Verified RealEstate™

REFERENCE
35/2024

ISSUED
13 January 2025

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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DIGITALLY VERIFIED RECORD

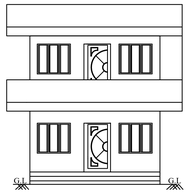
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF COMMERCIAL BUILDING ( COMMUNITY HALL)

AT PARUTHIYARAI THOTTAM, IN RE.SY.NO:373/2B, OF CHADAYAMANGALAM VILLAGE, IN CHADAYAMANGALAM VILLAGE,

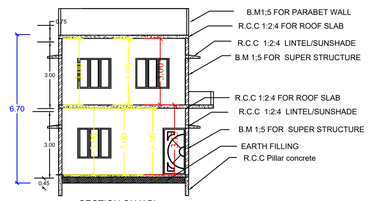
PANCHAYAT, KALKULAM TALUK, KANNYAKUMARI DISTRICT.

NAME OF THE OWNER

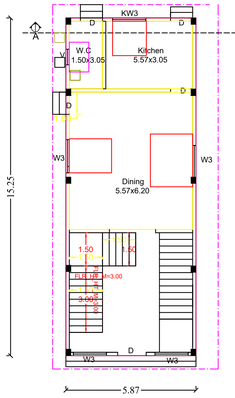
**THE PARISH PRIEST**
**ST. MICHEAL CHURCH**
**PARUTHIYARAI THOTTAM**
**THUCKALAY-629175**



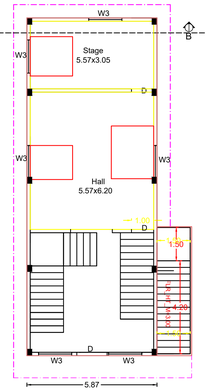

ELEVATION




SECTION ON 'AB'




GROUND FLOOR PLAN

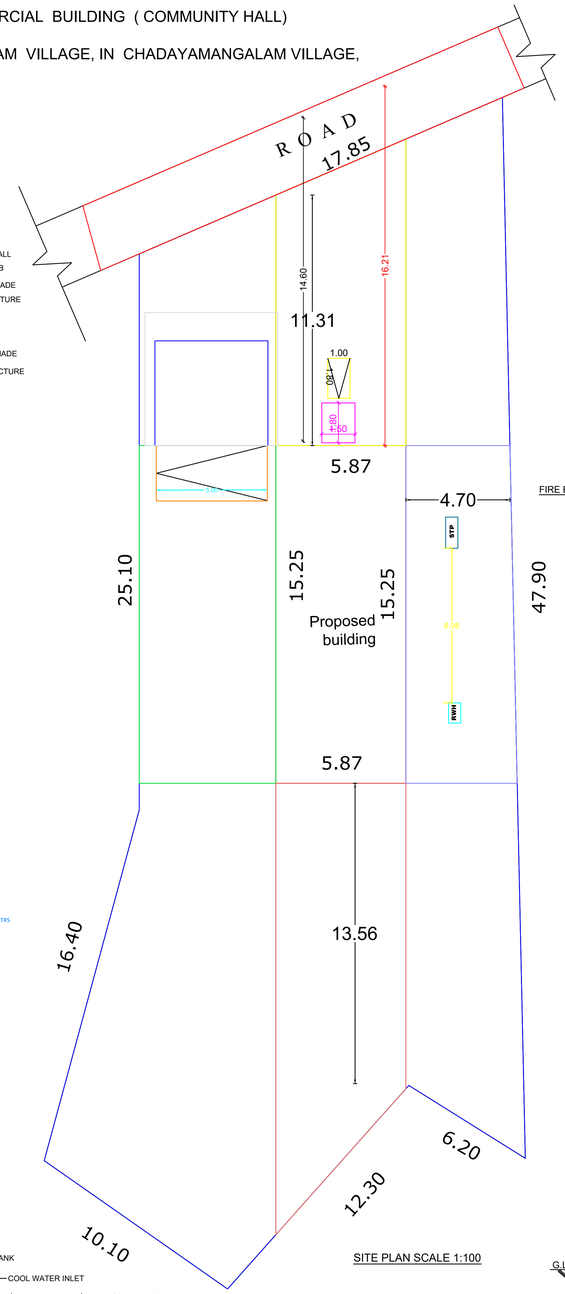



FIRST FLOOR PLAN

SOLAR WATER

Solar panel

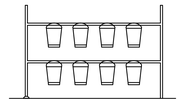
WATER_TANK_CAPACITY_L=6000LTRS



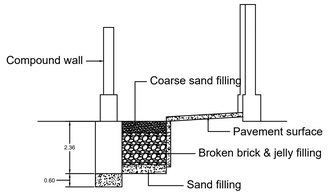

SITE PLAN SCALE 1:100

PLAN INFO
PLOT_NO=NO
PATTA_NO= 1053
TALUK=KALKULAM
DISTRICT=KANNIYAKUMARI
SURVEY_NO= 373/2B
PLOT_AREA_M2= 809.40
AS_PER_DOCUMENT=809.40
AS_AT_SITE=812.18
FMB_OR_PLR=809.40
JURISDICTION_TYPE= PANCHAYAT
SINGLE_FAMILY_BLDG=NO
LAND_USE_ZONE = COMMERCIAL
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH= 3.00
ROAD_LENGTH= 30.00
AVG_PLOT_DEPTH= 17.07
AVG_PLOT_WIDTH= 36.50
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
BLOCK_1_B-SHOP_MEMBER_COUNT=2

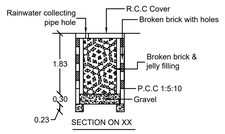
FIRE EXTINGUSHIER (N.T.S)



