Verified RealEstate™

REFERENCE
696/2025

ISSUED
09 January 2026

PP APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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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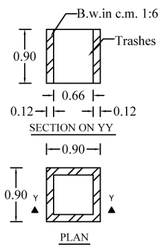
DIGITALLY VERIFIED RECORD

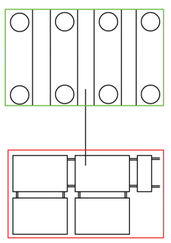
PLAN SHOWING THE PROPOSED CONSTRUCTION OF TERRACE ROOF RESIDENTIAL BUILDING IN R.SY.NO:586/5B2B OF UNNAMALAIKADAI VILLAGE AT VAAZHA VILAI, VIRICODE &(PO) IN UNNAMALAIKADAI TOWN PANCHAYAT, VILAVANCODE TALUK, K.K.DIST.

NAME OF OWNER & ADDRESS:Mr.T.BENIN RAJ
S/o:Mr.THANKA RAJ(LATE)
VAAAZHA VILAI
VIRICODE &(PO)
K.K.DIST.

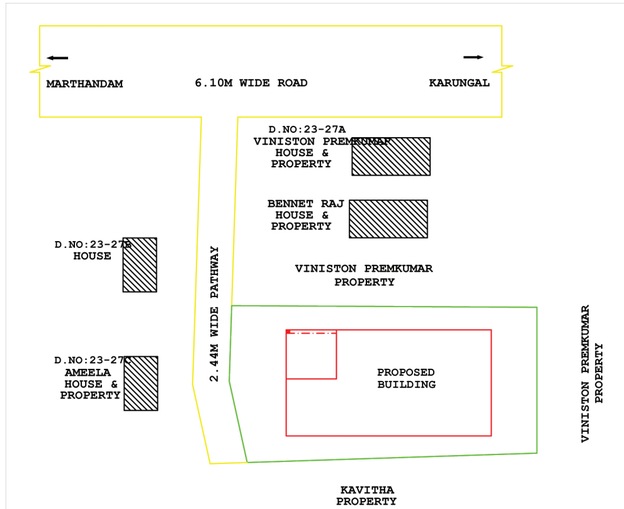


WASTE TRASH PIT

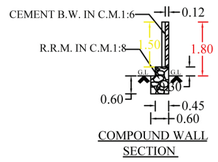
S.W.H.S



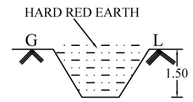
SOLAR WATER HEATING SYSTEM



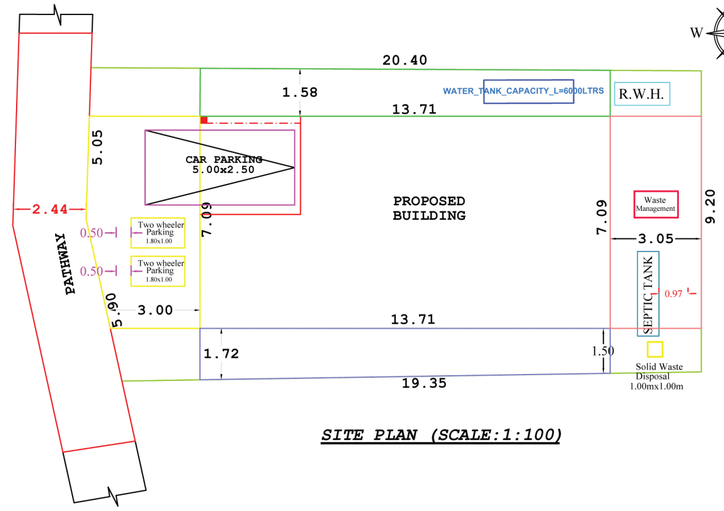
KEYPLAN (SCALE:1:200)



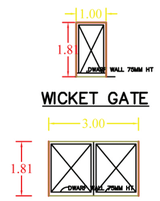
COMPOUND WALL SECTION



TRIAL PIT SECTION



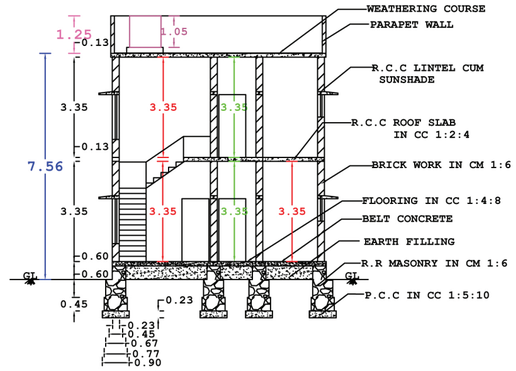
SITE PLAN (SCALE:1:100)



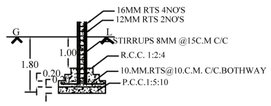
WICKET GATE

MAIN GATE

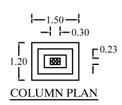
FRONT ELEVATION



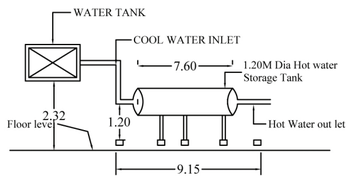
SECTION ON 'AA'



