Verified RealEstate™

REFERENCE
47/2024-25

ISSUED
25 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.

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

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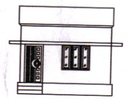
DIGITALLY VERIFIED RECORD

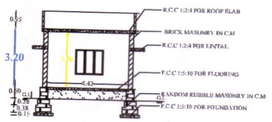
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C. LIBRARY BUILDING AT ALANCODU IN RE . SY NO : 84/11, 84/13A AT AUTHIVILAI VILLAGE AUTHIVILAI VILLAGE PANCHAYAT KALKULAM TALUK KANYAKUMARI DISTRICT :

NAME OF OWNER :- ALENCODU SALVATION ARMY VILLAGE ORGANIZATION PRESIDENT DEVARAJ

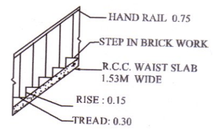
ALENCODU , ALENCODU (P.O)



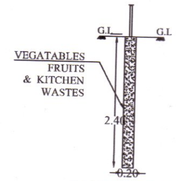
ELEVATION



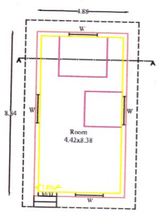
SECTION



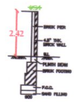
STAIR CASE SECTION



SAGGING PIPE (SP)

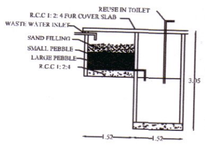


PLAN

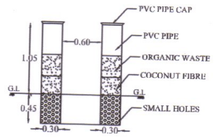


COMPOUND WALL DETAIL

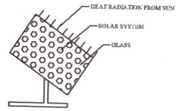
GATE ELEVATION



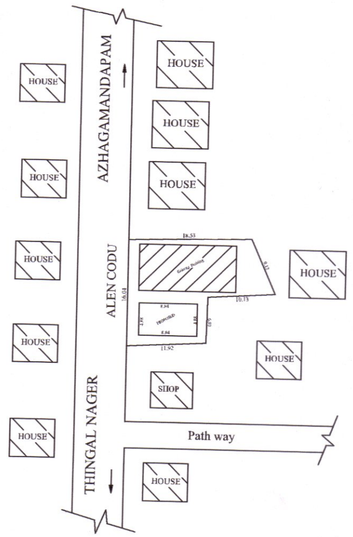
RECYCLING OF WASTE WATER



PIPE COMPOSIT PIT

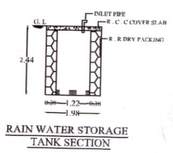


SOLAR SYSTEM

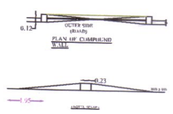


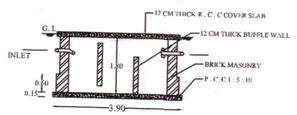
SITE PLAN

(NOT TO SCALE)

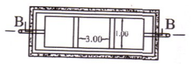


RAIN WATER STORAGE TANK SECTION

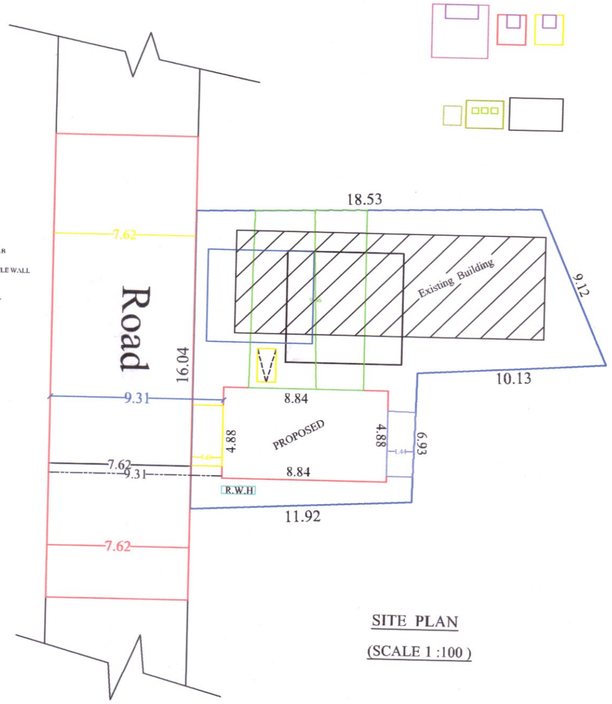




SECTION ON B-B



SEPTIC TANK PLAN



SITE PLAN

(SCALE 1 :100)

