Verified RealEstate™

REFERENCE
110/25-26

ISSUED
14 May 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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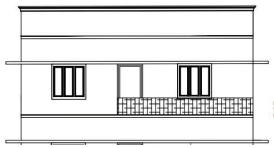
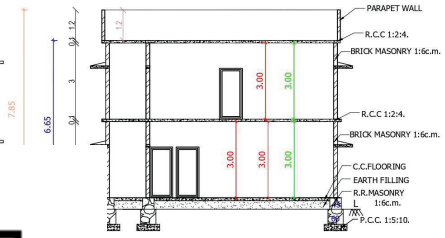
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED RESIDENTIAL R.C.C. ROOF BUILDING IN RE.SY.NO:371/6B1, AT CHITTILAKATTUVILAI, THUMBACODE, KULASEKHARAM POST, THUMBACODE 'B' VILLAGE, THIRPARAPPU TOWN PANCHAYAT, THIRUVATTAR TALUK, KANYAKUMARI DISTRICT.

OWNER NAME: Mr. SHIBIN.C
S/O Mr. CHELLAN

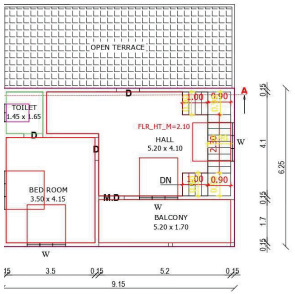




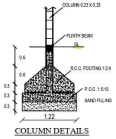
SECTION- AA

PLAN INFO
PLOT_AREA_M2=374.35
SURVEY_NO=371/6B1
PATTA_NO= 5033
AS_AT_SITE=362.89
AS_PER_DOCUMENT=374.35
FMB_OR_PLR=374.35
TALUK=THIRUVATTAR
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=3.60
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=3.60
ROAD_LEN(KM)= 200
AVG_PLOT_DEPTH=25.80
AVG_PLOT_WIDTH=12.80
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=NA
DISTRICT=KANIYAKUMARI
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=CBA
BUILDING_NEAR_MONUMENT=NO
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
JURISDICTION_TYPE=PANCHAYAT
OSR_APPLICABLE=NO
OSR_SURRENDER_OR_BUYBACK=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES

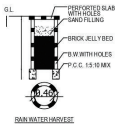
STAIR DETAIL



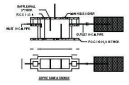
FIRST FLOOR PLAN



COLUMN DETAILS



RAIN WATER HARVEST



AREA STATEMENTS	Sq.mt	Sq.ft
SITE AREA (9.250 CENTS)	374.35	4028.00
PLINTH AREA		
PRO.G.F	87.35	939.89
PRO.F.F	57.15	614.93
TOTAL PLINTH AREA	144.50	1554.82
FLOOR AREA		
PRO.G.F	75.53	812.70
PRO.F.F	45.36	488.07
TOTAL FLOOR AREA	120.89	1300.77
OPEN SPACE AREA	287.00	3088.12

JOINERIES DETAILS		
D	-- DOOR	1.00m x 2.10m
D1	-- DOOR	0.91m x 2.10m
D2	-- DOOR	0.76m x 2.10m
W	-- WINDOW	1.52m x 1.52m
V	-- VENTILATOR	0.91m x 0.61m

SCALE ------ 1 : 100 & 400
DATE ------ 20-02-2026
DRG NAME ------ PLAN
DRAWN ------ JEEN DARWIN

NOTE:
* All Dimensions Are In Metre
* Waste Water Used To Garden
* Percolation Pit To Be Provided

COLOUR CODE REFERANCE :
SITE BOUNDARY ----------
PRO.G.F ----------
PRO.F.F ----------
ROAD & STREET ----------

Floor Area Ratio

All Floor Area / Site Area

144.50 / 374.35

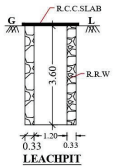
= 0.38 < 2.000

Parking Calculation

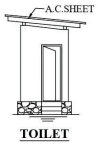
Required Parking Area (For Residential Building)

FSI Area = 144.50 Sq.m
1 Car for every 100 Sq.m
=144.50/100 = 1.44
=1 Nos
1 Two Wheeler Space for every 25 Sq.m
=144.50/25 = 5.78
=5 Nos

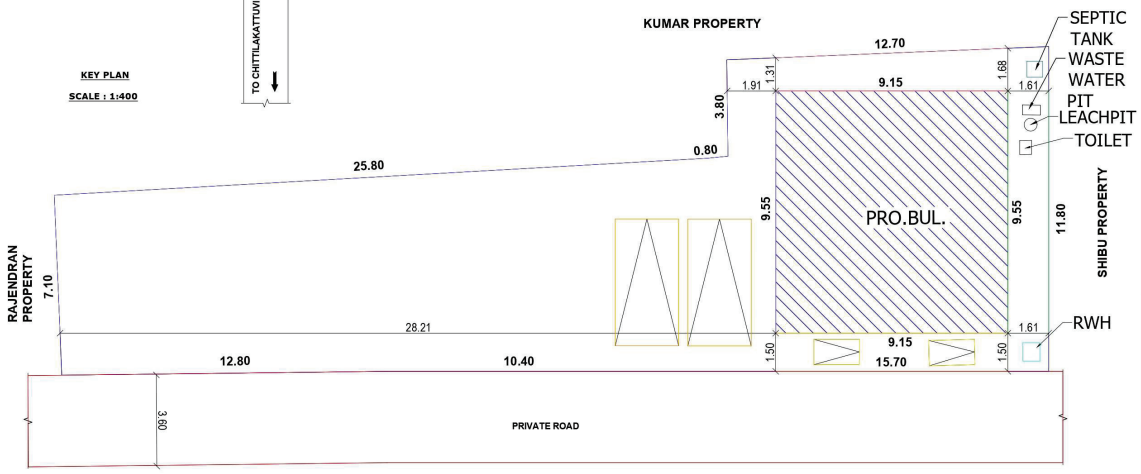
KEY PLAN
SCALE : 1:400



LEACHPIT



TOILET



SITE PLAN
SCALE 1 : 100

OFFICE USE

APPLICANT

ER. A. PADMA KUMAR M.Sc., M.E., MBA, MSTE
Consultant & Govt. Registered Civil Engineer
V. Padmas Builders & Engineers
Kandaviladam Complex, Vendarkode (P.O.)
Kulasekharam, Cell:9443414452
Kanniyakumari District-629 161

REGISTERED 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.