Verified RealEstate™

REFERENCE
67/2024-2025

ISSUED
01 October 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

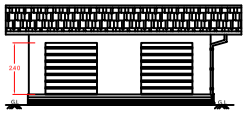
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A G.I SHEET ROOF COMMERCIAL BUILDING AT KALLUVILAI, MULAGUMOODU -P.O,

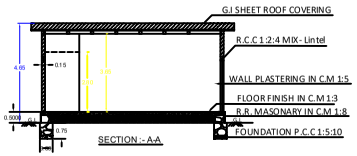
IN Re.Sy.No:- 554/10A2 OF VEEYANOOR-A VILLAGE, KATTATHURAI VILLAGE PANCHAYAT LIMIT IN THIRUVATTAR TALUK, KANYAKUMARI DISTRICT.

OWNED BY :- Mr.S.RAMESH.,

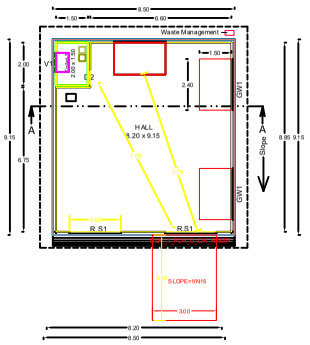
S/O Mr.Shanmugam.



ELEVATION



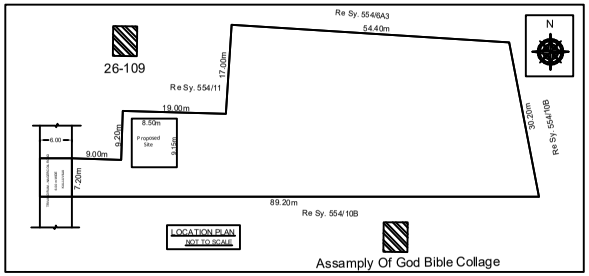

SECTION :- A-A

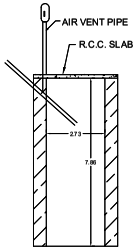



GROUND FLOOR PLAN

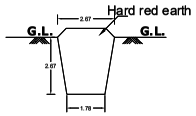



**SOLAR SYSTEM**
(Scale 1:100)

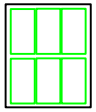



SOAK PIT



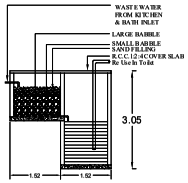

TRIAL PIT
(Scale 1:100)



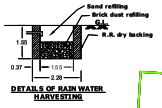
Solar panel

Solar water

WATER_TANK_CAPACITY_L=6000LTRS




RECYCLING OF WASTE WATER FROM KITCHEN & BATHROOM
(Scale 1:100)




DETAILS OF RAIN WATER HARVESTING




TYP.DETAILS OF COLUMNS

Re Sy. 554/11

PLAN INFO
PLOT_NO=NO
PATTA_NO=11308
TALUK=THIRUVATTAR
DISTRICT=KANNYAKUMARI
SURVEY_NO=554/10A2
PLOT_AREA_M2=2070.00
AS_PER_DOCUMENT=2070.00
AS_AT_SITE=2069.31
FMB_OR_PLR=2070.00
JURISDICTION_TYPE= KATTATHURAI VILLAGE PANCHAYAT
SINGLE_FAMILY_BLDG=YES
LAND_USE_ZONE = COMMERCIAL
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.20
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=6.00
ROAD_LENGTH=150.00
AVG_PLOT_DEPTH=85.80
AVG_PLOT_WIDTH=31.80
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
OSR_APPLICABLE =NO
OSR_SURRENDER_OR_BUYBACK=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
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=1

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

REFERENCE

| | | |
|---|---|---|
| DOOR | D | 1.00 x 2.10 |
| ROLLING SHUTTER | R.S1 | 2.40 x 2.40 |
| DOOR | D2 | 0.75 x 2.10 |
| GRILL WINDOW | GW1 | 2.40 x 1.50 |
| WINDOW | W2 | 1.10 x 1.50 |
| WINDOW | W3 | 1.10 x 1.10 |
| VENTILATOR | V1 | 0.90 x 0.60 |

