

PP

APPROVAL RECORD

# Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

**Town Panchayat**

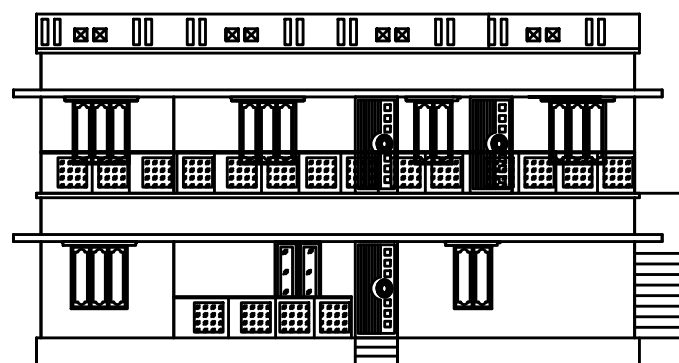
The approval as the planning authority issued it, reproduced in full behind this page.

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

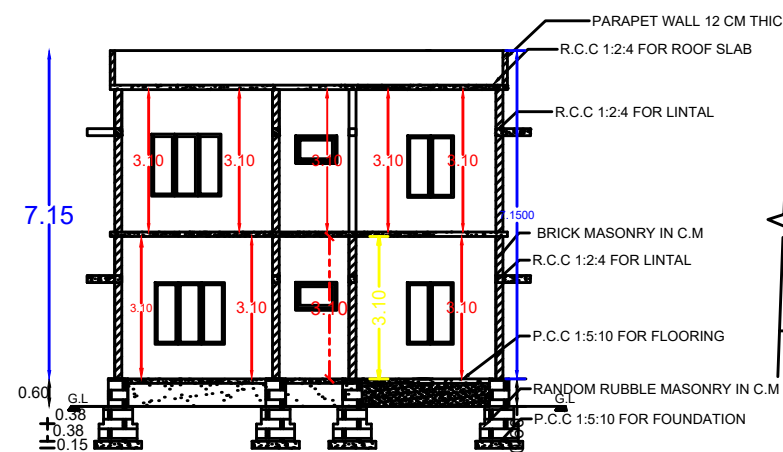
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C DWELLING ( 3HOUSE ) AT MARUKALVILAI CHERAMANGALAM IN R.SY NO : 495/14B , 495/14C AT MANAVALAKURICHI VILLAGE, MONDAIKADU TOWN PANCHAYAT , KALKULAM TALUK , KANYAKUMARI DISTRICT :

NAME OF OWNER :- Mr. D .SELVIN DHAS, S/O.DEVA DHAS

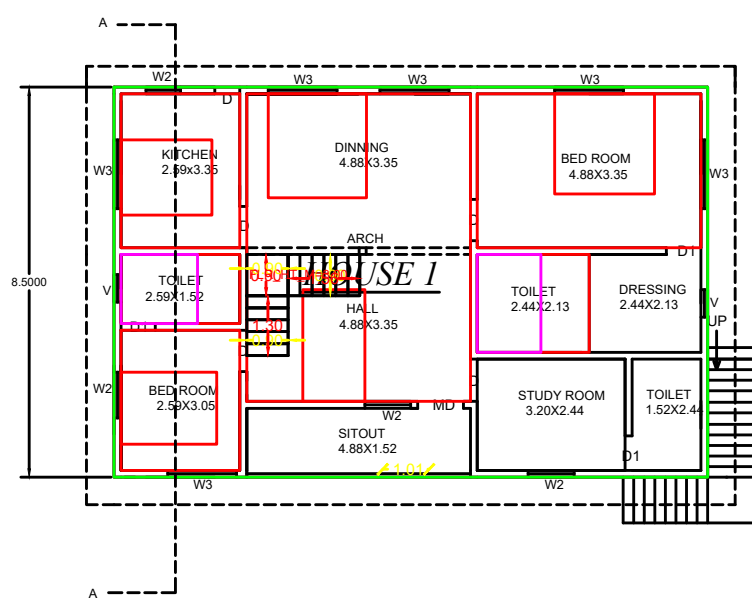
MARUKALVILAI,CHERAMANGALAM , AZHAGANPARAI (P.O)



