Verified RealEstate™

REFERENCE
03/2026-2027

ISSUED
07 May 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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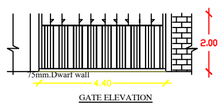
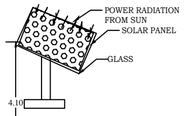
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN RE. SY. NO : 253 / 10B OF KURUNTHANCODE ' A' VILLAGE AT KARANKADU WEST IN KATTIMANCODE VILLAGE PANCHAYAT, KALKULAM TALUK, KANYAKUMARI DISTRICT.

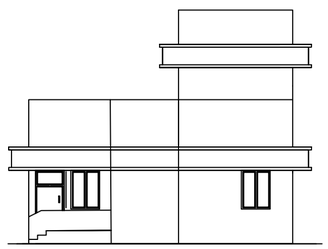
NAME OF OWNER : Mrs.V.SUBASHINI,
W/O. K.ASOK KUMAR,
17 ACHU BHAVAN,
KADAPPA ROAD,
SUBASH BAGAR EXTN,KOLATHUR S.O,
THIRUVALLUR DIST,600099.

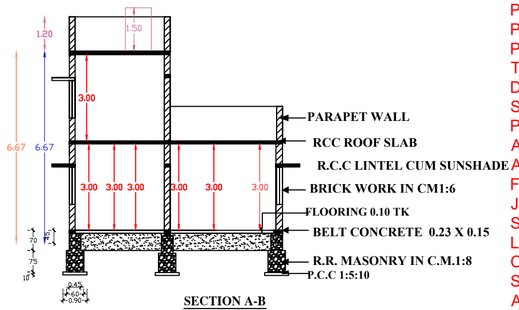


GATE ELEVATION



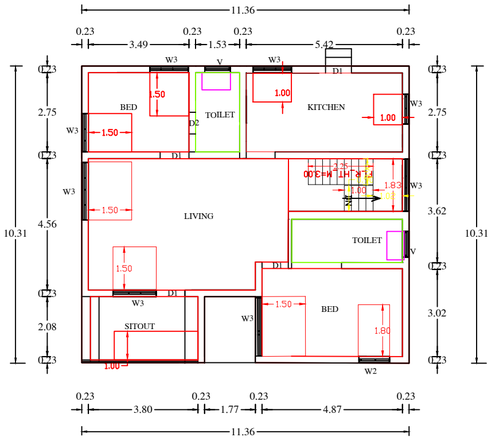
SOLAR SYSTEM


ELEVATION

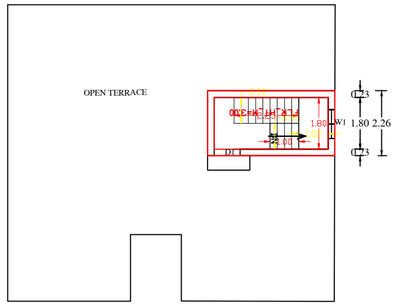


SECTION A-B

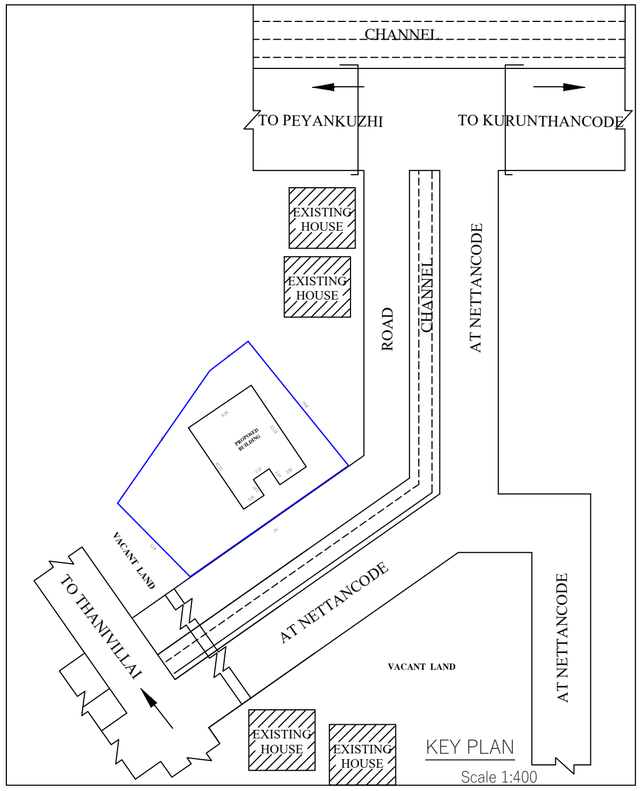
PLAN INFO
PLOT_NO= NO
PATTA_NO=13380
TALUK=KALKULAM
DISTRICT=KANNYAKUMARI
SURVEY_NO= 253/10B
PLOT_AREA_M2=437.07
AS_PER_DOCUMENT=437.07
AS_AT_SITE=419.36
FMB_OR_PLR=421.83
JURISDICTION_TYPE= PANCHAYAT
SINGLE_FAMILY_BLDG=YES
LAND_USE_ZONE = RESIDENTIAL
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=4.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=4.00
ROAD_LENGTH=100
AVG_PLOT_DEPTH=24.00
AVG_PLOT_WIDTH=12.00
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
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS =NO



GROUND FLOOR PLAN



FIRST FLOOR PLAN



AREA DETAILS

DESCRIPTION	SQM	SQFT
SITE AREA(AS PER SITE) -10.362Cents	419.36	4513.99
PLINTH AREA GROUND FLOOR	110.14	1185.54
PLINTH AREA FIRST FLOOR	9.97	107.31
TOTAL PLINTH AREA	120.11	1292.85
VACANT AREA	309.22	3328.44

CERTIFICATE

Certified that provision shall be made to provide rain water harvesting arrangements system in the proposed construction.

