Verified RealEstate™

REFERENCE
60/2024-2025

ISSUED
24 October 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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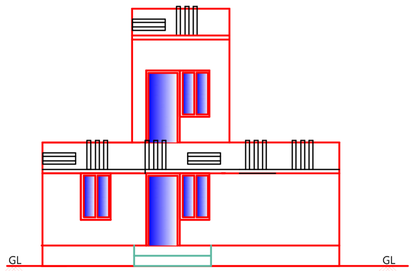
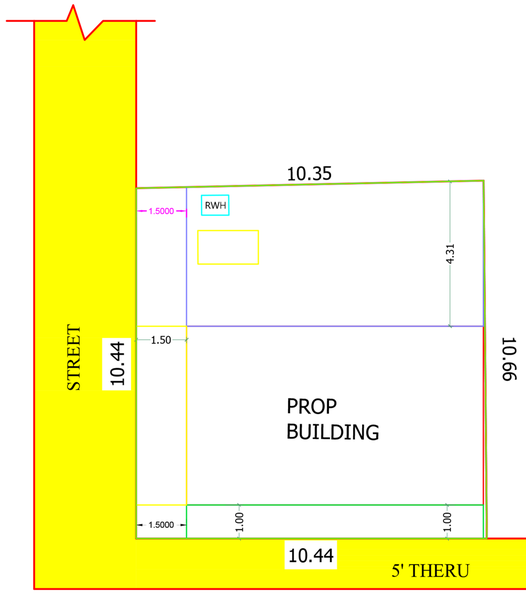
DIGITALLY VERIFIED RECORD

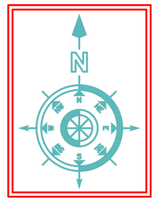
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING, IN RE SY NO - 443/4A,443/5A1 AT KODIKALCOLONY IN DHARMAPURAM VILLAGE PANCHAYAT, DHARMAPURAM SOUTH VILLAGE , AGASTHEESWARAM TALUK , KANYAKUMARI DIST .

OWNER NAME : MR. SATHEESH S/O MR.CHANDRAN

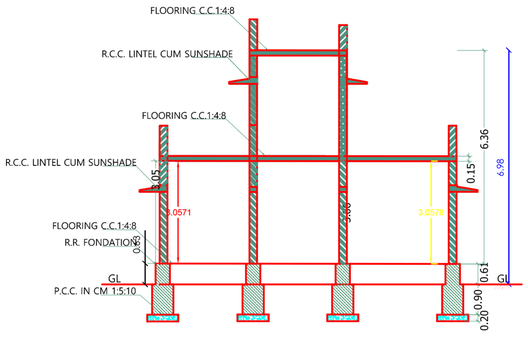


ELEVATION

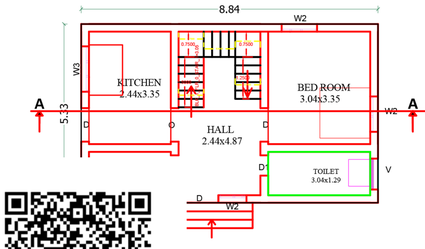




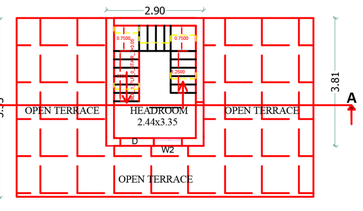
PLAN INFO
JURISDICTION_TYPE= DHARMAPURAM VILLAGE PANCHAYAT
AS_AT_SITE=109.67
FMB_OR_PLR=121.44
AS_PER_DOCUMENT=121.44
PLOT_AREA_M2=121.44
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
SURVEY_NO=443/4A,443/5A
PATTA_NO=1254,5139
TALUK=AGASTEESWARAM
ACCESS_WIDTH_M=11.4
ROAD_WIDTH=3.04
ROAD_LENGTH=30.00
AVG_PLOT_DEPTH= 10.4
AVG_PLOT_WIDTH=10.4
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=NO
DISTRICT=KANYAKUMARI
RWH_DECLARED=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=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



