Verified RealEstate™

REFERENCE
188/2026

ISSUED
14 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 309

Valiya vilai of Vilavoor

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

hello@verified.realestate

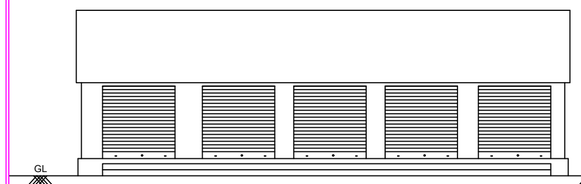
+91 9996 12 9996

verified.realestate

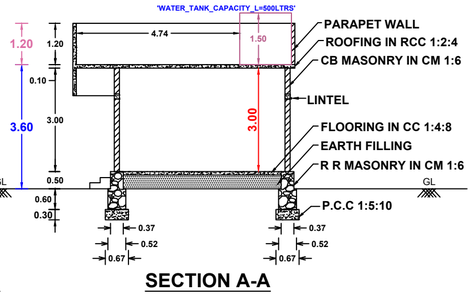
DIGITALLY VERIFIED RECORD

Plan showing the proposed construction of RCC roof Shop buildings in Re.Survey.No: 296/1A2B,309/10J2B2,309/10J2B1B of Thuckaly village in Kalkulam Taluk. At Valiya vilai, Moolachal,Thuckalay(P.O), Kanniyakumari District, Pin Code: 629175, Vilavoor Town Panchayat.

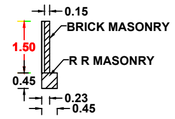
Owner Name and Address : Mr. V.Yovan, S/o. Vethakkon,
Valiya vilai, Moolachal,Thuckalay(P.O).



