Verified RealEstate™

REFERENCE
13/2023-2024

ISSUED
08 March 2024

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

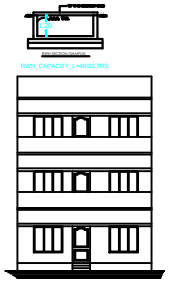
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN Re.Sy.NO: **982 / 3A** OF MATHUSOOTHANAPURAM SOUTH VILLAGE.

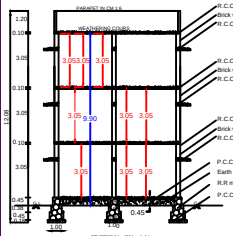
AT MELAKRISHNANPUTHUR , MELAKRISHNANPUTHUR VILLAGE PANCHAYAT , AGASTHEESWARAM TALUK, KANYAKUMARI DISTRICT.

NAME OF OWNER : S.AMUTHAN ,

S/O , SABAPATHY.

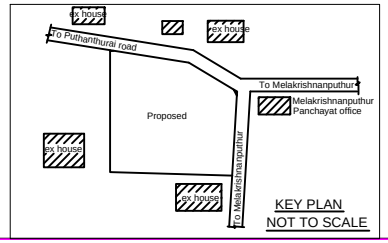


ELEVATION



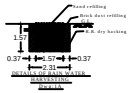
SECTION ON AA'

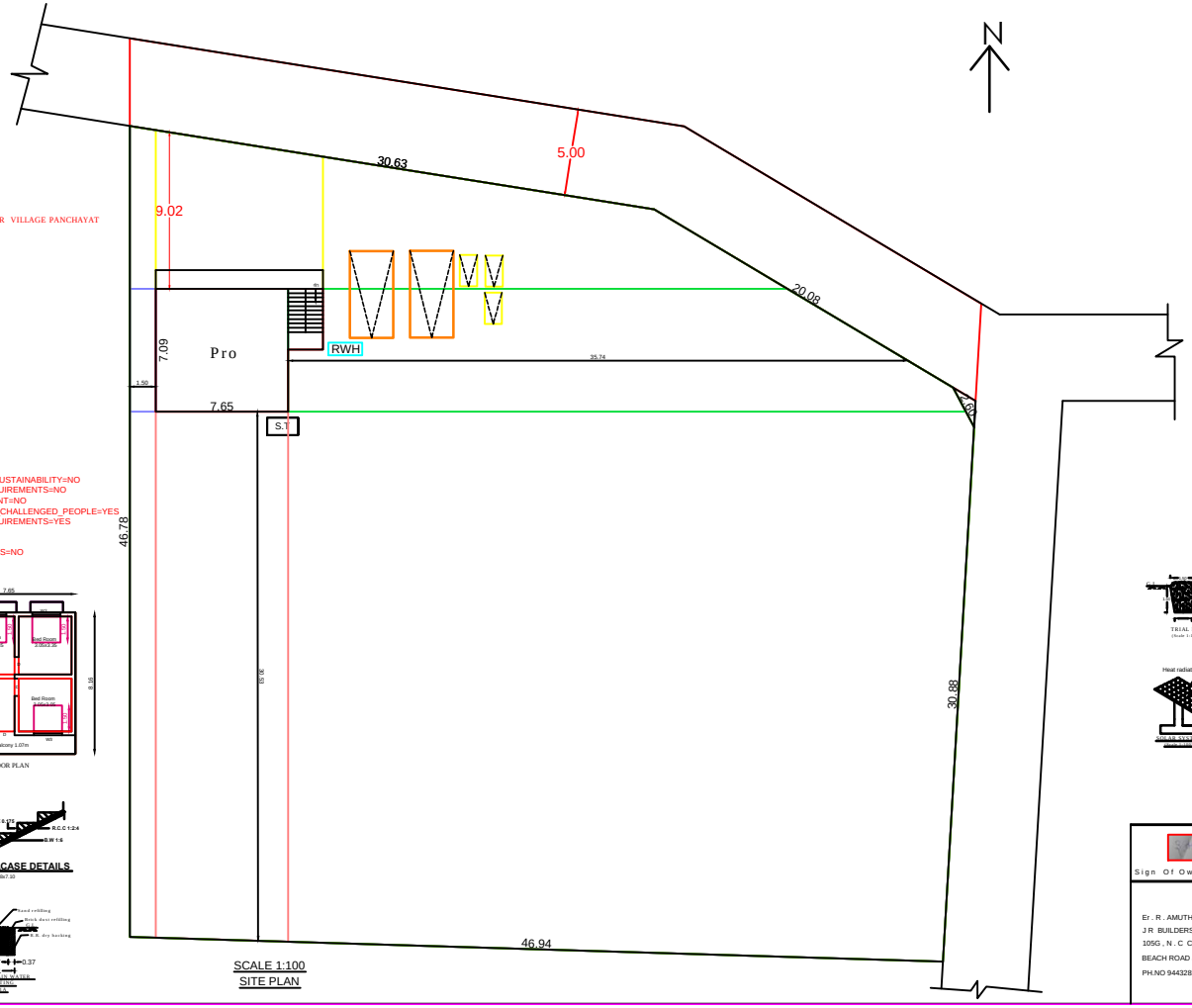
PLAN INFO
PLOT_NO=NO
TALUK=AGASTHEESWARAM
DISTRICT=KANNYAKUMARI
PLOT_AREA_M2=2024
JURISDICTION_TYPE=MELAKRISHNANPUTHUR VILLAGE PANCHAYAT
PATTA_NO=9533
SINGLE_FAMILY_BLDG=YES
SURVEY_NO= 982 / 3A
LAND_USE_ZONE = RESIDENTIAL
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M= 5.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
AS_AT_SITE=2023.26
FMB_OR_PLR=2023.26
AS_PER_DOCUMENT=2024.00
ROAD_WIDTH= 5.00
ROAD_LENGTH=100
AVG_PLOT_DEPTH=44.26
AVG_PLOT_WIDTH= 48.08
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



