

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

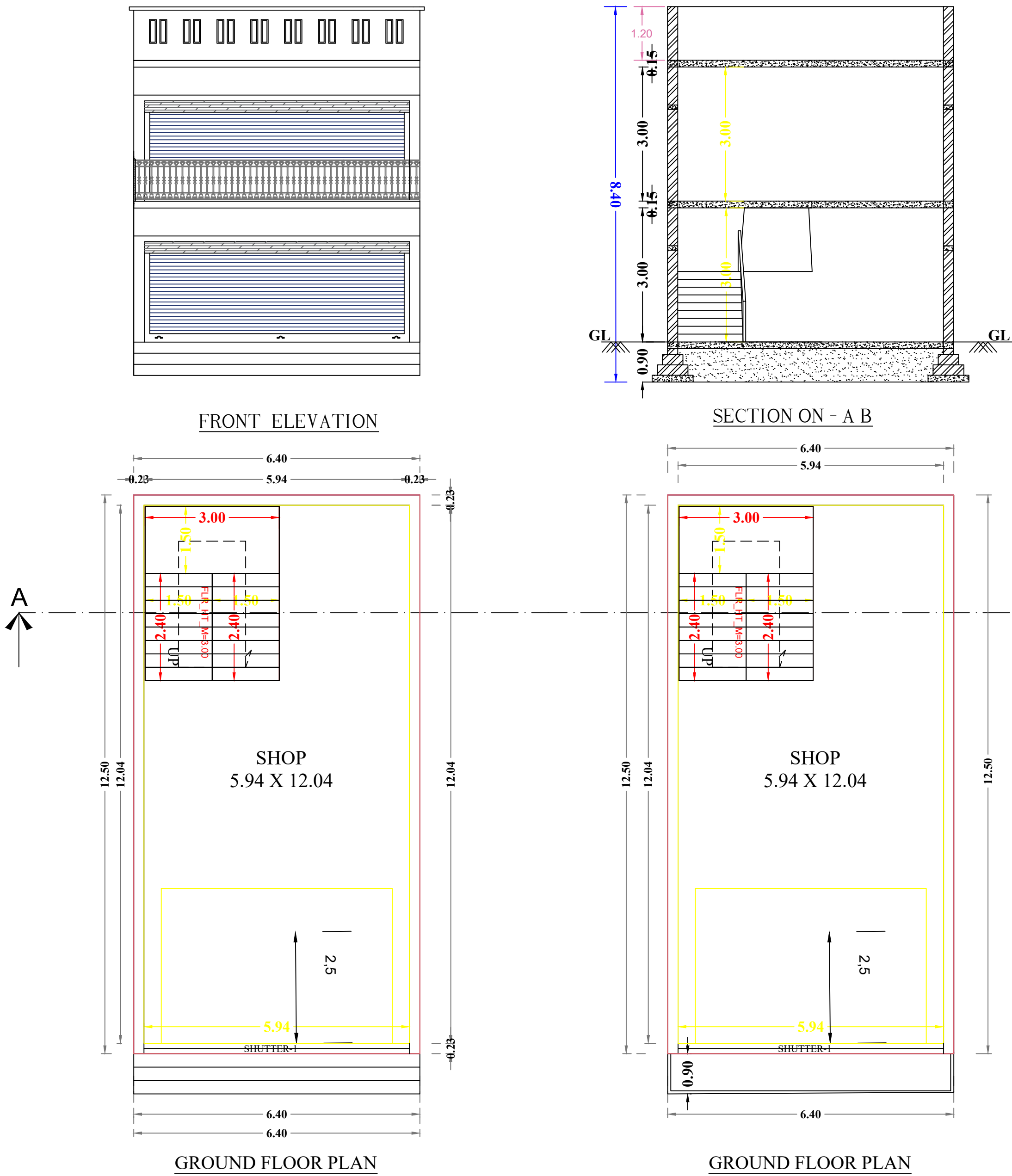
Rural Panchayat

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.

