Verified RealEstate™

REFERENCE
8/2024

ISSUED
19 August 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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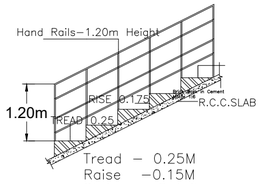
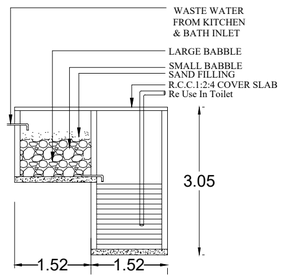
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF A FIRST FLOOR RESIDENTIAL BUILDING IN EXTG.BUILDING DOOR NO:7/176, R.S NO:353/11(PART), OF THENTHAMARAIKULAM VILLAGE AT ANDIVILAI, KARUMPATTOOR VILLAGE PANCHAYAT, AGASTEESWARAM TALUK, K.K.DISTRICT.

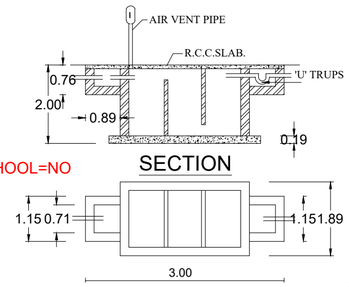
NAME OF OWNER : Mr.T.NARAYANASELVAN





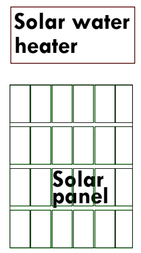
RECYCLING OF WASTE WATER FROM KITCHEN & BATHROOM

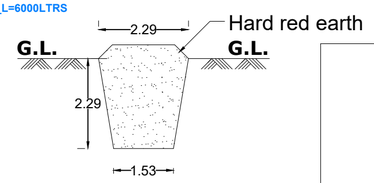
PLAN INFO
PATTA_NO=2384
TALUK=AGASTEESWARAM
DISTRICT=KANNYAKUMARI
SURVEY_NO=353/11(PART)
PLOT_AREA_M2=94.79
AS_PER_DOCUMENT=94.35
AS_AT_SITE=94.79
FMB_OR_PLR=94.35
SINGLE_FAMILY_BLDG=YES
LAND_USE_ZONE = RESIDENTIAL
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=4.88
ROAD_LENGTH=11.08
AVG_PLOT_DEPTH=15.05
AVG_PLOT_WIDTH=6.30
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
OSR_APPLICABLE =NO
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=NO
NOC_FIRE_DEPT=NO
IS_SWIMMING_POOL_EXISTS=NO
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS =NO



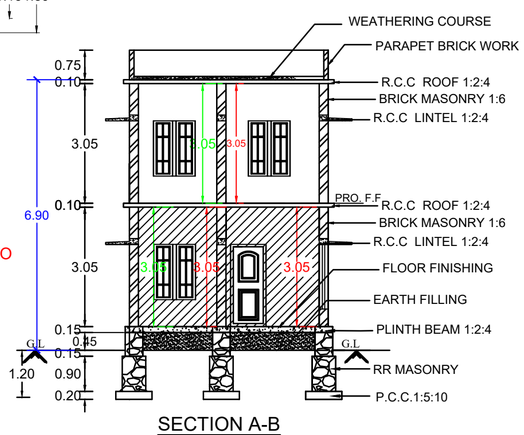
SEPTIC TANK PLAN

WATER_TANK_CAPACITY_L=6000LTRS

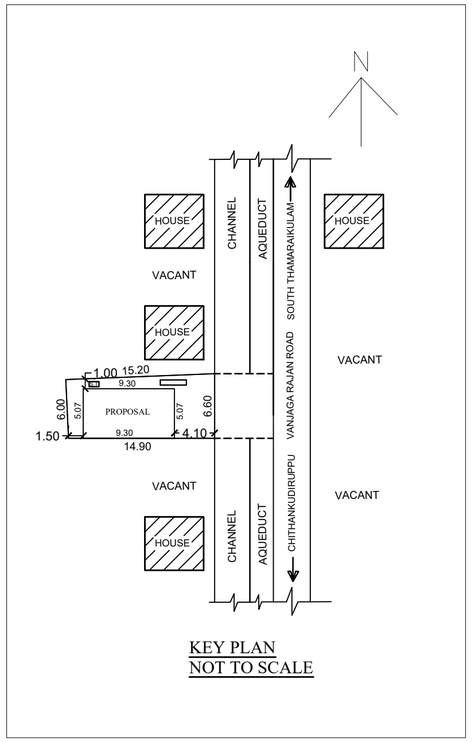




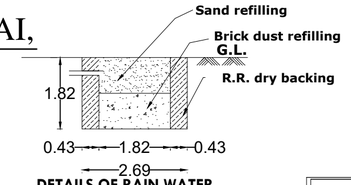
TRIAL PIT
(Scale 1:100)



