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REFERENCE
7/2025-2026

ISSUED
21 May 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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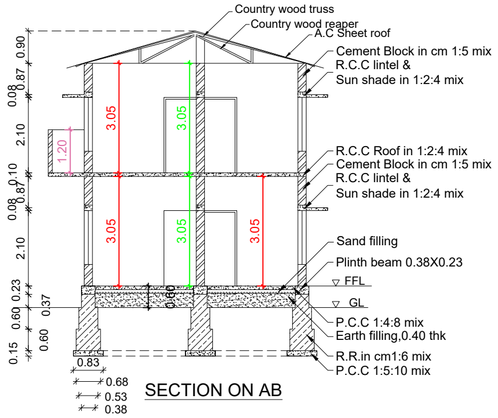
DIGITALLY VERIFIED RECORD

# PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING (TERRACE GROUND FLOOR AND ASBESTOS ROOF FIRST FLOOR) IN RE.SY.NO:339/4B AT VELLAMCODE VILLAGE , VELLAMCODE VILLAGE PANCHAYAT, VILAVANCODE TALUK, K.K.DISTRICT.

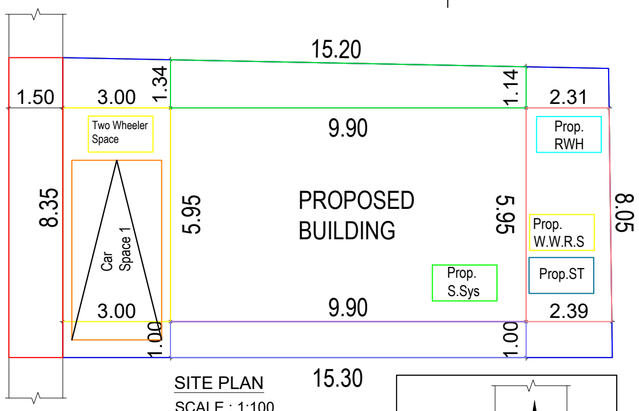
OWNED BY: Mr.M.VARGHEESE ,
S/O Mr.MUTHAIAH ,
KAZHUVEETTU VILAI ,
AMPALAKADAI,
CHITHARAL (P.O) , K.K.DIST.

| AREA DETAILS - BUILDING | | | |
|---|---|---|---|
| PLINTH AREA | | | |
| Ground Floor (Terrace) | 58.90 Sq.m | | 634.00 Sq.ft |
| First Floor (Asbestos) | 37.19 Sq.m | | 400.31 Sq.ft |
| Total | 96.09 Sq.mt | | 1034.31 Sq.ft |
| FLOOR AREA | | | |
| Ground Floor (Terrace) | 51.26 Sq.m | | 551.76 Sq.ft |
| First Floor (Asbestos) | 32.01 Sq.m | | 344.56 Sq.ft |
| Total | 83.27 Sq.mt | | 896.32 Sq.ft |
| AREA DETAILS - PLOT | | | |
| Site Area | 3.000 Cents | | 1.21 Are |
| | ( 121.410 Sq.m ) | | (1306.80 Sq.ft ) |
| Vacant Area | 62.51 Sq.m | | 672.86 Sq.ft |
| F.S.I | 96.09 / | 121.41 | 0.79 < 2.00 |
| PC | 58.90 / | 121.41 | 48.51 < 50 |

