Verified RealEstate™

REFERENCE
39/2024-25

ISSUED
20 July 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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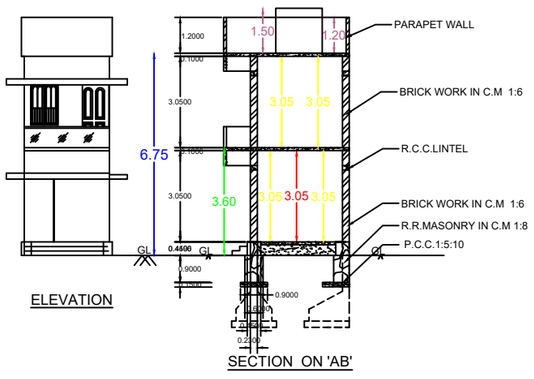
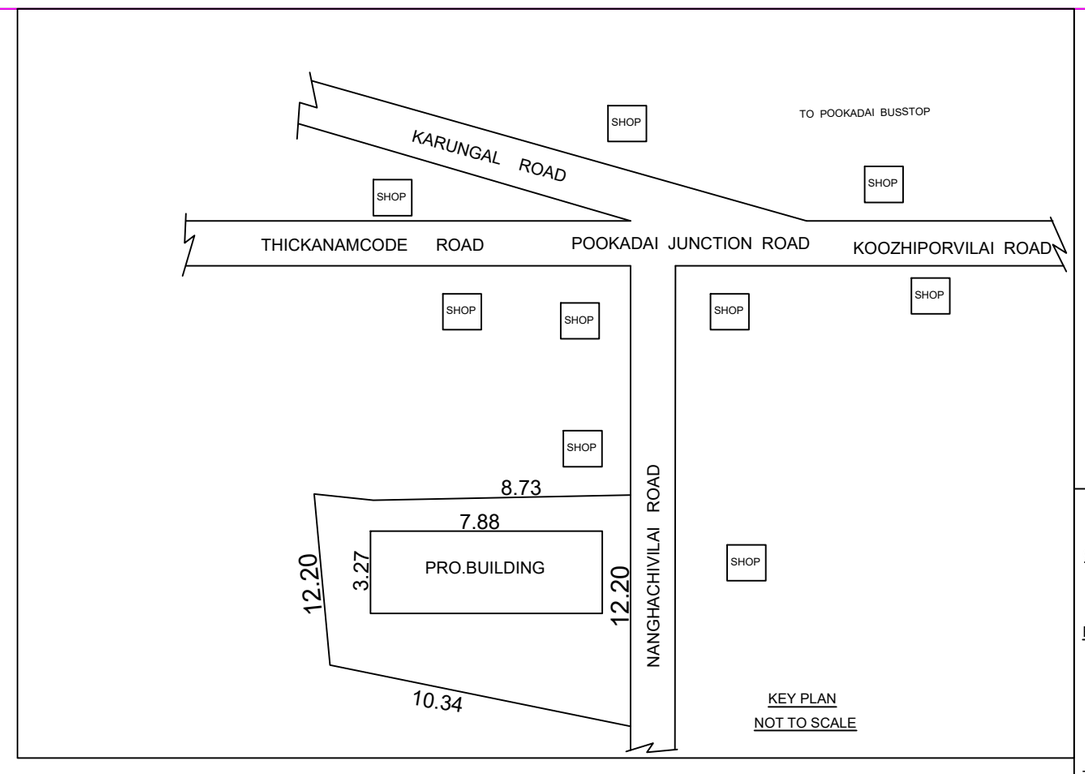
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C ROOF IN GROUND FLOOR COMMERCIAL AND FIRST FLOOR RESIDENTIAL BUILDING IN RE.SURVEY.NO: 470/41B1 ,470/42A1 OF THIRUVITHANCODE , VILLAGE IN THICKANAMCODE VILLAGE PANCHAYAT KALKULAM TALUK , K.K.DIST.

NAME OF OWNER: MR. R. VARGHESE

S/o. RAJAMANI





PLAN INFO
PLOT_NO=NO
PATTA_NO=NO
TALUK=KALKULAM
DISTRICT=KANNYAKUMARI
SURVEY_NO=470/41B1,470/42A1
PLOT_AREA_M2= 80.94
AS_PER_DOCUMENT=80.94
AS_AT_SITE=79.37
FMB_OR_PLR=80.94
JURISDICTION_TYPE= VILLAGE PANCHAYAT
SINGLE_FAMILY_BLDG=NO
LAND_USE_ZONE =COMMERCIAL
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH= 3.50
ROAD_LENGTH= 50.0
AVG_PLOT_DEPTH= 10.31
AVG_PLOT_WIDTH= 7.80
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

