Verified RealEstate™

REFERENCE
18/2025-2026

ISSUED
03 March 2026

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

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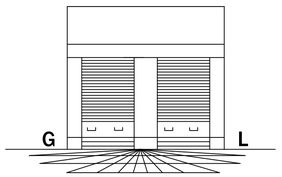
DIGITALLY VERIFIED RECORD

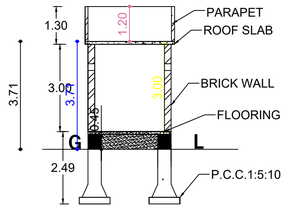
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A TERRACE ROOF COMMERCIAL BUILDING (SHOPS) AT PANAI VILAI, AANAIYADY, VEEYANNOOR P.O., IN RE.SY.NO: 670/6, PATTA NO: 381, YETTACODE VILLAGE, YETTACODE VILLAGE PANCHAYAT, THIRUVATTAR PANCHAYAT UNION, THIRUVATTAR TALUK, KANNIYAKUMARI DISTRICT. Pin 629177.

OWNED BY: Mr. SURESH KUMAR J, S/O Mr JOHNSON, Contact No: 9498122712.

"QR CODE"

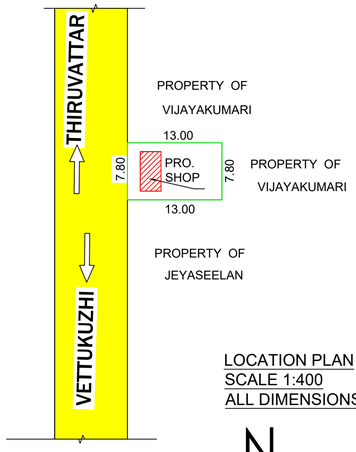


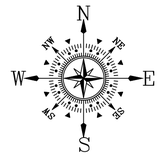
ELEVATION



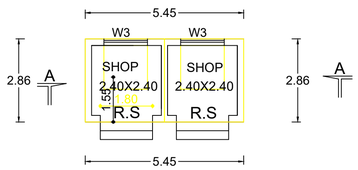
SECTION ON A-A

PLAN INFO
PATTA_NO=381
AS_PER_DOCUMENT=101.18
AS_AT_SITE=102.05
FMB_OR_PLR=101.18
PLOT_AREA_M2=101.18
IS_SWIMMING_POOL_EXISTS=NO
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=3.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=6.00
ROAD_LENGTH=12.00
AVG_PLOT_DEPTH=13.00
AVG_PLOT_WIDTH=7.80
LAND_USE_ZONE =B_SHOP
PREMIUM_FSI_REQUIRED=NO
DISTRICT=KANNIYAKUMARI
SURVEY_NO=670/6
TALUK=THIRUVATTAR
JURISDICTION_TYPE= PANCHAYAT
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
IS_APPROVED_LAYOUT=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
GREEN_PLANTING_STRIP=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=5

