Verified RealEstate™

REFERENCE
399/2025

ISSUED
23 December 2025

PP APPROVAL RECORD

Planning Permission

Kanniyakumari

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Residential

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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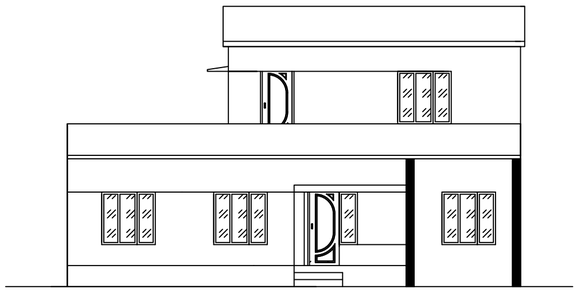
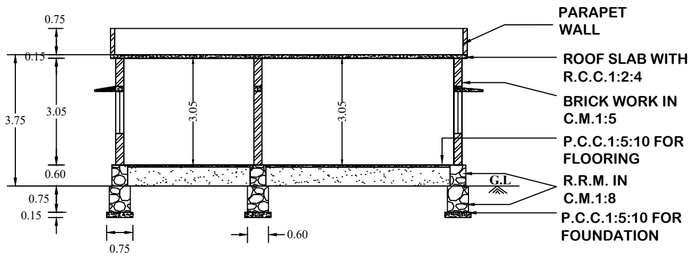
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C RESIDENTIAL BUILDING IN IN RE. SY. NO : 240 / 13A IN (AFTER DEMOLISHING THE EXISTING DOOR NUMBER : 12-99 AT SOUTH PANIKKANKUDIYIRUPPU OF THENGAMPUTHOOR VILLAGE IN PUTHALAM TOWN PANCHAYAT.

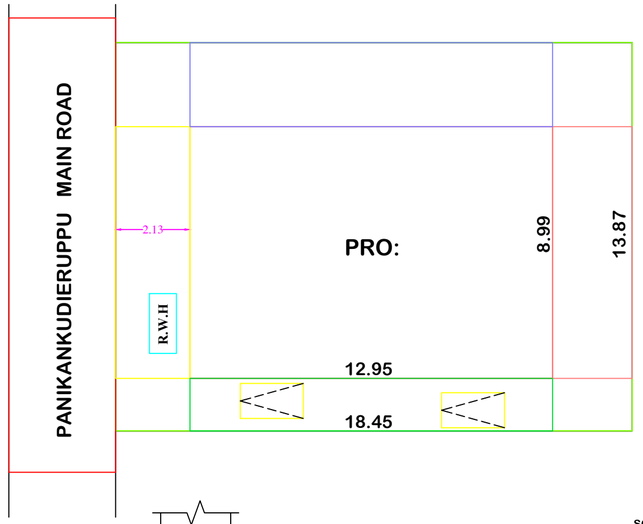
NAME OF OWNER :-. MR.R.JAIKUMAR , S/O. MR.RAJAPPA .



