

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

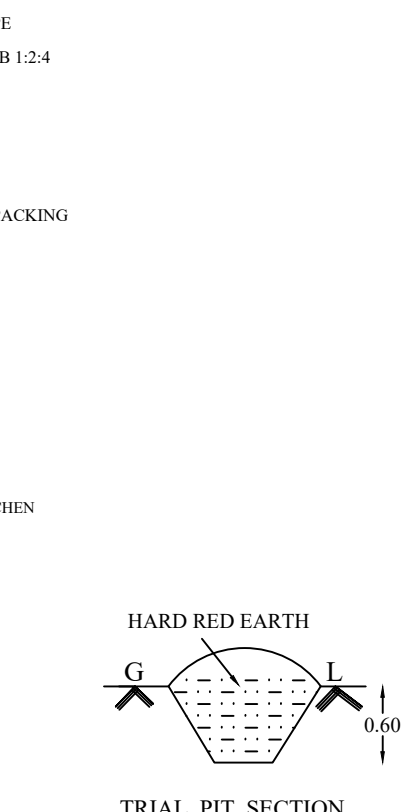
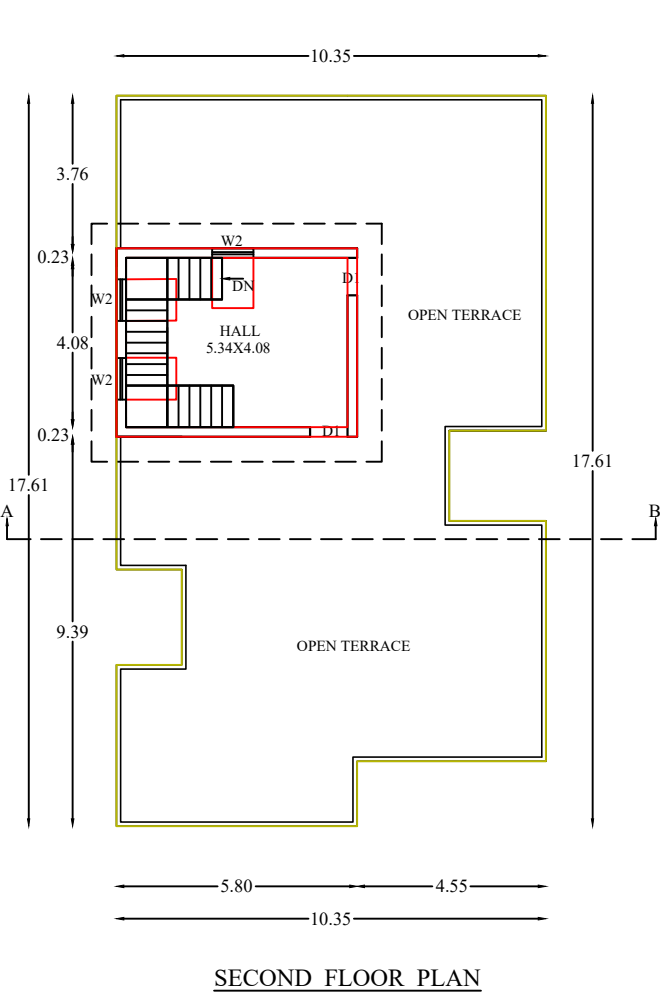
