Verified RealEstate™

REFERENCE
515/2024

ISSUED
07 January 2025

PP APPROVAL RECORD

Planning Permission

Kanniyakumari

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Residential

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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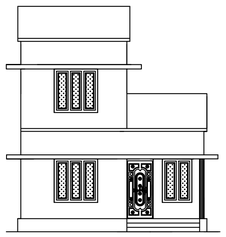
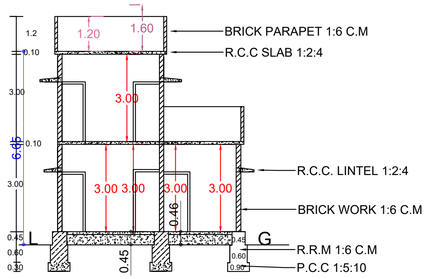
DIGITALLY VERIFIED RECORD

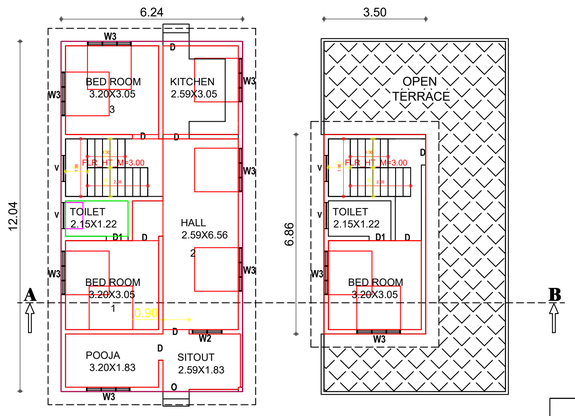
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF RESIDENTIAL BUILDING IN RE.SY.NO:313/18 (AS PER PATTA), 313/9C1B (AS PER DOCUMENT), PATTA NO:12903, MANNU VILAI, KALLANKUZHI DESOM, KUMARANKUDI VILLAGE, VERKILAMBI TOWN PANCHAYAT, THIRUVATTAR TALUK, KANNIYAKUMARI DISTRICT. OWNED BY: Mr. JENISH C , S/O Mr. CHANDRAN, CONTACT NO:8098381183

