Verified RealEstate™

REFERENCE
533/2025

ISSUED
10 December 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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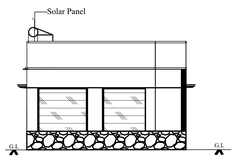
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF SHOP BUILDING IN RE.SY.NO : 650/17,OF ANJUGRAMAM VILLAGE,AT NAGERCOIL TO ANJUGRAMAM ROAD,JAMES TOWN JUNCTION, ANJUGRAMAM TOWN PANCHAYAT,AGATHEESWARAM TALUK ,KANNIYAKUMARI DISTRICT.

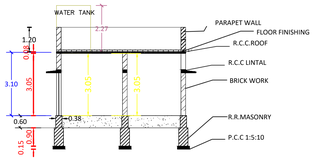
NAME OF THE OWNER

Mr.S.PAULDURAI.
S/O:Mr.SELVARAJ.

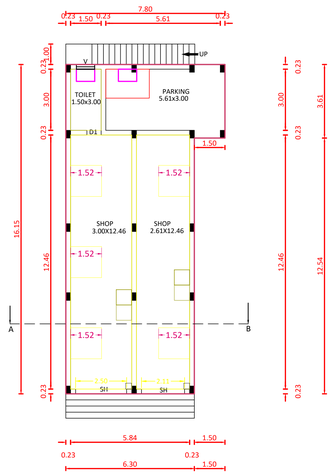
EMAIL ID : Paulduraiselvaraj@gmail.com.
PHONE NO: 9514404734,9787404734



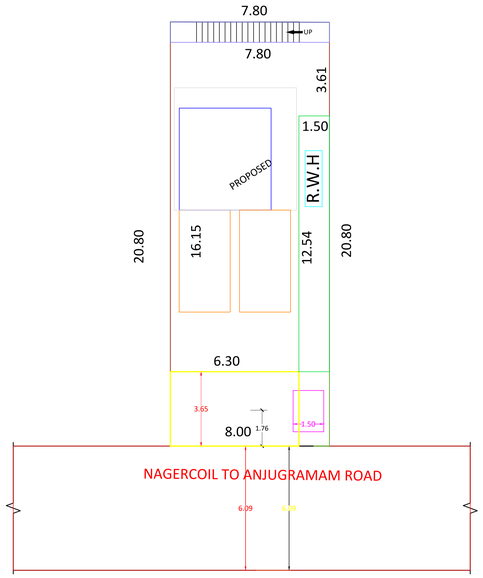
ELEVATION



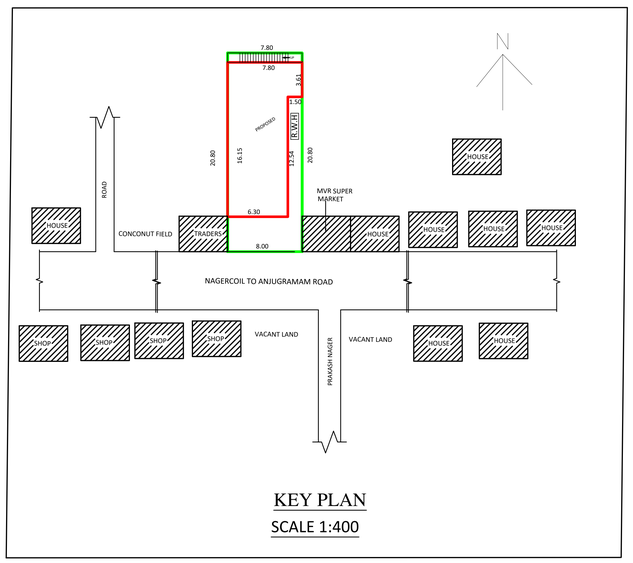
SECTION ON A-B



GROUND FLOOR PLAN



SITE PLAN

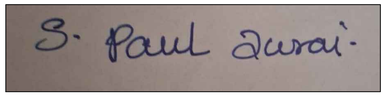


KEY PLAN
SCALE 1:400

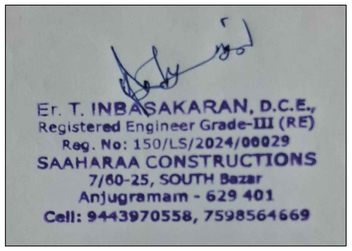
REFERENCE		
RS	ROLLED SHUTTER	2.50 X 2.10
RS	ROLLED SHUTTER	2.11 X 2.10
D	DOOR	0.90 X 2.10
W3	WINDOW	1.00 X 1.50
V	VENTILATOR	0.90 X 0.60

ALL DIMENSIONS ARE IN METER
SCALE 1:100

- PROPOSED
- ROAD
- SITE BOUNDARY
- EXISTING



SIGNATURE OF BUILDING OWNER



SIGNATURE OF LICENCE BUILDING SURVEYOR

AREA DETAILS

AREA OF SITE	: 150.76 Sq.m	1622.18 Sq.ft
PRO. SHOP PLINTH AREA:		
G.F AREA	: 107.16 Sq.m	1153.04 Sq.ft
CARPET AREA	: 95.68 Sq.m	1029.52 Sq.ft
VACANT AREA	: 43.60 Sq.m	469.14 Sq.ft

FSI CALCULATION:

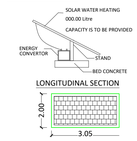
FSI = TOTAL AREA ON ALL FLOORS/PLOT AREA

= 107.16/150.76=0.71< 2

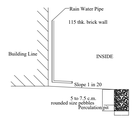
ALL DIMENSIONS ARE IN 'M'

PLAN INFO
FMB_OR_PLR =150.76
AS_PER_DOCUMENT=150.76
PLOT_AREA_M2=150.76
AS_AT_SITE=162.18
DISTRICT=KANNIYAKUMARI
TALUK=AGATHEESWARAM
SURVEY_NO=650/17
PLOT_NO=-
PATTA_NO=15134
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=3.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
AVG_PLOT_DEPTH= 7.40
AVG_PLOT_WIDTH= 20.80
AREA_TYPE=OTHERS
ROAD_WIDTH=6.09
ROAD_LENGTH=100
LAND_USE_ZONE=RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=02
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=YES
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

SOLAR SYSTEM

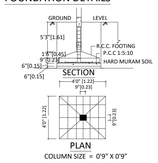


PERCOLATION PIT

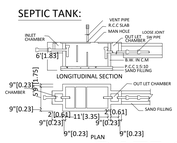


STAIR CASE DETAILS:-

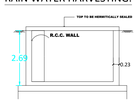
FOUNDATION DETAILS



SEPTIC TANK:



RAIN WATER HARVESTING:



PREPARED BY :
Er.T.INBASAKARAN,D.C.E.,
REGISTERED ENGINEER GRADE-III(RE)
150/LS/2024/00029
SAAHARAA CONSTRUCTIONS
.60-25,SOUTH BAZAR,
IJUGRAMAM,
.DISTRICT-629401
.NO:9443970558,7598564669
E-mail:saaharaainba@gmail.com

DATE:06-11-2025

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.