Verified RealEstate™

REFERENCE
3/2024

ISSUED
11 April 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

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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C ROOF RESIDENTIAL BUILDING

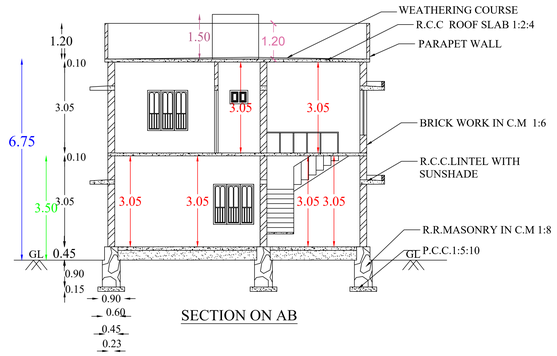
IN RE. SURVEY. NO : 801/1 OF THICKANAMCODE VILLAGE AT SEMBILAVILAI,

THICKANAMCODE IN THICKANAMCODE VILLAGE PANCHAYAT

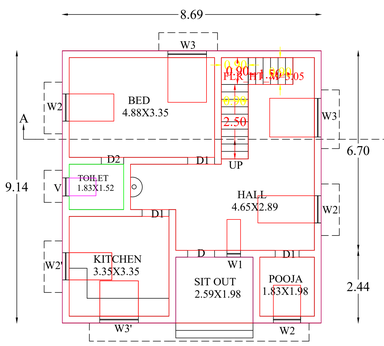
NAME OF OWNER : Mr. T. VINOTH

S/o. THANUDHAS

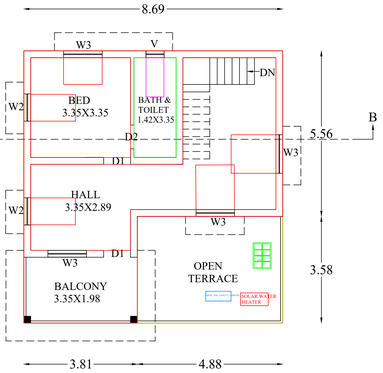
ELEVATION



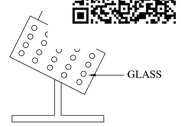

SECTION ON AB



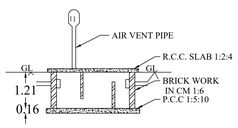

GROUND FLOOR PLAN



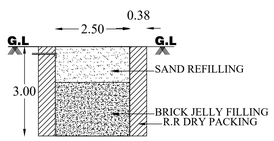

FIRST FLOOR PLAN



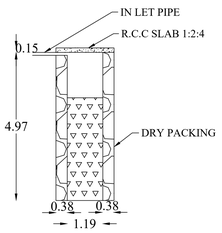

SOLAR SYSTEM



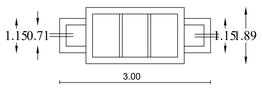

SECTION OF SEPTIC TANK



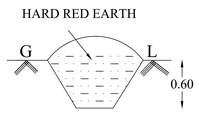

RAINWATER HARVESTING



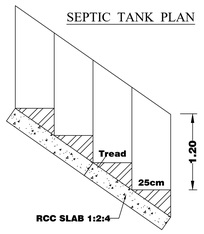

WASTE WATER TANK



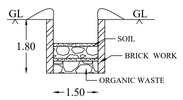

SEPTIC TANK PLAN



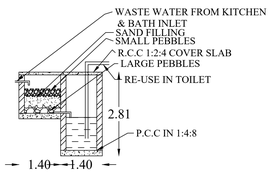

TRIAL PIT SECTION




STAIR DETAILS

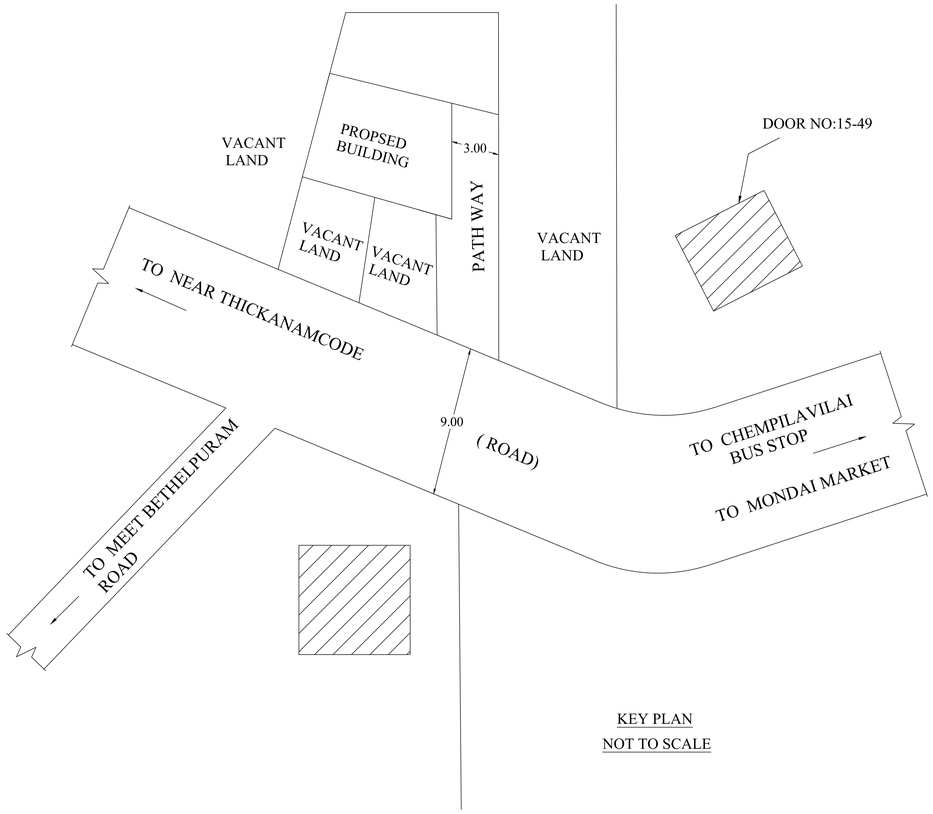



COMPOST PIT



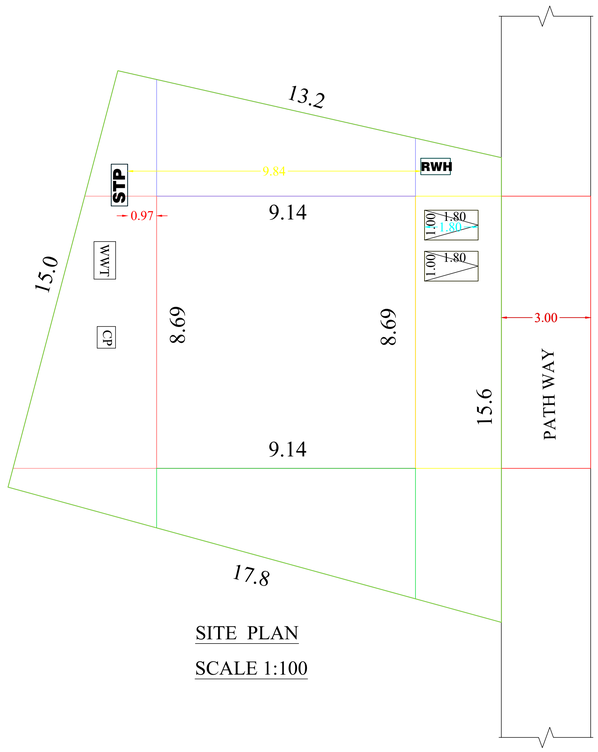

RECYCLING OF WASTE WATER

KITCHEN & BATHROOM




KEY PLAN

NOT TO SCALE




SITE PLAN

SCALE 1:100

PLAN INFO
PLOT_NO=NO
PATTA_NO=NO
TALUK=KALKULAM
DISTRICT=KANNYAKUMARI
SURVEY_NO=801/1
PLOT_AREA_M2= 224.608
AS_PER_DOCUMENT=224.608
AS_AT_SITE=224.540
FMB_OR_PLR=224.608
JURISDICTION_TYPE= VILLAGE PANCHAYAT
SINGLE_FAMILY_BLDG=NO
LAND_USE_ZONE = RESIDENTIAL
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH= 3.00
ROAD_LENGTH= 50.0
AVG_PLOT_DEPTH= 15.30
AVG_PLOT_WIDTH= 15.50
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_F-MSBI_MEMBER_COUNT=2

