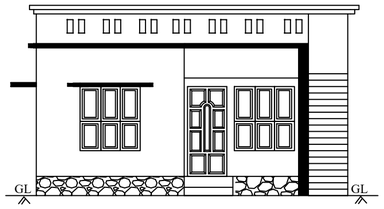
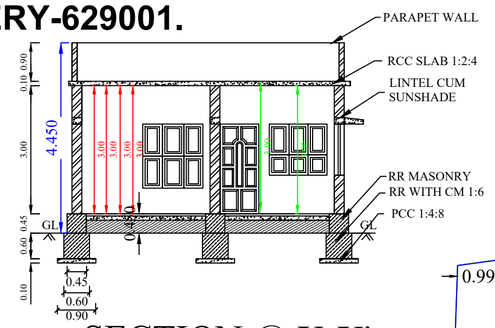
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING IN R.S NO:207/2A1B5,OF ARALVAIMOZHI SOUTH VILLAGE AT MUPPANDRA NAGAR,PLOT NO:5 ,ARALVAIMOZHI OF ARALVAIMOZHI TOWN PANCHAYAT, THOVALAI TALUK,KK DISTRICT.

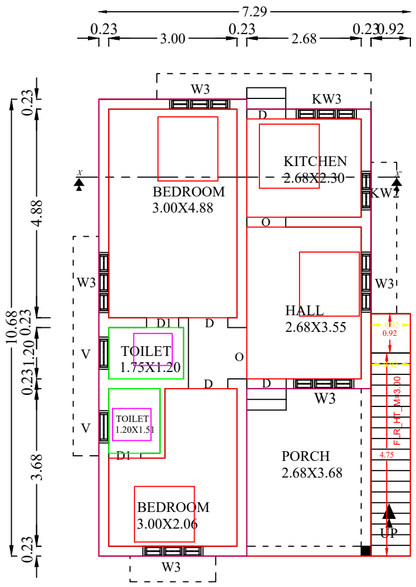
NAME OF OWNER: Mrs.T.KALA,W/O:WILIAM,
D/NO:54,VENGATESH 1ST FLOOR,
CHETTY STREET,
VADASERY-629001.



