Verified RealEstate™

REFERENCE
17/2024-2025

ISSUED
06 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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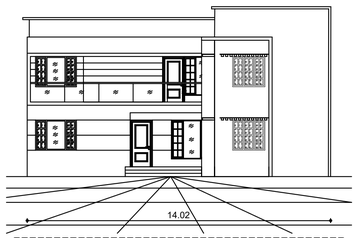
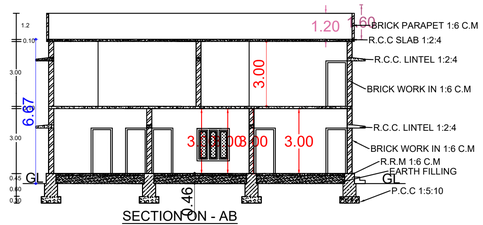
DIGITALLY VERIFIED RECORD

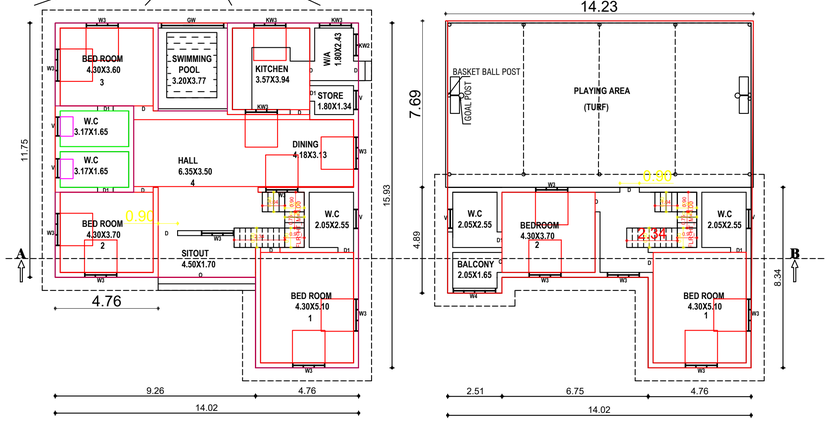
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF RESIDENTIAL BUILDING AT MELE PUTHUCODE, S T MANGAD. P.O, IN RE.SY. NO: 36/18A1 PATTA NO:2322 , ARUDESOM VILLAGE, METHUKUMMAL DESOM, MANGAD VILLAGE PANCHAYAT, MUNCHIRAI PANCHAYAT UNION, KILLIYOOR TALUK, KANNIYAKUMARI DISTRICT. PIN 629172

OWNED BY: 1. Mr. SINU. G.S, S/O Mr. GNANASEELAN, 2. Mrs. ANUSHA. J.R, W/O Mr. SINU. G.S CONTACT NO: 9884069037.





SECTION ON - AB



BLOCK -1 GROUND FLOOR- PLAN

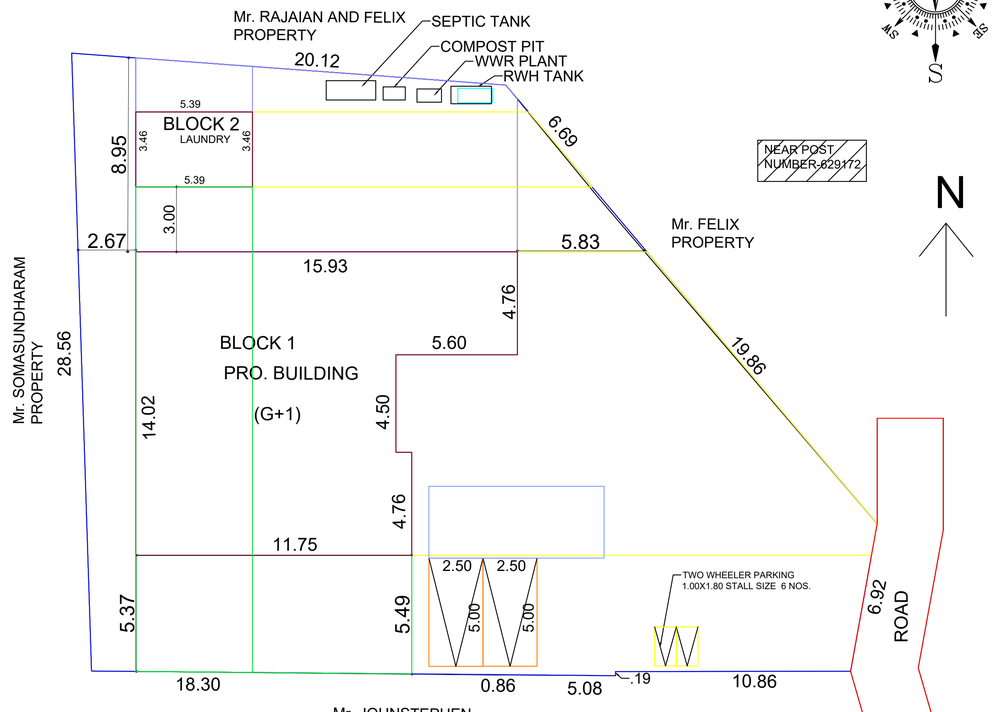
PLINTH AREA- 186.61M² (2007.92 SQ.FT)