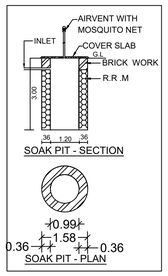


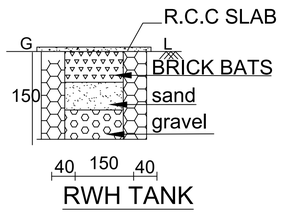


LOCATION PLAN
SCALE 1:400
ALL DIMENSIONS ARE IN METRE

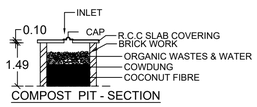


GROUND FLOOR PLAN

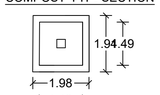




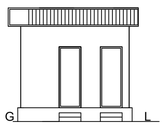
RWH TANK



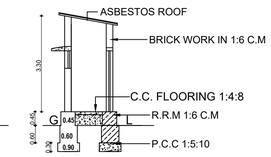
COMPOST PIT - SECTION



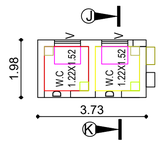
COMPOST PIT - PLAN



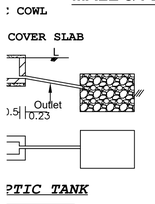
ELEVATION

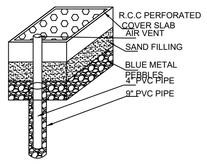


SECTION ON - JK

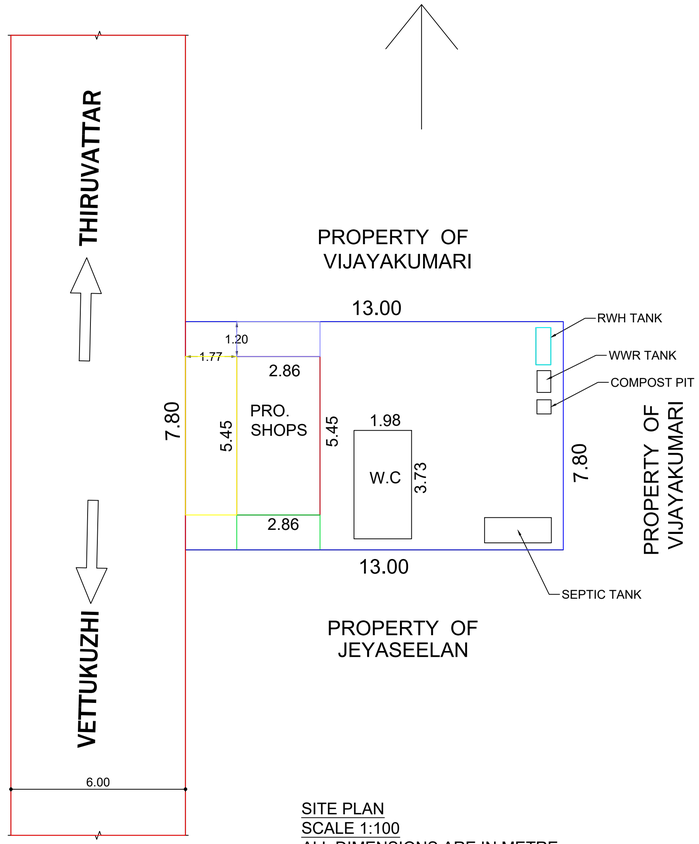


MALE & FEMALE W.C-PLAN

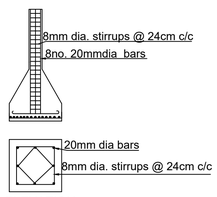




PERCOLATION BORE PIT



SITE PLAN
SCALE 1:100
ALL DIMENSIONS ARE IN METRE



S. ELEVATION
PLAN OF COLUMN REINFORCEMENT

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
D1	DOOR	0.75X2.10
W3	WINDOW	1.50X1.50
V	VENTILATOR	0.90X0.60
RS	ROLLING SHUTTER	2.40X3.00

WALL THICK : 0.23 M

AREA STATEMENT

AS PER DOCUMENT : 101.18 SQ.M - 2.500 CENTS - 1089.10 SQ.FT

BUILDING	PLINTH AREA	FLOOR AREA
GROUND FLOOR (Shop)	15.59 M² (168.00 SQ.FT)	11.52 M² (124.00 SQ.FT)
GROUND FLOOR (W.C)	7.58 M² (79.43 SQ.FT)	1.85 M² (19.91 SQ.FT)
TOTAL	23.17 M² (247.43 SQ.FT)	13.37 M² (143.91 SQ.FT)

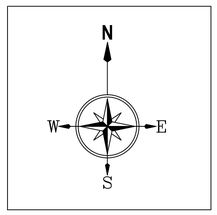
F.S.I = TOTAL BUILIT UP AREA / SITE AREA = 23.17 / 101.18 = 0.23<2.00

CAR PARKING REQUIRED : NIL.
CAR PARKING PROVIDED : NIL.
TWO WHEELER PARKING REQUIRED :NIL
TWO WHEELER PARKING PROVIDED :NIL

SCALE : 1:100 | DATE :31.01.2026

COLOUR INDEX

- PLOT BOUNDARY
- PRO. BUILDING
- EX. BUILDING
- PATHWAY
- ROAD



SIGNATURE OF OWNER

F.NIRMALA, M.A.,D.C.,D.C.A.,
Reg. Engineer Grade - III
Reg. No : RE-III/KK DTCP/001/2023
LEO ASSOCIATES
KUZHITHURAI
Mob : 9787303764, 9865223583

SIGNATURE OF 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.