Verified RealEstate™

REFERENCE
38/2024-2025

ISSUED
19 September 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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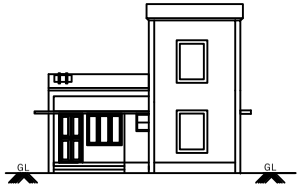
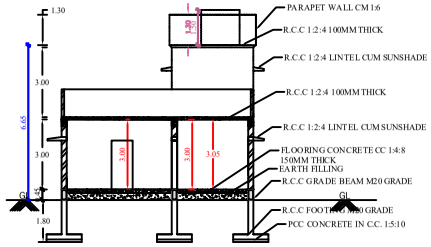
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN RE. SY. NO : 946/1B OF VELLICHANTHAI 'B' VILLAGE AT EATHANKADU IN VELLICHANTHAI VILLAGE PANCHAYAT, KALKULAM TALUK, KANYAKUMARI DISTRICT.

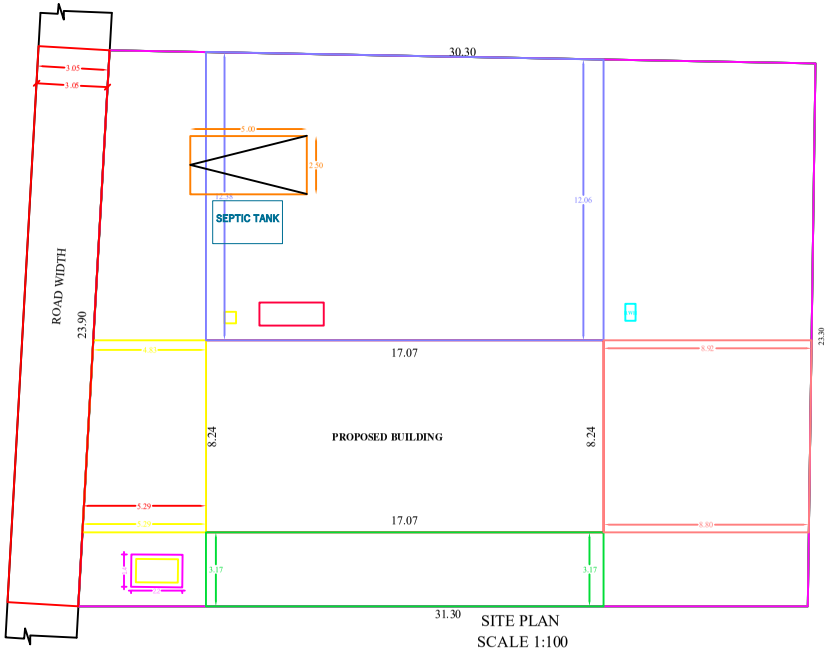
NAME OF OWNER :K.V.SURESH BABU
S/O, MR.VISWANATHAN
PLOT -I & II
ATHIPATTU MAIN ROAD
OLD AMBATHUR
CHENNAI -58



ELEVATION



SECTION ON AB



SITE PLAN
SCALE 1:100

PLAN INFO
PLOT_NO=NO
PATTA_NO=8759
TALUK=KALKULAM
DISTRICT=KANNYAKUMARI
SURVEY_NO=946/1B
PLOT_AREA_M2=726.44
AS_PER_DOCUMENT=728.46
AS_AT_SITE=726.44
FMB_OR_PLR=800
JURISDICTION_TYPE=VELLICHANTHAI VILLAGE PANCHAYAT
SINGLE_FAMILY_BLDG=YES
LAND_USE_ZONE = RESIDENTIAL
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=23.90
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=3.05
ROAD_LENGTH=100
AVG_PLOT_DEPTH=30.80
AVG_PLOT_WIDTH=23.60
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
OSR_APPLICABLE =NO
OSR_SURRENDER_OR_BUYBACK=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
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

FOR OFFICE USE ONLY,

AREA DETAILS

DESCRIPTION	SQ.FT	SQ.M
SITE AREA	7841.14	728.46
PROP. FLOOR AREA IN G.F	1514.06	140.66
PROP. FLOOR AREA IN T.F	122.71	11.40
TOTAL PROP. FLOOR AREA	1636.77	152.06
VACANT AREA	6327.08	587.80
CARPET AREA	947.37	87.92
ALL DIMENSIONS ARE IN 'M'	SCALE PLAN 1:100 SITE PLAN 1:100	

F.S.I CALCULATION

NON F.S.I AREA (HEADROOM) = 11.40 SQ.M

F.S.I AREA = TOTAL AREA–NON F.S.I AREA

= 152.06–11.40 = 140.66 SQ.M

F.S.I = $\frac{\text{TOTAL COVERED AREA}}{\text{PLOT AREA}} = \frac{152.06}{728.46} = 0.21$

PLOT COVERAGE CALCULATION

PLOT COVERAGE = $\frac{\text{GROUND FLOOR AREA}}{\text{PLOT AREA}} \times 100$

= $\frac{116.78}{194.22} \times 100 = 60.12$

ING CALCULATION

: 14.36 SQ.M

5.88) : 136.18 SQ.M

EMENTS = $\frac{\text{F.S.I AREA}}{150}$ $\frac{136.18}{150}$

= 0.91 = 1 NO.