FIRST FLOOR - PLAN

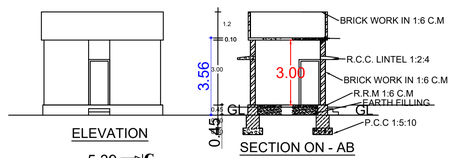
PLINTH AREA- 82.30 M² (885.54 SQ.FT)

PLAYING AREA- 106.41 M² (1144.97 SQ.FT)

SCALE 1:100
ALL DIMENSIONS ARE IN METRE

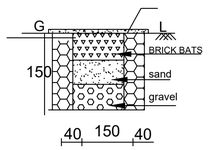


KEY PLAN
SCALE 1:100
ALL DIMENSIONS ARE IN METRE

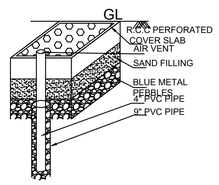


ELEVATION

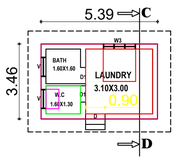
SECTION ON - AB



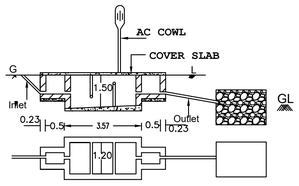
RWH TANK



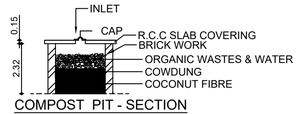
PERCOLATION BORE PIT



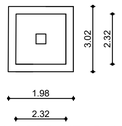
BLOCK -2 GROUND FLOOR- PLAN



DETAILS OF SEPTIC TANK



COMPOST PIT - SECTION

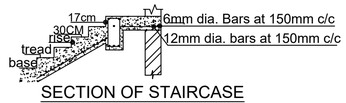


COMPOST PIT - PLAN

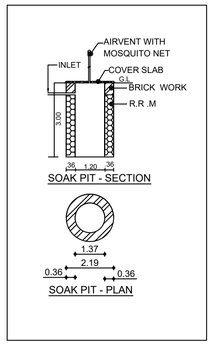
HEAT RADIATION
M SUN

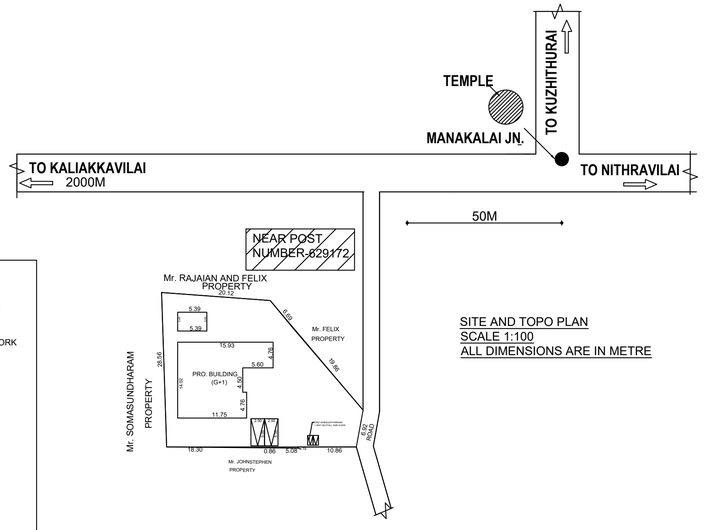
GLASS

AILS



SECTION OF STAIRCASE





SITE AND TOPO PLAN
SCALE 1:100
ALL DIMENSIONS ARE IN METRE

AREA DETAILS - PROPERTY

SITE AREA	21.250CENTS	860.00 SQ.M	9257.04 SQ.FT

AREA DETAILS - BUILDING

BUILDING	PLINTH AREA	FLOOR AREA
BLOCK -1		
GROUND FLOOR (R.C.C ROOF)	186.61 M² (2007.92 SQ.FT)	158.61 M²(1707.27 SQ.FT)
FIRST FLOOR (R.C.C ROOF	82.30M² (885.54 SQ.FT)	69.95 M² (752.94 SQ.FT)
FIRST FLOOR (COATING SHEET)	106.41M² (1144.97 SQ.FT)	90.44 M² (973.50 SQ.FT)
TOTAL	377.32M² (4038.43 SQ.FT)	319.00 M² (3433.71 SQ.FT)
BLOCK-2		
LAUNDRY (R.C.C ROOF)	18.64M2 (200.56 SQ.FT)	15.84M2(170.54 SQ.FT)
GRAND TOTAL	395.96 M² (4238.99 SQ.FT)	334.84 M²(3604.25 SQ.FT)