ELEVATION

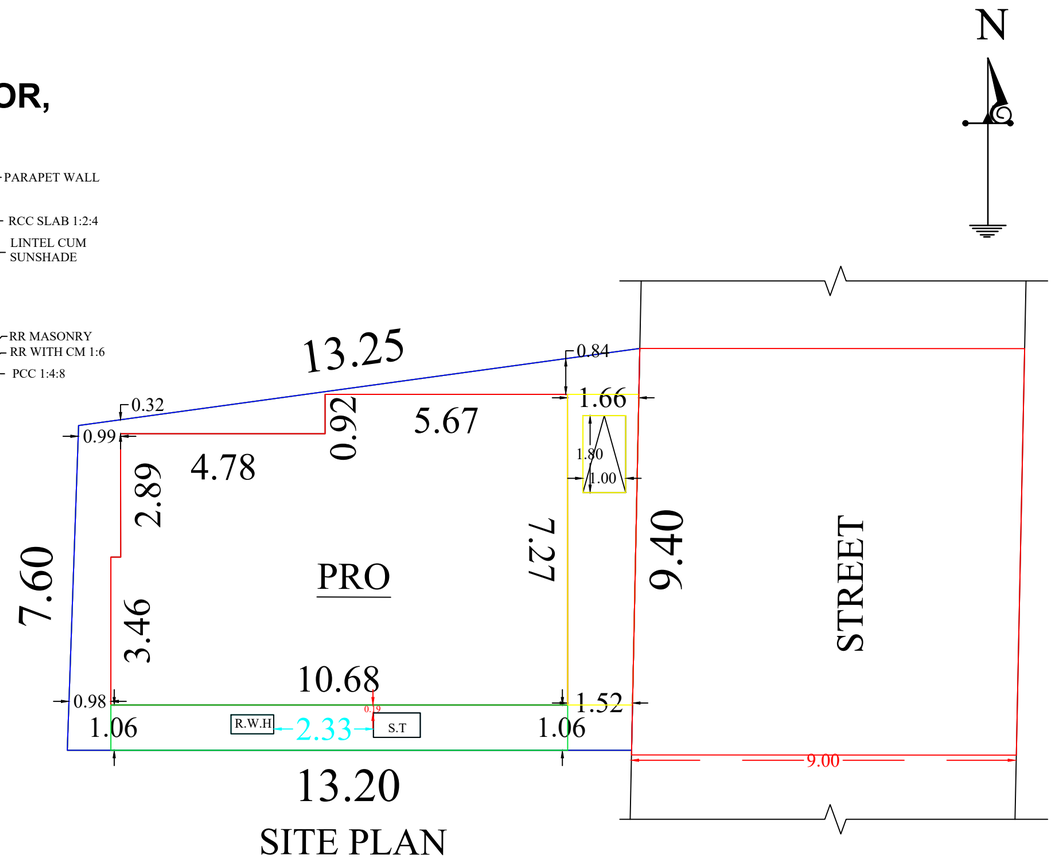


SECTION @ X-X'