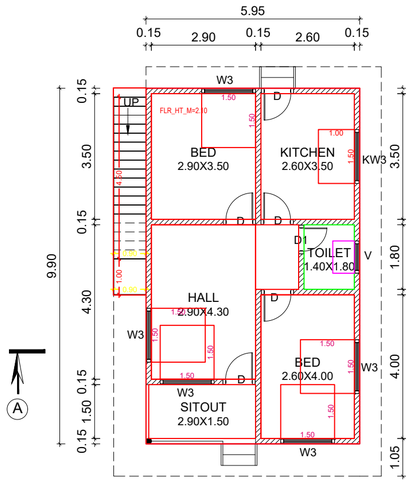
ELEVATION



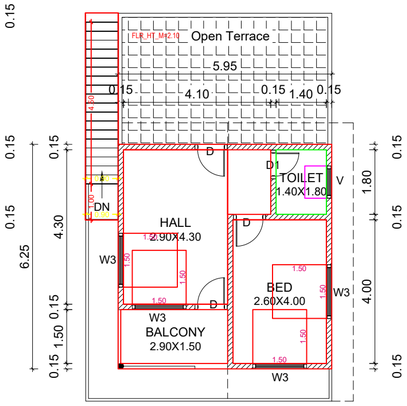

SECTION ON AB



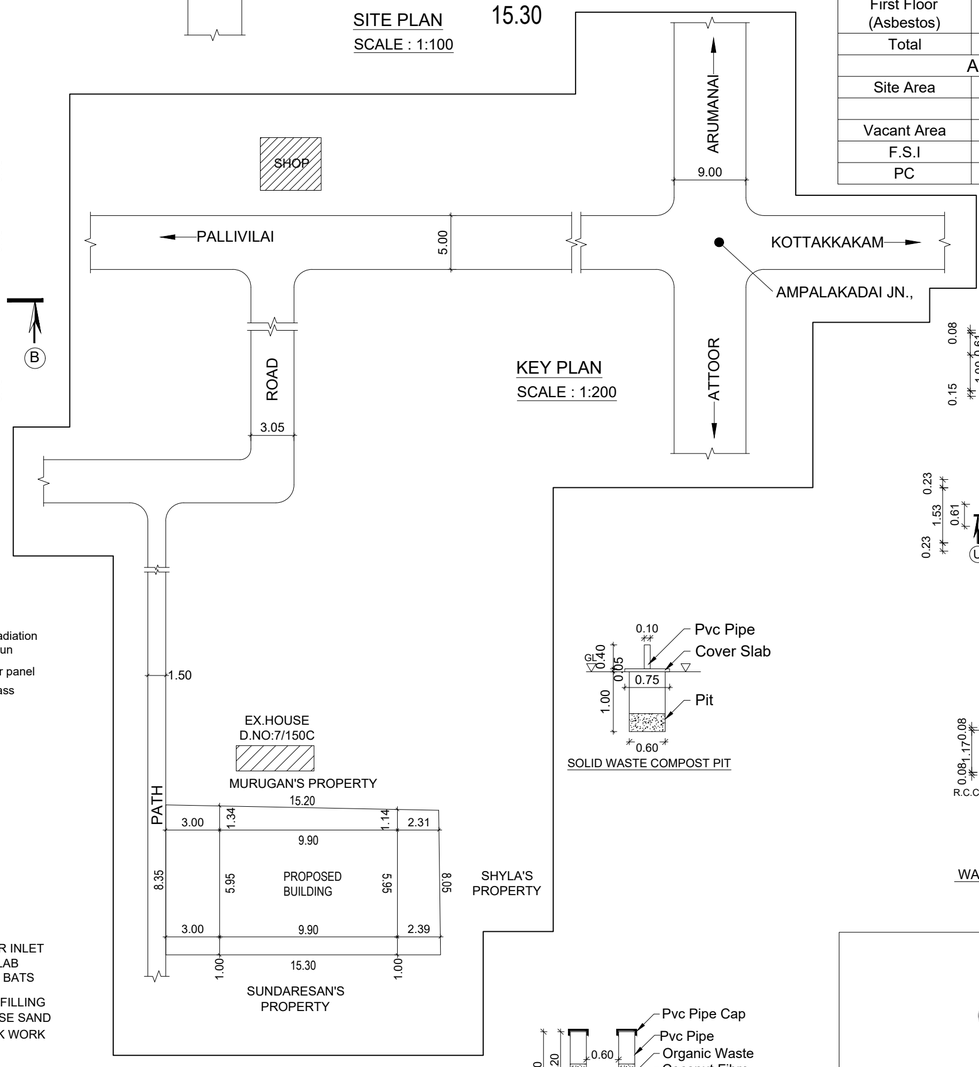

SITE PLAN
SCALE : 1:100



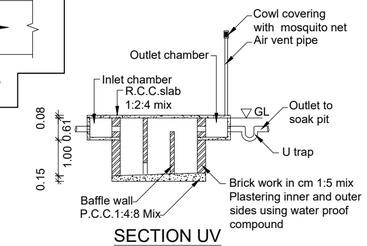

GROUND FLOOR PLAN
(TERRACE ROOF)



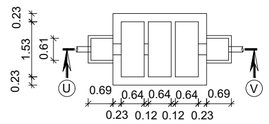

FIRST FLOOR PLAN
(ASBESTOS ROOF)




KEY PLAN
SCALE : 1:200



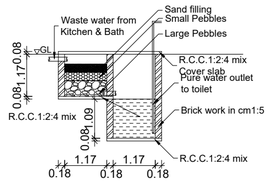

SECTION UV




SEPTIC TANK PLAN

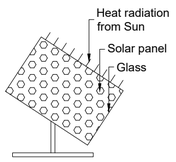



SOLID WASTE COMPOST PIT

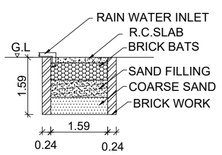



WASTE WATER RECYCLING SYSTEM

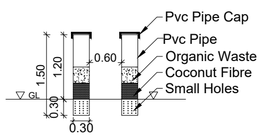
PLAN INFO
PLOT_AREA_M2=121.41
AS_AT_SITE=125.03
FMB_OR_PLR=121.41
AS_PER_DOCUMENT=121.41
ROAD_WIDTH=1.50
AVG_PLOT_WIDTH=8.35
AVG_PLOT_DEPTH=15.30
ROAD_LENGTH=100.00
AREA_TYPE=EWS
SURVEY_NO=339/4B
PATTA_NO=10321
TALUK=VILAVANCODE
JURISDICTION_TYPE=PANCHAYAT
SINGLE_FAMILY_BLDG=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=RETAIN
PREMIUM_FSI_REQUIRED=NO
OSR_SURRENDER_OR_BUYBACK=YES
