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.

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

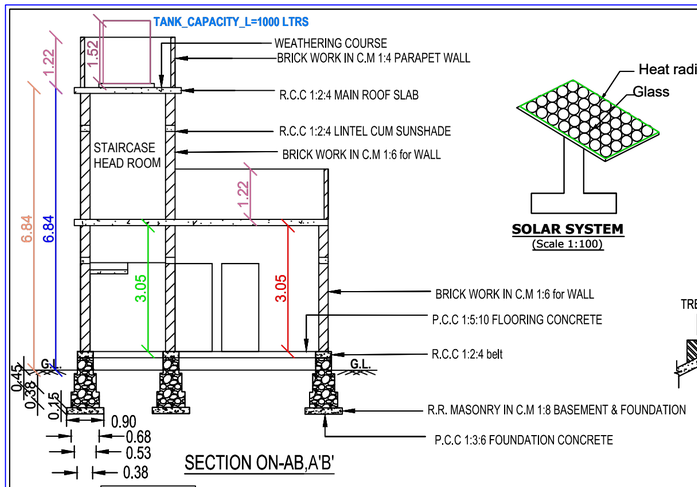
IN Re.SY.No.148/13,PATTA NO.156, AT KURUNTHENCODE(A) VILLAGE, ALAN VILAI,

KURUNTHENCODE VILLAGE PANCHAYAT, KALKULAM TALUKA,K.K DISTRICT.

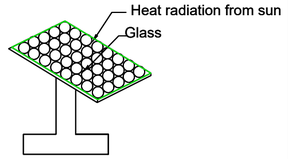
OWNER:Mr.G.RATHIKUMAR, S/O Mr.GNANAMONY.

ADDRESS OF OWNER :

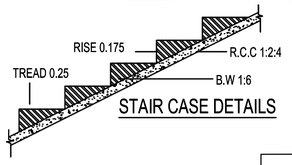
3-105B,NORTH ALANVILAI,
KARANKAD P.O.
PINCODE:629809
CELL NO:9629385265



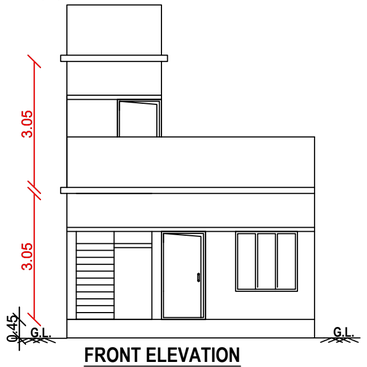
SECTION ON-AB,A'B'



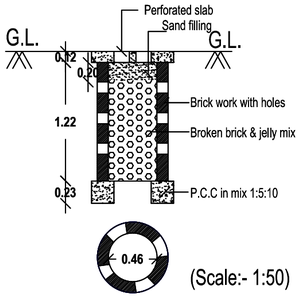
SOLAR SYSTEM
(Scale 1:100)



STAIR CASE DETAILS



FRONT ELEVATION



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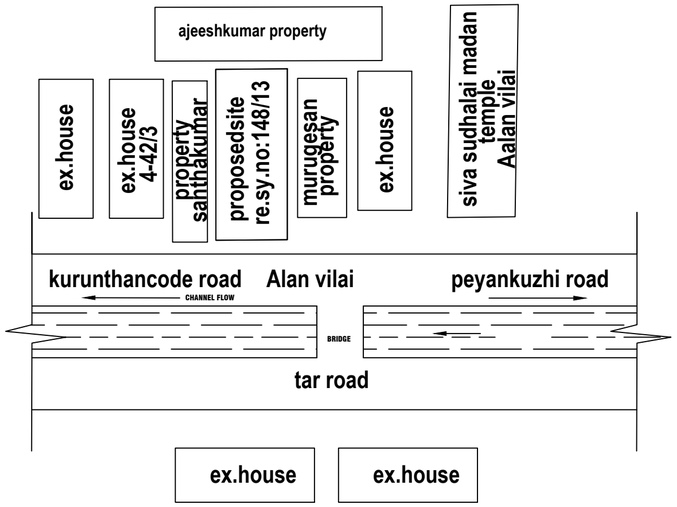
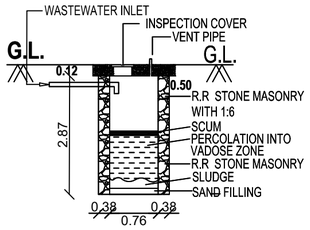
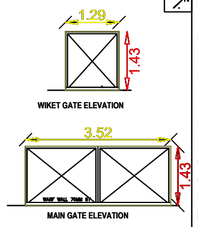
RAIN WATER COLLECTION WELL
RWH_CAPACITY_L=6000 LTRS

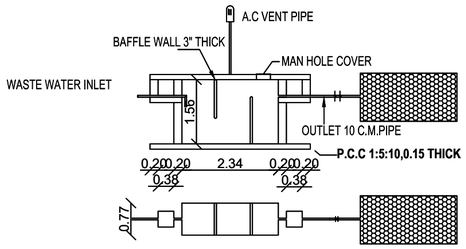




(Scale:- 1:50)

