

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

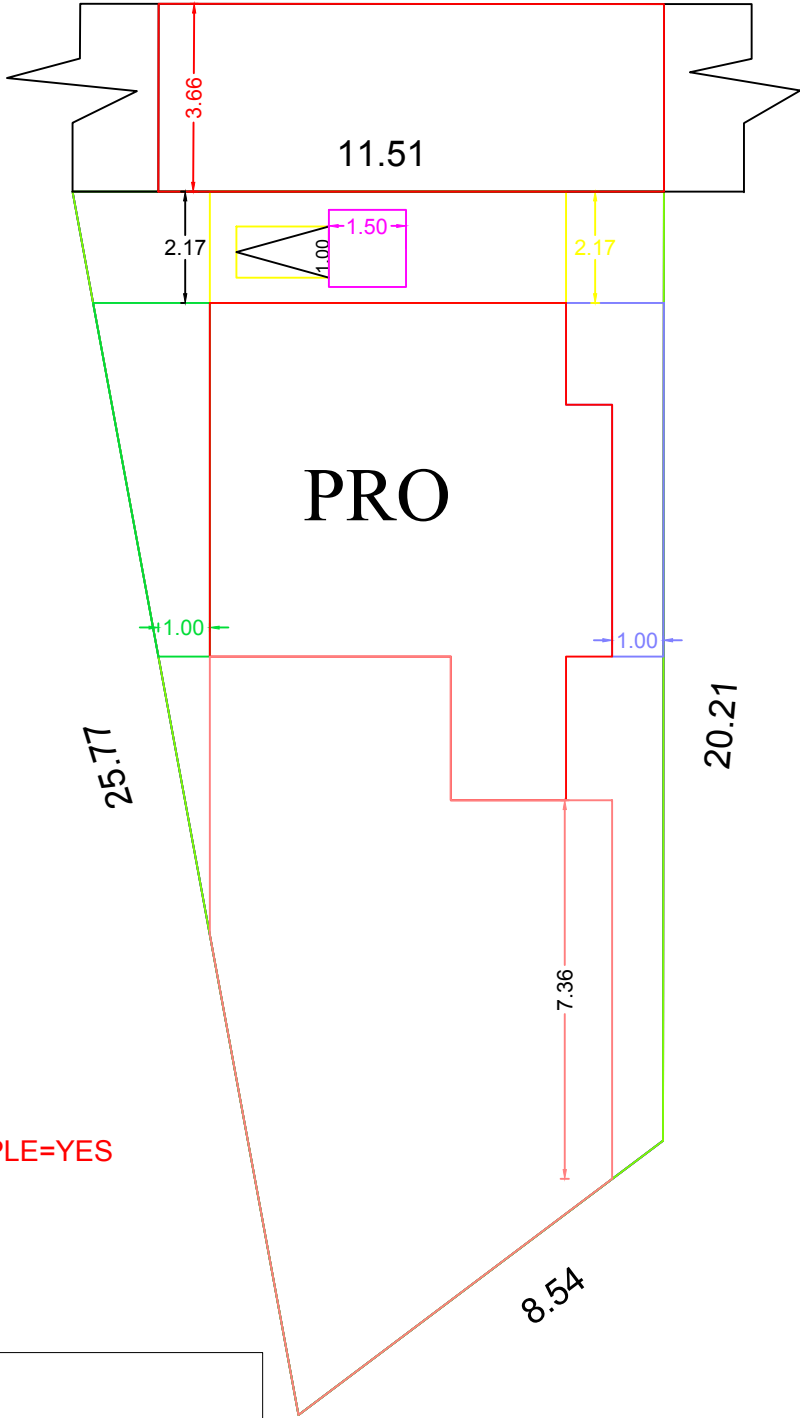
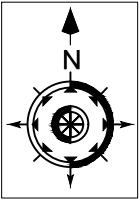
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL CUM COMMERCIAL BUILDING IN Re.Sy.No : 407/3 OF KURUNTHANCODE B REVENUE VILLAGE AT MELA KATTIMANCODE, KATTIMANCODE VILLAGE PANCHAYAT, KALKULAM TALUK , KANNIYAKUMARI DISTRICT, TAMILNADU.

