Verified RealEstate™

REFERENCE
108/2024-2025

ISSUED
02 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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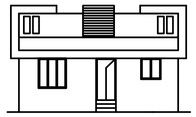
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN RE-SY- NO: 218/5, OF KANYAKULAM VILLAGE AT ALAGER KONAM, ERACHAKULAM ROAD, KANYAKULAM VILLAGE PANCHAYAT, RAJAKKAMANGALAM UNION, KK DIST.

NAME OF OWNER : Mr. R. GEORGE ANTONY
S/o. RETHINAM
16-22 G1, KALIYNKADU
CHUNKANKADAI (P.0) ALOOR
KANNIYAKUMARI DT. 629003



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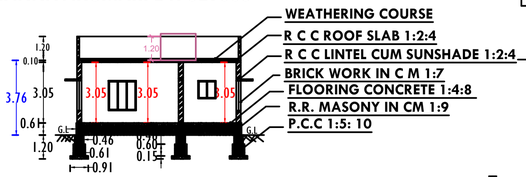

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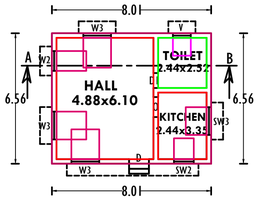
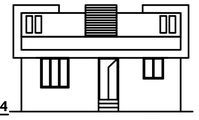


GROUND FLOOR PLAN
BLOCK -3 SCALE: 1:100



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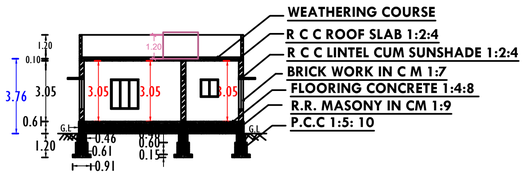

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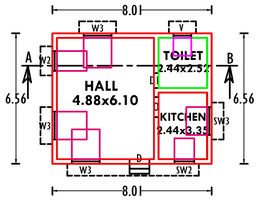
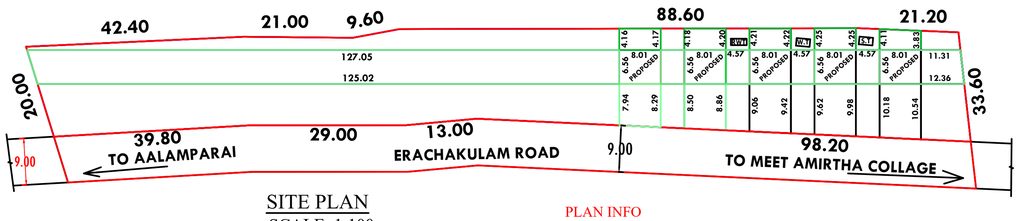


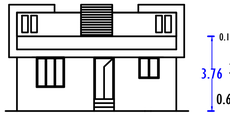
GROUND FLOOR PLAN
BLOCK -5 SCALE: 1:100

SOLAR WATER HEATER

WATER_TANK_CAPACITY_L=6000LTRS



SITE PLAN
SCALE: 1:100



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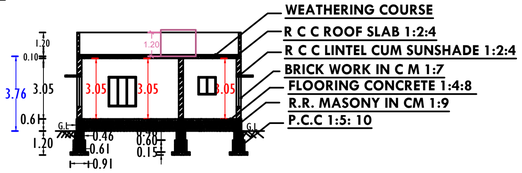

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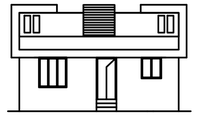

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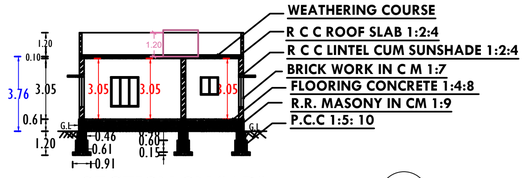

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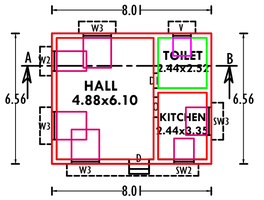
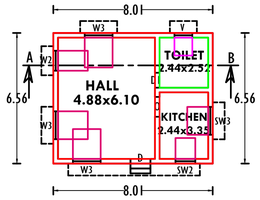
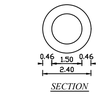


GROUND FLOOR PLAN
BLOCK -2 SCALE: 1:100

TRAIL PIT
NOT TO SCALE



GROUND FLOOR PLAN
BLOCK -4 SCALE: 1:100



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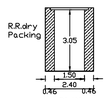
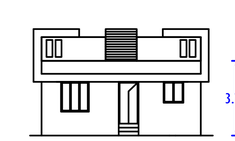


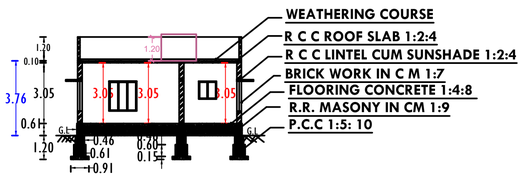
PLAN

RAIN WATER HARVESTING ARRANGEMENT
NOT TO SCALE

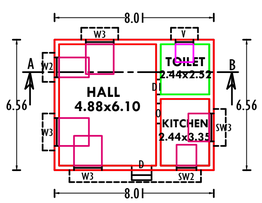
PLAN INFO
AS_AT_SITE=3397.16
FMB_OR_PLR=3400.00
AS_PER_DOCUMENT=3399.51
PLOT_AREA_M2=3397.16
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
SURVEY_NO=218/5
PATTA_NO=3387
TALUK=AGASTHEESWARAM
ACCESS_WIDTH_M=98.20
ROAD_WIDTH=9.00
ROAD_LENGTH=100.00
AVG_PLOT_DEPTH=20.00
AVG_PLOT_WIDTH=21.20
LAND_USE_ZONE =RESIDENTIAL
PLOT_NO=NO
DISTRICT=KANYAKUMARI
RWH_DECLARED=YES
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=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE= RETAIN
OSR_SURR_BUYBACK_RETAIN=RETAIN
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