KEY PLAN
NOT TO SCALE

STAIR CASE DETAILS





SCALE 1:100
SITE PLAN

TRIAL PIT

Sign Of Owner :

Er . R . AMUTHAN ,
J R BUILDERS ,
105G , N . C COMPLEX ,
BEACH ROAD JN , NAGERCOIL - 2.
PH.NO 9443282265

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

All dimension are in Meter
SCALE 1:100

AREA DETAILS	Sq.m	Sq.ft
SITE AREA	2024.00	21778.00
PLINTH AREA		
PROPOSED G.F	71.56	770.00
PROPOSED F.F	71.56	770.00
PROPOSED S.F	62.42	672.00
TOTAL PLINTH AREA	205.54	2212.00
CARPET AREA		
PROPOSED G.F	44.17	475.00
PROPOSED F.F	44.17	475.00
PROPOSED S.F	44.17	475.00
TOTAL CARPET AREA	132.51	1425.00
VACCANT	1952.44	21008.00

PLOT COVERAGE = 71.56 Sq.m / 2024.00 Sq.m X 100 = 3.53 %

FSI = 205.54 Sq.m / 2024.00 Sq.m = 0.10 < 2.0

PARKING AREA CALCULATION

1 car space for every 2 dwelling units and 1 Two wheeler space for every dwelling unit

CALCULATION

AREA DETAILS	Sq.m
GROUND FLOOR	71.56
FIRST FLOOR	71.56
SECOND FLOOR	62.42
TOTAL AREA	205.54

TOTAL PARKING AREA = 205.54 -75 Sq.m = 130.54 Sq.m

REQUIRED PARKING = 130.54 Sq.m / 75.0 Sq.m = 1.74 car

PROVIDED PARKING = Two car space

Two wheelerspace Provided = 2 Nos

PROPOSED
BOUNDARY
ROAD & STREET
EXISTING BUILDING

Schedule of Joineries

MD	DOOR	1.00	X	2.10
D	DOOR	0.90	X	2.10
D1	DOOR	0.76	X	2.10
W3	WINDOW	1.50	X	1.50
W2	WINDOW	1.00	X	1.50
V	VENTILATOR	**0.90**	**X**	**0.60**

ER. R. AMUTHAN, B.E., M.Tech
J.R. BUILDERS
105G.N.C Complex,
Beach Road Jn., Nagercoil - 2.
Cell : 9443282105

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

hello@verified.realestate · +91 9996 12 9996

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.