Verified RealEstate™

REFERENCE
204

ISSUED
06 June 2025

PP APPROVAL RECORD

Planning Permission

Kanniyakumari

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Commercial

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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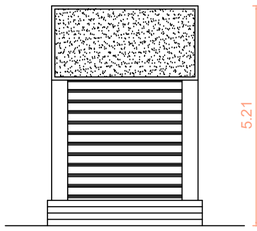
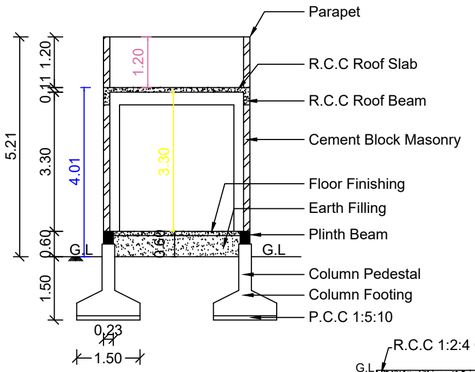
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A TERRACED ROOF SHOP BUILDING IN Re.Sy NO : 599/5A2C AT VENKANAMCODE, MELPURAM, PACODE (P.O) OF ANDUCODE 'A' VILLAGE, EDAICODE TOWN PANCHAYAT, VILAVANCODE TALUK, KANYAKUMARI DISTRICT.

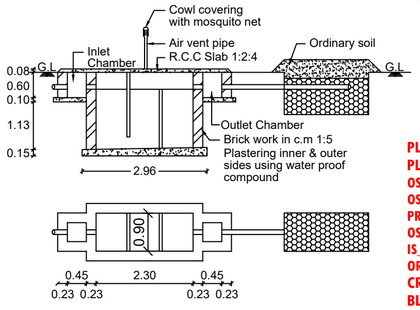
APPLICANT BY: Mrs. J. MARIYA RANI, W/O Mr. REJIKUMAR.



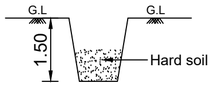
ELEVATION



SECTION ON 'AB'

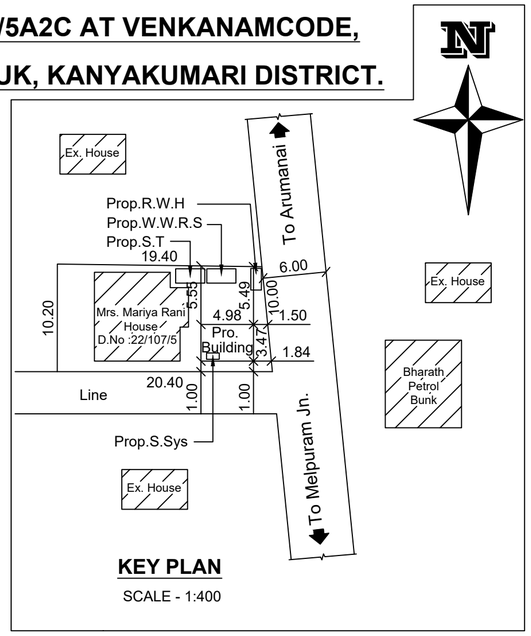


SEPTIC TANK - DETAILS



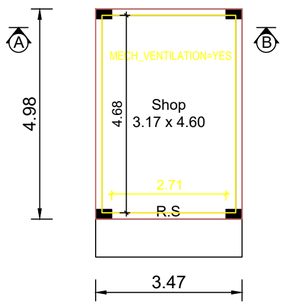
TRIAL PIT

PLAN INFO
PLOT_AREA_M2=202.35
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=RETAIN
PREMIUM_FSI_REQUIRED=NO
OSR_SURRENDER_OR_BUYBACK=YES
IS_APPROVED_LAYOUT=YES
ORGANIZATION_TYPE=PRIVATE
CRZ=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=1
ROAD_WIDTH=6.00
ROAD_LENGTH=100.00
AVG_PLOT_DEPTH= 20.40
AVG_PLOT_WIDTH= 10.00
LAND_USE_ZONE = COMMERCIAL
PLOT_NO=0
DISTRICT=KANYAKUMARI
AREA_TYPE=OTHERS
SURVEY_NO=599/5A2C
PATTA_NO=5675
TALUK=VILAVANCODE
AS_AT_SITE=200.43
FMB_OR_PLR=202.35
AS_PER_DOCUMENT=202.35
JURISDICTION_TYPE=PANCHAYAT
IS_SWIMMING_POOL_EXISTS=NO
RWH_DECLARED=YES
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=YES

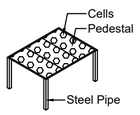


KEY PLAN

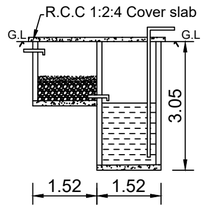
SCALE - 1:400



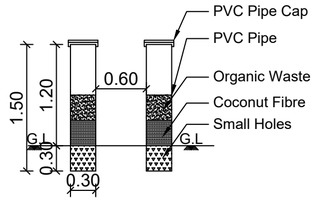
PLAN



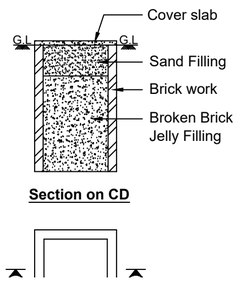
SOLAR SYSTEM (NTS)