JOINERIES DETAILS

TYPE	DESCRIPTION	SIZE
D	DOOR	1.00X2.10
D1	DOOR	0.90X2.10
D2	DOOR	0.75X2.10
W	WINDOW	1.50X1.50
W1	WINDOW	1.00X1.50
KW1	KITCHEN WINDOW	1.00X1.00
V	VENTILATOR	0.90X0.60

F.S.I.CALCULATION

$$\text{F.S.I} = \frac{\text{TOTAL COVERED AREA}}{\text{PLOT AREA}} = \frac{120.11}{419.36} = 0.28$$

PLOT COVERAGE CALCULATION

$$\text{PLOT COVERAGE} = \frac{\text{GROUND FLOOR AREA}}{\text{PLOT AREA}} \times 100$$

$$= \frac{110.14}{419.36} \times 100 = 26.26\%$$

PARKING CALCULATION

1 CAR SPACE FOR EVERY 75 SQM

$$\text{CAR PARKING REQUIREMENTS} = \frac{\text{FSI AREA-75}}{75}$$

$$= \frac{120.11-75}{75} = 0.60 = 1\text{No Car}$$

PARKING REQUIREMENTS

TYPE	REQUIRED	PROVIDED
CAR	1	2
TWO WHEELER	1	2

SCALE

ALL DIMENSIONS AREA IN METER

PLAN	1:100
SITE PLAN	1:100
KEY PLAN	1:400

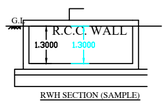
COLOUR INDEX

- SITE BOUNDARY
- PROPOSED BUILDING
- ROAD / STREET
- EXG. BUILDING

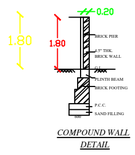
NAME OF OWNER:

SIGN OF LICENSED BUILDING SURVEYOR

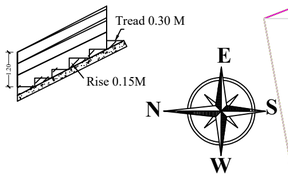
V. HARIRAMAN,
Registered Engineer Gr - III
Reg. No: RE III / K.K.DTCP / 006 / 2022
SANKAR CONSTRUCTIONS
Vellamodi Jn., Vellichanthai (P.O.)- 629 204.
Ph: 9442239210



RWH SECTION (SAMPLE)

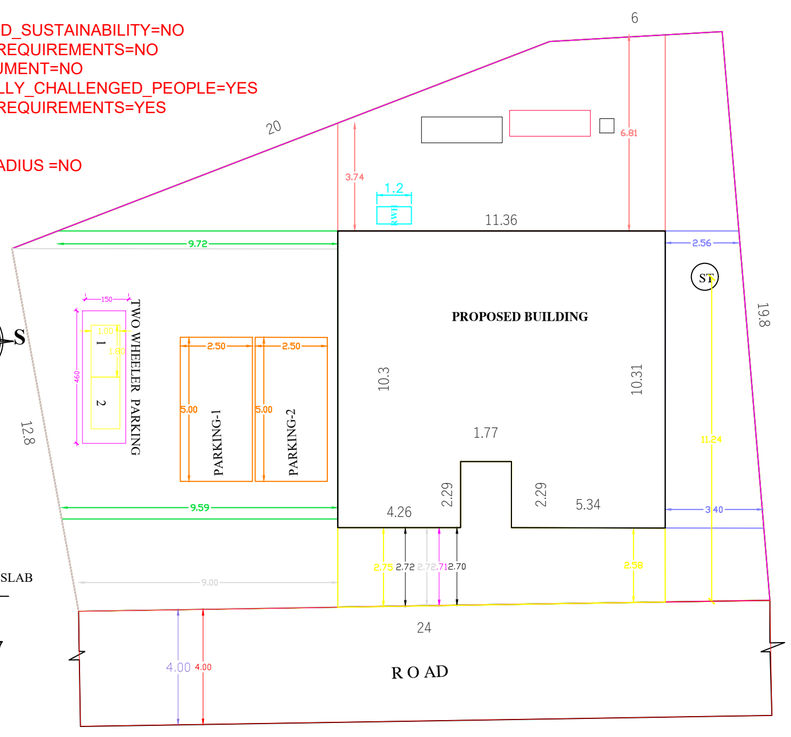


COMPOUND WALL DETAIL



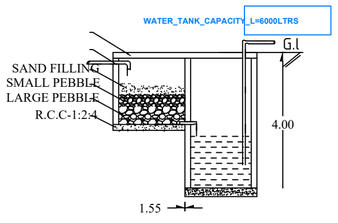
WASTE WATER INLET

TOP TO BE HERMITICALLY SEALED

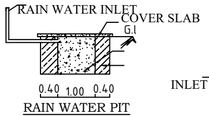


SITE PLAN Scale 1:100

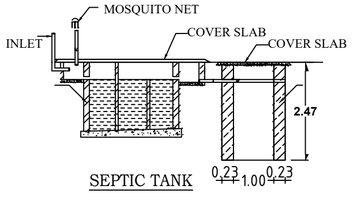
SEPTIC TANK 0.23 1.00 0.23



RECYCLING OF WASTE WATER KITCHEN & BATH ROOM



RAIN WATER PIT
TYPE - 1 A



SEPTIC TANK

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.