Verified RealEstate™

REFERENCE
37/2025

ISSUED
21 February 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 TERRACED ROOF RESIDENTIAL BUILDING AT SARALVILAI, THIPPILI, MULAGUMOODU-P.O, IN Re.Sy.No:- 246/3B2 OF VALVASTAGOSTAM-B VILLAGE, MARUTHOORKURICHY VILLAGE PANCHAYAT LIMIT IN KALKULAM TALUK, KANYAKUMARI DISTRICT.

OWNED BY :- 1.Mrs.C.CHANDRA SHEELA.,
W/O Mr.R.THOMAS JOHN.

2.Mr.R.THOMAS JOHN.,
S/O Mr.RAJAMANI.

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

REFERENCE

DOOR	D	1.00 x 2.10
DOOR	D1	0.90 x 2.10
DOOR	D2	0.75 x 2.10
WINDOW	W1	1.50 x 1.50
WINDOW	W2	1.10 x 1.50
WINDOW	W3	1.10 x 1.10
VENTILATOR	V1	0.90 x 0.60

AREA OF SITE : 224.50.sq.m(2416.51.sq.ft)

AREA OF PROPOSED
GROUND FLOOR : 84.03.sq.m(904.49sq.ft)
FIRST FLOOR : 53.26.sq.m(573.29sq.ft)

TOTAL PLINTH AREA : 137.29.sq.m(1477.78sq.ft)

AREA OF VACANT : 140.47sq.m (1512.01.sq.ft)

ROAD
EXISTING

PARKING CALCULATION
PROPOSED BUILDING

GROUND FLOOR (Kitchen-1) : 84.03.sq.m(904.49 sq.ft)
FIRST FLOOR : 53.26.sq.m(573.29 sq.ft)
TOTAL PLINTH AREA : 137.29.sq.m(1477.78sq.ft)
First 75.Sq.m : Nill
Next 37.62.Sq.m : 2 Cars & 2 Two Wheelers Spa

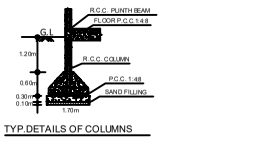
$$F.S.I = \frac{137.29}{224.50} = 0.61 < 2.00$$

$$COVERAGE = \frac{84.03}{224.50} \times 100 = 37.42$$

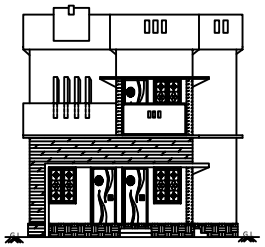
Mrs.C.CHANDRA SHEELA
LAND AND BUILDING OWNER

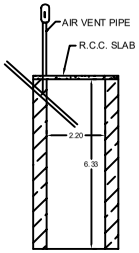
MAS JOHN
AND AND BUILDING OWNER

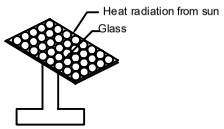
Name: NIRMALA, M.A.,B.C.A.,
Reg.Engineer Grade-III
Reg.No:RE-III/KKDTCP/001/2023
LEO ASSOCIATES
KUZHITHURAI
Mob:9787307364, 9865223583
SIGNATURE OF LICENCE SURVEYOR/ENGINEER