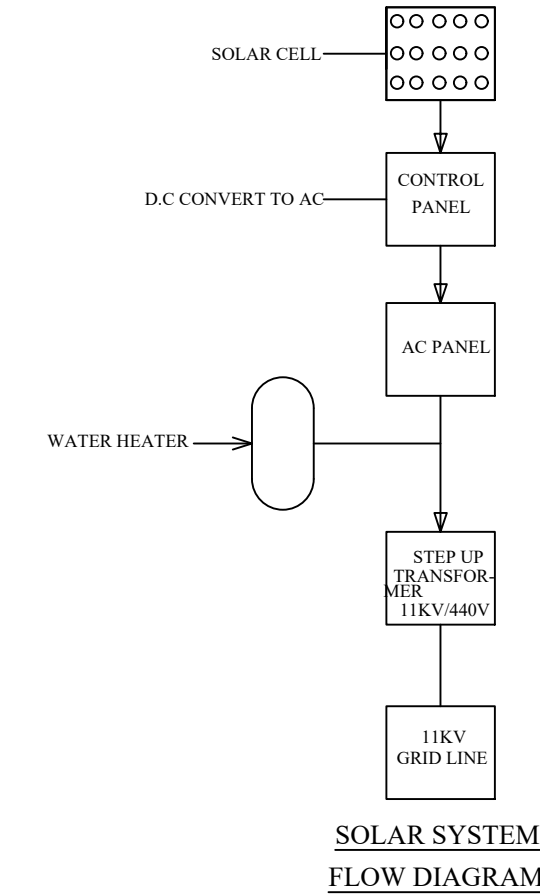
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL SHOP BUILDING IN RE.SY.NO : 518/8B3B2
OF VEERAMARTHANDANPUTHOOR VILLAGE, SAHAYANAGAR VILLAGE PANCHAYAT, THOVALAI TALUK,
KANYAKUMARI DISTRICT.

NAME OF OWNER : Mrs.A.SELVI,
W/O. Iyappan, Door No :4-29-5,
Gnanam Nagar, Kumarapuramthoppur,
Agasteeswaram,
Kanniyakumari, TN - 629402,
Mob No : +91 9443909071.



