Verified RealEstate™

REFERENCE
44/2024-25

ISSUED
19 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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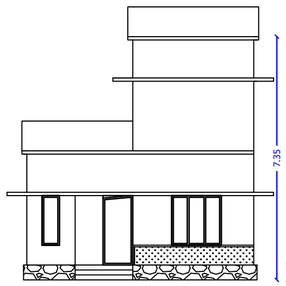
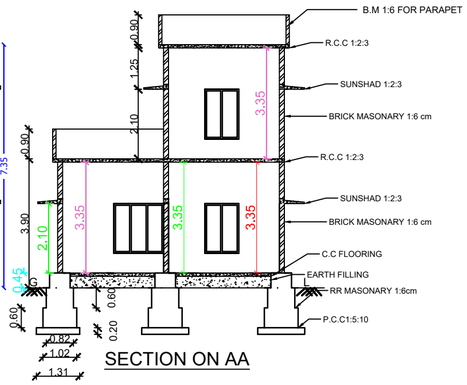
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RCC ROOF RESIDENTIAL BUILDING AT KONNATHUVILAI, PALLIKONNAM, CHITHARAL POST IN RE.SY.NO: 496/9C OF MUZLUCOD VILLAGE IN VELLAMCODE VILLAGE PANCHAYAT, VILAVANCODE TALUK, KANYAKUMARI DISTRICT, PIN-629 151.

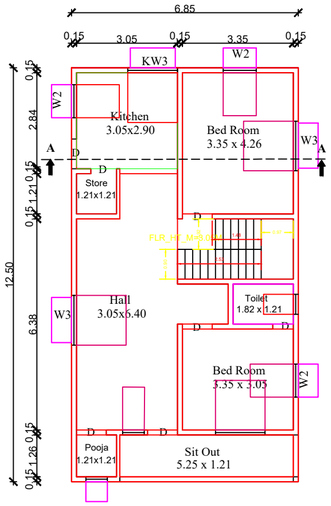
PLAN INFO
PLOT_NO=NO
SURVEY_NO=496/9C
PATTA_NO=9283
TALUK =VILAVANCODE
DISTRICT=KANNIYAKUMARI
JURISDICTION_TYPE= PANCHAYAT
PLOT_AREA_M2=309.77
AS_PER_DOCUMENT=309.60
AS_AT_SITE= 309.77
FMB_OR_PLR=309.77
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=YES
ACCESS_WIDTH_M=3.00
DEPTH_CUTTING_MORE_THAN_1.5_M=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH= 3.00
ROAD_LENGTH=200 M
AREA_TYPE=EWS
AVG_PLOT_DEPTH=22.70
AVG_PLOT_WIDTH=13.30
LAND_USE_ZONE=PRZ
LEASEHOLD_LAND=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
BUILDING_NEAR_TO_RIVER=NO
BARRIER_FREE_ACCESS_FOR_PHYSICALLY_CHALLENGED_PEOPLE=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FOR_CONSTRUCTION_NEAR_AIRPORT=NO
NOC_FOR_CONSTRUCTION_NEAR_DEFENCE_AERODOMES=NO
NOC_STATE_ENV_IMPACT=NO
NOC_RAILWAY=NO
NOC_COLLECTOR_GVT_LAND=NO
NOC_IRRIGATION_DEPT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
OCCUPANCY=RESIDENTIAL
RWH_DECLARED=YES
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