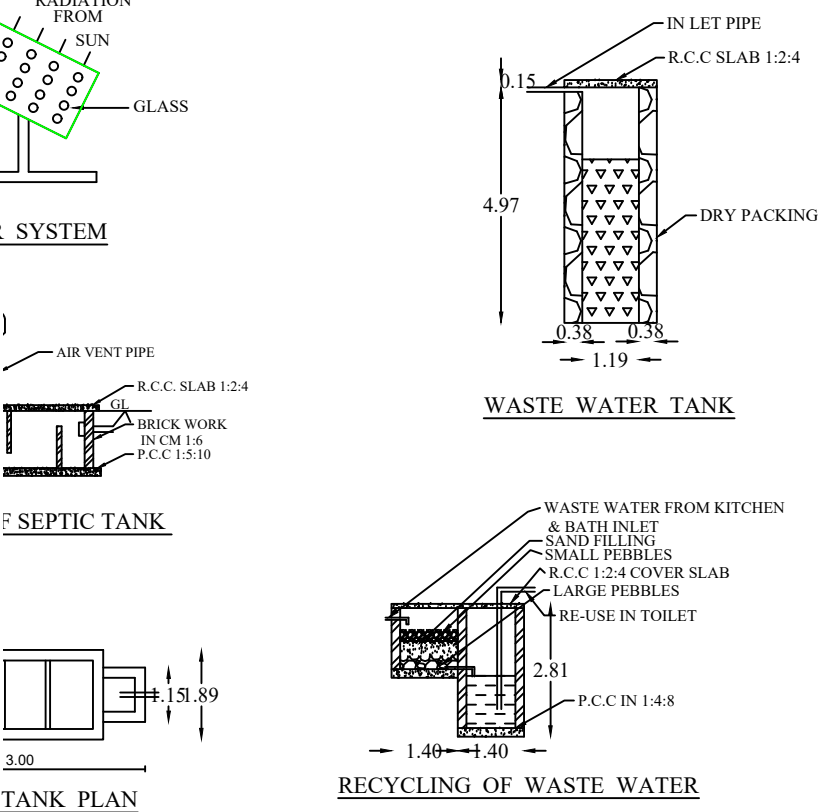
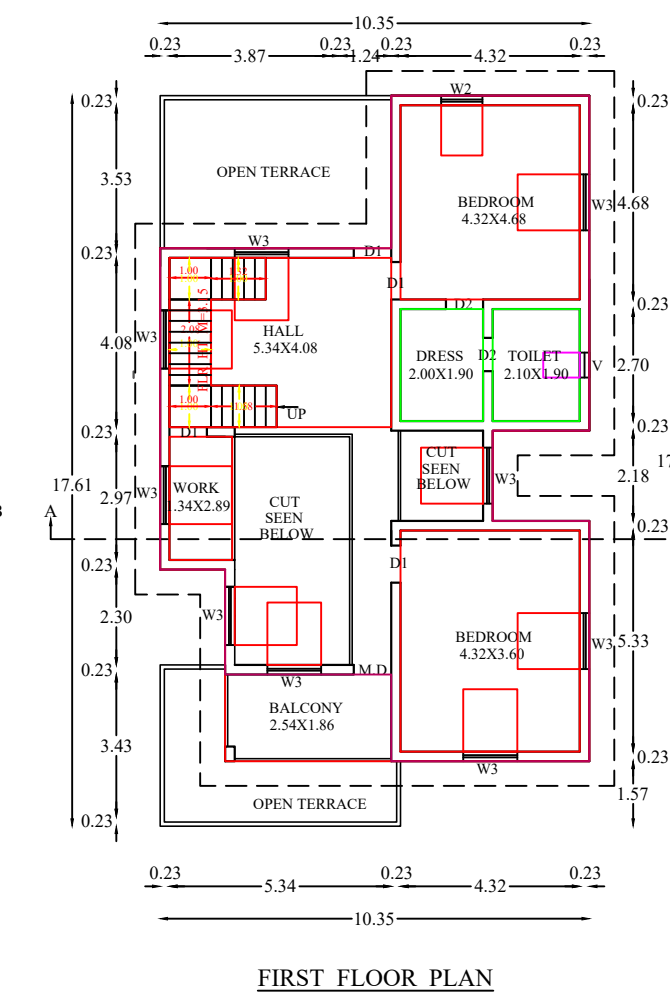
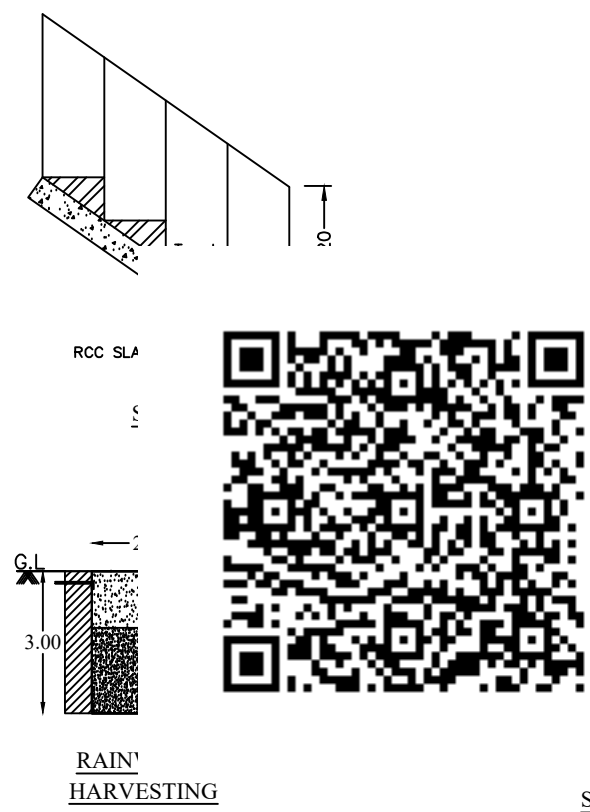