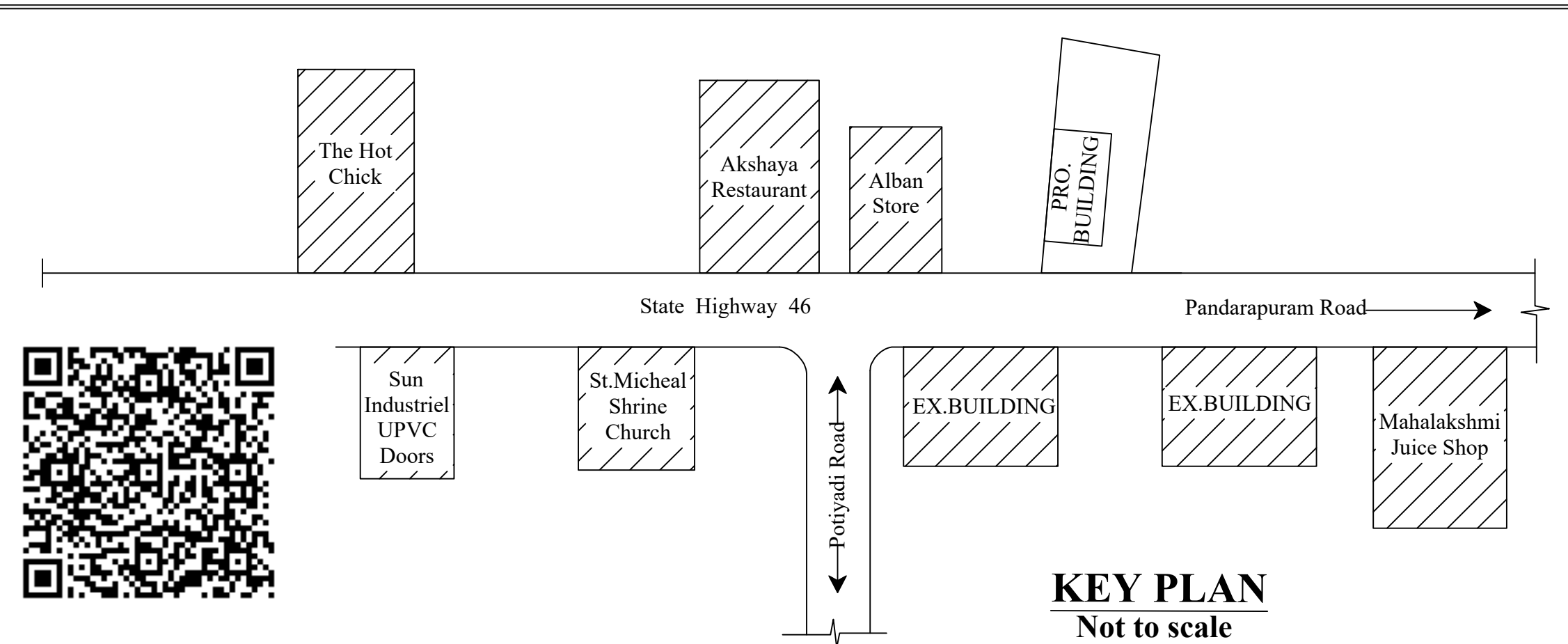
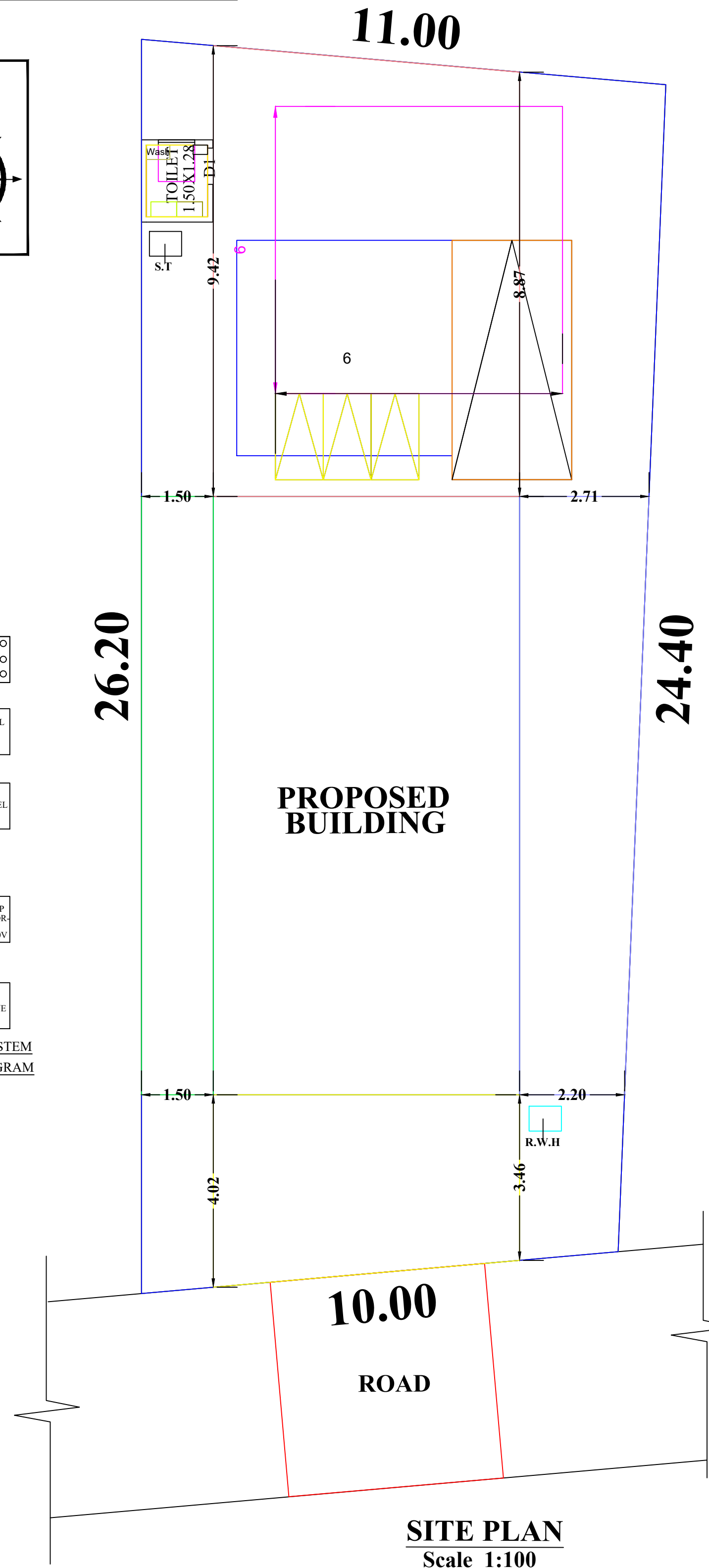
WATER_TANK_CAPACITY_L=5000LTRS

