PP APPROVAL RECORD

# Planning Permission

Arumanallur

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**Rural Panchayat**

PURPOSE
**Residential**

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

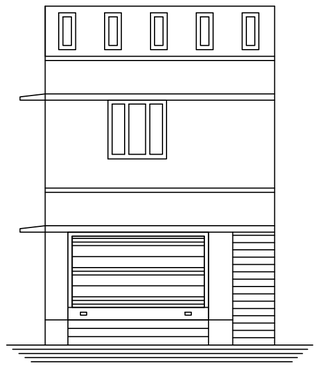
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

# PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING, AND RESIDENTIAL BUILD

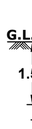
AFTER DEMOLISHING, THE EXISTING DOOR NO: 6/44, 6/44A, 6/44B IN Re.Sy.No:269/5B, OF ARUMANALLOR VI

AT ARUMANALLOR MAIN ROAD, ARUMANALLOR VILLAGE PANCHAYAT.

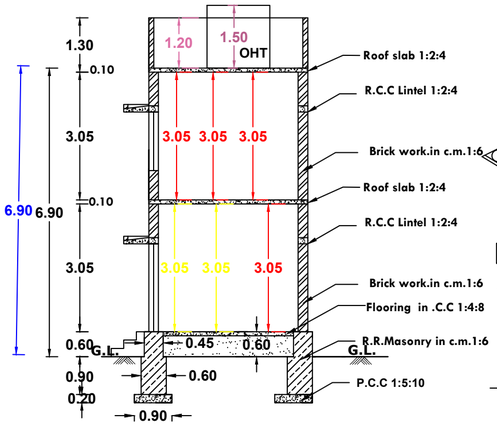
Name of owner:- A.THIRUCHITTAMBALAM, S/o.V.Aiyam Pillai.



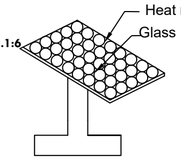
FRONT ELEVATION



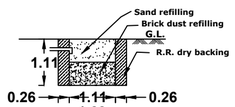

TRIAL PIT
(Scale 1:100)



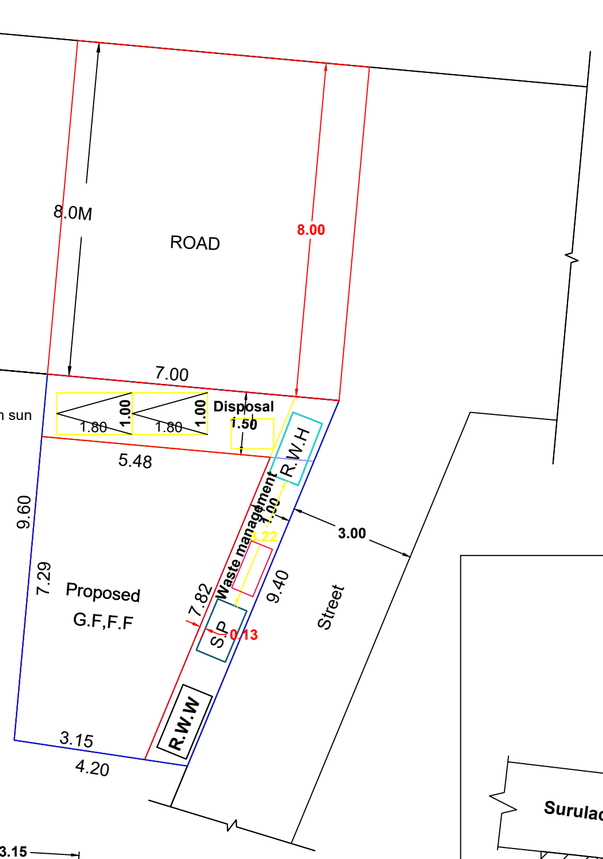

SECTION ON A-B

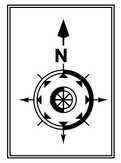



SOLAR SYSTEM
(Scale 1:100)




DETAILS OF RAIN WATER HARVESTING




PLAN INFO
PLOT_NO=NO
PATTA_NO= 5964
TALUK=THOVALAI
DISTRICT=KANNYAKUMARI
SURVEY_NO=269/5B
PLOT_AREA_M2=50.00
AS_PER_DOCUMENT=50.00
AS_AT_SITE=49.94
FMB_OR_PLR=50.00
JURISDICTION_TYPE= ARUMANALLOR VILLAGE PANCHAYAT
SINGLE_FAMILY_BLDG=YES
LAND_USE_ZONE =COMMERCIAL, RESIDENTIAL
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH= 8.00
ROAD_LENGTH= 10.0
AVG_PLOT_DEPTH= 9.50
AVG_PLOT_WIDTH= 5.60
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_GOVT_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_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=2

*ALL DIMENSIONS ARE IN METER*
*PLAN SCALE 1:100*

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

REFERENCE

| | | |
|---|---|---|
| D-DOOR | -- | 1.00X2.10 |
| D1-DOOR | -- | 0.75X2.10 |
| W3-WINDOW | -- | 1.40X1.40 |
| V-VENTILATOR | -- | 0.90X0.60 |
| ROLLING SHUTTER | -- | 3.36X2.10 |

| | |
|---|---|
| AREA OF SITE | : 50.00 sq.m(538.20.sq.ft) |
| AREA OF PROPOSED | |
| GROUND FLOOR (Commercial) | : 31.94.sq.m (343.80.sq.ft) |
| FIRST FLOOR (Residential) | :31.94.sq.m (343.80.sq.ft) |
| TOTAL AREA | :63.88.sq.m (687.60.sq.ft) |
| AREA OF VACANT | : 18.06.sq.m (194.40.sq.ft) |
| ROAD | |
| EXISTING | |