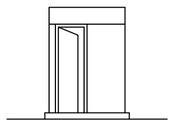
RECYCLING OF WASTE WATER BATH ROOM



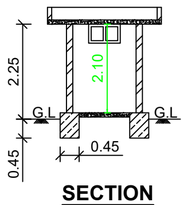
PIPE COMPOST PIT



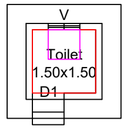
Section on CD



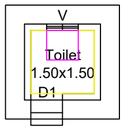
ELEVATION



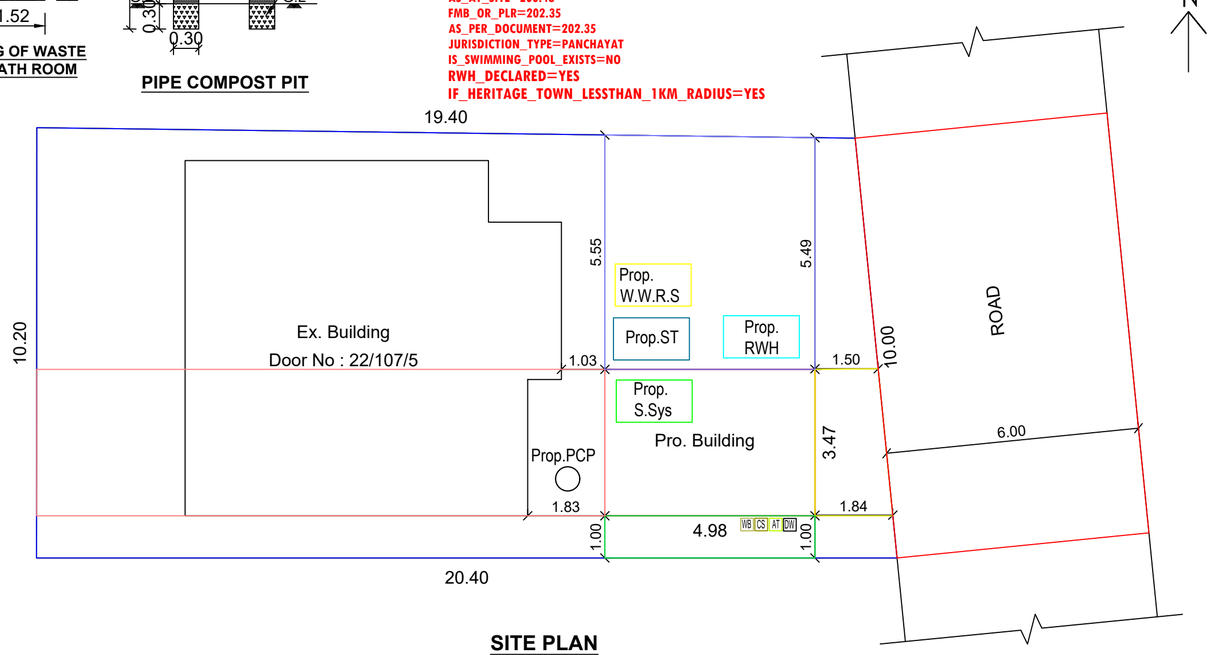
SECTION



GENTS TOILET



LADIES TOILET



SITE PLAN

SCALE - 1:100

REFERENCE

AREA OF THE PLOT	:	**5.00 Cents (202.35 Sq.m)**
Pro. PLINTH AREA	:	**17.30 Sq.m (or) 186.22 Sq.Ft**
Pro. FLOOR AREA	:	**14.60 Sq.m (or) 157.15 Sq.Ft**
Ex. BUILDING AREA	:	69.98 Sq.m
VACANT AREA	:	115.07 Sq.m
F.S.I	:	87.28 / 202.35 = 0.43 < 2.00

SCHEDULE OF JOINERY

DOORS	D	0.90x2.10
DOORS	D1	0.75x2.10
ROLLING SHUTTER	R.S	2.70x2.85
VENTILATORS	V	0.75x0.45
ALL DIMENSIONS ARE IN METERS		SCALE - 1:100

Parking calculation As per TNCDB Rules 2019– Annexure – IV/Part 1/ (2) Shops/Shopping Centres/Departmental Stores/Super Markets/(B)
Floor area upto 75 sq.m, Number of Parking Spaces=Nil

Total Floor Area =17.30 Sq.m
Required number of car parking space: Nil
Required number of two–wheeler parking space: Nil

ENGINEER

Signature of Registered Professional
Er. K. Gopukumar, B.Tech.
Registered Engineer Grade III.RE
149/LS/2019/00003
Allamparai, Thickuricky Post
Kanyakumari District.

APPLICANT

J.maria Rani

DRAWN BY

Joe Constructions,Pacode.
Mob : 9443607653

OFFICE USE

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.