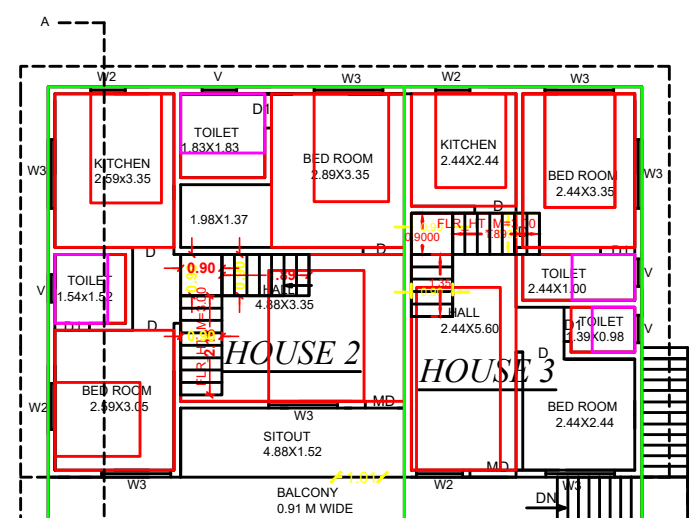
ELEVATION



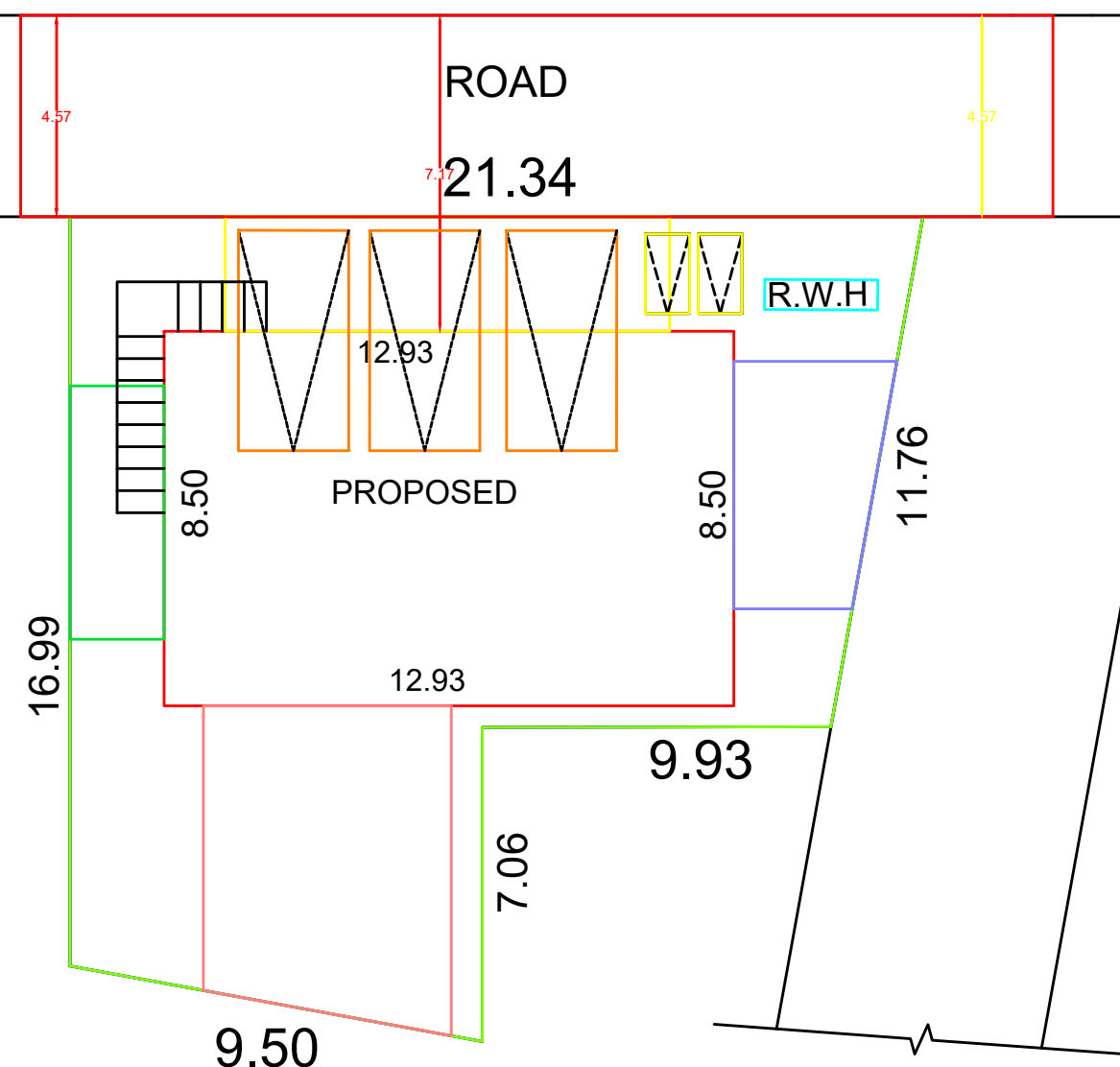
SECTION



GROUND FLOOR PLAN

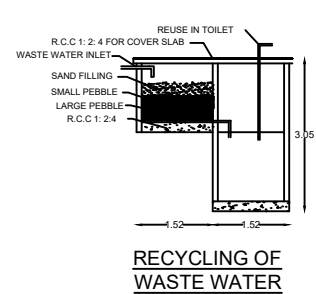


FIRST FLOOR PLAN

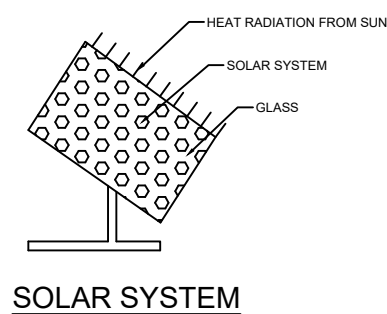


SITE PLAN  
scale 1:100

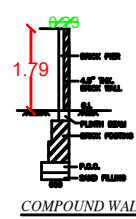
PLAN INFO  
PLOT\_NO=NO  
TALUK=KALKULAM  
DISTRICT=KANNYAKUMARI  
PLOT\_AREA\_M2= 270.91  
JURISDICTION\_TYPE= PANCHAYAT  
PATTA\_NO= 14363,14364  
SINGLE\_FAMILY\_BLDG=YES  
SURVEY\_NO= 495/14B, 495/14C  
LAND\_USE\_ZONE = RESIDENTIAL  
CRZ=NO  
SECURITY\_ZONE=NO  
ACCESS\_WIDTH\_M= 21.34  
WHETHER GOVT OR AIDED SCHOOL=NO  
AS\_AT\_SITE= 270.92  
FMB\_OR\_PLR= 270.91  
AS\_PER\_DOCUMENT= 270.91  
ROAD\_WIDTH=4.57  
ROAD\_LENGTH=100.00  
AVG\_PLOT\_DEPTH=18.17  
AVG\_PLOT\_WIDTH= 20.38  
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=YES  
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\_LESS\_THAN\_1KM\_RADIUS=NO



