

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

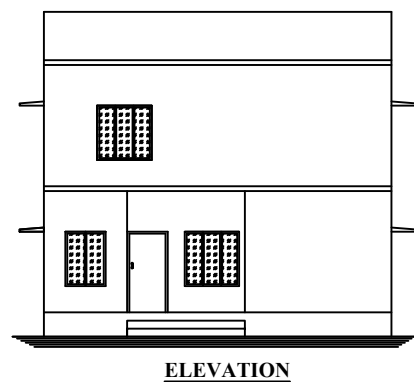
Town Panchayat

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

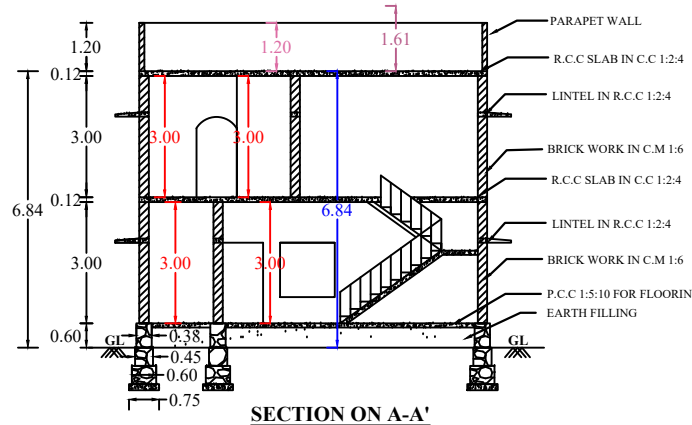
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING IN RE.SY.NO : 552/6B2 OF VILLUKURI 'B' VILLAGE
AT MELAMARUVATHOOR, VILLUKURI, VILLUKURI TOWN PANCHAYAT, KALKULAM TALUK, KANYAKUMARI DISTRICT.

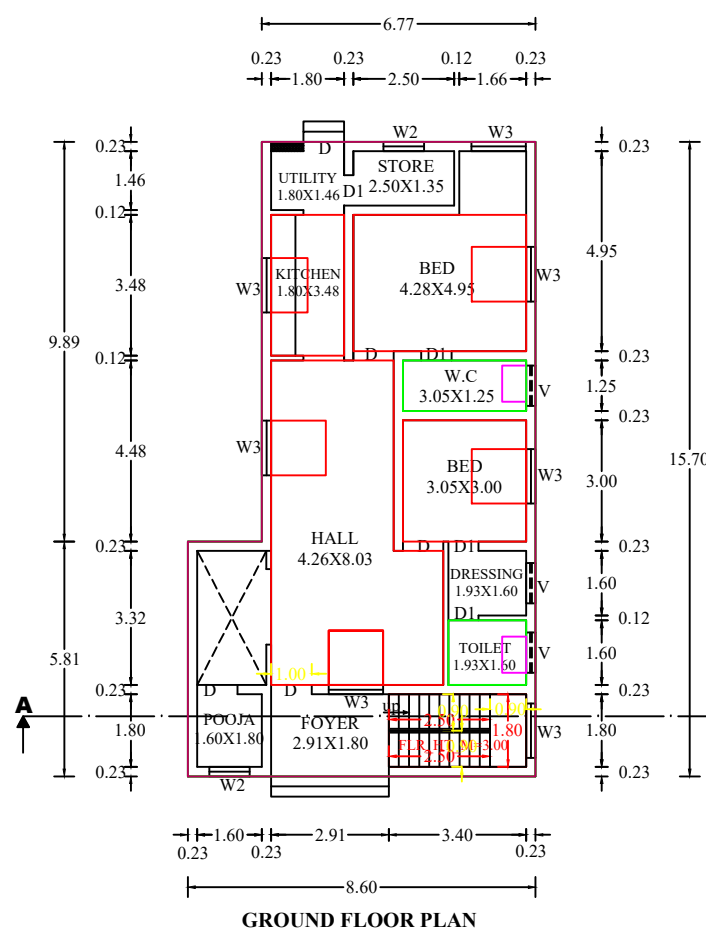
NAME OF OWNER : Mr. P. KALIDHAS,
S/o. Mr. PADMANABHAN,
22, Yamuna Nager, Thendral Nager West,
Thirumullaivoyal, Vellalur,
Thiruvallur- 600 062
Mob: 9790867621