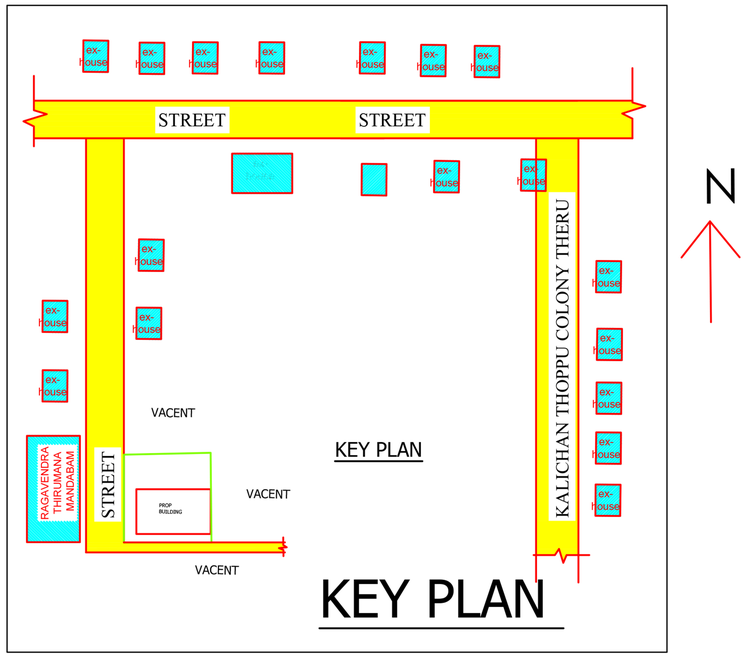
SECTION A-A



GROUND FLOOR



FIRST FLOOR PLAN



KEY PLAN

JOINERIES		
D	DOOR	1.00 X 2.10
D1	DOOR	0.75 X 2.10
W3	WINDOW	1.40 X 1.40
W2	WINDOW	0.90 X 1.40
W1	WINDOW	0.90 X 0.90
V	VENTILATOR	0.60 X 0.30

SITE AREA : 121.44 SQ.M
: 1306.69 SQ.FT (3.0 CENT)

PROPOSED PLINTH ATREA
G.F.A : 47.12 SQ.M = 507.01 SQ.FT
F.F.A : 11.05 SQ.M = 118.89 SQ.FT
TOTAL : 58.17 SQ.M = 625.90 SQ.FT

VACANT AREA : 5.63 SQ.M 60.57 SQ.FT

PROPOSED PLINTH ATREA
G.F.A : 37.31 SQ.M = 401.45 SQ.FT
F.F.A : 8.17 SQ.M = 87.95 SQ.FT
TOTAL : 45.48 SQ.M = 489.36 SQ.FT

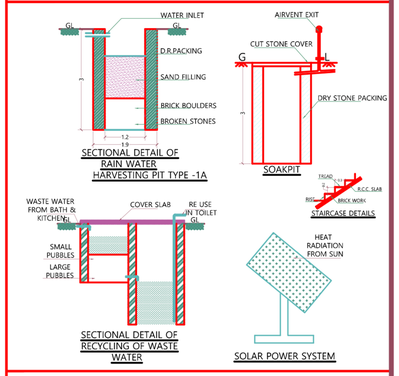
PLOT COVERAGE
$\frac{\text{PROP. GF AREA}}{\text{SITE AREA}} \times 100 = \frac{47.12}{121.44} \times 100 = 38\%$

COLOUR INDEX
SITE BOUNDARY
PROPOSED
ROAD / LANE

CAR PARKING (RESIDENTIAL)
FIRST 75 Sq.m. = NIL
TOTAL FLOOR AREA -75= 58.17-75= Nil.

REQUIRED PARKING STALLS = Nil.
REQUIRED 2 WHEELER SPACE = 1 NOS

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



SECTIONAL DETAIL OF RAIN WATER HARVESTING PIT TYPE -1A
SOAKPIT
STAIRCASE DETAILS
SECTIONAL DETAIL OF RECYCLING OF WASTE WATER
SOLAR POWER SYSTEM

Er.T.ARUN. BE.,
REGISTERED ENGINEER GRADE -II
REGISTER NO:150/LS/2022/00091
T.S CONSTRUCTIONS
10/64 ,ATHIKADAI JN
EATHAMOZHY ROAD,
SOUTH SOORANKUDY P.O,
KANYAKUMARI-629 501.
CELL : 8870637270

Er. T. ARUN, B.E.,
Registered Engineer Grade-II
Register No: 150/LS/2022/00091
T.S. Constructions
10/64, Athikadai Jn., Eathamozhy Road
South Soorankudy Post, K.K. Dist.
Cell: 8870637270

Signature of REGISTERED ENGINEER

ALL DIMENSIONS ARE IN Mtr.
SITE PLAN : 1:100
PLAN : 1:100

Signature of land &building owner

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.