WASTE WATER DRAINED PIT

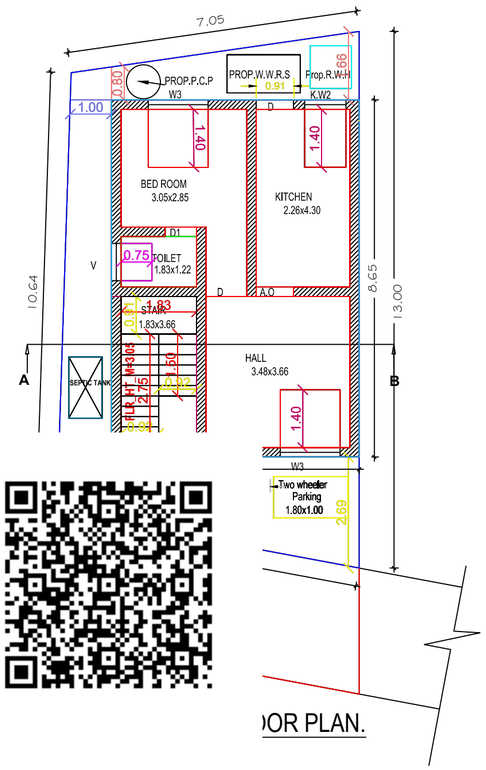




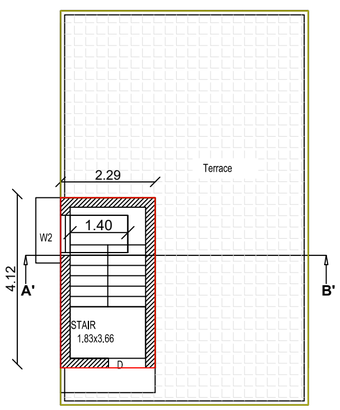
SEPTIC TANK & TRENCH

PLAN INFO
PLOT_NO=NO
PATTA_NO=156
TALUK=KALKULAM
DISTRICT=KANNIYAKUMARI
SURVEY_NO=148/13
PLOT_AREA_M2=96.157
AS_PER_DOCUMENT=96.157
AS_AT_SITE=84.54
FMB_OR_PLR=96.157
JURISDICTION_TYPE= KURUNTHENCODE VILLAGE PANCHAYAT
SINGLE_FAMILY_BLDG=YES
LAND_USE_ZONE = RESIDENTIAL
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
CRZ=NO
ROAD_WIDTH=3.00
ROAD_LENGTH=200
AVG_PLOT_DEPTH= 11.82
AVG_PLOT_WIDTH=7.25
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
BLOCK_1_INDIVIDUAL RESIDENCE_MEMBER_COUNT=4
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS =NO

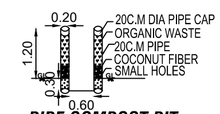
OFFICE USE :-



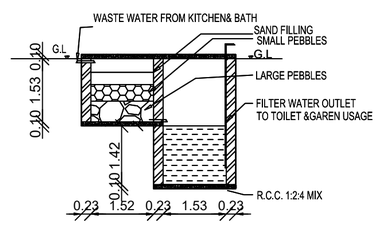
DOOR PLAN.



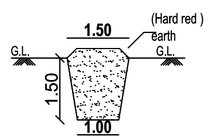
PRO. FIRST FLOOR PLAN.



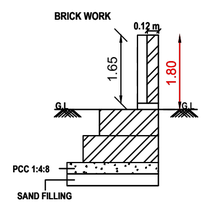
PIPE COMPOST PIT



WASTE WATER RECYCLING SYSTEM.



TRIAL PIT
(Scale 1:100)



SECTION OF COMPOUND WALL

SIGNATURE OF LAND AND BUILDING OWNER

Er.STANLY XAVIER
REGISTERED ENGINEER GRADE III RE
REG/NO/1519/L5/2019/00013
EFFICIENT CONSTRUCTIONS
11-88C,ERANIEL ROAD,THUCKALAY-629173
Mob: 9443653008

SIGNATURE OF LICENCE SURVEYOR/ ENGINEER

FLOORAREA ABOVE 25SQ.M AND UPTO 50SQ.M -1DWELLING UNIT

1CAR SPACE FOR EVERY 2 DEWELLING UNIT AND 1
TWO WHEELER SPACE FOR EVERY DWELLING UNIT

PARKING CALCULATION

REQUIRED PARKING

Total plinth Area = 61.33 Sq.m
first 50sq.m 1dwelling unit = 1 two wheeler space
1 two wheeler space = 1.00 x 1.80

provide 1 two wheeler space

1 car space = 2.5 x 5.00 Sq.m

required car space = $\frac{61.33}{75}$ =0.82 car

provide 0 car space

PLOT COVERAGE = $\frac{51.90 \times 100}{96.157}$ =53.97%

AREA DETAILS

LEGEND	AREA STATEMENT	Sq.M	Sq.Ft
	SITE AREA(2.376 CENT)	96.157	1034.65
	PRO.(G. F) PLINTH AREA	51.90	558.44
	PRO.(F. F) PLINTH AREA	9.43	101.47
	TOTAL PLINTH AREA	61.33	659.91
	PRO.GROUND FLOOR AREA	43.66	469.78
	PRO.(F.F) PLINTH AREA	6.70	101.47
	TOTAL FLOOR AREA	50.36	541.87
	VACANT AREA	114.03	1226.97
	F.S.I :61.33/96.157=0.64<2		
	ROAD & STREET		

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	DOOR	1.00 X 2.10
D	DOOR	0.91 X 2.10
D1	WINDOW	0.76 X 2.10
W2	WINDOW	1.45 X 1.40
W3	WINDOW	1.00 X 1.40
KW3	KITCHEN WINDOW	1.45 X 1.00
FW2	FRENCH WINDOW	1.00 X 1.83
V1	VENTILATOR	0.75 X 0.69

NOTE:-
* ALL DIMENSIONS ARE IN METRE SCALE 1:100 & 1:200.
* WASTE WATER USED TO GARDEN PURPOSE.
* PERCULATION PIT AND SOLAR WATER

D.S-5(22.04.2024)

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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OMR Thoraipakkam,
Chennai 600 097, India
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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.