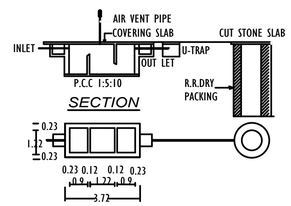
ELEVATION



SECTION ON "AB"

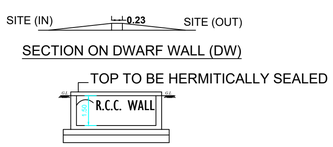


GROUND FLOOR PLAN
00



SECTION

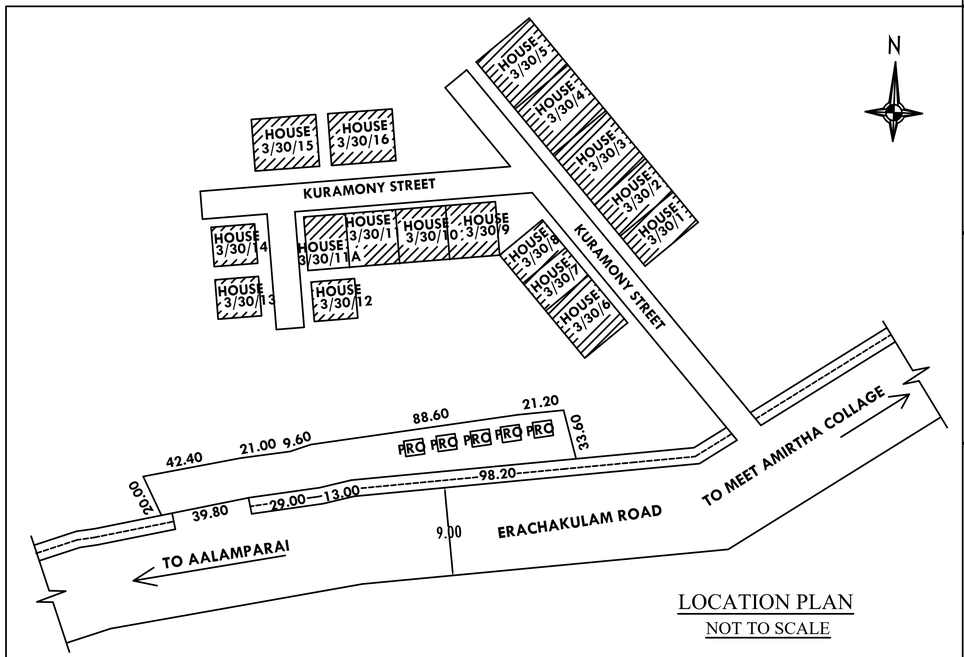
PLAN
SEPTIC TANK DETAILS
SCALE 1cm : 1m



SECTION ON DWARF WALL (DW)

RWH SECTION (SAMPLE)

RWH_CAPACITY_L=4800LTRS



LOCATION PLAN
NOT TO SCALE

ALL DIMENSIONS ARE IN METER
PLAN SCALE 1:100

CERTIFIED THAT PROVISIONS SHALL BE MADE TO "RAIN WATER HARVESTING " ARRANGEMENTS SYSTEM IN THE PROPOSED CONSTRUCTION

SCHEDULE OF JOINERIES :

D	: DOOR	:	1.00x2.10
D1	: DOOR	:	0.75x2.10
W3	: WINDOW	:	1.40x1.50
W2	: WINDOW	:	1.00x1.50
SW3	: WINDOW	:	1.40x1.05
SW2	: WINDOW	:	1.00x1.05
V	: VENTILATION	:	0.90x0.90
O	: OPEN	:	1.00x2.10

AREA DETAILS	AREA IN Sq.M	AREA IN Sq.FT
SITE AREA	3397.16	36567.03
PLINTH AREA (FSI)		
BLOCK 1 GROUND FLOOR	52.55	565.65
BLOCK 2 GROUND FLOOR	52.55	565.65
BLOCK 3 GROUND FLOOR	52.55	565.65
BLOCK 4 GROUND FLOOR	52.55	565.65
BLOCK 5 GROUND FLOOR	52.55	565.65
TOTAL AREA	262.75	2828.25
VACANT AREA	3134.41	33738.78

PLOT COVERAGE = $\frac{262.75}{3397.16}$ X100 = 7.734%

F.S.I = $\frac{262.75}{3397.16}$ = 0.077< 2.0

COLOUR INDEX
SITE BOUNDARY
PROPOSED
ROAD / LANE

PARKING CALCULATION
FLOOR AREA ABOVE 100 SQ.M 1 CAR SPACE EVERY DWELLING UNIT

BLOCK 1
FLOOR AREA : 52.55
BLOCK 2
FLOOR AREA : 52.55
BLOCK 3
FLOOR AREA : 52.55
BLOCK 4
FLOOR AREA : 52.55
BLOCK 5
FLOOR AREA : 52.55
REQUIRED TWO WHEELER SPACE - 5
PROVIDED TWO WHEELER SPACE

R. GEORGE ANTONY
SIGNATURE OF LAND AND BUILDING OWNER

A. SAHAYA ANTONY STEPHEN, D.C.E
Registered Engineer Grade - III
Registration No. 150/LS/2019/00024
F.R. Construction
6-58A, Hassan Tower
M.S. Road, Parvathipuram
Nagercoil - 629003
Cell: 9894028322

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.