Verified RealEstate™

REFERENCE
28/2024-25

ISSUED
15 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.

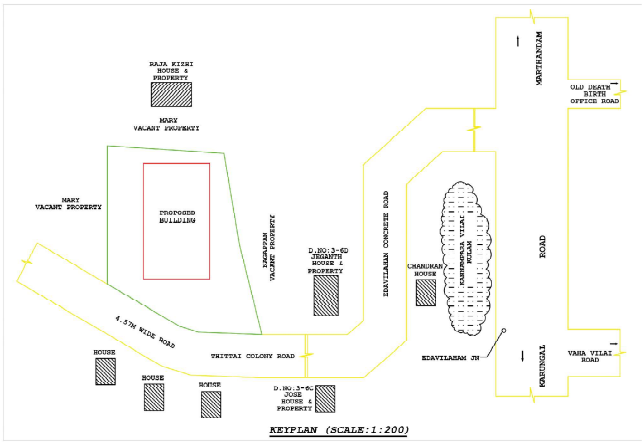
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

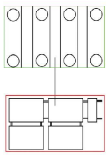
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF TERRACE ROOF RESIDENTIAL BUILDING IN R.SY.NO:541/2 OF KOLLANCHI VILLAGE AT THITTAI, EDAVILAHAM, NATTALAM(PO) IN NATTALAM VILLAGE PANCHAYAT, KILLIYOOR PANCHAYAT UNION, VILAVANCODE TALUK, K.K.DIST.

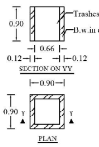
NAME OF OWNER & ADDRESS:Mrs.T.JASMIN GEETHA
D/o:Mr.K.THANKA RAJ
THITTAI
EDAVILAGAM
NATTALAM(PO)
K.K.DIST.



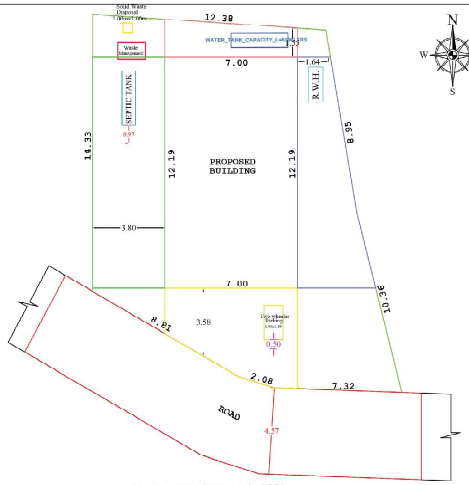
KEYPLAN (SCALE:1:200)



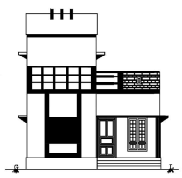
SOLAR WATER HEATING SYSTEM



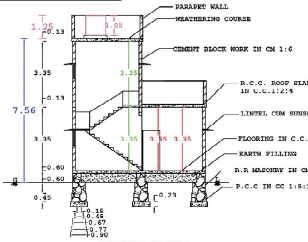
WASTE TRASH PIT



SITE PLAN (SCALE:1:100)



FRONT ELEVATION

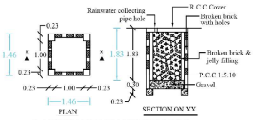


SECTION ON 'AA'

TRIAL PIT SECTION

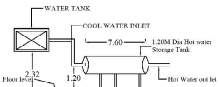
S.W.H.S

PIPE COMPOSTER

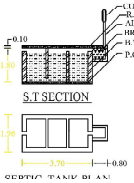


RAIN WATER HARVEST WELL

WITH CAPACITY 1=66.67 LTRS

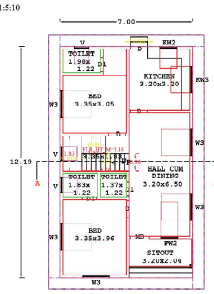


SOLAR WATER HEATING SYSTEM
(S.W.H.S.DETAILS)