NAME OF OWNER :Mrs. REKUPATHI
W/O: SUYAMBU,
6/42, MELA KATTIMANCODE
KATTIMANCODE POST - 629806

PLAN INFO
PLOT_NO=NO
TALUK=KALKULAM
DISTRICT=KANNYAKUMARI
PLOT_AREA_M2=202.35
JURISDICTION_TYPE=PANCHAYAT
PATTA_NO=7513
SINGLE_FAMILY_BLDG=YES
SURVEY_NO=407/3
LAND_USE_ZONE = RESIDENTIAL CUM COMMERCIAL
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=3.66
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
AS_AT_SITE= 202.35
FMB_OR_PLR= 202.35
AS_PER_DOCUMENT= 202.35
ROAD_WIDTH=3.66
ROAD_LENGTH=100
AVG_PLOT_DEPTH=22.99
AVG_PLOT_WIDTH= 10.03
RWHT_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
OSR_APPLICABLE =NO
OSR_SURRENDER_OR_BUYBACK=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
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=2



AREA DETAILS	Cents	Sq.m	Sq.ft
SITE AREA	5.00	202.35	2177.29
PLINTH AREA			
PROPOSED G.F COMMERCIAL G.F		58.72	631.83
PROPOSED F.F RESIDENTIAL F.F		52.44	564.25
Total Area		111.16	1196.08
VACCANT		143.63	1545.46

PLOT = 58.72 / 202.35 Sq.m X 100 = 29 %
COVERAGE

FSI = 111.16 Sq.m / 202.35 Sq.m = 0.54 < 2.0

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

PARKING CALCULATION
1 CAR SPACE FOR EVERY 1 DWELLING UNITS AND TWO WHEELER SPACE FOR EVERY DWELLING UNIT

Parking Calculation:
Upto 75 Sq.m CarParking Nil
Above 75 Sq.m :- 1 Car & 1Two Wheeler Space For Every 75 Sq.m)
= Total Plinth Area - Car Parking Area
= 111.16 - 75
= 36.16
= 36.16 / 75
= 0.48

Required Two Wheeler Space : 2 Nos

PROPOSED	☐
BOUNDARY	☐
ROAD & STREET	☐
EXISTING BUILDING	☒

Schedule of Joineries		
D	DOOR	2.74 X 2.10
MD	DOOR	1.00 X 2.10
D2	DOOR	0.90 X 2.10
W1	WINDOW	1.50 X 1.50
W2	WINDOW	1.00 X 1.50
V	VENTILATOR	0.75 X 0.75

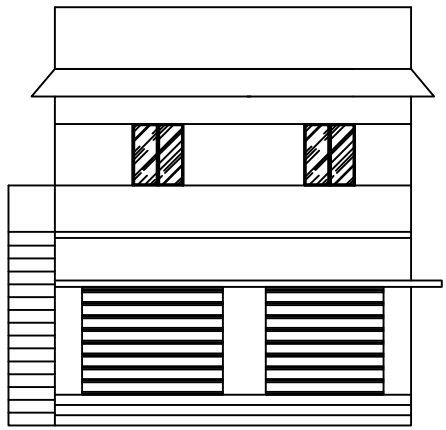
K. Re kupathi

Sign Of Owner:

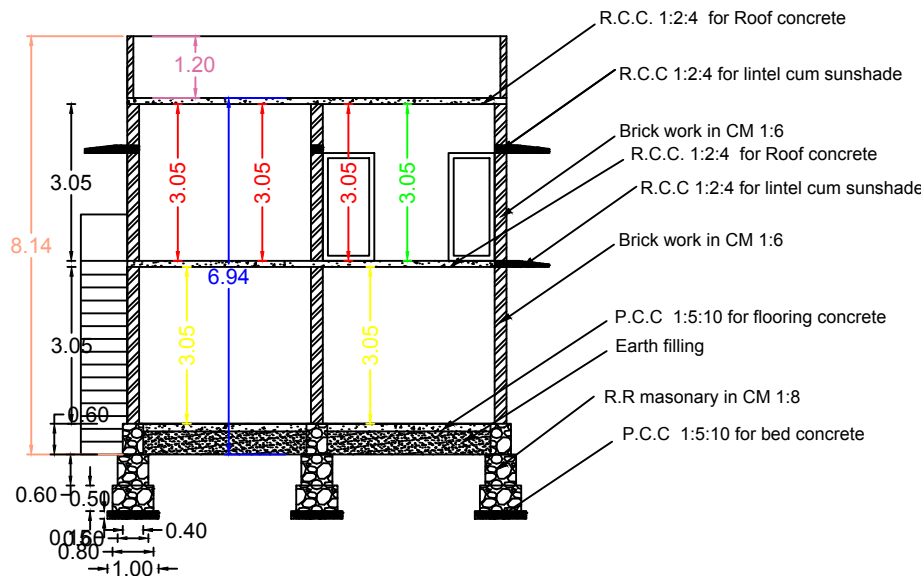
JAYARAM.K
Licensed Building Surveyor
Registered Engineer Gr.I
Reg.No: 150/L/5/2022/00060
PKS Civil Consultancy
8/24, Kurunthancode Junction,
Near IGB, Kurunthancode Post-629802
Kanyakumari District,
Pdl No: 8012299436