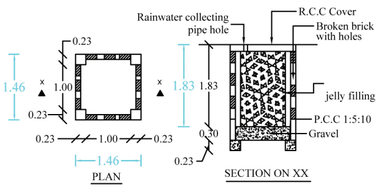
COLUMN SECTION



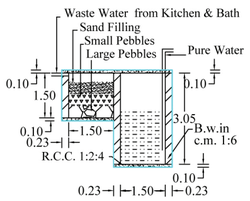
COLUMN PLAN



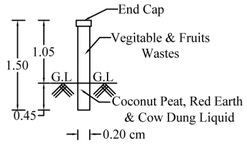
SOLAR WATER HEATING SYSTEM
(S.W.H.S.DETAILS)



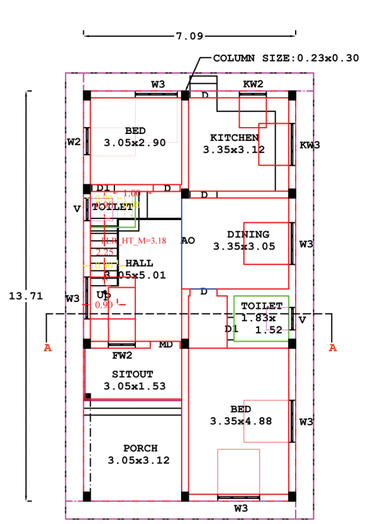
RAIN WATER HARVEST WELL



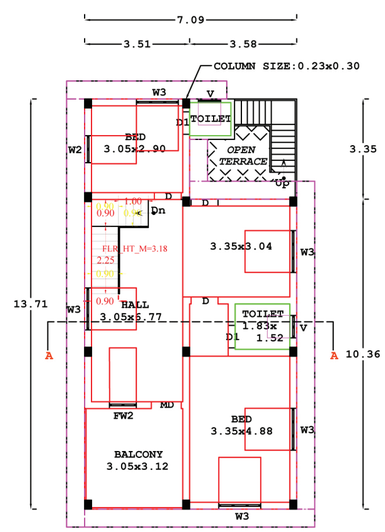
WASTE WATER RECYCLING SYSTEM



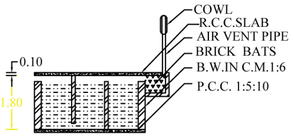
PIPE COMPOSTER



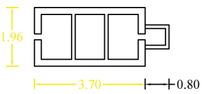
GROUND FLOOR PLAN



FIRST FLOOR PLAN



S.T SECTION



SEPTIC TANK PLAN

OFFICE US

LEGEND
PROPOSED :-
SITE BOUNDARY :-
ROAD, PATHWAY :-
EXISTING BUILDINGS :-

SIGNATURE OF LAND AND BUILDING OWNER:

T Benin Raj

PLAN INFO
PLOT_NO=NO
PATTA_NO=16330
TALUK= VILAVANCODE
DISTRICT= KANYAKUMARI
SURVEY_NO= 586/5B2B
VILLAGE= UNNAMALAIKADAI
JURISDICTION_TYPE= PANCHAYAT
LAND_USE_ZONE = RESIDENTIAL
PLOT_AREA_M2=207.70
AS_PER_DOCUMENT=202.36
AS_AT_SITE=207.70
FMB_OR_PLR=202.36
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=10.95
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH= 2.44
ROAD_LENGTH= 1500.00
AVG_PLOT_DEPTH= 19.87
AVG_PLOT_WIDTH=10.07
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	2.00.ARE	5.000.CENTS
AREA IN SQ "M"		SQ "FT"
SITE AREA	: 202.36	2178.00
PROPOSED PLINTH AREA		
GROUND FLOOR	: 97.20	1046.26
FIRST FLOOR	: 85.21	917.20
TOTAL	: 182.41	1963.46
PROPOSED F.S.I	: 182.41 / 202.36	0.90 < 2.00
VACANT	: 105.16	1131.74
PROPOSED FLOOR AREA		
GROUND FLOOR	: 82.53	888.35
FIRST FLOOR	: 73.10	786.85
TOTAL	: 155.63	1675.20

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 = 182.41. 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 $= \frac{182.41}{75} = 2.43.$ Car

Provided 1 Car space

PLOT COVERAGE $: \frac{97.20 \times 100}{202.36} = 48.03\ \%$

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 1.50
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 :- 279/ NOV/ '2025'

ER. VIJAYARAJAN. R
CONSULTING ENGINEER
VJAY ASSOCIATES
RAJAVILAI KUZHICODU & P.O
K.K. DIST, PIN : 629167
CELL : 9443682073
Lic Phone : 04651 - 294073
Lic. No : [illegible]
Email : [illegible]

SIGNATURE OF LICENSED 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

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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.