AREA OF SITE : 2070.00.sq.m(22281.48.sq

AREA OF PROPOSED
GROUND FLOOR : 77.77.sq.m( 837.11sq.ft)
TOTAL AREA : 77.77.sq.m( 837.11sq.ft)

AREA OF VACANT : 1992.23sq.m (21444.36.sq

TOTAL PLINTH AREA : 77.77.sq.m(837.11.sq

ROAD
EXISTING

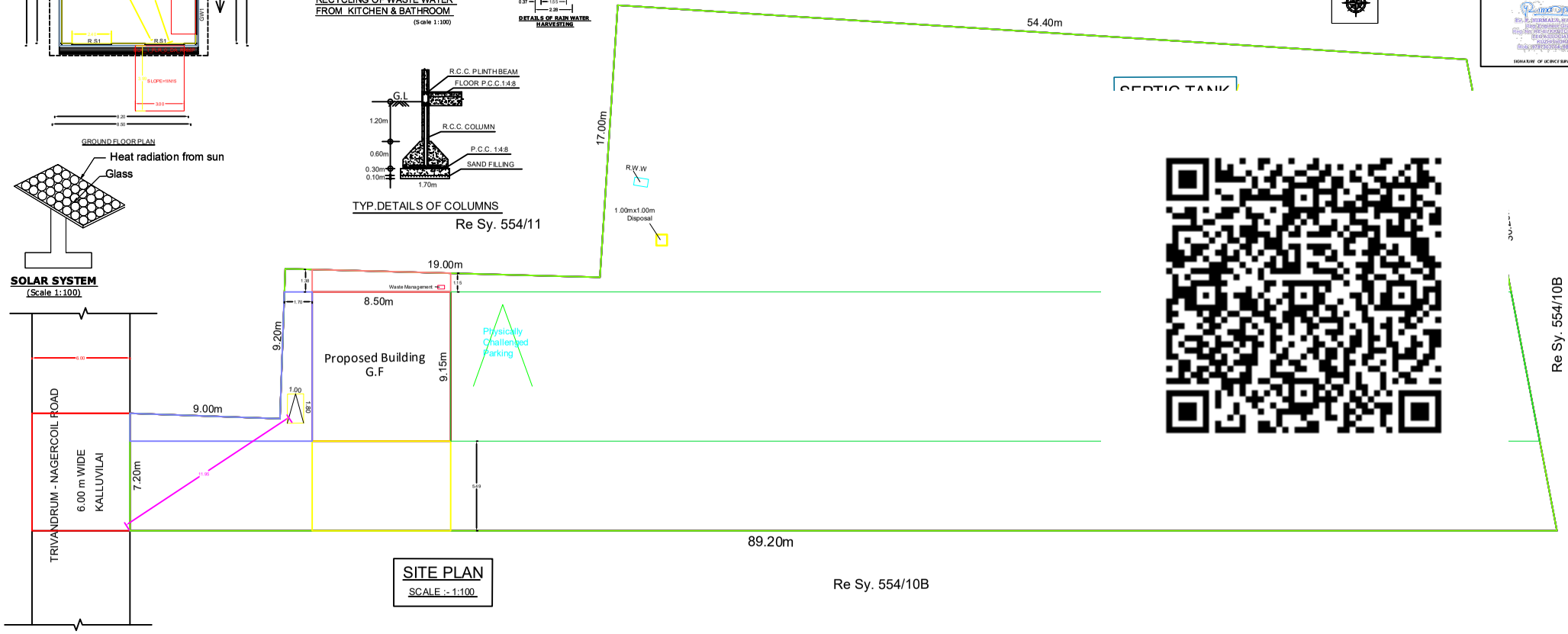
PARKING CALCULATION
PROPOSED BUILDING
GROUND FLOOR (Kitchen-1) : 77.77.sq.m( 837.11.sq.ft)
TOTAL AREA : 77.77.sq.m(837.11.sq
First 75.Sq.m : Nill
Next 37.62.Sq.m : 1 Two Wheeler Space

F.S.I = $\frac{77.77}{2070}$ = 0.03 < 2.00

COVERAGE = $\frac{77.77}{2070}$ x 100 = 3.75%

Mr.S.RAMESH
SIGNATURE OF LAND AND BUILDING OWNER

SIGNATURE OF LICENCE SURVEYOR/ENGINEER




SITE PLAN
SCALE :- 1:100

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.