Sign Of Registered Engineer :

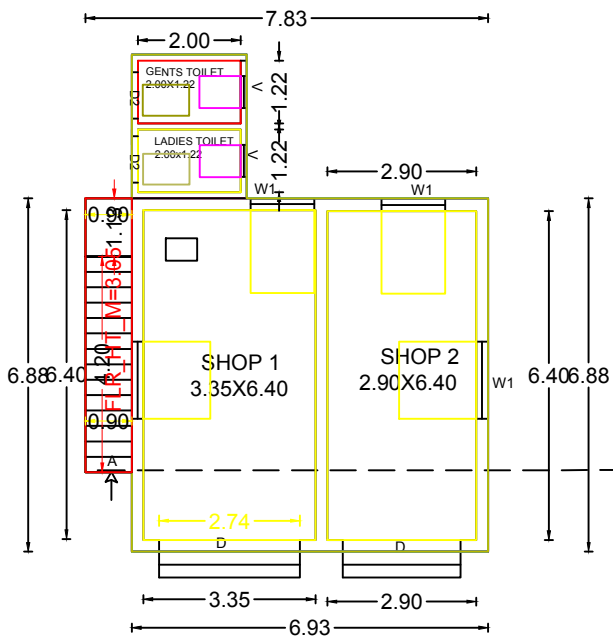
JAYARAM.K
Licensed Building Surveyor
Registered Engineer Gr.I
Reg.No: 150/L/5/2022/00060
PKS Civil Consultancy
12-141 - E, Vellamanodai,
Asaripallam, Asaripallam Post-629201
Kanyakumari District,
Cell No: 8012299436 / 04652 264436



