Verified RealEstate™

REFERENCE
06/2026-2027

ISSUED
23 July 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.

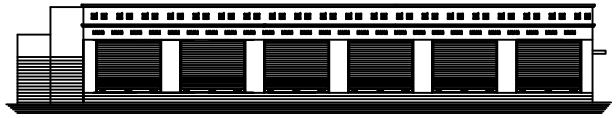
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

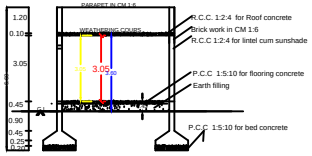
hello@verified.realestate
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DIGITALLY VERIFIED RECORD

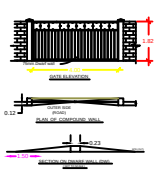
PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE COMMERCIAL BUILDING IN Re.Sy.No:1098/8 OF MATHUSOOTHANAPURAM SOUTH VIILAGE.AT NAINAPUTHUR, PALLAMTHURAI VILLAGE PANCHAYAT, AGASTHEESWARAM TALUK. NAME OF OWNER : A.BHUVANESWARI.W/O.SREERAMADHOSS.

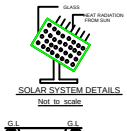


ELEVATION

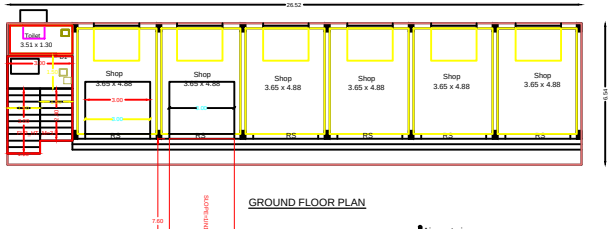


SECTION ON AA'



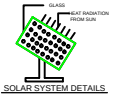


TRAIL PIT
Not to scale

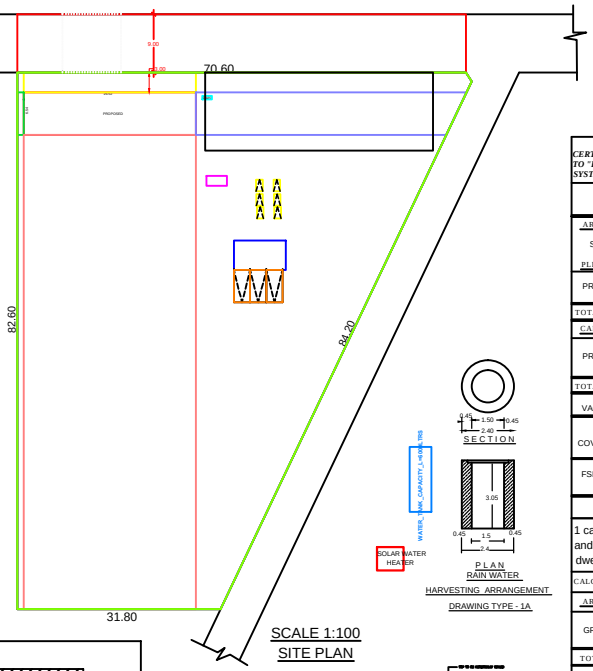


GROUND FLOOR PLAN

PLAN INFO
PLOT_NO=NO
TALUK=AGASTHEESWRAM
DISTRICT=KANNYAKUMARI
PLOT_AREA_M2=4209.92
JURISDICTION_TYPE=PANCHAYAT
PATTA_NO=2053
SINGLE_FAMILY_BLDG=NO
SURVEY_NO= 41098 / 8
LAND_USE_ZONE = COMMERCIAL
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M= 9.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
AS_AT_SITE= 4208.21
FMB_OR_PLR=4209.92
AS_PER_DOCUMENT=4209.92
ROAD_WIDTH=9.00
ROAD_LENGTH=39.00
AVG_PLOT_DEPTH= 82.60
AVG_PLOT_WIDTH= 70.60
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
OSR_APPLICABLE = YES
OSR_SURR_BUYBACK_RETAIN=RETAIN
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
BLOCK_1_B-SHOP_MEMBER_COUNT=1