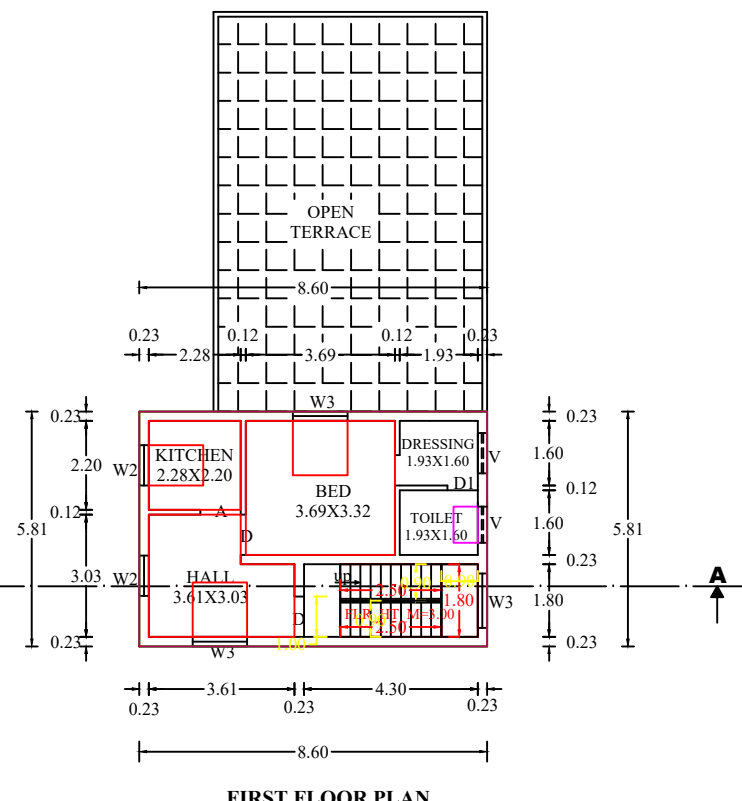
ELEVATION



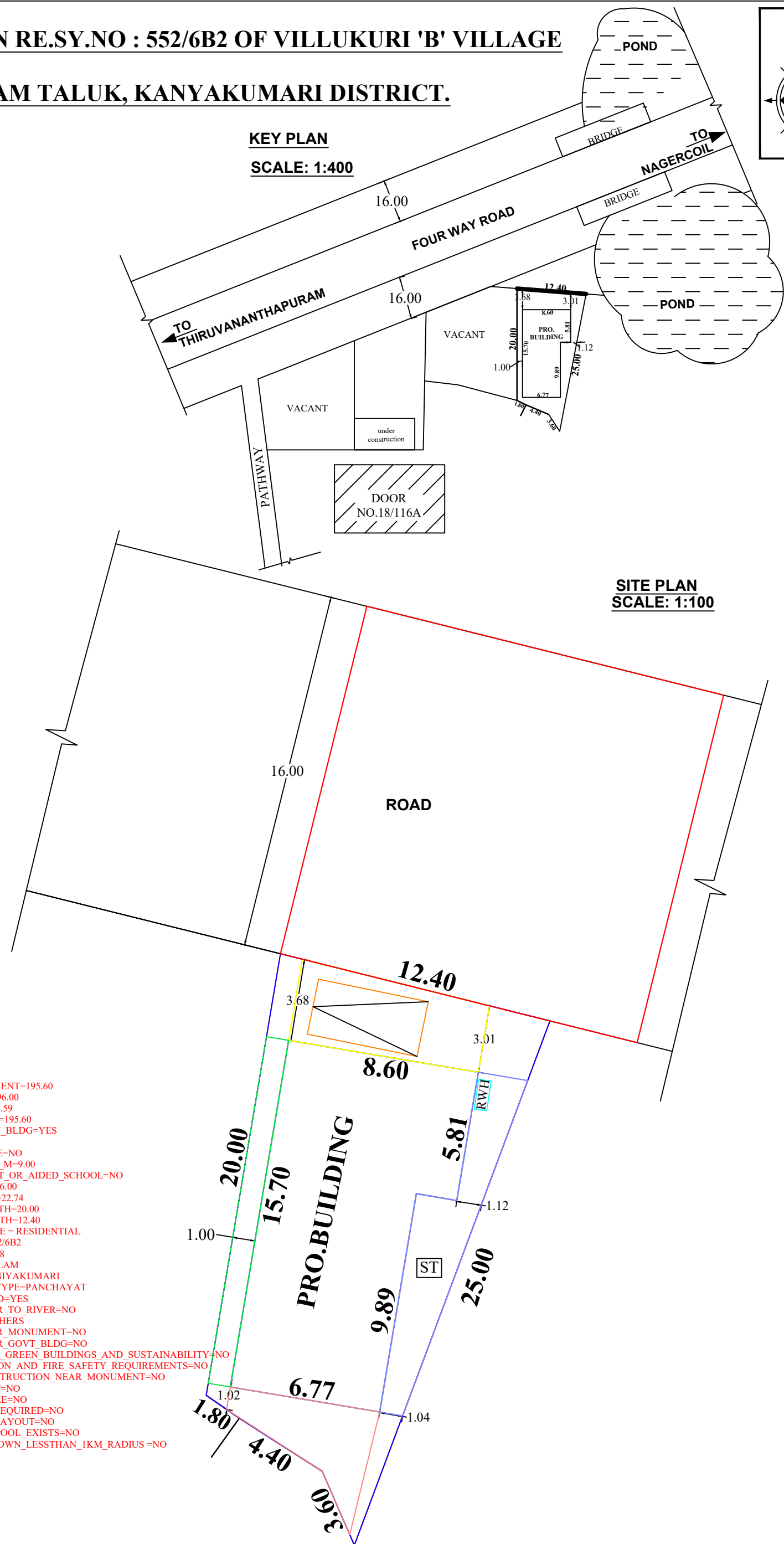
SECTION ON A-A'



