Verified RealEstate™

REFERENCE
67/2024-2025

ISSUED
29 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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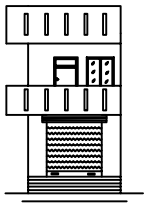
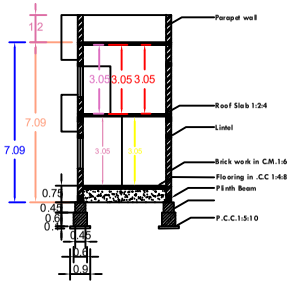
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR COMMERCIAL BUILDING AND FIRST FLOOR RESIDENTIAL BUILDING IN RE.SY.NO: 709 / 3, VEMPANOOR EAST VILLAGE AT PAMBANVILAI, MELASANKARANKUZHI VILLAGE PANCHAYAT, , AGATHEESWARAM TALUK, KANNYAKUMARI DISTRICT.

NAME OF OWNER :- R. SHERIN LET LINTA, D/O ROSLIN SELVARAJ.

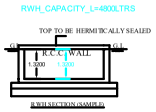


ELEVATION



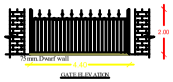

SECTION ON A-B

Solar water heater

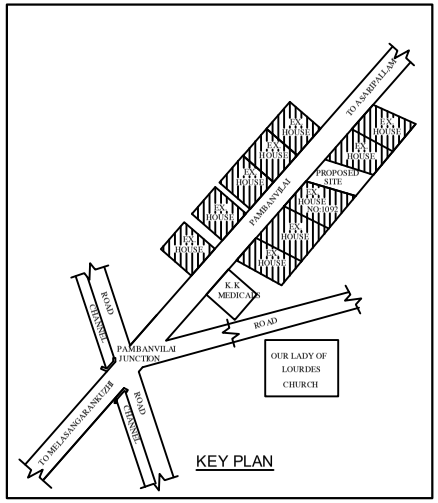



WATER_TANK_CAPACITY_L=6000LTRS

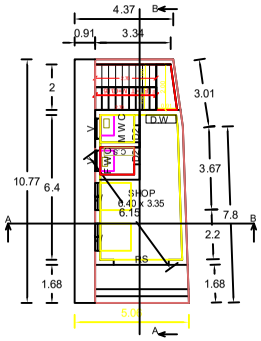
Solar panel



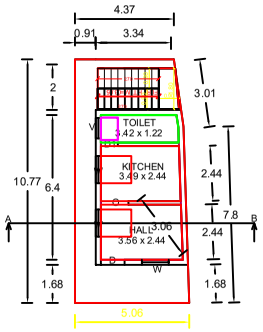

PLAN_INFO
AS_PER_DOCUMENT=188
AS_AT_SITE=186.25
PLOT_AREA_M2=186.25
FMB_OR_PLR=188
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=12.30
ROAD_LENGTH=9.30
AVG_PLOT_DEPTH=33.30
AVG_PLOT_WIDTH=9.30
LAND_USE_ZONE= MIXED_RESIDENTIAL
SURVEY_NO=709/3
PATTA_NO=9076
TALUK=AGATHEESWARAM
DISTRICT=KANYAKUMARI
JURISDICTION_TYPE= MELASANKARANKUZHI VILLAGE PANCHAYAT
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE= OTHERS
BLOCK_1_B-SHOP_MEMBER_COUNT=3
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=RETAIN
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



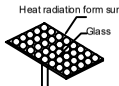

KEY PLAN



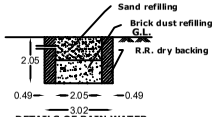

GROUND FLOOR PLAN



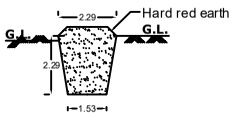

FIRST FLOOR PLAN



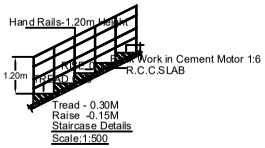

SOLAR SYSTEM
(Scale 1:100)



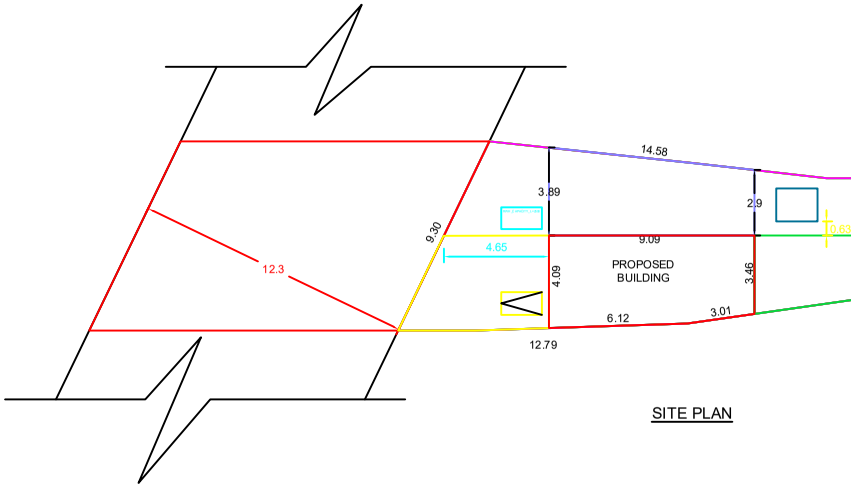

DETAILS OF RAIN WATER HARVESTING
Dwg:1A




TRIAL PIT
(Scale 1:100)




Staircase Details
Scale:1:500




SITE PLAN

N

**CERTIFICATE**

Certified that provision shall be made to provide rain water harvesting arrangements system in the proposed construction.

SCALE

PLAN 1:100
SITE PLAN 1:100

"ALL DIMENSIONS ARE IN M "

REFFERENCE

| | |
|---|---|
| MAIN DOOR - MD | : 1.05 X 2.10 |
| DOOR - D | : 0.90 X 2.10 |
| DOOR - D2 | : 0.75 X 2.10 |
| WINDOW - W | : 1.50 X 1.50 |
| WINDOW - W2 | : 1.20 X 1.00 |
| VENTILATOR - V | : 0.60 X 0.60 |

AREA DETAILS:

| | SQM | SQFT |
|---|---|---|
| AREA OF THE SITE | 188.00 | 2023.63 |
| GROUND FLOOR SHOP BUILDING | 42.22 | 454.46 |
| FIRST FLOOR RESIDENTIAL | 52.02 | 559.94 |
| TOTAL PLINTH AREA | 94.24 | 1014.40 |
| VACANT AREA | 145.78 | 1569.18 |

PARKING CALCULATIONS:

DWELLING - 1 - 52.02 M2

1 Car Space for every 75 Sqm or part there of excluding the first 75 sqm.

Required Parking = Nil

SHOP - 1 - 42.42 M2

1 Car Space for every 50 Sqm or part there of excluding the first 50 sqm.

= Nil

UR INDEX

Y

DING

:

Sherin

ERIN LET LINTA

GINEER

NNAN, ME.,MIE.,P.Eng.,
ed Engineer Grade - II
150 / LS / 2020 / 00010
R CONSTRUCTION
A, Karthikaivadaly
North Soorankudy (P.O)
Kanyakumari Dist. - 629 501
Ph: 9150893865

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

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# 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.