Verified RealEstate™

REFERENCE
22/2024-2025

ISSUED
18 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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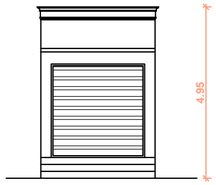
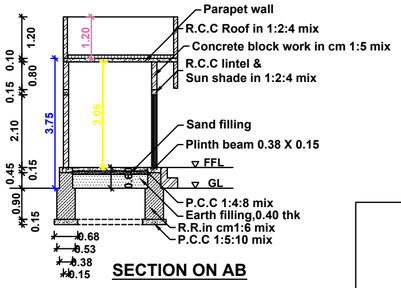
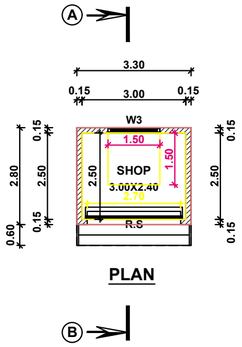
DIGITALLY VERIFIED RECORD



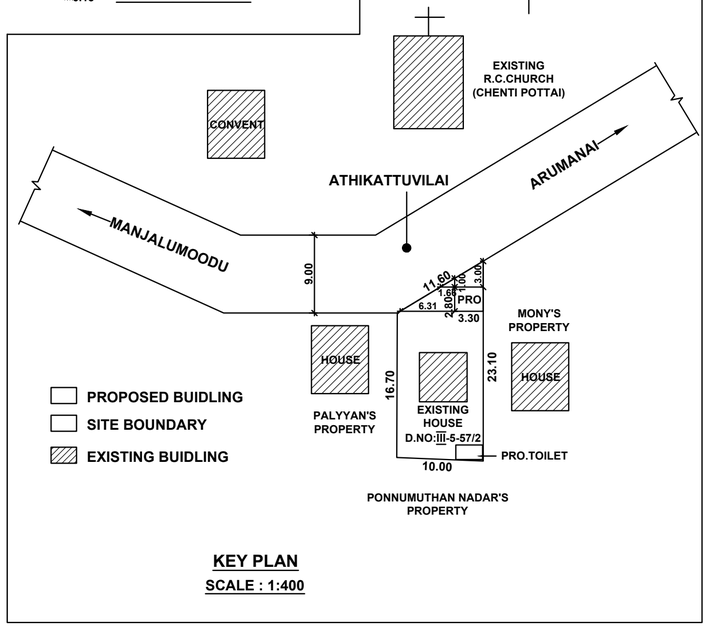
ELEVATION



SECTION ON AB

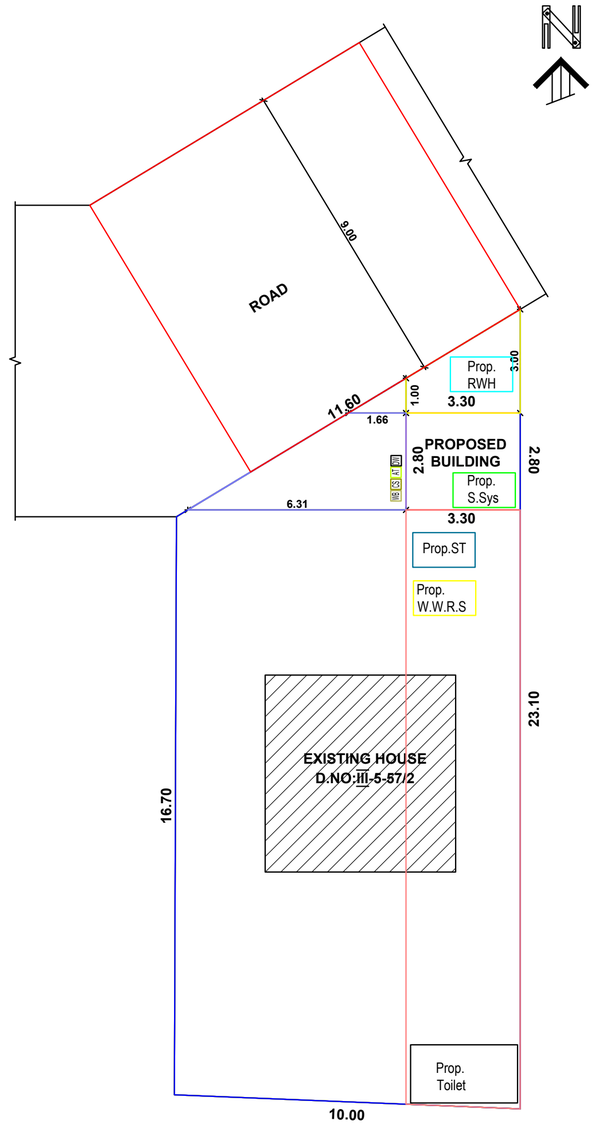


PLAN



KEY PLAN

SCALE : 1:400



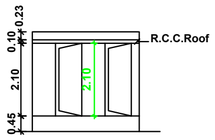
FOR OFFICE USE ONLY

PLAN SHOWING THE PROPOSED CONSTRUCTION OF TERRACE ROOF COMMERCIAL BUILDING IN RE.SY.NO:317 / 4A AT ARUMANAI VILLAGE , MANJALUMOODU VILLAGE PANCHAYAT, VILAVANCODE TALUK, K.K.DISTRICT.