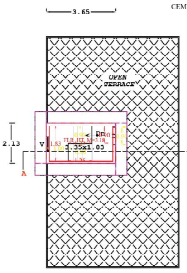


S.T SECTION

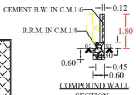
SEPTIC TANK PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



COMPOUND WALL SECTION

OFFICE USE

SIGNATURE OF LAND AND BUILDING OWNER:	LEGEND
T. Jasmin Geetha	PROPOSED :-
	SITE BOUNDARY :
	ROAD, PATHWAY :-
	EXISTING BUILDINGS :-

PLAN INFO
PLOT_NO=NO
PATTA_NO= 2323
TALUK= VILAVANCODE
DISTRICT= KANYAKUMARI
SURVEY_NO= 541/2
VILLAGE= KOLLANCHI
JURISDICTION_TYPE= PANCHAYAT
LAND_USE_ZONE = RESIDENTIAL
PLOT_AREA_M2=249.37
AS_PER_DOCUMENT= 217.54
AS_AT_SITE=249.37
FMB_OR_PLR= 217.54
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=18.31
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH= 4.57
ROAD_LENGTH= 1500.00
AVG_PLOT_DEPTH= 16.82
AVG_PLOT_WIDTH=15.30
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
OSR_APPLICABLE =NO
OSR_SURRENDER_OR_BUYBACK=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
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
BLOCK_1_B-HOUSE_MEMBER_COUNT=1
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

NOTE : ALL DIMENSION ARE IN METRE, SCALE : 1:100

AREA OF SITE		2.15.ARE	5.375.CENTS
		AREA IN SQ "M"	SQ "FT"
SITE AREA	:	217.54	2341.35
PROPOSED PLINTH AREA			
GROUND FLOOR	:	83.33	918.30
FIRST FLOOR	:	7.77	83.64
TOTAL	:	93.10	1002.14
PROPOSED FSI	:	93.10 /217.54	0.43 < 2.00
VACANT	:	133.21	1432.85
PROPOSED FLOOR AREA			
GROUND FLOOR	:	74.77	795.90
FIRST FLOOR	:	6.13	65.98
TOTAL	:	80.35	864.88

FLOOR AREA ABOVE 25 SQ.M AND UP TO 50 SQ.M -1 DWELLING UNIT
1 CAR SPACE FOR EVERY 2 DWELLING UNITS AND 1 TWO WHEELER SPACE FOR EVERY DWELLING UNIT

PARKING CALCULATION
Required Parking
Total Plinth Area = 93.10. sq.m
First 50 sq.m 1 Dwelling unit = 1 Two wheeler space
1 Two Wheeler space = 1.00 x 1.80
Provided 1 Two wheeler Space
1Car Space = 2.5x5.00
Required Car space = 93.10 / 75 = 1.24. Car
Provided 1 Car space

PLOT COVERAGE : 85.33 x100 / 217.54 = 39.22 %

JOINERY DETAILS		
M.D . MAIN DOOR	:	1.00 x 2.10
D: DOOR	:	0.90 x 2.10
D1: DOOR	:	0.75 x 2.10
W3 . WINDOW	:	1.40 x 1.30
FW2 : WINDOW	:	0.90 x 1.80
W2 : WINDOW	:	0.90 x 1.50
K W3 : WINDOW	:	1.40 x 1.00
K W2 : WINDOW	:	0.90 x 1.00
V : VENTILATOR	:	0.75 x 0.75

DRAWING NO : 252/ SE/ 2025

ER. VINAYAGAM. B
CONSULTING ENGINEER
VIJEY ASSOCIATES
BAHAVAI BUILDINGS & P.O
K.K. DIST. TN - 629157
CELL : 9442681014
Mail Phone : 04651 - 268955
Reg. No.TN/16/E/0124/95/2006
SOLAR CERTIFIED ENGINEER
SURVEYOR/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

hello@verified.realestate · +91 9996 12 9996

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.