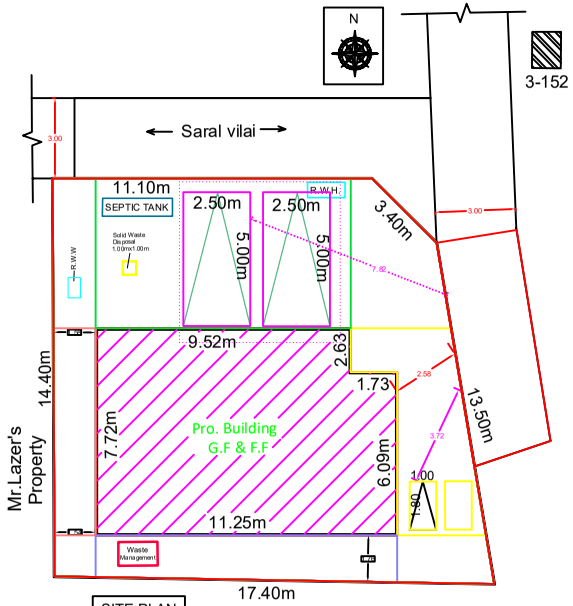
TYP.DETAILS OF COLUMNS


ELEVATION

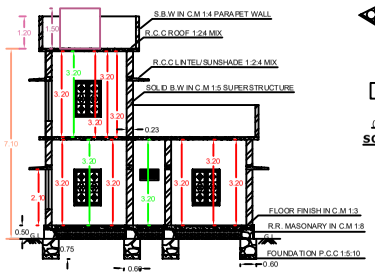




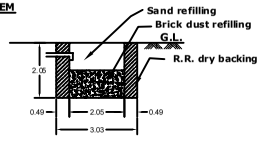
(Scale 1:100)
SOLAR SYSTEM



SITE PLAN
SCALE :- 1:100

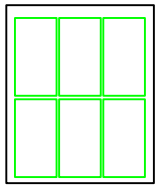


SECTION :- A-A

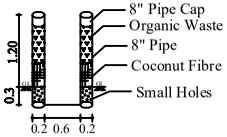


DETAILS OF RAIN WATER HARVESTING

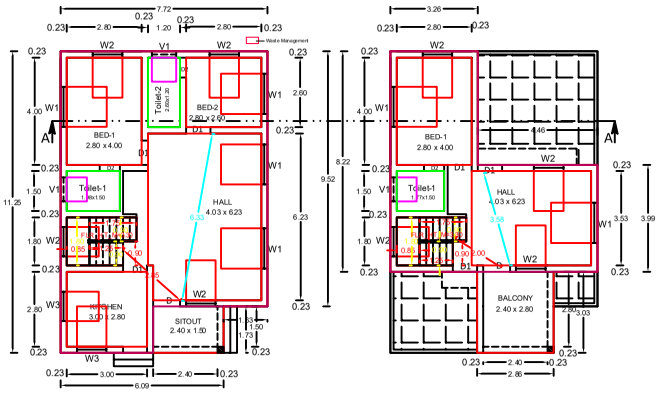
Solar water heater


Solar panel

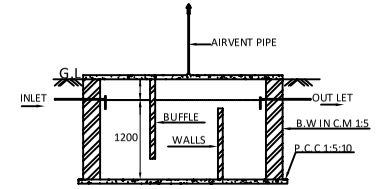
WATER_TANK_CAPACITY_L=3000LTRS



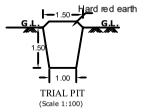
PIPE COMPOST PIT



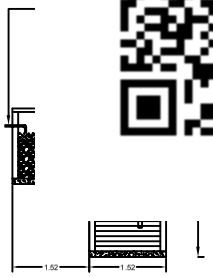
GROUND FLOOR PLAN
FIRST FLOOR PLAN

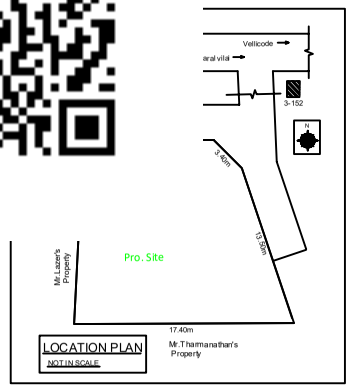


DETAILES OF SEPTIC TANK (3000x1500x1200mm)



TRIAL PIT
(Scale 1:100)


RECYCLING OF WASTE WATER FROM KITCHEN & BATHROOM



LOCATION PLAN
NOT IN SCALE

PLAN INFO
PLOT_NO=NO
PATTA_NO=1274
TALUK=KALKULAM
DISTRICT=KANNYAKUMARI
SURVEY_NO=246/3B2
PLOT_AREA_M2=224.50
AS_PER_DOCUMENT=224.50
AS_AT_SITE=224.49
FMB_OR_PLR=224.50
JURISDICTION_TYPE= PANCHAYAT
SINGLE_FAMILY_BLDG=YES
LAND_USE_ZONE = RESIDENTIAL
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=14.50
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=3.00
ROAD_LENGTH=150.00
AVG_PLOT_DEPTH=13.95
AVG_PLOT_WIDTH=15.95
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
OSR_APPLICABLE =NO
OSR_SURRENDER_OR_BUYBACK=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
AREA_TYPE=OTHERS
BUILDING_NEAR_MON
BUILDING_NEAR_GOV
PROVISION_FOR_GRE
FIRE_PROTECTION_A
NOC_FOR_CONSTRUC
BARRIER_FREE_ACCE
FIRE_PROTECTION_A
NOC_FIRE_DEPT=NO
IS_SWIMMING_POOL_
IF_HERITAGE_TOWN_

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.