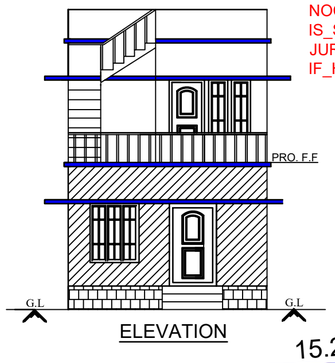
SECTION A-B



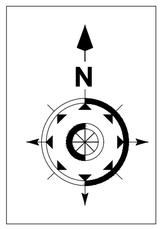
KEY PLAN
NOT TO SCALE

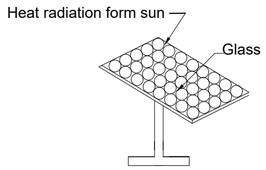


DETAILS OF RAIN WATER HARVESTING
Dwg:1A

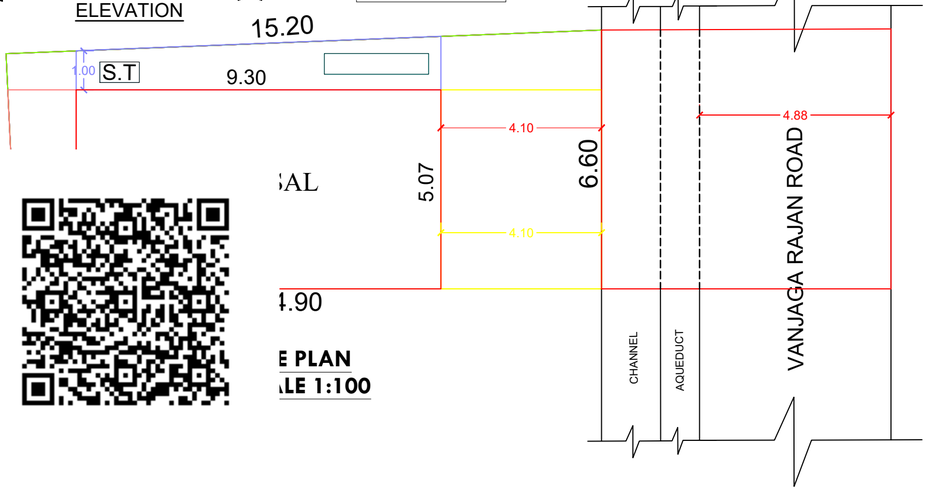


ELEVATION

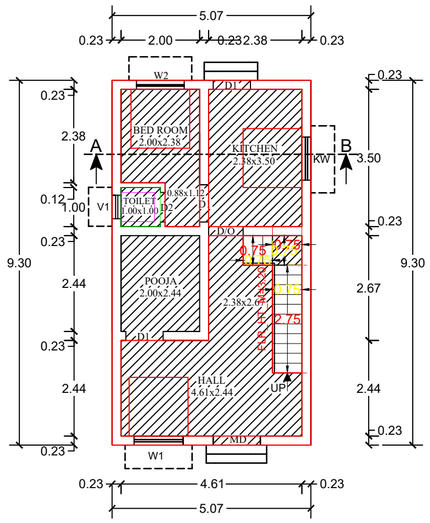




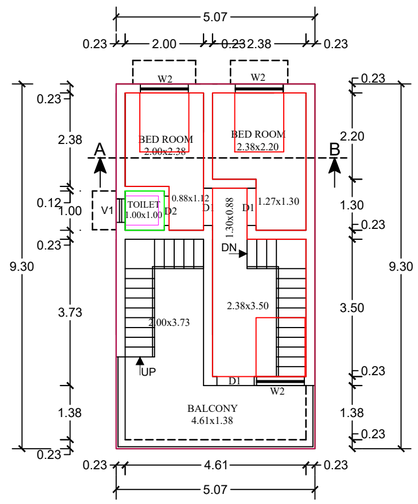
SOLAR SYSTEM
(Scale 1:100)



E PLAN
LE 1:100



EXTG GROUND FLOOR PLAN



PRO.FIRST FLOOR PLAN

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

MD-MAIN DOOR	–	1.20 x 2.10
D1-DOOR	–	0.90 x 2.10
D2-DOOR	–	0.75 x 2.10
W1-WINDOW	–	1.83 x 2.10
W2-WINDOW	–	1.20 x 1.50
KW-WINDOW	–	1.10 X 1.00
V-VENTILATOR	–	0.90 x 0.75

AREA OF SITE	:	94.35.sq.m (1015.20.sq.ft)
EXTG.GROUND FLOOR	:	47.15.sq.m (507.33.sq.ft)
AREA OF PROPOSED		
PRO.FIRST FLOOR	:	47.15.sq.m (507.33.sq.ft)
PRO.TOTAL AREA	:	47.15.sq.m (507.33.sq.ft)
PRO.FLOOR AREA	:	35.91sq.m (386.39.sq.ft)
AREA OF VACANT	:	47.20.sq.m (507.87.sq.ft)
ROAD		
EXISTING		

PLOT COVERAGE = $\frac{47.15}{94.35}$ X100 = 49.97%

F.S.I = $\frac{47.15}{94.35}$ = 0.49< 2.0

T.NARAYANASELVAN
SIGNATURE OF LAND AND BUILDING OWNER

Er. D. SUTHAN, B.E
Registered Engineer Grade II
Construction Engineer CE
150/LS/2022/00056 - 150/LS/2022/00055
SS ENGINEERING CONSTRUCTION
5-138, CSI Church Street, South Karumpattoor,
Swamithoppu. Ph : 8056751018

Er.D.SUTHAN
Registered Engineer Grade-II
150/LS/2022/00056
Nagercoil City Municipal Corporation

SS ENGINEERING CONSTRUCTION
5/130, CSI Church Street,
South Karumpattoor,
Swamythoppu post-629704

8056751018		Drawn by. Er.D.Suthan
Date :23.02.2024	Size: A2	suthan.daniel@gmail.com

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.