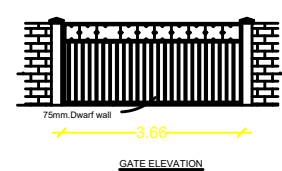
RECYCLING OF WASTE WATER



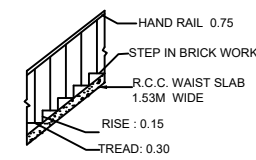
SOLAR SYSTEM



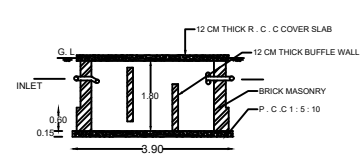
COMPOUND WALL  
DETAIL



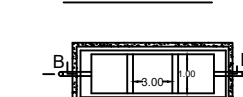
GATE ELEVATION



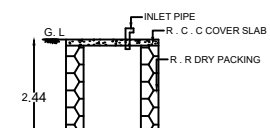
STAIR CASE SECTION



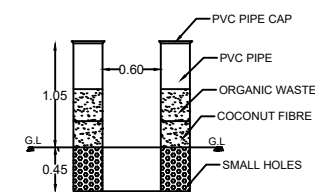
SECTION ON B-B



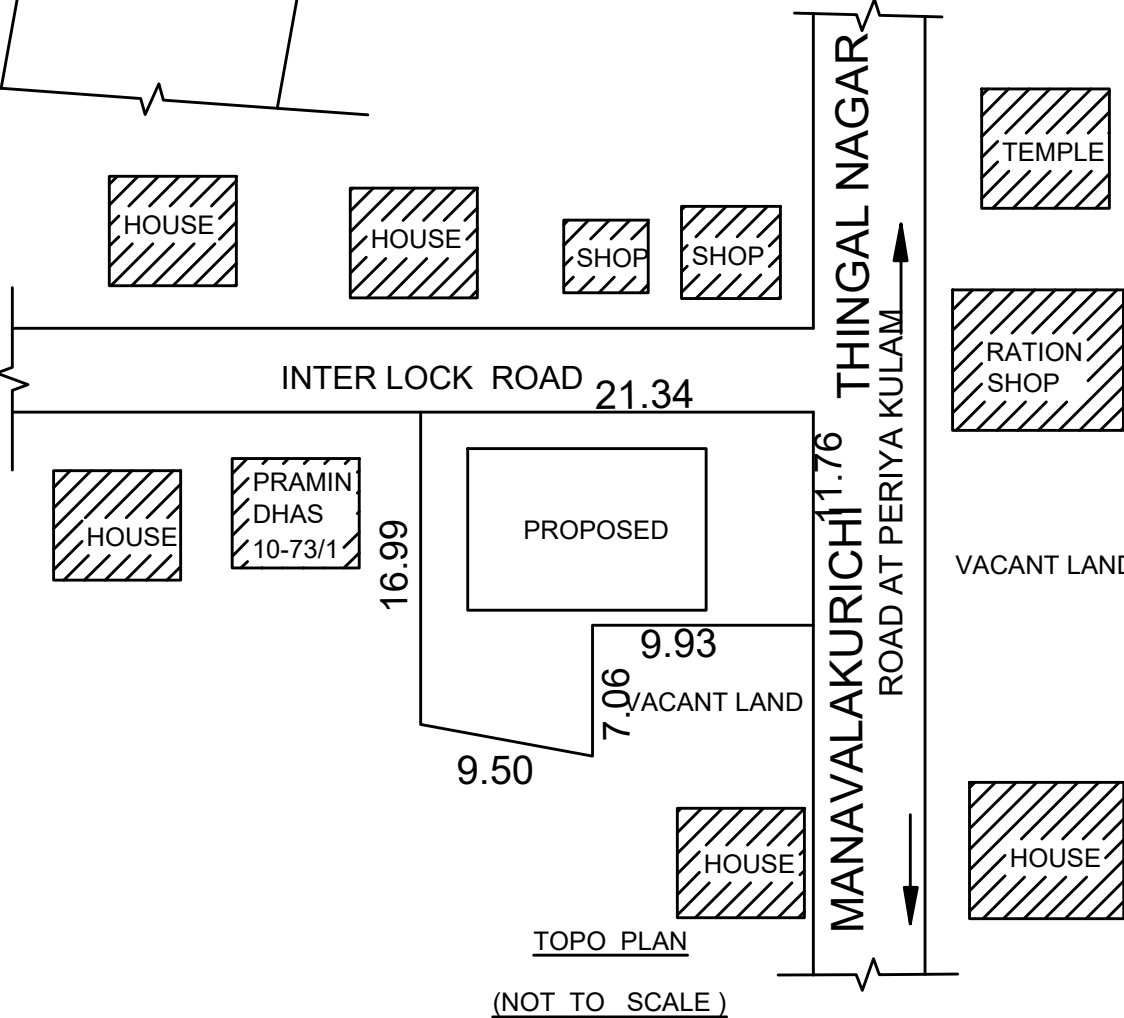
SEPTIC TANK PLAN



RAIN WATER STORAGE  
TANK SECTION



PIPE COMPOSIT PIT



TOPO PLAN  
(NOT TO SCALE)

NOTE : ALL DIMENSIONS ARE IN METER , SCALE : 1:100

| AREA OF SITE   | 2.72 ARE        | 6.750 CENTS |
|----------------|-----------------|-------------|
| AREA IN SQ "M" | AREA IN SQ "FT" |             |
| SITE AREA      | : 273.17        | 2940.40     |

| PLINTH AREA    |          |         |
|----------------|----------|---------|
| GROUND FLOOR : |          |         |
| HOUSE - 1      | : 109.90 | 1182.96 |
| FIRST FLOOR :  |          |         |
| HOUSE - 2      | : 73.69  | 793.19  |
| HOUSE - 3      | : 49.09  | 528.40  |
| TOTAL          | : 232.68 | 2504.57 |

| FLOOR AREA     |          |         |
|----------------|----------|---------|
| GROUND FLOOR : |          |         |
| HOUSE - 1      | : 98.11  | 1056.06 |
| FIRST FLOOR :  |          |         |
| HOUSE - 3      | : 60.02  | 646.05  |
| HOUSE - 4      | : 38.57  | 415.17  |
| TOTAL          | : 196.70 | 2117.27 |

|                         |               |
|-------------------------|---------------|
| LENGTH OF COMPOUND WALL | 21.34 M       |
| VACANT                  | : 163.27      |
| F.S.I :                 | 196.70/232.68 |
|                         | 0.84 <2.00    |

| PARKING CALCULATION :         |                       | 1 Car space = 2.50x5.00                     |