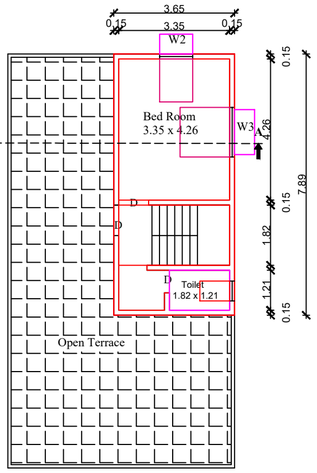
FRONT ELEVATION



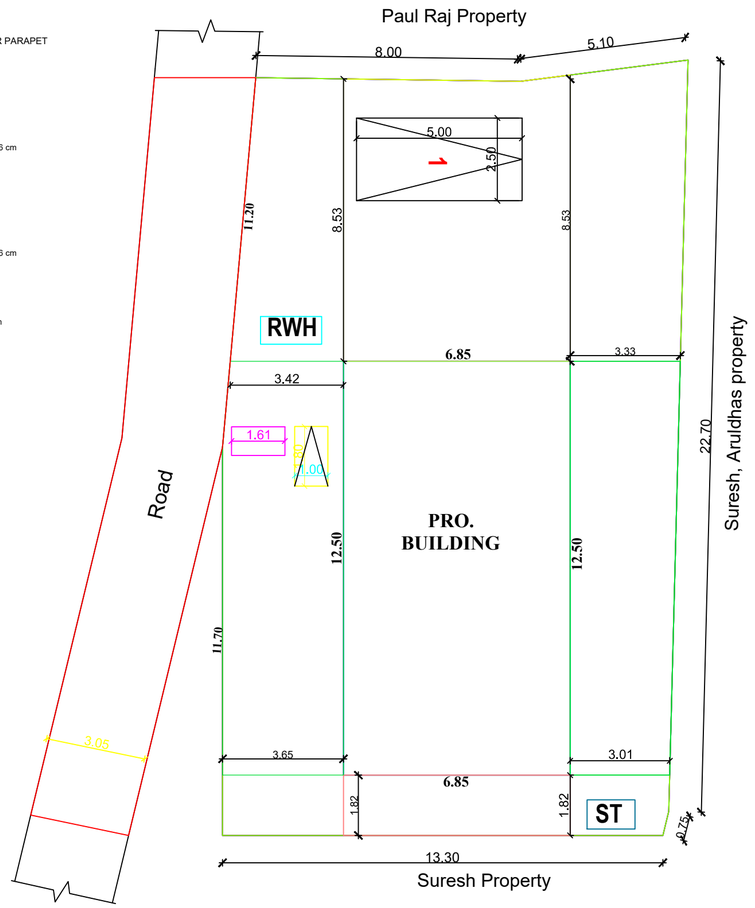
SECTION ON AA



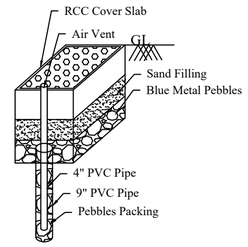
GROUND FLOOR PLAN



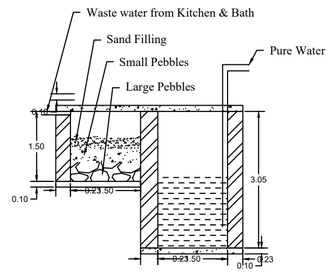
FIRST FLOOR PLAN



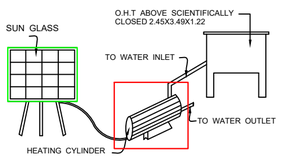
SITE PLAN



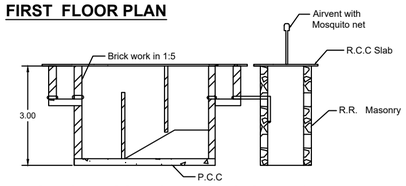
Percolation Bore Pit



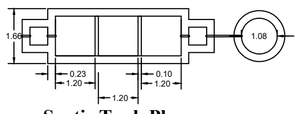
Waste Water Recycling System



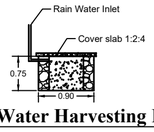
SOLAR WATER HEATING SYSTEM



Section of Septic Tank & Soakpit

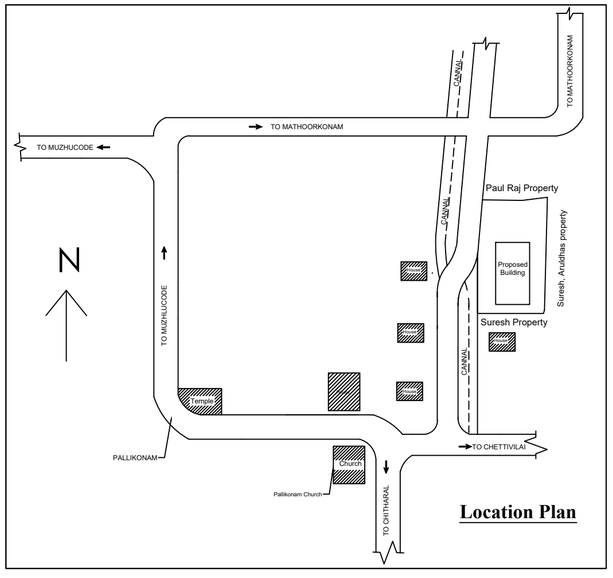


Septic Tank Plan



Rain Water Harvesting Pit

Trial Pit



Location Plan

N W E S	NOTE : ALL DIMENSIONS ARE IN METRE	
	SCALE - 1:100	DATE: 11-09-2024

PROPOSED RESIDENTIAL BUILDING AREA DETAILS :

S.NO	DESCRIPTION	Plinth Area Sq.m``	Plinth Area Sq.ft	Floor Area Sq.m	Floor Area Sq.ft
01	GROUND FLOOR	85.62	921.27	76.18	819.70
	FIRST FLOOR	28.80	309.88	24.61	264.80
	TERRACE FLOOR				
	TOTTAL	114.42	1231.15	100.79	1084.50

TOTAL FSI AREA = 85.62 SQ.M

FLOOR SPACE INDEX = 85.62/309.60 = 0.27

AREA DETAILS

Area of the Site : 7.650 Cents (309.60Sq.m) -3331.29 SQ.FT

Vacant Area : 5.530 Cents (223.98Sq.m) - 2410.00 SQ.FT

Name & Address of the Owner:

Mr.R.Sasi kumar
S/o Mr.Rajaiyan
Idathinkara Vilai,
Vellamcode,
Chitharal (p.o)

JOINERY SCHEDULE

TYPE	DESCRIPTION	SIZE
M.D.	MAIN DOOR	1.00 x 2.10
D	DOOR	0.90 x 2.10
D1	DOOR	0.75 x 2.10
W3	WINDOW	1.50 x 1.50
W2	WINDOW	1.00 x 1.50
V	VENTILATOR	0.60 x 0.45

INDEX

PRO. BUILDING
PLOT
BOUNDARY
ROAD
EX. BUILDING

Er.T.PRATHAP SINGH. B.E
T.P.S.DESIGNS & CONSTRUCTION
KALLUNATTY, CHITTHARAL-629 151
CELL: +91-7598870500

APPLICANT SIGNATURE:

R. Sasi Kumar

ARCHITECT/REGISTERED ENGINEER

T. Prathap Singh
Er. T. Prathap Singh, B.E.,
Registered Engineer Grade III -R.E.
149/LS/2024/00015
Kallunatty, Chitharal (P.O)., K.K. District.

FOR OFFICE USE ONLY

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.