PARKING CALCULATION ACCORDING TO TNCDBR 2019
FLOOR AREA 75 SQ.M IN ONE DWELLING
PROVIDED 1 CAR SPACE AND 1 TWO WHEELER SPACE
TOTAL FLOOR AREA = 334.84 M2
334.84/75 = EACH 2

$$\text{PLOT COVERAGE} = \frac{205.25}{860.00} \times 100 = 23.86\%$$

$$\text{F.S.I} = \frac{\text{TOTAL BUILIT UP AREA}}{\text{SITE AREA}} = \frac{395.96}{860.00} = 0.46$$

REFERENCE			COLOUR INDEX
DOOR	D	0.90X2.10	PLOT BOUNDARY
DOOR	D1	0.75X2.10	PRO. BUILDING
WINDOW	W3	1.50X1.50	EX. BUILDING
WINDOW	KW3	1.50X0.90	PATHWAY
VENTILATOR	V	0.90X0.60	ROAD
WINDOW	W1	0.60X1.50	WALL THICK 0.23M

Er.VANISH VIMAL, BE,DCE
Engineer-Grade 1-DI
Regd.No: K.U/2023/08.03/2023-24
VASANTHAM BUILDERS
Nadaikavu
Ph: 7502516107
REG. ENGINEER

SIGNATURE OF APPLICANT

OFFICE USE

PLAN INFO
PATTA_NO=2322
AS_PER_DOCUMENT=860.00
AS_AT_SITE=833.96
FMB_OR_PLR=860.00
PLOT_AREA_M2=860.00
IS_SWIMMING_POOL_EXISTS=NO
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=3.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=3.05
ROAD_LENGTH=11.90
AVG_PLOT_DEPTH=57.60
AVG_PLOT_WIDTH= 14.50
LAND_USE_ZONE =RESIDENTIAL
PREMIUM_FSI_REQUIRED=NO
DISTRICT=KANNIYAKUMARI
SURVEY_NO=36/18A1
TALUK=KILLIYOOR
JURISDICTION_TYPE=RURAL PANCHAYAT
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
IS_APPROVED_LAYOUT=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
GREEN_PLANTING_STRIP=NO

DRN. BY:
VASANTHAM BUILDERS
Ph : 7502516107
Email :anishvimal24@gmail.com
NADAIKKAVU

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.