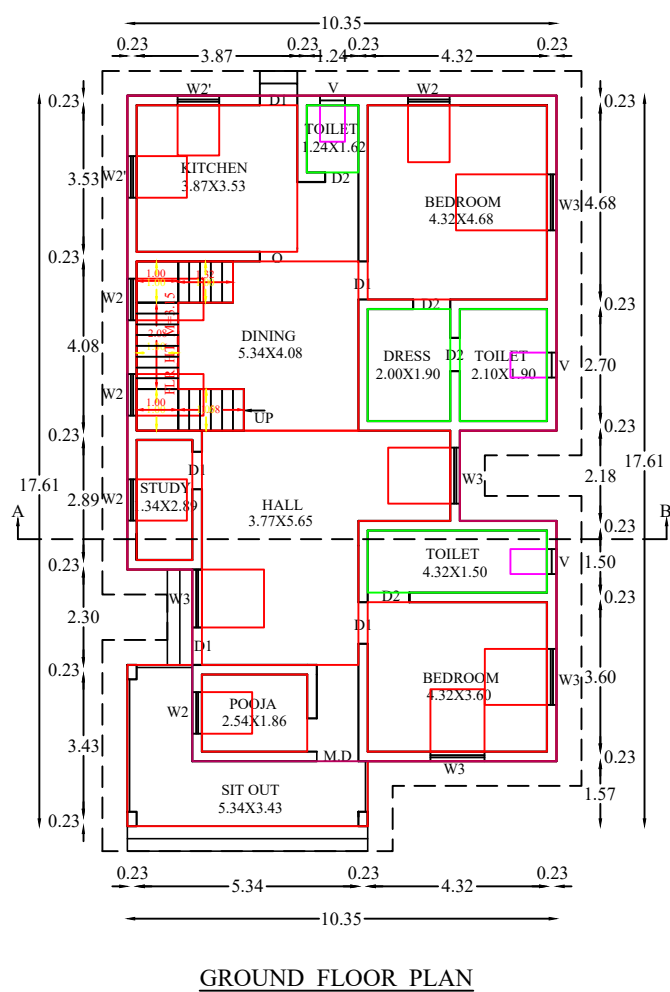
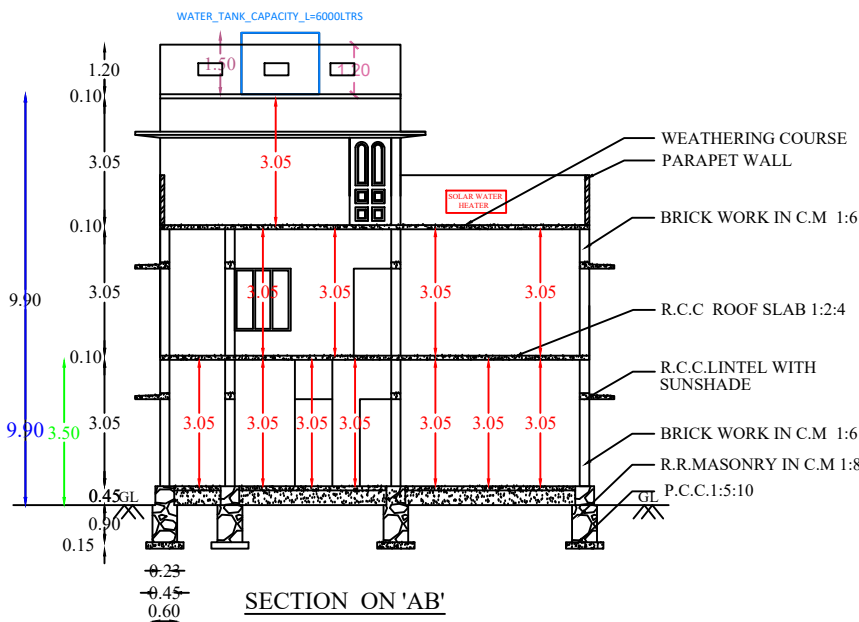
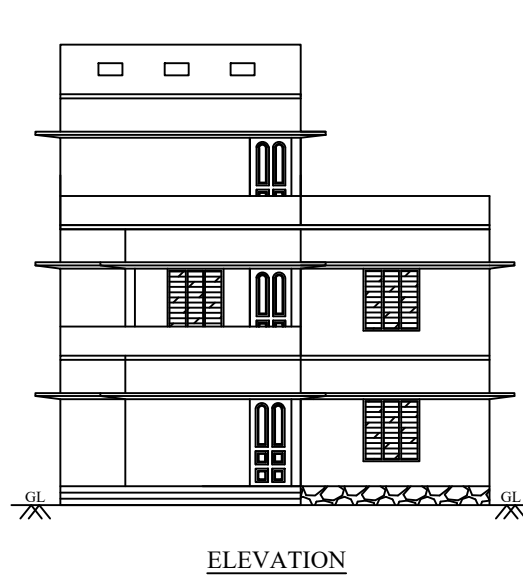
Town Panchayat