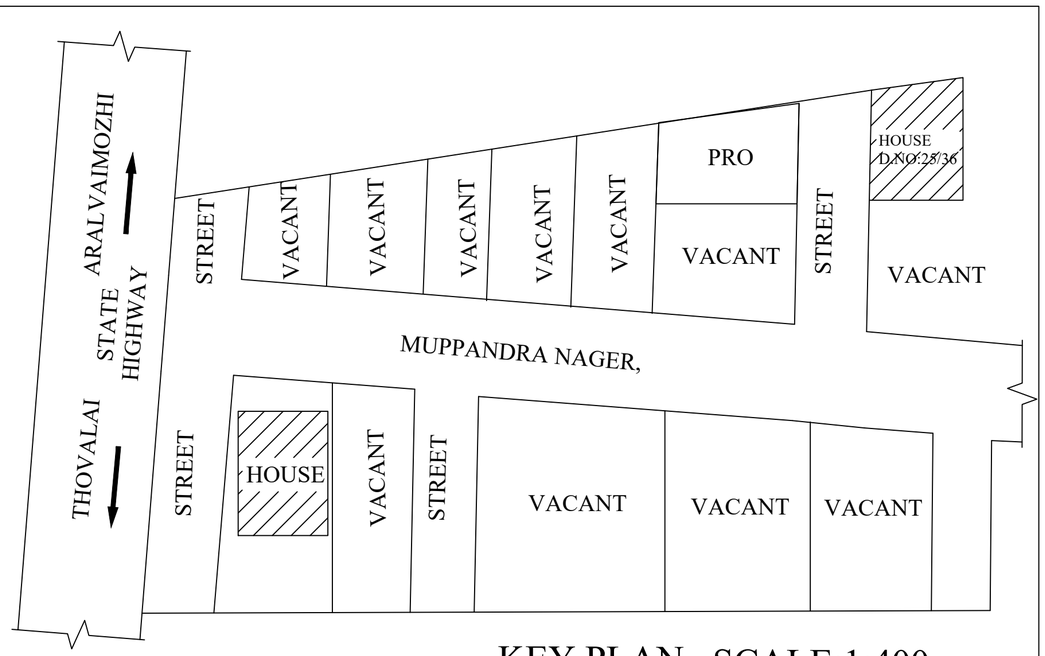


GROUND FLOOR

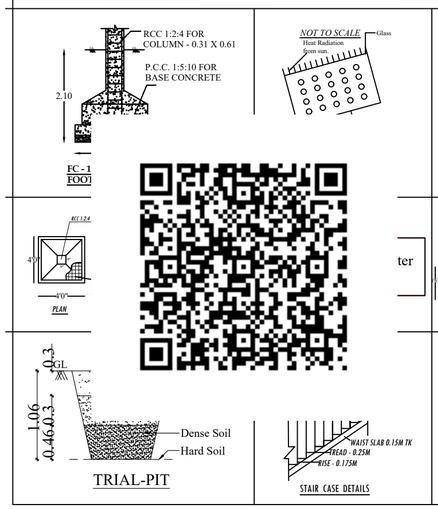
PLAN INFO
PLOT_NO=5
PATTA_NO=7222
TALUK=THOVALAI
DISTRICT=KANNIYAKUMARI
SURVEY_NO=207/2A1B5
PLOT_AREA_M2=111.37
AS_PER_DOCUMENT=111.37
AS_AT_SITE=111.64
FMB_OR_PLR=111.37
JURISDICTION_TYPE=PANCHAYAT
LAND_USE_ZONE = RESIDENTIAL
CRZ=NO
SECURITY_ZONE=NO
REAR SETBACK =NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=9.00
ROAD_LENGTH=10.5
AVG_PLOT_DEPTH=13.22
AVG_PLOT_WIDTH=8.50
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
OSR_APPLICABLE =NO
OSR_SURRENDER_OR_BUYBACK=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
AREA_TYPE=ECONOMICALLY WEAKER SECTION
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_LESSTHAN_1KM_RADIUS =NO

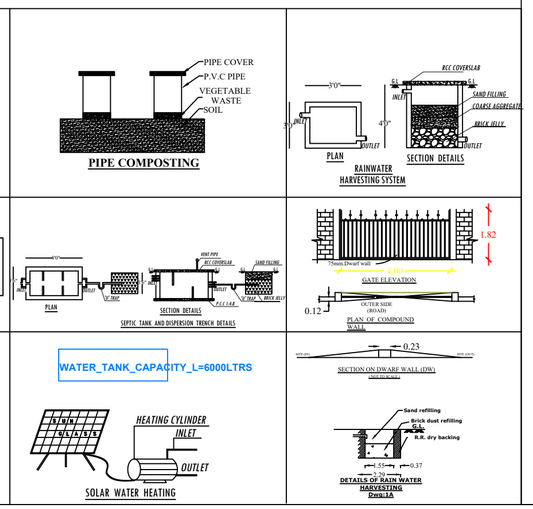


SITE PLAN



KEY PLAN SCALE:1:400





QR CODE

OFFICE USE

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

AREA IN SQM	SQM	SQ.FT
SITE	111.37	1198.78
EXISTING	NIL	
PROPOSED GROUND FLOOR	72.56	781.03
TOTAL	72.56	781.03
VACANT	38.81	417.75

PLOT COVERAGE AREA = $\frac{72.56}{111.37}$ X 100 = 65.03%

1 CAR SPACE AND 1 TWO WHEELER SPACE FOR EVERY 100 SQ.M OR PART THERE OF EXCLUDING THE FIRST 100SQ.M.

PARKING CALCULATION	FSI CALCULATION
GROUND FLOOR = 55.97 TOTAL = 55.97	$\frac{55.97}{111.37}$ = 0.50<2.0

55.97-100 =44.03/100 = 0.44 CAR SPACE

PARKING PROVIDED = 0 CAR SPACE
1 TWO WHEELER SPACE

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
	DOOR	1.00 X 2.10
	DOOR	0.75 X 2.10
O	OPEN	0.75 X 2.10
W3	WINDOW	1.50 X 1.40
KW3	WINDOW	1.50 X 1.00
W2	WINDOW	1.00 X 1.40
V	VENTILATOR	0.90 X 0.60

SCALE

SITE	1 : 100
PLAN	1 : 100

ALL DIMENSIONS ARE IN METER

SIGNATURE OF OWNER

Er.GNANARAJ, D.Arch.,M.E.,
(Govt. Registered Engineer - Grade-I)
Registration No : 150/LS/2019/00194
JOANA BUILDERS
First Floor, Supreme Mall, Balamore Road
Puthery, Nagercoil-3

SIGNATURE OF REGISTERED ENGINEER

PREPARED BY ;

Er.K.MATHIARASAN
REGISTERED ENGINEER GRADE -II
Reg.no-:150/LS/2019/00173
NAGERCOIL CITY MUNCIPAL CORPORATION
REAL VIEW CONSTRUCTION
36/C-D,DISTILLERY
ROAD,NAGERCOIL-1,K.K.DIST
Ph.NO:+91 9486072995,8667486600

THE LANDLENS SUITE

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

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FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.