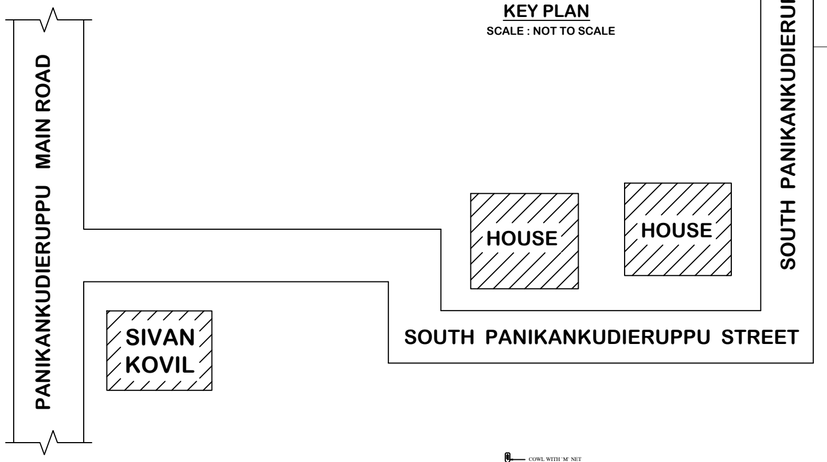
ELEVATION



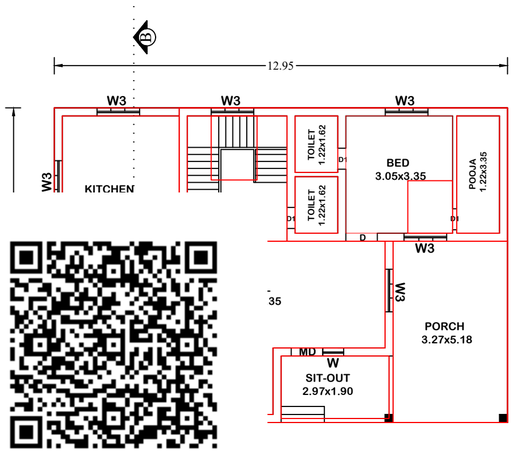
SECTION ON A-B



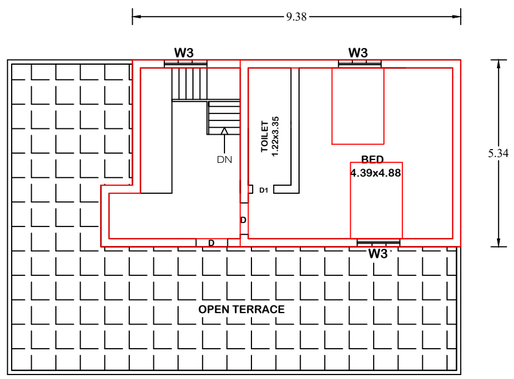
SITE PLAN
SCALE : 1: 100



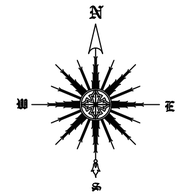
KEY PLAN
SCALE : NOT TO SCALE



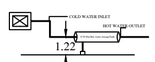
GROUND FLOOR PLAN



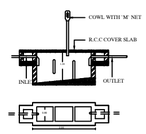
FIRST FLOOR PLAN



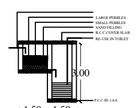
PLAN INFO
PLOT_NO=NO
TALUK=AGASTHEESWRAM
DISTRICT=KANNYAKUMARI
PLOT_AREA_M2=70.84
JURISDICTION_TYPE=PANCHAYAT
PATTA_NO=2122
SINGLE_FAMILY_BLDG=YES
SURVEY_NO=240/13A
LAND_USE_ZONE = RESIDENTIAL
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=10.06
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
AS_AT_SITE=14.78
FMB_OR_PLR=283.36
AS_PER_DOCUMENT=283.36
ROAD_WIDTH=3.05
ROAD_LENGTH=100
AVG_PLOT_DEPTH=13.87
AVG_PLOT_WIDTH=18.45
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=YES
BLOCK_1_INDIVIDUAL_RESIDENCE_MEMBER_COUNT=4
BLOCK_1_INDIVIDUAL_NON_RESIDENTIAL_MEMBER_COUNT
BLOCK_2_B+POF_MEMBER_COUNT=5
BLOCK_3_S+PO+ MEMBER_COUNT=0
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



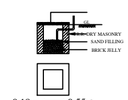
SOLAR WATER HEATING SYSTEM DETAILS



SEPTIC TANK DETAILS



RECYCLING OF WASTE WATER FROM BATH



RAIN WATER HARVEST ARRANGEMENTS

REFERENCE

TYPE	SIZE	DESCRIPTION
D	1.00 x 2.10	COUNTRY WOOD DOOR
D1	1.00 x 2.10	COUNTRY WOOD DOOR
D2	0.75 x 2.10	PVC DOOR
W	1.50 x 1.35	WINDOW
V	0.90 x 0.60	VENTILATOR

SCALE

PLAN : 1:100 SITE PLAN : 1:400

ALL DIMENSIONS AREA IN MEETER

COLOUR INDEX

ROAD SITE PRO EXISTING

AREA DETAILS

AREA OF SITE : 283.36 SQM
: 7.000 CENT (2.83 ARES)

PRO - GROUND FLOOR AREA
: 116.42 Sq.m (1253.68 Sq .ft)

PRO - FIRST FLOOR AREA
: 46.59 Sq.m (501.32 Sq .ft)

TOTAL AREA
:163.01 Sq.m (1754.00 Sq .ft)

VACANT AREA
: 166.94 Sq.m (1796.27 Sq .ft)

FSI CALCULATION : REQUIRED -2

FSI = TOTAL ALL FLOOR AREA / PLOT AREA

FSI = 163.01 / 283.36

FSI = 0.57

PARKING CALCULATION

= TOTAL ALL FLOOR AREA / 75SQ.M

= 163.01 / 75.00

= 2.17 CAR PARKING

SURVEYOR

Prasanth
N. PRASANTH, D.C.E.,
Licence Building Surveyor
14/47, Uthandankudieruppu
Puthalam Post, Kanyakumari Dist - 629602.
Cell: 9360796165

SIGNATURE OF LAND & BUILDING OWNER

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.