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

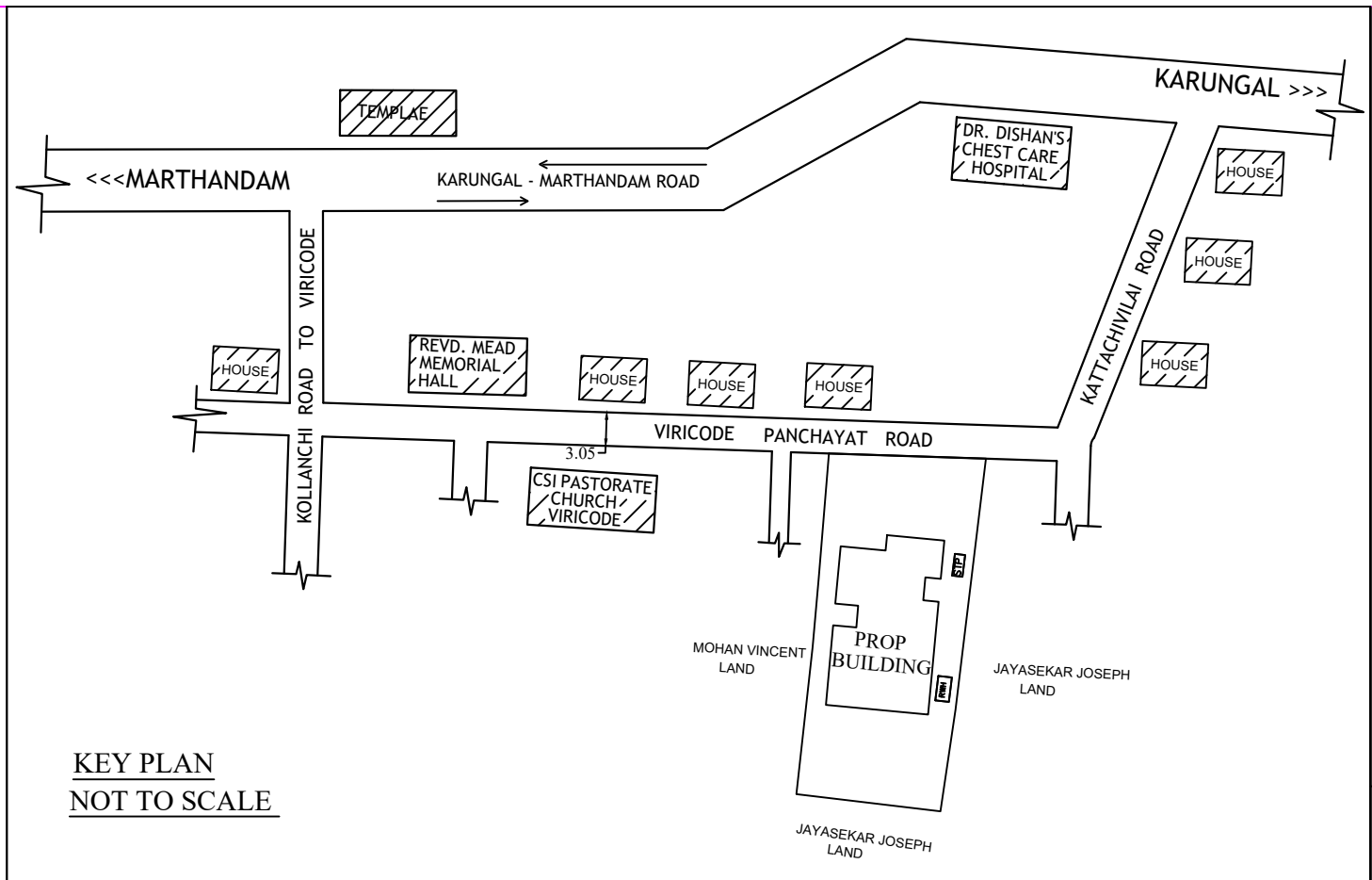
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C ROOF RESIDENTIAL BUILDING
AT MANJAVILAGAM, VIRICODE IN RE.SY.NO:561/8B OF KOLLANCHI VILLAGE, UNNAMALAIKADAI
TOWN PANCHAYAT, VILAVANCODE TALUK, KANYAKUMARI DISTRICT.