N
S

AREA DETAILS

SITE AREA : 80.94 Sq.m, 870.91 Sq.ft

GROUND FLOOR COMMERCIAL AREA

PLINTH AREA : 25.76 Sq.m, 277.25 Sq.ft
FLOOR AREA : 21.62 Sq.m, 232.64 Sq.ft

FIRST FLOOR RESIDENTIAL AREA

PLINTH AREA : 25.76 Sq.m, 277.25 Sq.ft
FLOOR AREA : 21.62 Sq.m, 232.64 Sq.ft

AREA DETAILS

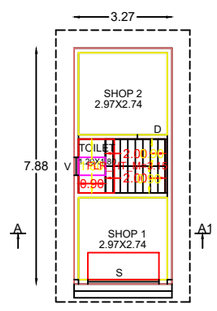
TOTAL PLINTH AREA : 51.52 Sq.m, 554.50 Sq.ft
TOTAL FLOOR AREA : 43.24 Sq.m, 465.28 Sq.ft
VACANT AREA : 55.18Sq.m, 593.66 Sq.ft
PLOT COVERAGE : (25.76/80.94)*100= 31.82%

PARKING AREA CALCULATION

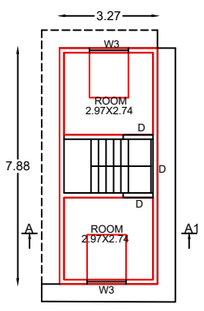
UPTO 75 SQ.M : 1 TWO WHEELER SPACE
ABOVE 75 SQ.M : 1 CAR SPACE

REQUIRED AND PROVIDED PARKING

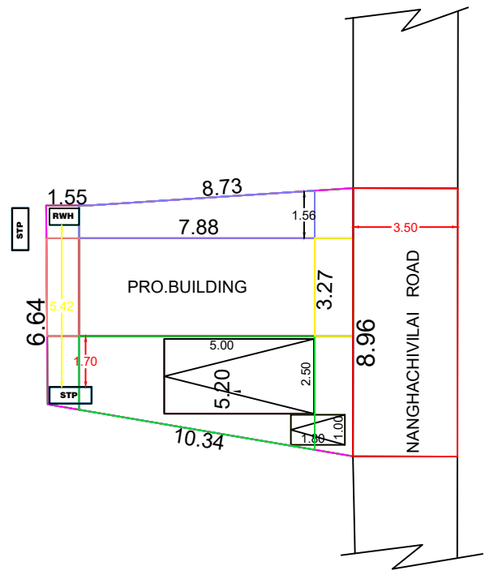
1 TWO WHEELER SPACE
1 CAR SPACE

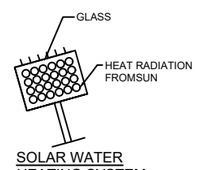


GROUND FLOOR PLAN

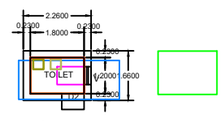


FIRST FLOOR PLAN





SOLAR WATER HEATING SYSTEM



TOILET

JOINERY DETAILS

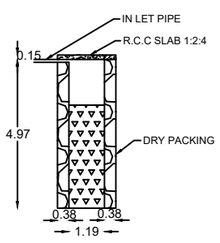
D	: MAIN DOOR	: 1.00 x 2.10
D1 :	DOOR	: 0.90 x 2.10
D2 :	DOOR	: 0.75 x 2.10
W3 :	WINDOW	: 1.35 x 1.50
W2 :	WINDOW	: 0.90 x 1.50
W2' :	WINDOW	: 0.90 x 1.00
W3' :	WINDOW	: 1.35 x 1.00
V :	VENTILATOR	: 0.60 x0.90

SCALE

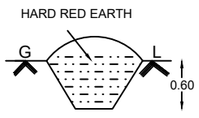
PLAN 1: 100
SITE PLAN 1: 100

SITE BOUNDARY
PROP. BUILDING
ROAD, PATHWAY
EXIST. BUILDING

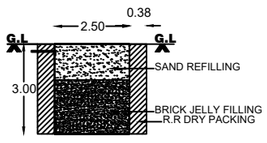
SIGNATURE OF LAND AND BUILDING OWNER:



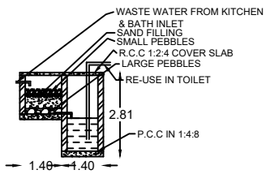
WASTE WATER TANK



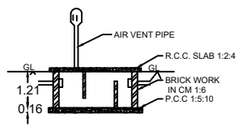
TRIAL PIT SECTION



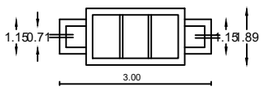
RAINWATER HARVESTING



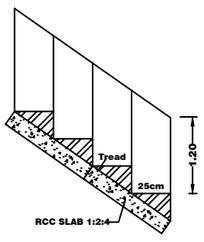
RECYCLING OF WASTE WATER KITCHEN & BATHROOM



SECTION OF SEPTIC TANK



SEPTIC TANK PLAN



STAIR DETAILS

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

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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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+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.