RWH_CAPACITY_L=2000LTRS

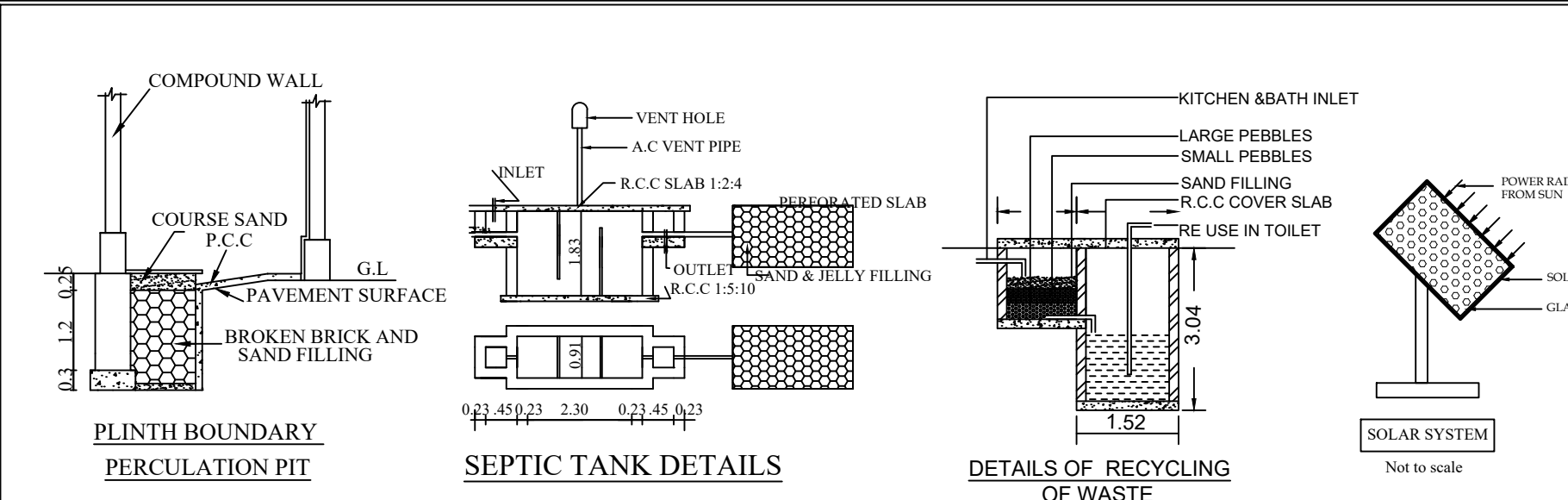


FIRE EXTINGUISHER (N.T.S)

SAND BUCKETS (N.T.S)



PLAN INFO
AS PER DOCUMENT-263.12
FMR OR PLR-264.55
AS AT SITE-264.55
PLOT AREA M2-264.55
SINGLE FAMILY BLDG-NO
CRZ-NO
SECURITY ZONE-NO
ACCESS WIDTH M-10.00
WHETHER GOVT OR AIDED SCHOOL-NO
ROAD WIDTH-4.50
ROAD LENGTH-10.00
AVG PLOT DEPTH-25.30
AVG PLOT WIDTH-10.5
LAND USE ZONE- COMMERCIAL
SURVEY NO-5188B3B2
PATTI NO-7971
TALUK-THOVALAI
DISTRICT-KANNIYAKUMARI
JURISDICTION TYPE-PANCHAYAT
RWTH 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
OSR SURR BUYBACK RETAIN-RETAIN
PREMIUM FSI REQUIRED-NO
IS APPROVED LAYOUT-NO
IS SWIMMING POOL EXISTS-NO
IF HERITAGE TOWN LESS THAN 1KM RADIUS-NO
BLK 1 LVL 1 SIDE SETBACK-NO
BLOCK 1 B-SHOP_MEMBER_COUNT-1



OFFICE USE

AREA DETAILS		
DESCRIPTION	SQ.M	SQ.FT
SITE AREA	264.55	2847.59
PRO. G.F AREA	80.00	861.11
PRO. F.F AREA	80.00	861.11
TOTAL PRO. AREA	160.00	1722.23
VACANT AREA	184.55	1986.47

PLOT COVERAGE - 30.24 %

SCHEDULE OF JOINERIES :

S-1	SHUTTER - 1	2.47 X 2.25
D1	DOOR-1	0.76 X 2.10
V	VENTILATOR	0.76 X 0.76

ALL DIMENSION ARE IN METER

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

FSI CALCULATION:
REQUIRED < 2
FSI = $\frac{\text{TOTAL AREA ON ALL FLOORS}}{\text{PLOT AREA}}$
= $\frac{160.00}{264.55} = 0.60 < 2$
PC = $\frac{80.00}{264.55} \times 100 = 30.24 \%$

A.Selvi
SIGNATURE OF LAND AND BUILDING OWNER

Er. J. ANI BREETY, B.E.,M.B.A.,
Registered Engineer Grade - III
Registration No:RE-08/2025
UNICORN CIVIL DESIGNS
Villukuri Junction, Madathattuvilai Road,
Kanyakumari District, TN-629180
PH No:+91 9442060558, +917985129825

SIGN OF REGISTERED ENGINEER
PREPARED BY: Er. J.ANI BREETY, B.E.,M.B.A.,

J.ANI BREETY, B.E.,M.B.A.,
Registered Engineer Grade - III
Registration No: RE - 08/2025
UNICORN CIVIL DESIGNS
Villukuri Junction, Madathattuvilai Road,
Kanyakumari District, TN-629180
Ph No:+91 9442050558, +917305123625.

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

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

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

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.