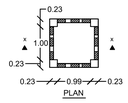
SAND BUCKETS (N.T.S)




PLINTH BOUNDARY PERCULATION PIT

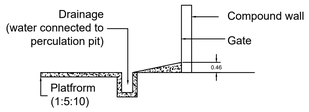



SECTION ON XX

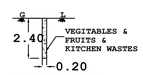



PLAN

RAIN WATER HARVEST WELL

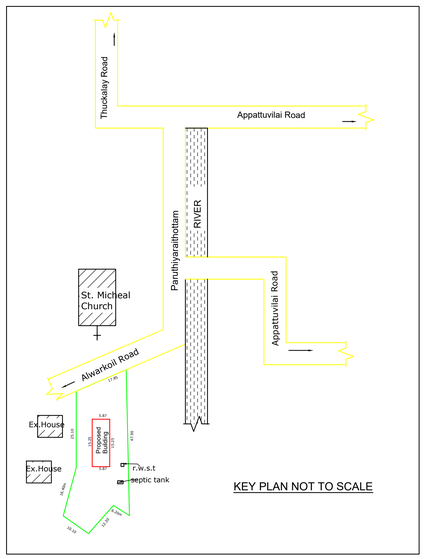



ENTRANCE & EXIT OF GATE DETAILES

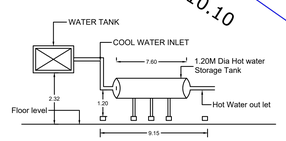



SUGGING PIPE(SP)

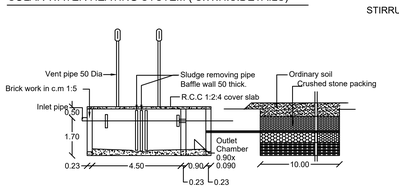
TRIAL PIT SECTION



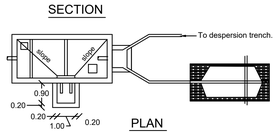

KEY PLAN NOT TO SCALE




SOLAR WATER HEATING SYSTEM ( S.W.H.S.DETAILS)

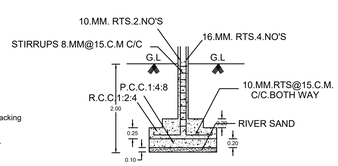


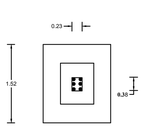

SECTION



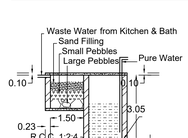

PLAN

SEPTIC TANK DETAILS

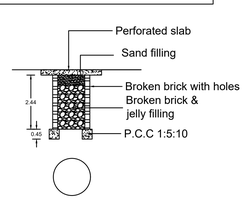



COLUMN PLAN & SECTION
SIZE 0.23X0.30, SCALE :-1:50




WASTE WATER
RECYCLING SYSTEM




PERCULATION PIT FOR 30 SQ.M

| | |
|---|---|
| SITE BOUNDARY | |
| PROP. BUILDING | |
| ROAD, PATHWAY | |
| EXIST. BUILDING | |

| | |
|---|---|
| | 1: 100 |
| **SITE PLAN** | 1: 100 |

JOINERY DETAILS

| | | |
|---|---|---|
| D | : MAIN DOOR | :1.00 x2.10 |
| D1 : | DOOR | :0.90 x2.10 |
| D2 : | DOOR | :0.75 x2.10 |
| W3 : | WINDOW | :1.40 x1.50 |
| W2 : | WINDOW | :1.00 x1.50 |
| K.W3 : | WINDOW | :1.40 x1.00 |
| V : | VENTILATOR | : 0.60x0.60 |

**"ALL DIMENSIONS ARE IN METERS "**

**Er. R. SENTHIL KUMAR**
REGISTERED CIVIL ENGINEER
(Regd. No.151 / LS / 2019 / 00009)
CCC Associates
Near Anna Statue, Thuckalay- 629 175
9943992830 / ☎ 04651 233830

SIGNATURE OF REGISTERED ENGINEER

**CERTIFICATE**
**Certified that provision shall be made to provide rain water arrangements system in the proposed construction.**

**AREA DETAILS**

| | | |
|---|---|---|
| **SITE AREA** | : | **809.40 Sq.m, 8712.38 Sq.ft** |
| **VACANT AREA** | : | **719.92 Sq.m, 7749.22 Sq.ft** |

**PLINTH AREA**

| | | | |
|---|---|---|---|
| **G.F PLINTH AREA** | : | **89.48 Sq.m,** | **963.16 Sq.ft** |
| **F.F PLINTH AREA** | : | **89.48 Sq.m,** | **963.16 Sq.ft** |
| **TOTAL** | : | **178.96 Sq.m,** | **1926.32 Sq.ft** |

**FLOOR AREA**

| | | | |
|---|---|---|---|
| **G.F FLOOR AREA** | : | **82.40 Sq.m,** | **886.95 Sq.ft** |
| **G.F FLOOR AREA** | : | **82.40 Sq.m,** | **886.95 Sq.ft** |
| **TOTAL** | : | **164.80 Sq.m,** | **1773.90 Sq.ft** |

**PLOT COVERAGE : $\frac{89.48}{809.40}$ X100 = 11.05%**

**FSI**

**TOTAL AREA ON ALL FLOORS / PLOT AREA = $\frac{178.96}{809.40}$ = 0.22< 2.00**

**PARKING AREA CALCULATION**

**UPTO 75 SQ.M : 1 TWO WHEELER SPACE**
**ABOVE 75 SQ.M : 1 CAR SPACE**

**REQUIRED AND PROVIDED PARKING**

**1 TWO WHEELER SPACE**
**1 CAR SPACE**

SIGNATURE OF LAND AND BUILDING OWNER:

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.