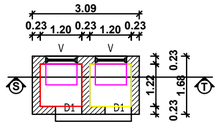
OWNED BY: Mr.P.SIVADHASAN ,
S/O Mr.PONNAN ,
ATHIKATTUVILAI ,
MANJALUMOODU P.O., K.K.DIST.

AREA DETAILS - SHOP		
PLINTH AREA		
Plinth Area	9.24 Sq.m	99.46 Sq.ft
Floor Area	7.50 Sq.m	80.73 Sq.ft
AREA DETAILS - PLOT		
Site Area	5.500 Cents	2.23 Are
	(222.585 Sq.m)	(2395.80 Sq.ft)
Vacant Area	213.35 Sq.m	2296.45 Sq.ft
F.S.I	9.24 / 222.59	0.04 < 2.00
PC	9.24 / 222.59	4.15 < 50

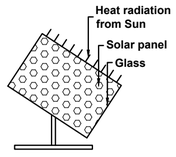
PLAN INFO
PLOT_AREA_M2=222.59
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=RETAIN
PREMIUM_FSI_REQUIRED=NO
OSR_SURRENDER_OR_BUYBACK=YES
IS_APPROVED_LAYOUT=YES
ORGANIZATION_TYPE=PRIVATE
CRZ=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=1
ROAD_WIDTH=9.00
ROAD_LENGTH=100.00
AVG_PLOT_DEPTH= 23.10
AVG_PLOT_WIDTH= 11.60
LAND_USE_ZONE = COMMERCIAL
PLOT_NO=0
DISTRICT=KANYAKUMARI
AREA_TYPE=EWS
SURVEY_NO=317/4A
PATTA_NO=5345
TALUK=VILAVANCODE
AS_AT_SITE=198.16
FMB_OR_PLR=222.59
AS_PER_DOCUMENT=222.59
JURISDICTION_TYPE=VILLAGE PANCHAYAT
IS_SWIMMING_POOL_EXISTS=NO
RWH_DECLARED=YES
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=YES



ELEVATION



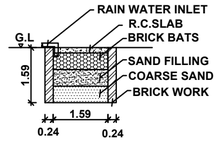
TOILET PLAN



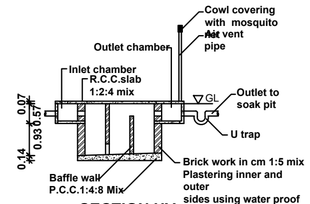
SOLAR SYSTEM

SITE PLAN

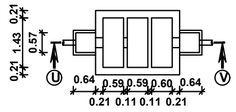
SCALE: 1:100.



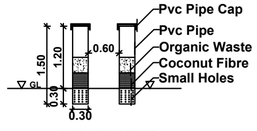
RAIN WATER
HARVESTING PIT



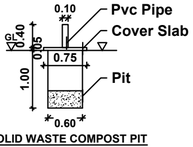
SECTION UV



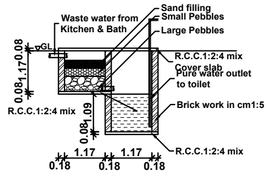
SEPTIC TANK PLAN



PIPE COMPOST PIT



SOLID WASTE COMPOST PIT



WASTE WATER RECYCLING SYSTEM

SCHEDULE OF JOINERIES		
REF	DESCRIPTION	SIZE
RS	Rolling Shutter	2.70 X 2.70
D1	DOOR	0.80 X 2.10
V	VENTILATOR	0.90 X 0.60

SIGNATURE OF OWNER

A.SREEKUMAR
Engineer - Grade III-RE
Reg.No.149/LS/2022/00004
Email:geotechsree@gmail.com

GEOTECH CONSTRUCTIONS
Cell No:
9443808720
9597911470
ARUMANAI

ENGINEER

SCALE : 1:100

ALL DIMENSIONS ARE IN METRE

DWG NO 0 0 7 1 5 / 0 7 2 4

ER.A.SREEKUMAR
GEO TECH CONSTRUCTIONS
MAIN ROAD,ARUMANAI,
K.K.DISTRICT.-629151.
MOBILE NO: 9443808720.
email:geotechsree@gmail.com

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.