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REFERENCE
17/2025-2026

ISSUED
14 October 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

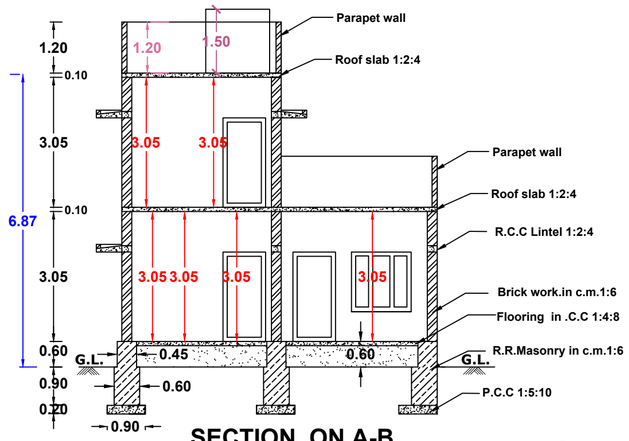
**PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING, IN Re.Sy.No:200/1B2B2, OF THIRUPATHISARAM VILLAGE,**

**AT PERUMAL NAGAR PHASE - V, BEEMANAGARI , BEEMANAGARI VILLAGE PANCHAYAT.**

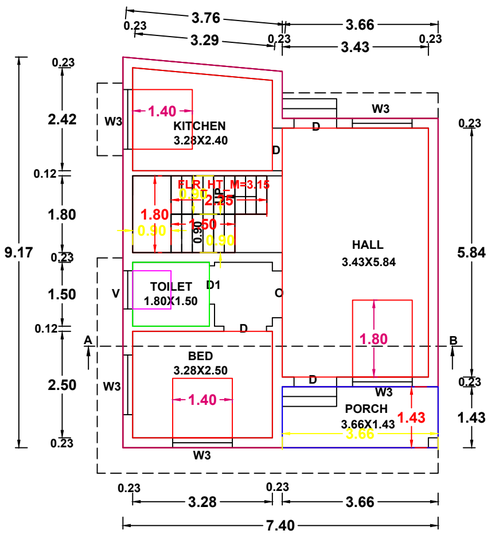
**LAYOUT APPROVED NO: SWP/ ம.வ./ நா.உ திகுஎண் : 01/2023, PLOT NO: 6.**

**Name of owner:- P.SENTHIL, S/o.Padmanabhan.**

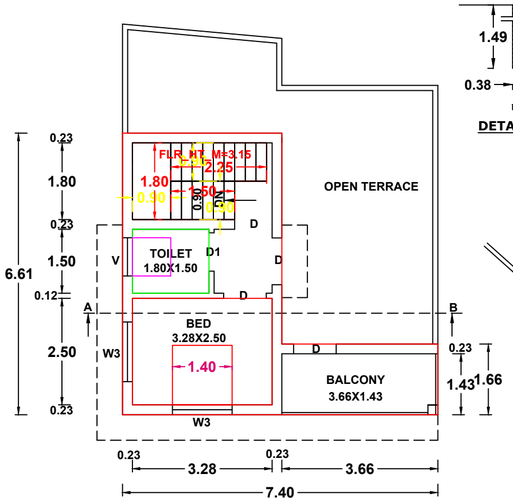
## FRONT ELEVATION



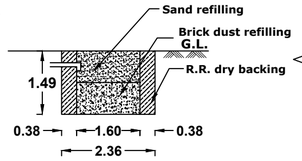

## SECTION ON A-B



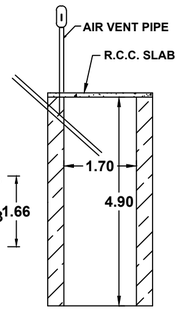

## GROUND FLOOR PLAN



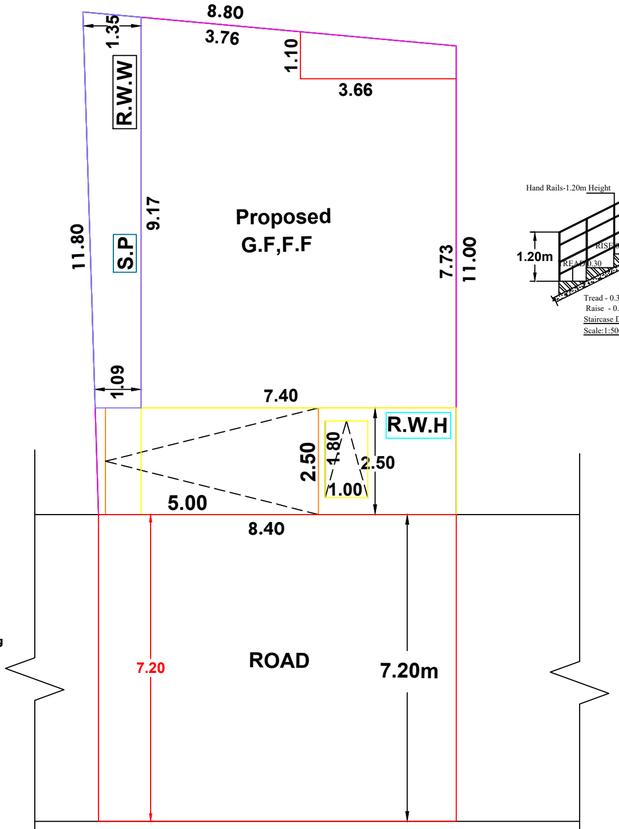

## FIRST FLOOR PLAN



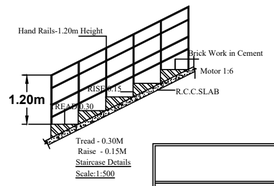

**DETAILS OF RAIN WATER**




## SOAK PIT




## SITE PLAN
## SCALE 1:100




*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**

| | | |
|---|---|---|
| D-DOOR | -- | 1.00X2.10 |
| D1-DOOR | -- | 0.75X2.10 |
| W3-WINDOW | -- | 1.40X1.40 |
| KW3-WINDOW | -- | 1.40X1.80 |
| V-VENTILATOR | -- | 0.75X0.75 |

