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.

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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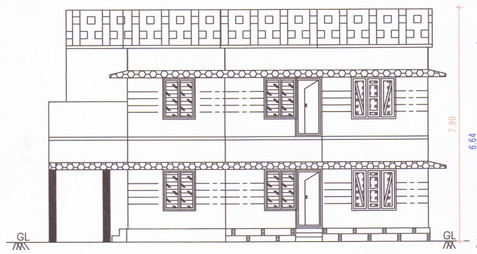
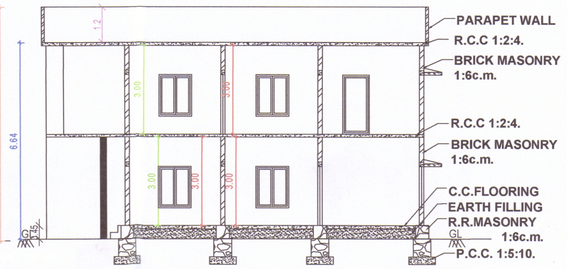
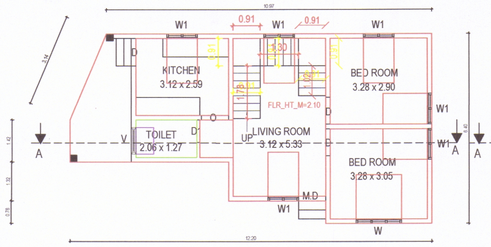


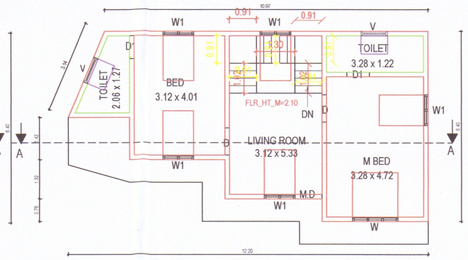

ELEVATION



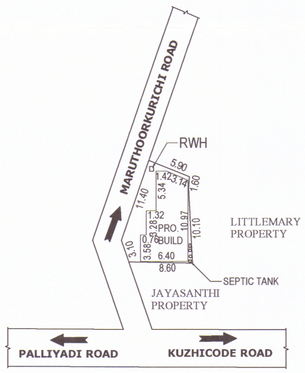

SECTION ON - AA



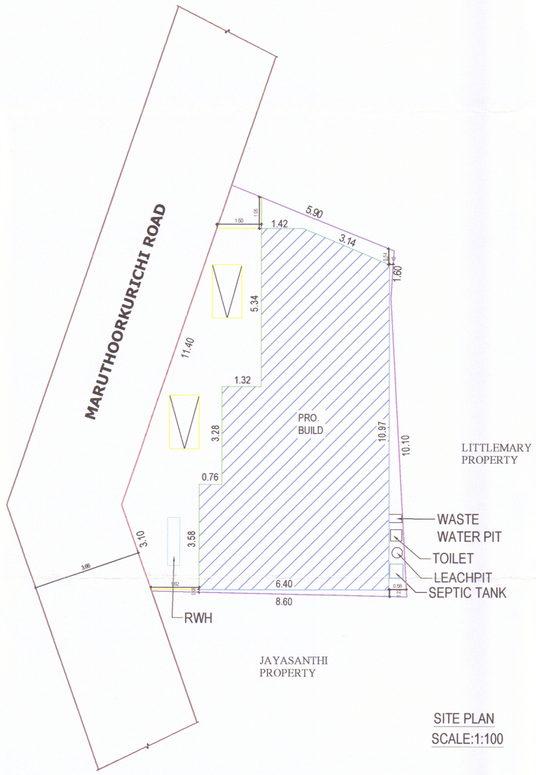

GROUND FLOOR PLAN




FIRST FLOOR PLAN




KEY PLAN
SCALE:1:400



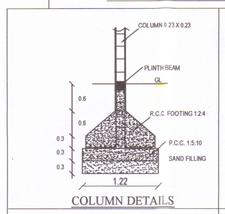

SITE PLAN
SCALE:1:100

R. JEEN DARWIN, B. Tech. (Civil.),
DE-PORRES ASSOCIATES
DESIGNERS & CONTRACTORS,
COURT ROAD, KUZHITHURAI P.O.
CELL : 9488079407.