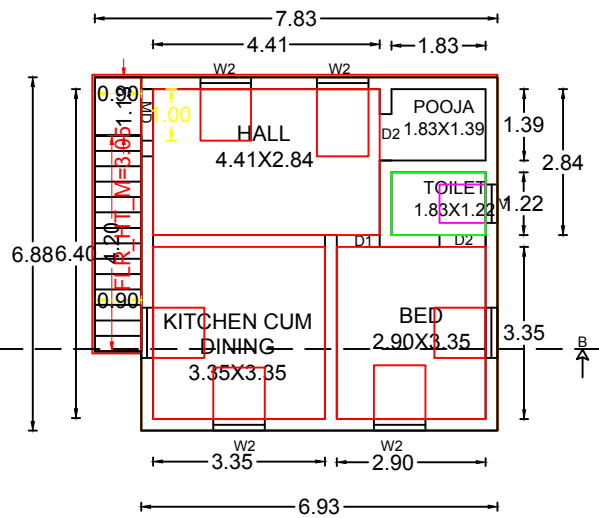
ELEVATION



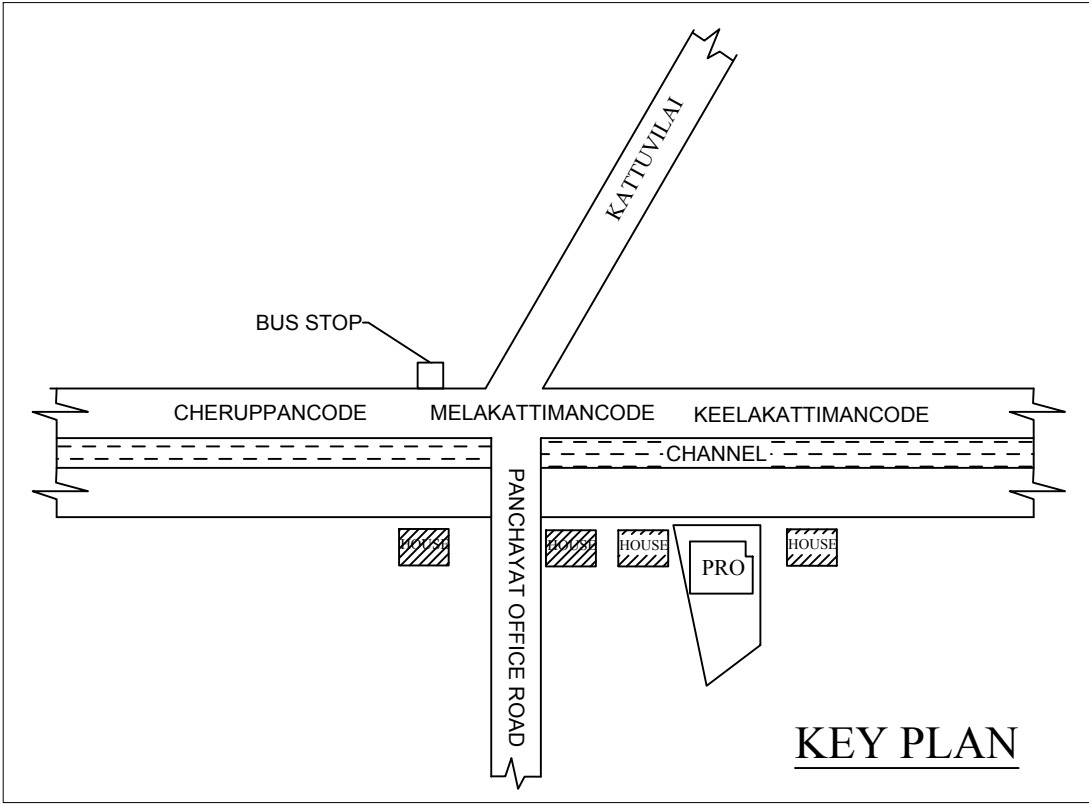
SECTION ON AB



GROUND FLOOR PLAN



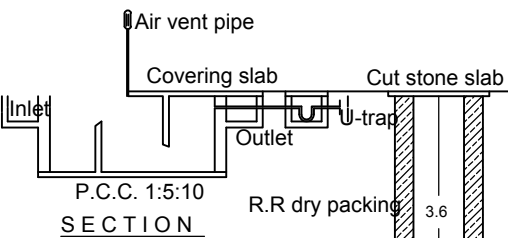
FIRST FLOOR PLAN



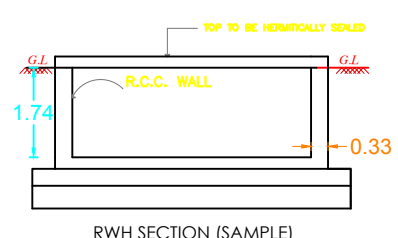
KEY PLAN



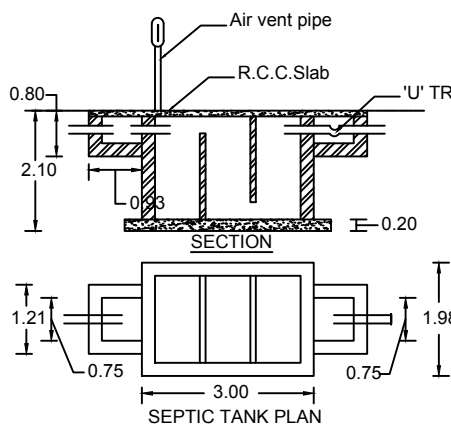
PLAN
RAIN WATER
HARVESTING ARRANGEMENT
DRAWING TYPE - 1A



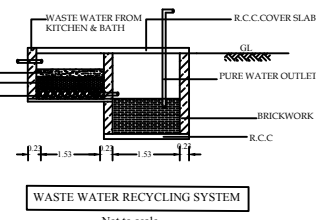
SECTION



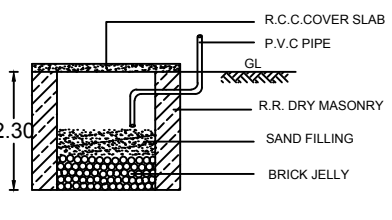
RWH SECTION (SAMPLE)
RWH_CAPACITY_L = 2000LTRS



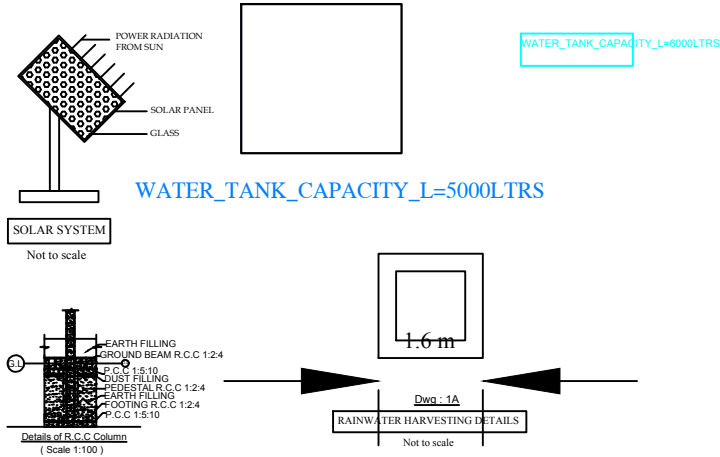
SEPTIC TANK PLAN



WASTE WATER RECYCLING SYSTEM



WASTE WATER RECYCLING SYSTEM



WATER_TANK_CAPACITY_L=5000LTRS

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>



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

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

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

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



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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