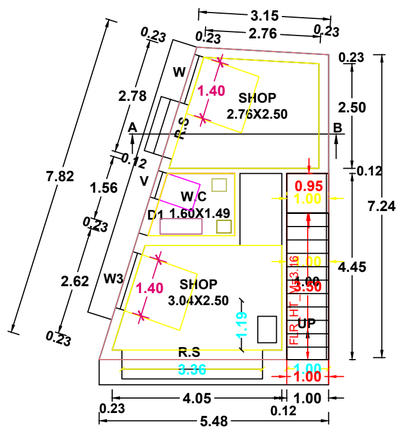
PARKING CALCULATION
PROPOSED BUILDING ( Commercial)
GROUND FLOOR = 31.94.Sq.m (343.80.Sq.ft)
First 50.sq.m = Nil
PROPOSED BUILDING ( RESIDENTIAL)
FIRST FLOOR = 31.94.Sq.m (343.80.Sq.ft)
(Kitchen-1)
First 75.sq.m = Nil
2 Two Wheeler Space

PLOT COVERAGE = $\frac{31.94 \times 100}{50.0}$ =63.88%

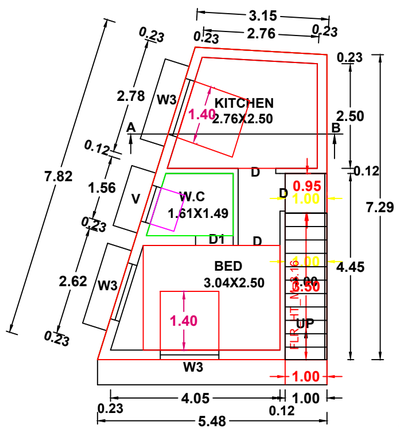
F.S.I.= $\frac{63.88}{50.0}$ = 1.27 < 2.0

A. THIRUCHITTAMBALAM
*SIGNATURE OF LAND AND BUILDING OWNER*

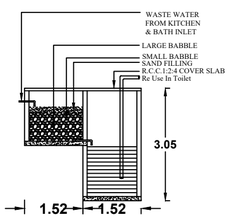
S. RAMU
Registered Engineer Gr - III
Reg. No. 150/LS/2020/00002
S.M.S. Engineering Construction
90,1" Floor, Alexandra Press Road,
Nagercoil - 1,
Ph : 9443275554, 9843375554.
*SIGNATURE OF LICENCE SURVEYOR/ENGINEER*



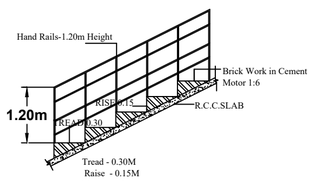

GROUND FLOOR PLAN

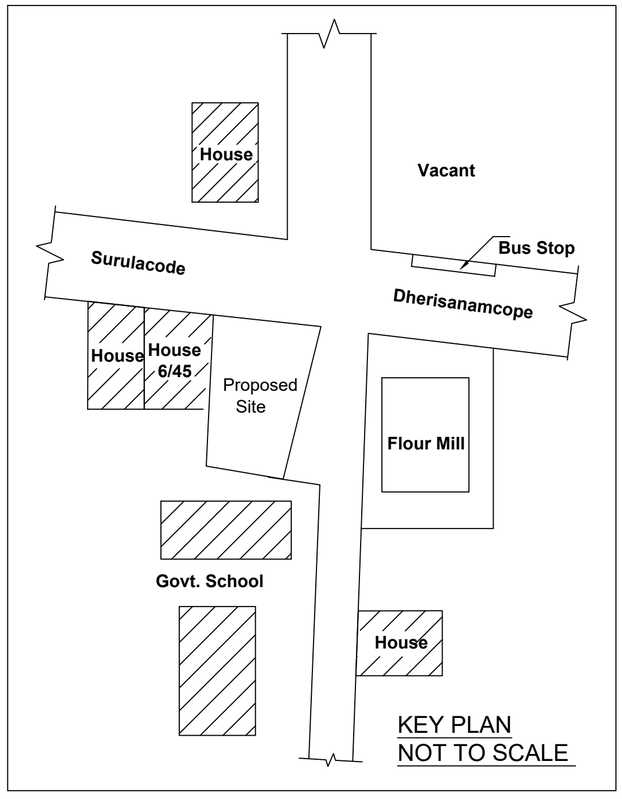



FIRST FLOOR PLAN




RECYCLING OF WASTE WATER FROM KITCHEN & BATHROOM




KEY PLAN
NOT TO SCALE

**S.M.S. CONSTRUCTION**
*90.First floor, s.m.s.building*
*Alexandra press road*
*Nagercoil*

| | | |
|---|---|---|
| cell.9443275554 | Drawn by. | |
| 9843375554 | Checked by.S.Ramu. | |
| Date:23.02.2024 | Size: A2(S-2) | gmail: smsramungl@gmail.com 061 |

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

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# 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**
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**hello@verified.realestate**
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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.