SOLAR SYSTEM DETAILS
Not to scale



SCALE 1:100
SITE PLAN

SECTION

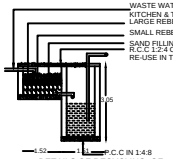
PLAN
RAIN WATER
HARVESTING ARRANGEMENT
DRAWING TYPE - 1A



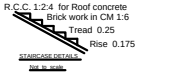
RWH SECTION (SAMPLE)



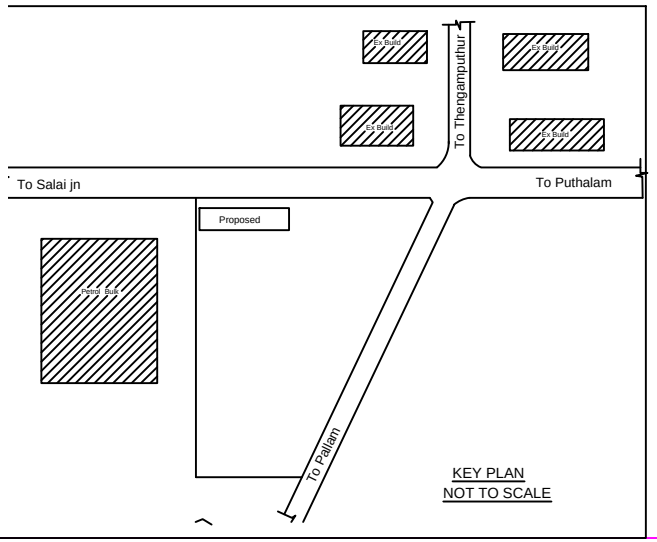
COMPOUND WALL DETAIL



DETAILS OF RECYCLING OF WASTE WATER FROM KITCHEN & TOILET



STAIRCASE DETAILS



KEY PLAN
NOT TO SCALE

CERTIFIED THAT PROVISIONS SHALL BE MADE TO "RAIN WATER HARVESTING ARRANGEMENTS SYSTEM IN THE PROPOSED CONSTRUCTION

All dimenstion are in Meter
SCALE 1:100

AREA DETAILS	Sq.m	Sq.ft
SITE AREA	4209.92	45299.00
PLINTH AREA		
PROPOSED G.F	173.44	1866.00
TOTAL PLINTH AREA	173.44	1866.00
CARPET AREA		
PROPOSED G.F	151.45	1630.00
TOTAL CARPET AREA	151.45	1630.00
VACCANT	4036.48	43433.00

PLOT COVERAGE = $\frac{173.44\ Sq.m}{4209.92\ Sq.m} \times 100 = 4.11\ \%$

FSI = $\frac{173.44\ Sq.m}{4209.92\ Sq.m} = 0.04 < 2.0$

PARKING AREA CALCULATION

1 car space for every 2 dwelling units and 1 Two wheeler space for every dwelling unit

CALCULATION

AREA DETAILS	Sq.m
GROUND FLOOR	173.44
TOTAL AREA	173.44

TOTAL FLOOR AREA = 173.44 Sq.m
FIRST 50 Sq.m = Nil
173.44 Sq.m - 50.0 Sq.m = 123.44 Sq.m)
EVERY 50 Sq.m = $\frac{123.44\ Sq.m}{50.0\ Sq.m}$ = 2.47 = 3 Car
TOTAL REQUIRED PARKING = 3 car
PARKING PROVIDED = 3 Car space
= 6 Two wheelers space

PROPOSED
BOUNDARY
ROAD & STREET
EXISTING BUILDING

Shedule of Joineries

MD	DOOR	1.00	X 2.10
D	DOOR	0.90	X 2.10
D1	DOOR	0.76	X 2.10
W3	WINDOW	1.50	X 1.50
W2	WINDOW	1.00	X 1.50
V	VENTILATOR	**0.90**	**X 0.60**

Sign Of Owner:

Er . R . AMUTHAN ,
J R BUILDERS ,
105G , N . C COMPLEX ,
BEACH ROAD JN , NAGERCOIL - 2.
PH.NO 9443282265

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

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

Verified RealEstate
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Chennai 600 097, India
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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.