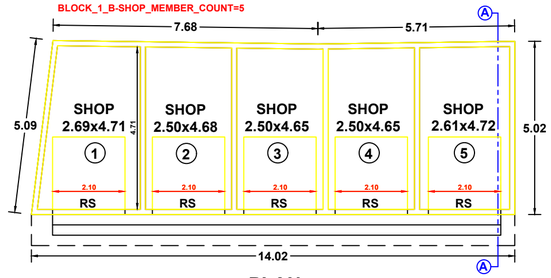
ELEVATION



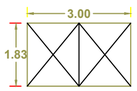
SECTION A-A



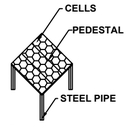
COMPOUND WALL



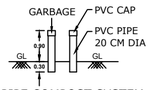
PLAN



MAIN GATE



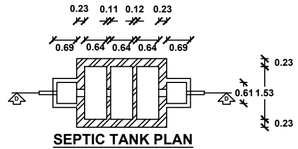
SOLAR SYSTEM



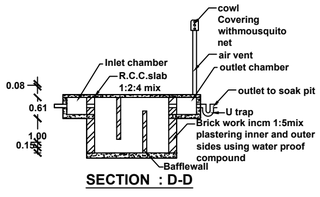
PIPE COMPOST SYSTEM
FOR GARBAGE



WICKET GATE

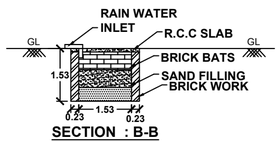


SEPTIC TANK PLAN

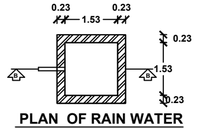


SECTION : D-D

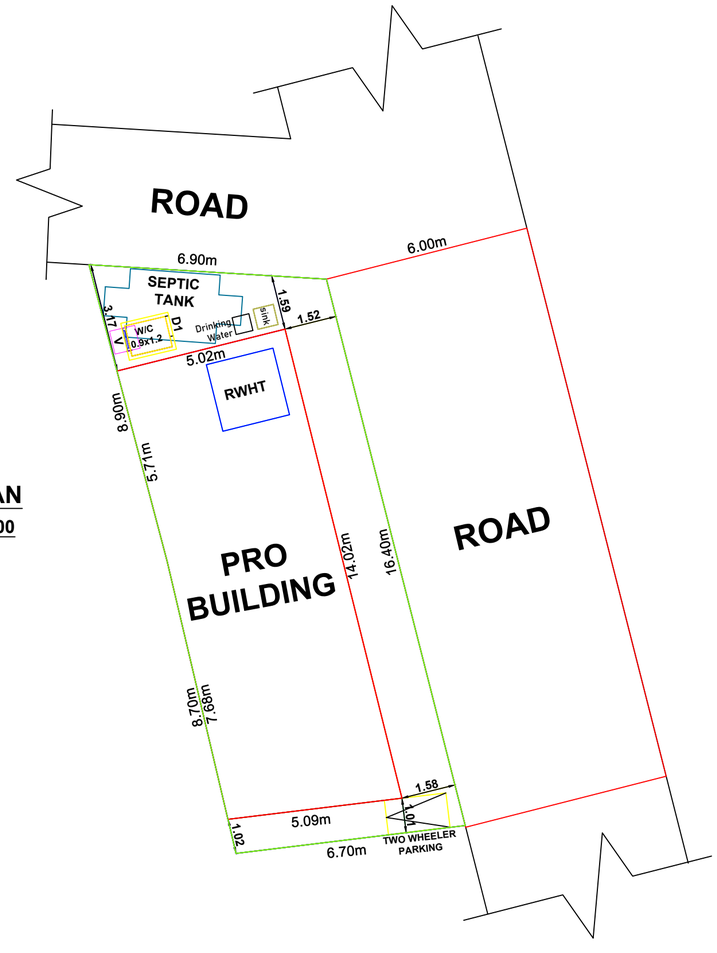
RWH_DECLARED=YES



SECTION : B-B



PLAN OF RAIN WATER
HARVESTING TANK

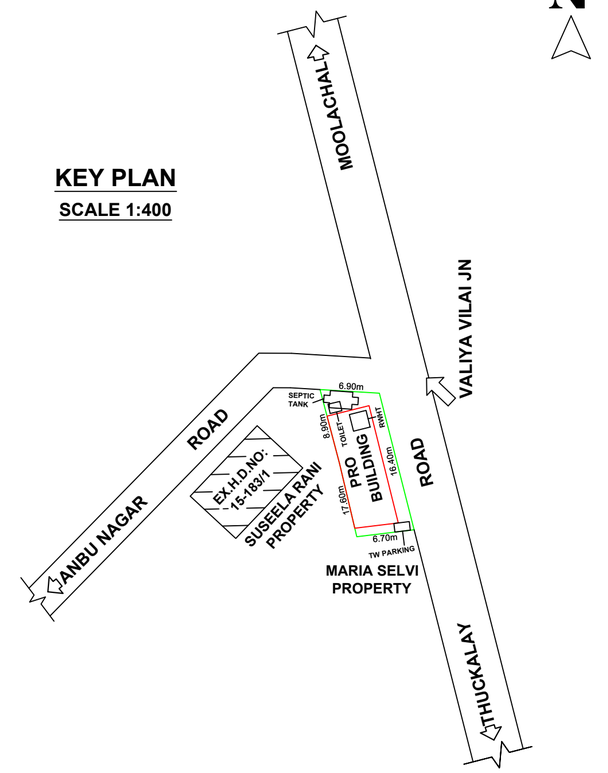


SITE PLAN
SCALE 1:100

PLAN INFO

DISTRICT=Kanniyakumari
TALUK=Kalkulam
VILLAGE=Thuckalay
SURVEY_NO=296/1A2B,309/10J2B2,309/10J2B1B
PATTA_NO=14427,14428,14354
OSR_SURR_BUYBACK_RETAIN=BUYBACK
JURISDICTION_TYPE=PANCHAYAT
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
AREA_TYPE=OTHERS
LAND_USE_ZONE=COMMERCIAL
OSR_APPLICABLE= NO
PREMIUM_FSI_REQUIRED= NO
IS_APPROVED_LAYOUT= NO
IS_SWIMMING_POOL_EXISTS= NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS= NO
PLOT_AREA_M2=110.89m²
AS_AT_SITE=111.21m²
FMB_OR_PLR=110.00m²
AS_PER_DOCUMENT=110.89m²
MIN_PLOT_WIDTH=16.40m
MIN_PLOT_DEPTH=6.70m
ACCESS_WIDTH_M=16.40m
AVG_PLOT_WIDTH=17.00m
AVG_PLOT_DEPTH=6.80m
ROAD_LENGTH=16.40m
ROAD_WIDTH=6.00m

KEY PLAN
SCALE 1:400



AREA DETAILS	SITE AREA 110.89 Sq.m	1193.18 Sq.Ft	2.740 Cents
BUILDING AREA	PLINTH AREA		FLOOR AREA
SHOP 1	14.32 Sq M	(154.08 Sq Ft)	12.74 Sq M (137.08 Sq Ft)
SHOP 2	13.24 Sq M	(142.46 Sq Ft)	11.74 Sq M (126.32 Sq Ft)
SHOP 3	13.15 Sq M	(141.49 Sq Ft)	11.65 Sq M (125.35 Sq Ft)
SHOP 4	13.15 Sq M	(141.49 Sq Ft)	11.67 Sq M (125.57 Sq Ft)
SHOP 5	14.57 Sq M	(156.77 Sq Ft)	12.28 Sq M (132.13 Sq Ft)
TOTAL	68.43 Sq M	(736.29 Sq Ft)	60.08 Sq M (646.45 Sq Ft)
VACANT AREA	42.46 Sq M		(456.87 Sq Ft)

JOINARY DETAILS

RS	R.SHUTTERS	2.10 X 2.40 -	5	Nos
D1	DOORS	0.60 X 2.10 -	1	No
V	VENTILATORS	0.75 X 0.75 -	1	No

OWNER

INDEX

PRO.SITE
PRO.BUILDING
EXT.BUILDING
ROAD

PARKING SPACE :
Required Parking = 1 TW Parking
Provided Parking = 1 TW Parking

Floor Space Index:
F.S.I = Total Builtup Area / Total Site Area
F.S.I = 68.43/110.89
F.S.I = 0.617 < 2.000

SITE COVERAGE :
61.71%

V. PRAVIN, D.C.E,B.E.,
LICENCED BUILDING SURVEYOR
V.N.P. BUILDERS
VILAVOOR, KALLIKATTUVILAI
MEKKAMANDAPAM (P.O)
Cell No: 8807729540, 8248227647

ENGINEER

KALAIKARAN CONSTRUCTION
Near Bus Stand,Tholayavattam
Mob: 9442830628, 8300822568

DRAWN BY: Er. S.U.Kalai Nilan,BE

OFFICE USE:

SCALE 1:100

All Dimensions are in meters.

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

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

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.