| | | |
|---|---|---|
| AREA OF SITE | : | 97.80.sq.m(1052.72.sq.ft) |
| **AREA OF PROPOSED** | | |
| GROUND FLOOR | : | 61.96.sq.m (666.93.sq.ft) |
| FIRST FLOOR | : | 30.80.sq.m (331.53.sq.ft) |
| TOTAL AREA | : | 92.76.sq.m (998.46.sq.ft) |
| AREA OF VACANT | : | 35.84.sq.m (385.79.sq.ft) |
| ROAD | | |
| EXISTING | | |

**PARKING CALCULATION**
**PROPOSED BUILDING**

| | |
|---|---|
| GROUND FLOOR (Kitchen-1) | = 61.96.Sq.m (666.93.Sq.ft) |
| FIRST FLOOR | = 30.80.Sq.m (331.53.Sq.ft) |
| TOTAL AREA | = 92.76.Sq.m (998.46.Sq.ft) |
| First 75.sq.m | = Nil |
| Next 17.76.sq.m | = 1 Car Space |
| | 1 Two Wheeler Space |

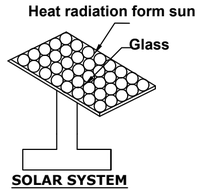
PLOT COVERAGE = $\frac{61.96 \times 100}{97.80}$ = 63.35%

F.S.I.= $\frac{92.76}{97.80}$ = 0.94 < 2.0

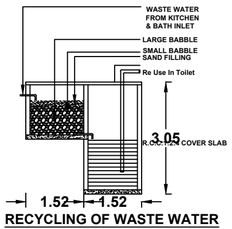
P.SENTHIL
*SIGNATURE OF LAND AND BUILDING OWNER*

S. RAMU
Registered Engineer Gr - III
Reg. No. 150/LS/2020/00002
S.M.S. Engineering Construction
90,1st Floor, Alexandra Press Road,
Nagercoil - 1,
Ph : 9443275554, 9843375554.
*SIGNATURE OF LICENCE SURVEYOR/ENGINEER*

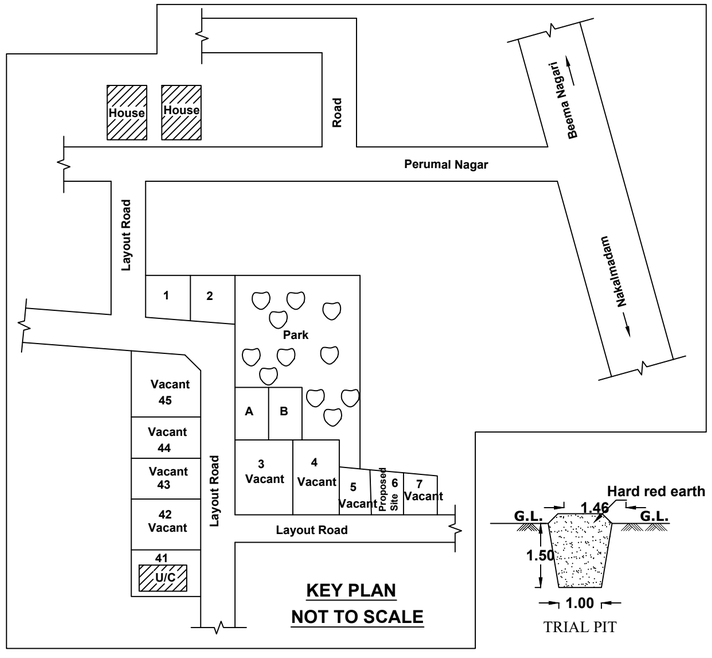
PLAN INFO
PLOT_NO=6
PATTA_NO=6036
TALUK=AGASTHEESWARAM
DISTRICT=KANNYAKUMARI
SURVEY_NO=200/1B2B2
PLOT_AREA_M2=97.80
AS_PER_DOCUMENT=97.80
AS_AT_SITE=97.74
FMB_OR_PLR=97.80
JURISDICTION_TYPE=PANCHAYAT
SINGLE_FAMILY_BLDG=YES
LAND_USE_ZONE = RESIDENTIAL
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=7.20
ROAD_LENGTH=20.00
AVG_PLOT_DEPTH=11.40
AVG_PLOT_WIDTH=8.60
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_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




**SOLAR SYSTEM**
(Scale 1:100)




**RECYCLING OF WASTE WATER FROM KITCHEN & BATHROOM**




**KEY PLAN**
**NOT TO SCALE**




TRIAL PIT

**S.M.S. CONSTRUCTION**
*90.First floor, s.m.s.building*
*Alexandra press road*
*Nagercoil*

S.M.S.

cell.9443275554
9843375554
Checked by.S.Ramu.
Date:29.04.2025 | Size: A2(S-2) | gmail: smsramungl@gmail.com | 0144

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.