Verified RealEstate™

REFERENCE
25/2024

ISSUED
07 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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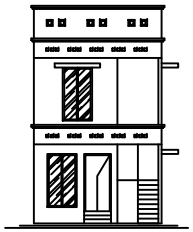
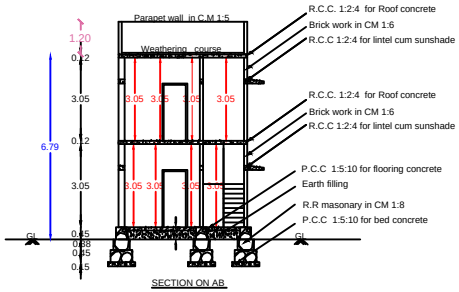
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED RE CONSTRUCTION OF RESIDENTIAL BUILDING AFTER DEMOLISHING OF EXISTING BUILDING BEARING DOOR NO : 3/62/A, AT VADAKKU THERU,VELLAMADAM, IN Re.Sy.No:351/3A1,OF THIRUPPATHISARAM VILLAGE, BEEMANAGARI VILLAGE PANCHAYAT, THOVALAI TALUK.

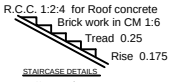
NAME OF OWNER : Mr .N. MURUGAN, s/o : Nagendra Pillai .



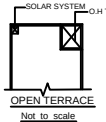
ELEVATION



SECTION ON AB



STAIRCASE DETAILS
Not to scale

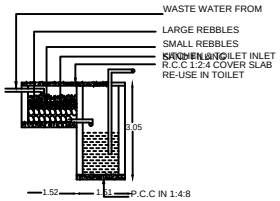


OPEN TERRACE
Not to scale

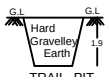
GATE ELEVATION

SECTION

PLAN OF COMPOUND WALL

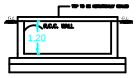


DETAILS OF RECYCLING OF WASTE WATER FROM KITCHEN & TOILET



TRAIL PIT

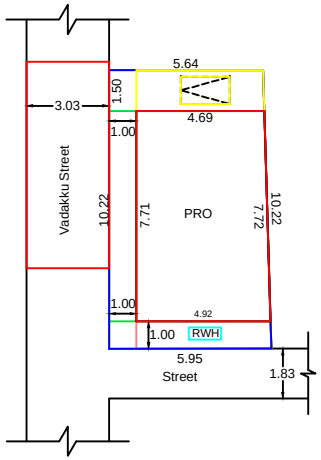
SECTION ON DWARF WALL (DW)



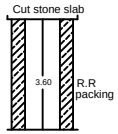
RWH SECTION (SAMPLE)

COMPOUND WALL DETAIL

PLAN INFO
PLOT_NO=NO
TALUK=THOVALAI
DISTRICT=KANNYAKUMARI
PLOT_AREA_M2=60.72
JURISDICTION_TYPE=THOVALAI VILLAGE PANCHAYAT
PATTA_NO= 1843
SINGLE_FAMILY_BLDG=YES
SURVEY_NO= 351/3A1 PT
LAND_USE_ZONE = RESIDENTIAL
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=3.03
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
AS_AT_SITE=59.20
FMB_OR_PLR=60.72
AS_PER_DOCUMENT=60.72
ROAD_WIDTH=3.03
ROAD_LENGTH=39.00
AVG_PLOT_DEPTH=10.22
AVG_PLOT_WIDTH= 5.64
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



SITE PLAN



LEACH PIT
Not to scale

AREA DETAILS	Sq.m	Sq.ft
SITE AREA	60.72	653.40
PLINTH AREA		
PROPOSED G.F	37.04	399.00
PROPOSED F.F	37.04	399.00
Total Area	74.08	798.00
VACCANT	23.68	254.40

PLOT COVERAGE = 37.04 Sq.m / 60.72 Sq.m X 100 = 61.00 %

FSI = 74.08 Sq.m / 60.72 Sq.m = 1.22 < 2.0

CERTIFICATE

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

PARKING CALCULATION

1 CAR SPACE FOR EVERY 1 DWELLING UNITS AND TWO WHEELER SPACE FOR EVERY DWELLING UNIT

PROPOSED
BOUNDARY
ROAD & STREET
EXISTING BUILDING

Shedule of Joineries

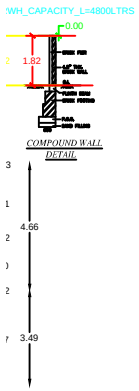
D	DOOR	1.00	X 2.10
D1	DOOR	0.91	X 2.10
D2	DOOR	0.76	X 2.10
O	OPENING	1.50	X 2.10
FW2	WINDOW	1.07	X 1.95
W2	WINDOW	1.07	X 1.37
V	VENTILATOR	0.90	X 0.90

(N . Murugan)
Sign Of Owner:

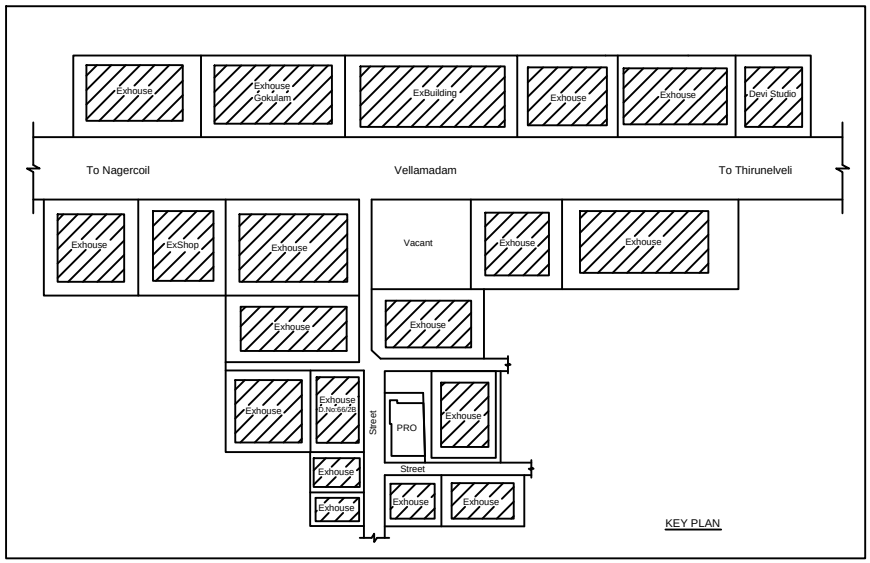
Er. L. MEHALA RAJAKUMARI, B.E.,
Registered Engineer Grade-II
Registration No: 150 / LS / 2022 / 00009
JESUS CONSTRUCTION
No. 62A-12, ULS Complex, Balamore Road,
Thiruvalla, Shuthapandy Post - 629 852.
Ph: 8903371173, 7373555527

Sign Of Registered Engineer :

GROUND FLOOR PLAN



FIRST FLOOR PLAN



KEY PLAN

Drawn by:

SUNDARAM ENGINEERING CONSTRUCTION
9/1 Vanchiathithan New Street,
Rajentra Complex,Vadasery, Nagercoil-2,
sundar207@gmail.com,
Mob:94431-22227,Off:04652-272273.

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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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.