IS_APPROVED_LAYOUT=YES
ORGANIZATION_TYPE=PRIVATE
CRZ=NO
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=0
DISTRICT=KANYAKUMARI
IS_SWIMMING_POOL_EXISTS=NO
RWH_DECLARED=YES
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO




SOLAR SYSTEM




RAIN WATER
HARVESTING PIT




PIPE COMPOST PIT

| SCHEDULE OF JOINERIES | | | SCHEDULE OF JOINERIES | | |
|---|---|---|---|---|---|
| REF | DESCRIPTION | SIZE | KW3 | WINDOW | 1.50 X 1.00 |
| D | DOOR | 0.90 X 2.10 | V | VENTILATOR | 0.90 X 0.60 |
| D1 | DOOR | 0.80 X 2.10 | | | |
| W3 | WINDOW | 1.50 X 1.50 | | | |

SCALE : 1:100

ALL DIMENSIONS ARE IN METRE

DWG NO 0043 / 0525

ER.A.SREEKUMAR

**GEO TECH CONSTRUCTIONS**

MAIN ROAD,ARUMANAI,
K.K.DISTRICT.-629151.
MOBILE NO: 9443808720.
email:geotechsree@gmail.com

SIGNATURE OF OWNER

A.SREEKUMAR
Engineer - Grade III-RE
Reg.No:149/I.S/2022/00004
Email:geotechsree@gmail.com

GEOTECH CONSTRUCTIONS
Cell No: 9443808720 9597911470
ARUMANAI

ENGINEER

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.