ENTER VALUE	ENTER MATTERIAL	ENTER SIZE
M/D	PANELLED DOOR	1.00 x 2.10
D	PANELLED DOOR	0.90 x 2.10
D1	PANELLED DOOR	0.75 x 2.10
W	GLAZED WINDOW	1.50 x 1.34
W1	GLAZED WINDOW	1.00 x 1.34
K.W	KITCHEN WINDOW	1.00 x 1.00
V	GLAZED VENTILATOR	0.75 x 0.45

ROAD	:	PROPOSED	:
SITE	:	EXISTING	:

Er. M. SOPHIA,
Registered Civil Engineer
Reg.No: 148/LS/2024/00001
SOPHIA CONSTRUCTION
Near BSNL Office
Neyyoor Road, Thingal Nagar
Cell: 9345414218

SIGNATURE OF LICENCED SURVEYOUR

SIGNATURE OF APPLICANT

PLAN INFO

PLOT_NO=NO
TALUK=KALKULAM
DISTRICT=KANNYAKUMARI
PLOT_AREA_M2= 263.00
JURISDICTION_TYPE= PANCHAYAT
PATTA_NO= 10862,13271
SINGLE_FAMILY_BLDG=NO
SURVEY_NO=84/11, 84/13A
LAND_USE_ZONE = LIBRARY
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M= 16.04
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
AS_AT_SITE=263.00
FMB_OR_PLR=263.00
AS_PER_DOCUMENT= 263.00
ROAD_WIDTH=7.62
ROAD_LENGTH=100.00
AVG_PLOT_DEPTH=16.04
AVG_PLOT_WIDTH= 20.29
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=YES
BLOCK_1_INDIVIDUAL RESIDENCE_MEMBER_COUNT=4
BLOCK_1_INDIVIDUAL_NON_RESIDENTIAL_MEMBER_COUNT
BLOCK_1_B-SHOP_MEMBER_COUNT=5
BLOCK_1_B-PCO_MEMBER_COUNT=1
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

NOTE : ALL DIMENSIONS ARE IN METER , SCALE :1:100

AREA OF SITE	2.60 ARE	6.500 CENTS
	AREA IN SQ "M"	AREA IN SQ "FT"
SITE AREA	: 263.05	2831.40
PROPOSED PLINTH AREA	: 43.14	464.35
PROPOSED FLOOR AREA	: 37.04	398.69
LENGTH OF COMPOUND WALL		7.53 M
EXISTING BUILDING AREA : 106.48 m.sq (1146.15 sq.ft)		
VACANT	: 113.43	1220.96
F.S.I : 43.14/263.05		0.16<2.00

FLOOR AREA ABOVE 25.SQ.M AND UP TO 50 SQ.M-1 DWELLING UNIT

CAR SPACING FOR EVERY 2 DEWELLING UNITS AND 1 TWO WHELLER SPACE FOR EVERY DWELLING UNIT

PARKING CALCULATION :-

Required parking :-

Total plinth area = 43.14 sq.m

First 50 sq.m 1 dwelling unit = 1 Two Wheeler space

1 Two Wheeler space = 1.00 x 1.80

1 Car space = 2.50x5.00

Required car space = 43.14 / 75 = 0.57 car

PLOT COVERAGE : 43.14 x 100 / 263.05 = 16.40 %

SOPHIA CONSTRUCTION
M.SOPHIA
Lincensed Building Surveyor
Reg.no: 148/LS/2024/00001
Near BSNL office , Neyyoor Road, Thingal Nager
Mob: 9345414218 , 9442711952.

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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OMR Thoraipakkam,
Chennai 600 097, India
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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.