DULE OF JOINERY

TION	SIZE (M)
	1.00 x 2.10
	0.90 x 2.10
	0.75 x 2.10
	1.50 x 1.50
	1.80 x 1.00
	1.00 x 1.35
OR	0.90 x 0.75

OLOUR INDEX

UNDARY

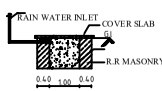
ED

S

OF LAND AND BUILDING OWNER

V. HARIRAMAN,
Registered Engineer Gr - III
Reg. No: RE III / K.K.DTCP / 006 / 2022
SANKAR CONSTRUCTIONS
Vellamodi Jn., Vellichanthai (P.O.)- 629 204.
Ph: 9442239210

PREPARED BY
SHANAS CONSTRUCTIONS
10-64, POOCHIKADU,GANAPATHIPURAM
MOBILE: 9597772878, 9597771828
EMAIL : arshanas10@gmail.com



RAIN WATER PIT
TYPE - 1 A

RWH SECTION (SAMPLE)

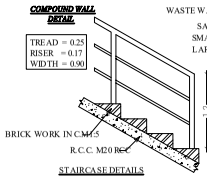
RWH_CAPACITY_L=4800LTRS

COMPOUND WALL DETAIL

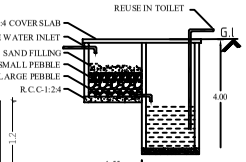
SOLAR SYSTEM

WATER_TANK_CAPACITY_L=4800LTRS

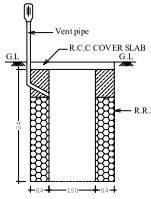
TRIAL PIT



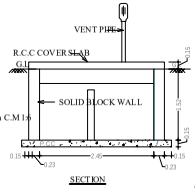
STAIRCASE DETAILS
(NOT TO SCALE)



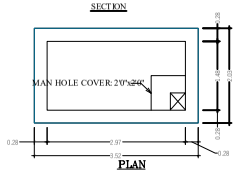
RECYCLING OF WASTE WATER
KITCHEN & BATH ROOM



SOAK PIT
(NOT TO SCALE)

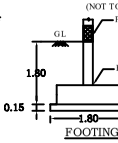


SECTION

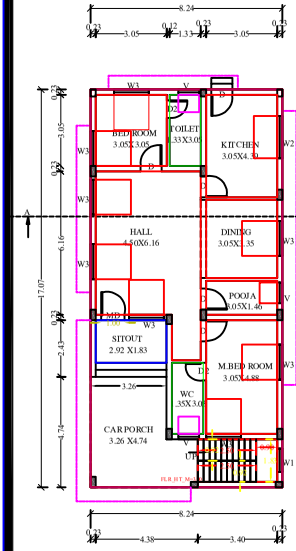


PLAN

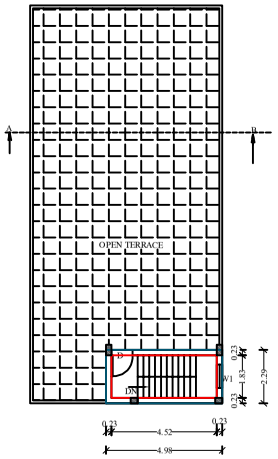
SEPTIC TANK DETAILS
(NOT TO SCALE)



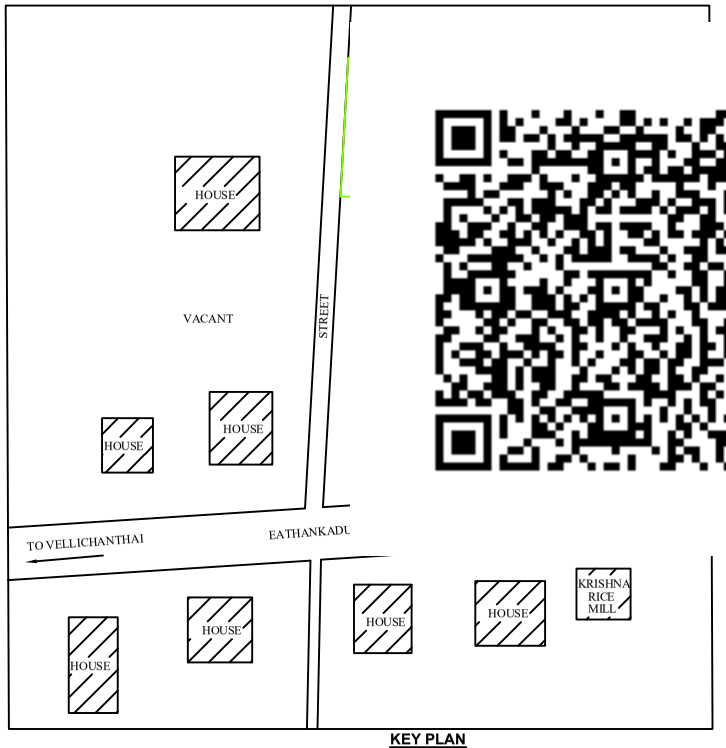
FOOTING



GROUND FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

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.