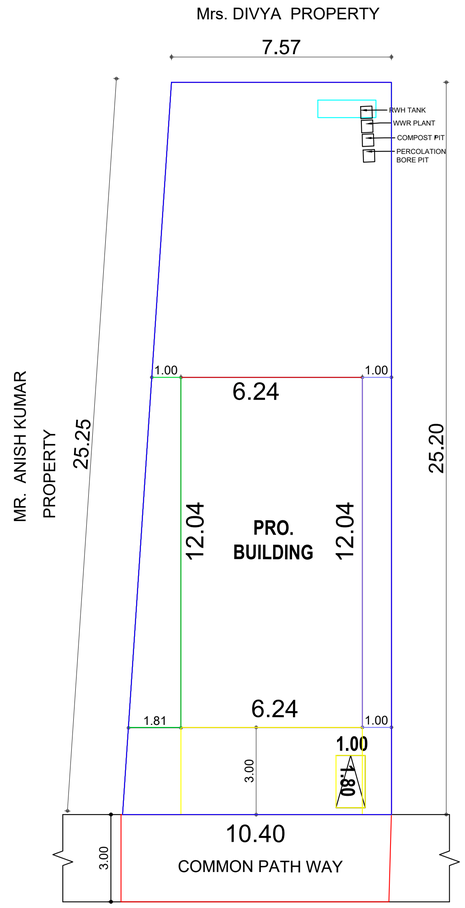


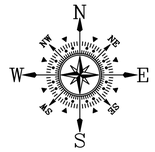
ELEVATION

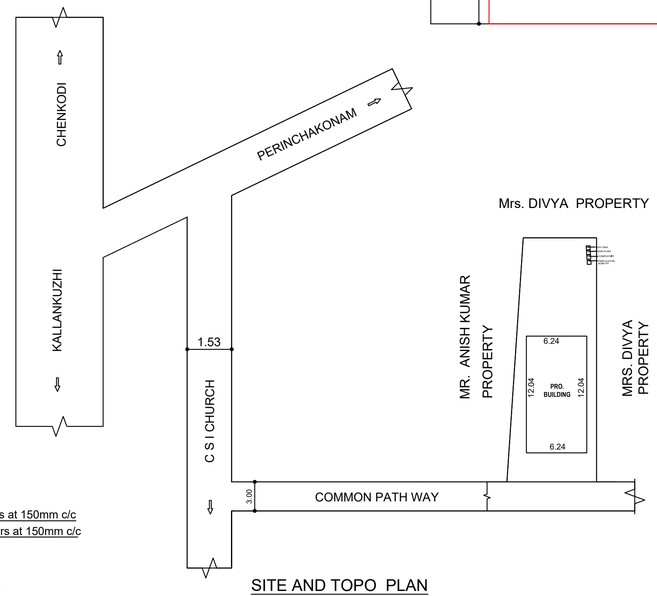


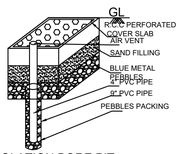
SCTION ON - AB



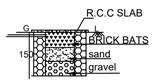






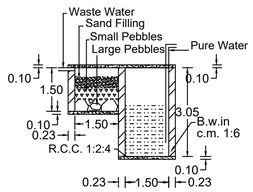


PERCOLATION BORE PIT



RWH TANK

SECTION OF STAIRCASE



WASTE WATER RECYCLING SYSTEM

SITE AND TOPO PLAN
SCALE 1:300
ALL DIMENSIONS ARE IN METRE

AREA DETAILS - PROPERTY		
SITE AREA 5.000 CENTS	202.35 SQ.M	2178.09 SQ.FT

AREA DETAILS - BUILDING		
BUILDING	PLINTH AREA	FLOOR AREA
GROUND FLOOR	75.12 M² (808.59 SQ.FT)	63.85 M² (687.28 SQ.FT)
FIRST FLOOR	24.01 M² (258.44 SQ.FT)	20.40 M² (219.58 SQ.FT)
TOTAL	99.13 M² (1067.03 SQ.FT)	84.25 M² (906.86 SQ.FT)

PARKING CALCULATION ACCORDING TO TNCDBR 2019
FLOOR AREA 75 - 150 SQ.M IN ONE DWELLING
PROVIDED 1 CAR SPACE AND 1 TWO WHEELER SPACE
TOTAL FLOOR AREA = 84.25 M2
84.25/150 =

$$\text{PLOT COVERAGE} = \frac{75.12}{202.35} \times 100 = 37.12\%$$

$$\text{F.S.I} = \frac{\text{TOTAL BUILIT UP AREA}}{\text{SITE AREA}} = \frac{99.13}{202.35} = 0.48$$

REFERENCE		
DOOR	D	0.90X2.10
DOOR	D1	0.75X2.10
WINDOW	W3	1.50X1.50
WINDOW	KW3	1.50X0.90
VENTILATOR	V	0.90X0.60
WINDOW	W1	0.60X1.50

COLOUR INDEX	
PLOT BOUNDARY	
PRO. BUILDING	
EX. BUILDING	
PATHWAY	
ROAD	
WALL THICK 0.15M	

Er. P. NIRMALA, M.A.,B.E.,DCE.,
Reg. Engineer Grade-III
Reg. No: RE-III/KKDTCP/091/2024
LEO ASSOCIATES
NUZHINTHURAI
Mob : 9787287764, 9003228338

REG. ENGINEER

SIGN. OF APPLICANT

PLAN INFO
PATTA_NO=12903
AS_PER_DOCUMENT=202.35
AS_AT_SITE=211.69
FMB_OR_PLR=202.35
PLOT_AREA_M2=202.35
IS_SWIMMING_POOL_EXISTS=NO
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=3.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=3.00
ROAD_LENGTH=10.40
AVG_PLOT_DEPTH=25.20
AVG_PLOT_WIDTH= 8.20
LAND_USE_ZONE =RESIDENTIAL
PREMIUM_FSI_REQUIRED=NO
DISTRICT=KANNIYAKUMARI
SURVEY_NO=313/18
TALUK=THIRUVATTAR
JURISDICTION_TYPE= PANCHAYAT
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
IS_APPROVED_LAYOUT=NO
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
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
GREEN_PLANTING_STRIP=NO

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.