Verified RealEstate™

REFERENCE
635/2023

ISSUED
21 December 2023

PP APPROVAL RECORD

Planning Permission

Kanniyakumari

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Residential

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

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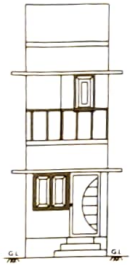
DIGITALLY VERIFIED RECORD

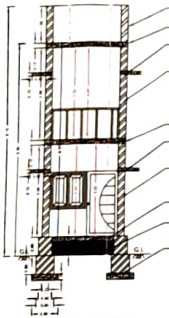
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C ROOFED RESIDENTIAL BUILDING IN RE.SY.NO.647/5C2 OF NEENDAKARAI 'B' VILLAGE AT ALENKOTTAI, GANAPATHIPURAM TOWN PANCHAYAT,AGASTEEWARAM TALUK,KANNIYAKUMARI DISTRICT.

NAME OF OWNER : MR. ABISH SAMUEL
S/O:STEPHEN SAMUEL
62,SATHYANESAN STREET,
VETTURNIMADAM,NAGERCOIL-629003.

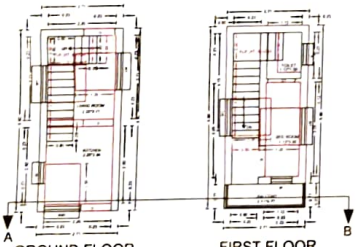
PLAN INFO
AS_AT_MTP=46.03
EMB_OR_PLR=46.04
AS_PER_DOCUMENT=46.04
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
PLOT_NO=NO
SURVEY_NO=647/5C2
PATTA_NO=16259
TALUK=AGASTEESWARAM
ONE_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
VILLAGE=NEENDAKARAI B
DISTRICT=KANNIYAKUMARI
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=46.04
AVG_PLOT_DEPTH=9.90
AVG_PLOT_WIDTH=4.65
AREA_TYPE=OTHERS
ROAD_WIDTH=15.25
ROAD_LENGTH=20.0
LAND_USE_ZONE=RESIDENTIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
IF_HERITAGE_TOWN_LEASTHAN_1KM_RADIUS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
WASTE_DISPOSAL=NO
INTERNAL_VEHICULAR ACCESS=NO
FIRE_STAIR=NO
MINIMUM_TREAD_FOR_GENERAL_STAIR_1_FLIGHT_1=0.25



ELEVATION

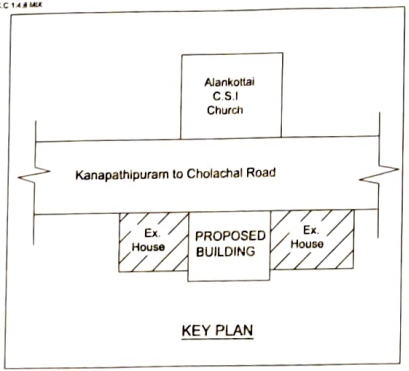


SECTION AB

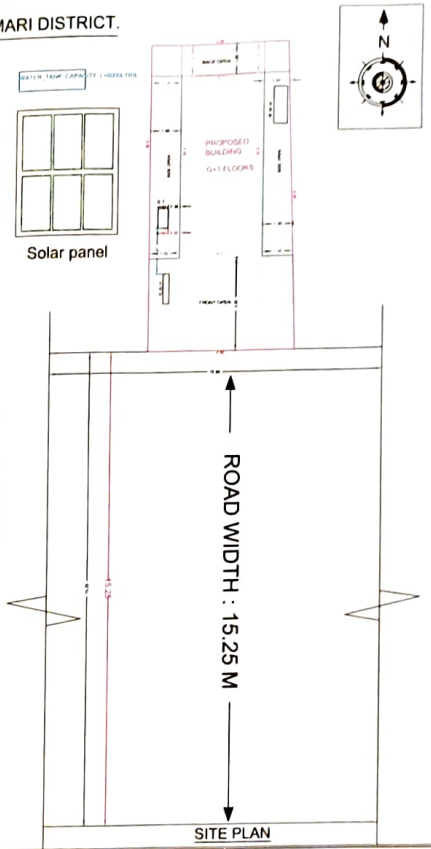


GROUND FLOOR

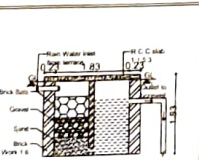
FIRST FLOOR



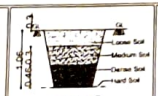
KEY PLAN



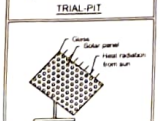
SITE PLAN



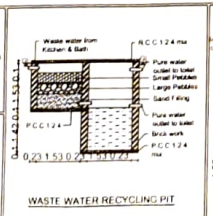
RAIN WATER HARVESTING PIT



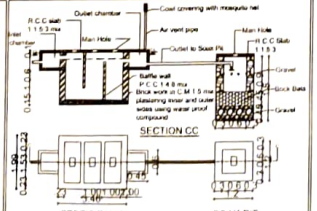
TRIAL-PIT

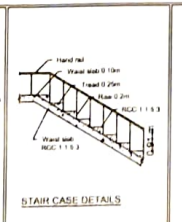


SOLAR SYSTEM

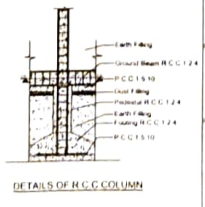


WASTE WATER RECYCLING PIT





STAIR CASE DETAILS



DETAILS OF R.C.C COLUMN

OFFICE USE ONLY

ALL DIMENSIONS ARE IN METER

REFERENCE

D-DOOR	1:2:1
D1-DOOR	0.9:2:1
W1 WINDOW	1.2:1:2
W WINDOW	0.7:1:2
KW1 WINDOW	1.2:1:2
VENTILATION	0.7:0.7

AREA OF SITE : 46.03 sq.m(495.52 sq.ft)

AREA OF PROPOSED

GROUND FLOOR : 15.981 sq.m(172.02 sq.ft)

FIRST FLOOR : 15.981 sq.m(172.02 sq.ft)

AREA OF VACANT : 30.054 sq.m(323.50 sq.ft)

CERTIFIED THAT PROVISIONS SHALL BE MADE TO "RAIN WATER HARVESTING " ARRANGEMENTS SYSTEM IN THE PROPOSED CONSTRUCTION

PLOT COVERAGE= (15.981/46.03)*100
=35%

F.S.I = 27.517/46.03
=0.59<2.0

COLOR INDEX

PROPOSED

ROAD

BOUNDRY

SIGNATURE OF LAND AND BUILDING OWNER

A. GNANARAJ, D.Arch., M.E.,
(Govt. Registered Engineer-Grade-I)
Registration No: 150/LS/2019/00194
JOANA BUILDERS
6-A, First Floor, Supreme Mall, Balamore Road
Puthen, Nagercoil-1

SIGN OF REGISTERED ENGINEER

PREPARED BY: Er.GNANARAJ,D.Arch, M.E.,
Govt. Registered Engineer-Grade- I
Registration No: 150/LS/2019/00194
Nagercoil City Municipal corporation.

JOANA BUILDERS :-
6A, First Floor, Supreme Mall,
Balamore Road, Puthen,
Nagercoil.
Cell : 9500997911, 8056997911
Office : 04652-274011

DATE : 12-10-2023

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

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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

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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.