NAME OF OWNER: Mr.R.HEMATHMATHAN,
S/O Mr.RAVI KARTHIKAYAN.



SITE PLAN
SCALE 1:100



KEY PLAN
NOT TO SCALE

PLAN INFO
PLOT_NO=NO
PATT_NO=15742
TALUK=VILAVANCODE
DISTRICT=KANYAKUMARI
SURVEY_NO=561/8B
PLOT_AREA_M2=809.60
AS_PER_DOCUMENT=809.60
AS_AT_SITE=808.67
FMB_OR_PLR=809.60
JURISDICTION_TYPE= PANCHAYAT
SINGLE_FAMILY_BLDG=NO
LAND_USE_ZONE= RESIDENTIAL
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=3.05
ROAD_LENGTH=50.0
AVG_PLOT_DEPTH=57.80
AVG_PLOT_WIDTH=14.60
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_GOV'T_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_F-MSBL_MEMBER_COUNT=2



AREA DETAILS	
SITE AREA	: 809.60 Sq.m, 8715.34 Sq.ft, 20,000 Cents
VACANT AREA	: 643.17 Sq.m, 6923.73 Sq.ft

PLINTH AREA DETAILS	
GROUND FLOOR	: 166.46 Sq.m, 1792.000 Sq.ft
FIRST FLOOR	: 133.30 Sq.m, 1435.000 Sq.ft
SECOND FLOOR	: 25.50 Sq.m, 274.000 Sq.ft
TOTAL AREA	: 325.26 Sq.m, 3501.000 Sq.ft

FLOOR AREA DETAILS	
GROUND FLOOR	: 138.35 Sq.m, 1489.340 Sq.ft
FIRST FLOOR	: 88.92 Sq.m, 957.000 Sq.ft
SECOND FLOOR	: 21.78 Sq.m, 234.460 Sq.ft
TOTAL AREA	: 249.05 Sq.m, 2680.800 Sq.ft

PLOT COVERAGE : (166.46/809.60)*100= 20.56%

PARKING AREA CALCULATION	
UPTO 75 SQ.M :	1 TWO WHEELER SPACE
ABOVE 75 SQ.M :	1 CAR SPACE
REQUIRED AND PROVIDED PARKING	
2 TWO WHEELER SPACE	
1 CAR SPACE	

JOINERY DETAILS	
D	: MAIN DOOR : 1.00 x 2.10
D1	: DOOR : 0.90 x 2.10
D2	: DOOR : 0.75 x 2.10
W3	: WINDOW : 1.35 x 1.50
W2	: WINDOW : 0.90 x 1.50
W2'	: WINDOW : 1.00 x 1.00
W3'	: WINDOW : 1.30 x 1.00
V	: VENTILATOR : 0.60 x 0.90

SCALE		SITE BOUNDARY	☐
		PROP. BUILDING	☐
		ROAD, PATHWAY	☐
		EXIST. BUILDING	☒

SIGNATURE OF LAND AND BUILDING OWNER:	
Er. A.M. Justin Thiravias Raj, DCE, BE. Registered Civil Engineer Reg. No: 148/LS/2024/00007 Thozhiodu, Keeshalum Post Cell: 9487634407, 9486960369	
SIGNATURE OF LICENCE SURVEYOR/ENGINEER	
CERTIFICATE	
Certified that provision shall be made to provide rain water arrangements system in the proposed construction.	
"ALL DIMENSIONS ARE IN METERS "	

J&C Architecture
Er.A.M.Justin Thiravias Raj DCE, BE.
Karungal Near KDCC Bank,
Karungal Post, Pin - 629157
Mobile : 9487634407, 9486960369
E-mail : justin17civil@gmail.com.

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.