GROUND FLOOR PLAN



FIRST FLOOR PLAN



KEY PLAN
SCALE: 1:400

SITE PLAN
SCALE: 1:100

OFFICE USE:

AREA DETAILS

DESCRIPTION	SQ.M	SQ.FT
SITE AREA	195.60	2104.66
PRO.G.F AREA	116.92	1258.06
PRO.F.F AREA	49.97	537.68
TOTAL PRO. AREA	166.89	1795.74
VACANT AREA	78.68	846.60

PLOT COVERAGE - 59.77 %

SCHEDULE OF JOINERIES :

D	DOOR	1.00 X 2.00
W1	WINDOW	1.50 X 1.50
D1	DOOR	0.75 X 2.00
V	VENTILATOR	0.75 X 0.60

ALL DIMENSION ARE IN METER

COLOUR INDEX	SCALE
PROPOSED :	PLAN: 1:100
ROAD :	SITE PLAN: 1:100
BOUNDARY :	

FSI CALCULATION:
REQUIRED < 2
FSI = $\frac{\text{TOTAL AREA ON ALL FLOORS}}{\text{PLOT AREA}}$
= $\frac{166.89}{195.60} = 0.85 < 2$
PC = $\frac{116.92}{195.60} \times 100 = 59.77 \%$

SIGNATURE OF LAND AND BUILDING OWNER

Er. J. ANI BREEITY, B.E., M.B.A.,
Registered Engineer Grade - III
Registration No: 150/LS/2024/00023
UNICORN CIVIL DESIGNS
Villukuri Junction, Madathattuvilai Road,
Kanyakumari District, TN-629180
Ph No: +91 9442050558, +917305123625.

SIGN OF REGISTERED ENGINEER

PREPARED BY: Er. J. ANI BREEITY, B.E., M.B.A.,

J. ANI BREEITY, B.E., M.B.A.,

Registered Engineer Grade - III

Registration No: 150/LS/2024/00023

UNICORN CIVIL DESIGNS

Villukuri Junction, Madathattuvilai Road,

Kanyakumari District, TN-629180

Ph No: +91 9442050558, +917305123625.

PLAN INFO
AS PER DOCUMENT=195.60
FMB OR PLR=196.00
AS AT SITE=224.59
PLOT AREA M2=195.60
SINGLE FAMILY BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH M=9.00
WHETHER GOVT OR AIDED_SCHOOL=NO
ROAD_WIDTH=16.00
ROAD_LENGTH=22.74
AVG_PLOT_DEPTH=20.00
AVG_PLOT_WIDTH=12.40
LAND_USE_ZONE = RESIDENTIAL
SURVEY_NO=552/6B2
PATTA_NO=13288
TALUK=KALKULAM
DISTRICT=KANNIYAKUMARI
JURISDICTION_TYPE=PANCHAYAT
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=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
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS THAN_1KM_RADIUS=NO



3

S

BY MASONRY

FEELING

WELLY

Not to scale

WATER_TANK_CAPACITY_L=5000LITRS

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.