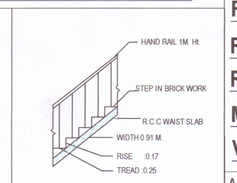
N
W E
S

PLAN INFO
PLOT_AREA_M2=91.06
SURVEY_NO=174/3
PATTA_NO=6900
AS_AT_SITE=100.58
AS_PER_DOCUMENT=91.06
FMB_OR_PLR=182.12
TALUK=KALKULAM
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=3.66
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=3.66
ROAD_LENGTH= 200
AVG_PLOT_DEPTH=11.40
AVG_PLOT_WIDTH=8.60
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO= NA
DISTRICT=KANYAKUMARI
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=CBA
BUILDING_NEAR_MONUMENT=NO
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
JURISDICTION_TYPE=PANCHAYAT
OSR_APPLICABLE=NO
OSR_SURRENDER_OR_BUYBACK=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES

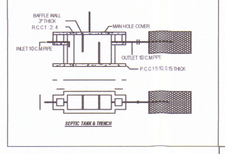
OWNER NAME: Mr . J. R. ANISH
S/O . Mr.JOHNSINGH KUMAR



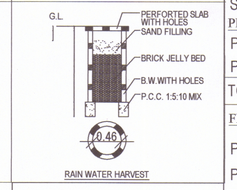

COLUMN DETAILS



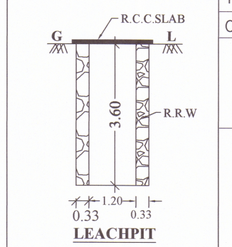

STAIR DETAIL



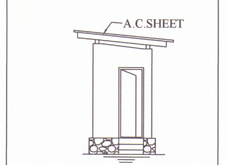

SEPTIC TANK & TRENCH




RAIN WATER HARVEST




LEACHPIT




TOILET

# PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING AFTER DEMOLISHING OLD RESIDENTIAL BUILDING D.NO.: 6/177A , IN RE. S.NO: 714/3, KANIYANVILAI, PALLIYADI POST, MARUTHOOKURICHI VILLAGE, MARUTHOORKURICHI VILLAGE PANCHAYAT, KALKULAM TALUK, K.K.DIST.

| AREA STATEMENTS | Sq.mt | Sq.ft |
|---|---|---|
| SITE AREA | 91.06 | 979.81 |
| PLINTH AREA | | |
| PRO.G.F | 62.69 | 674.54 |
| PRO.F.F | 59.75 | 642.91 |
| TOTAL PLINTH AREA | 122.44 | 1317.45 |
| FLOOR AREA | | |
| PRO.G.F | 50.25 | 540.69 |
| PRO.F.F | 47.26 | 508.52 |
| TOTLA FLOOR AREA | 97.51 | 1049.21 |
| OPEN SPACE AREA | 28.37 | 305.26 |

| JOINERIES DETAILS | | |
|---|---|---|
| D | DOOR | 1.00m x 2.10m |
| D1 | DOOR | 0.91m x 2.10m |
| D2 | DOOR | 0.76m x 2.10m |
| W | WINDOW | 1.52m x 1.52m |
| V | VENTILATOR | 0.91m x 0.61m |

SCALE ----- 1 : 100 & 400
DATE ----- 27-08-2024
DRG NAME----- PLAN
DRAWN ----- JEEN DARWIN

NOTE:
* All Dimensions Are In Metre
* Waste Water Used To Garden
* Percolation Pit To Be Provided

COLOUR CODE REFERANCE :
SITE BOUNDARY ----------
PRO.G.F ----------
PRO.F.F ----------
ROAD & STREET ----------

OFFICE USE

APPLICANT

Er. R. SENTHIL KUMAR
REGISTERED CIVIL ENGINEER
(Regd. No.151 / LS / 2019 / 00009)
CCC Associates
Near Anna Statue, Thuckalay- 629 175
9943992830 / 04651 253830

REGISTERED ENGINEER

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.