|-------------------------------|-----------------------|---------------------------------------------|
| Required parking :-           |                       | Required car space = 196.70 / 75 = 2.62 car |
| Total plinth area             | = 196.70 sq.m         |                                             |
| 1 Two Wheeler space           | = 1.00 x 1.80         |                                             |
| First 50 sq.m 1 dwelling unit | = 1 Two Wheeler space |                                             |
| Plot coverage : 196.70 x 100  |                       |                                             |
| 232.68                        |                       |                                             |
| = 84.54 %                     |                       |                                             |

| ENTER VALUE | ENTER MATERIAL    | ENTER SIZE  |
|-------------|-------------------|-------------|
| M/D         | PANELLED DOOR     | 1.00 x 2.10 |
| D           | PANELLED DOOR     | 0.90 x 2.10 |
| D1          | PANELLED DOOR     | 0.75 x 2.10 |
| W3          | GLAZED WINDOW     | 1.50 x 1.34 |
| W2          | GLAZED WINDOW     | 1.00 x 1.34 |
| K.W         | KITCHEN WINDOW    | 1.00 x 1.00 |
| V           | GLAZED VENTILATOR | 0.75 x 0.45 |
| ROAD        | PROPOSED          |             |
| SITE        | EXISTING          |             |

**H. Sophia**  
Er. M. SOPHIA,  
Registered Civil Engineer  
Reg.No: 148/LS/2024/00001  
**SOPHIA CONSTRUCTION**  
Near BSNL Office  
Neyyoor Road, Thingal Nagar  
Cell: 9345414218

SIGNATURE OF LICENCED SURVEYOUR

*T. D. Selvin dhas.*

SIGNATURE OF APPLICANT



# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