AREA DETAILS

SITE AREA :5.550 CENTS, 224.608 Sq.m, 2417.66 Sq.ft

PROPOSED BUILDING PLINTH AREA

| | | | |
|---|---|---|---|
| GROUND FLOOR | : | 79.43 M² | , 854.98 SQ. FT |
| FIRST FLOOR | : | 61.96 M² | , 666.93 SQ. FT |
| TOTAL PLINTH AREA | : | 141.39 M² | , 1521.91 SQ. FT |
| VACCANT AREA | : | 135.89 M² | , 1462.71 SQ. FT |

PLOT COVERAGE : (79.43/224.608)*100= 35.36%

PARKING AREA CALCULATION

FLOOR AREA DETAILS

| | | |
|---|---|---|
| GROUND FLOOR AREA | : 67.60 | SQ.M |
| FIRST FLOOR AREA | : 44.53 | SQ.M |
| TOTAL FLOOR AREA | : 112.13 | SQ.M |

UPTO 75 SQ.M : 1 TWO WHEELER SPACE

ABOVE 75 SQ.M : 1 CAR SPACE

REQUIRED AND PROVIDED PARKING

1 TWO WHEELER SPACE

JOINERY DETAILS

| | |
|---|---|
| D : MAIN DOOR | : 1.00 x 2.10 |
| D1 : DOOR | : 0.90 x 2.10 |
| D2 : DOOR | : 0.75 x 2.10 |
| W3 : WINDOW | : 1.35 x 1.50 |
| W2 : WINDOW | : 0.90 x 1.50 |
| W2' : WINDOW | : 0.90 x 1.00 |
| W3' : WINDOW | : 1.35 x 1.00 |
| V : VENTILATOR | : 0.60 x0.90 |

SCALE

| | |
|---|---|
| PLAN | 1: 100 |
| SITE PLAN | 1: 100 |

SITE BOUNDARY
PROP. BUILDING
ROAD, PATHWAY
EXIST. BUILDING

SIGNATURE OF LAND AND BUILDING OWNER:

R. KESAVA PRASAD
Registered Civil Engineer
Reg No : 15 / LS/ 2005/ 00003
10-17A,NEDUVILAI
VILLUKURY & (P.O) 629180
Cell: 9443450670

SIGNATURE OF LICENCE SURVEYOR/ENGINEER

CERTIFICATE

Certified that provision shall be made to provide rain water arrangements system in the proposed construction.

"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**



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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

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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.