Verified RealEstate™

REFERENCE
1686

ISSUED
30 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.

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

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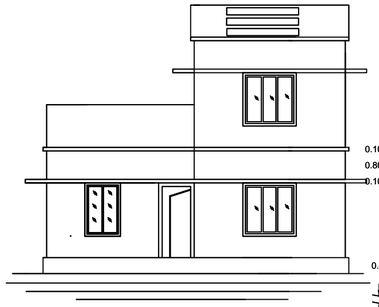
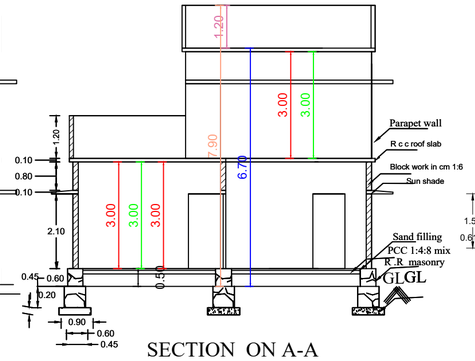
DIGITALLY VERIFIED RECORD

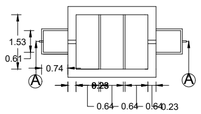
# PLAN SHOWING PROPOSED CONSTRUCTION OF A NEW R.C.C. ROOF RESIDENTISL BUILDING IN RE SURVEY NUMBER :- 48/12A1, KUZHICHANI , S.T MANKAD (P.O),MANKADU VILLAGE PANCHAYAT , ARUDESAM VILLAGE , KILLYOOR TALUK, KANYAKUMARI -DIST

NAME OF OWNER:
Mr: Y.JAYA KUMAR ,S/O Mr:YOVAS NADAR

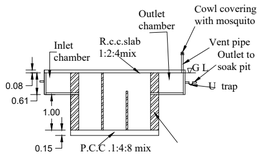

ELEVATION



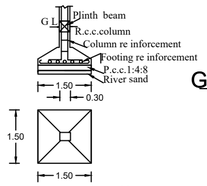
SECTION ON A-A



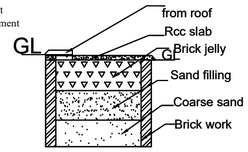
SEPTIC TANK PLAN



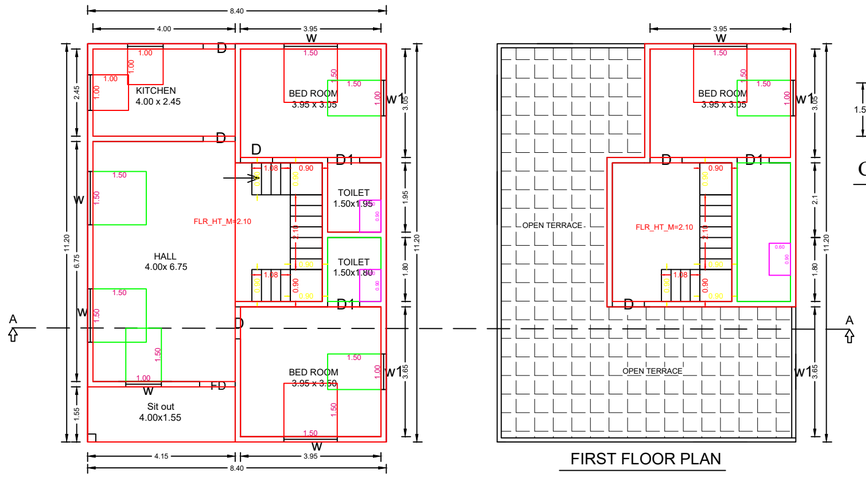
SECTION ON A-A



Column detail



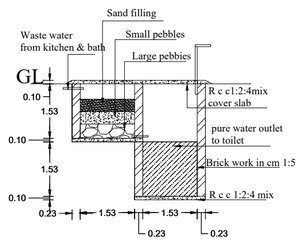
RAIN WATER HARVESTING PIT



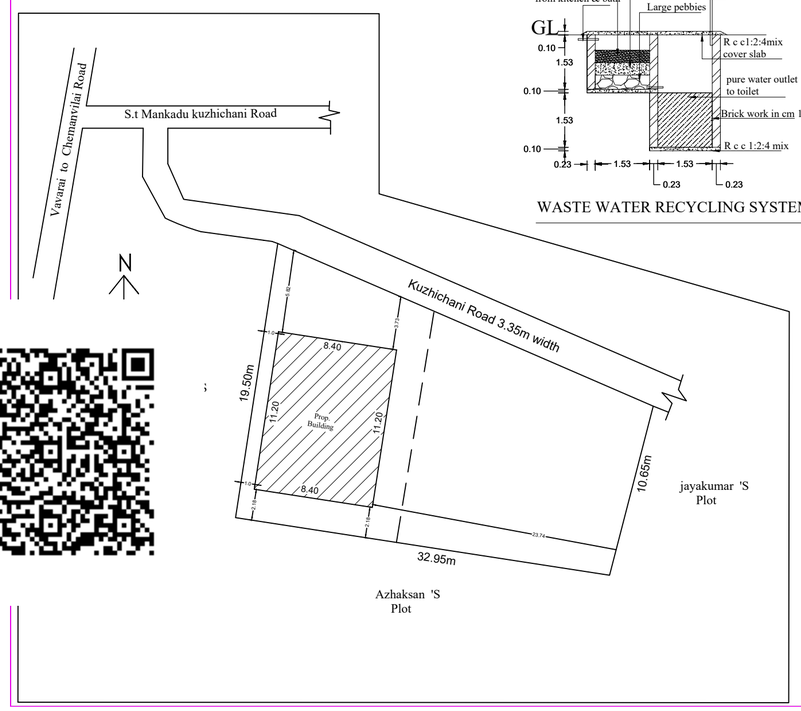
GROUND FLOOR PLAN

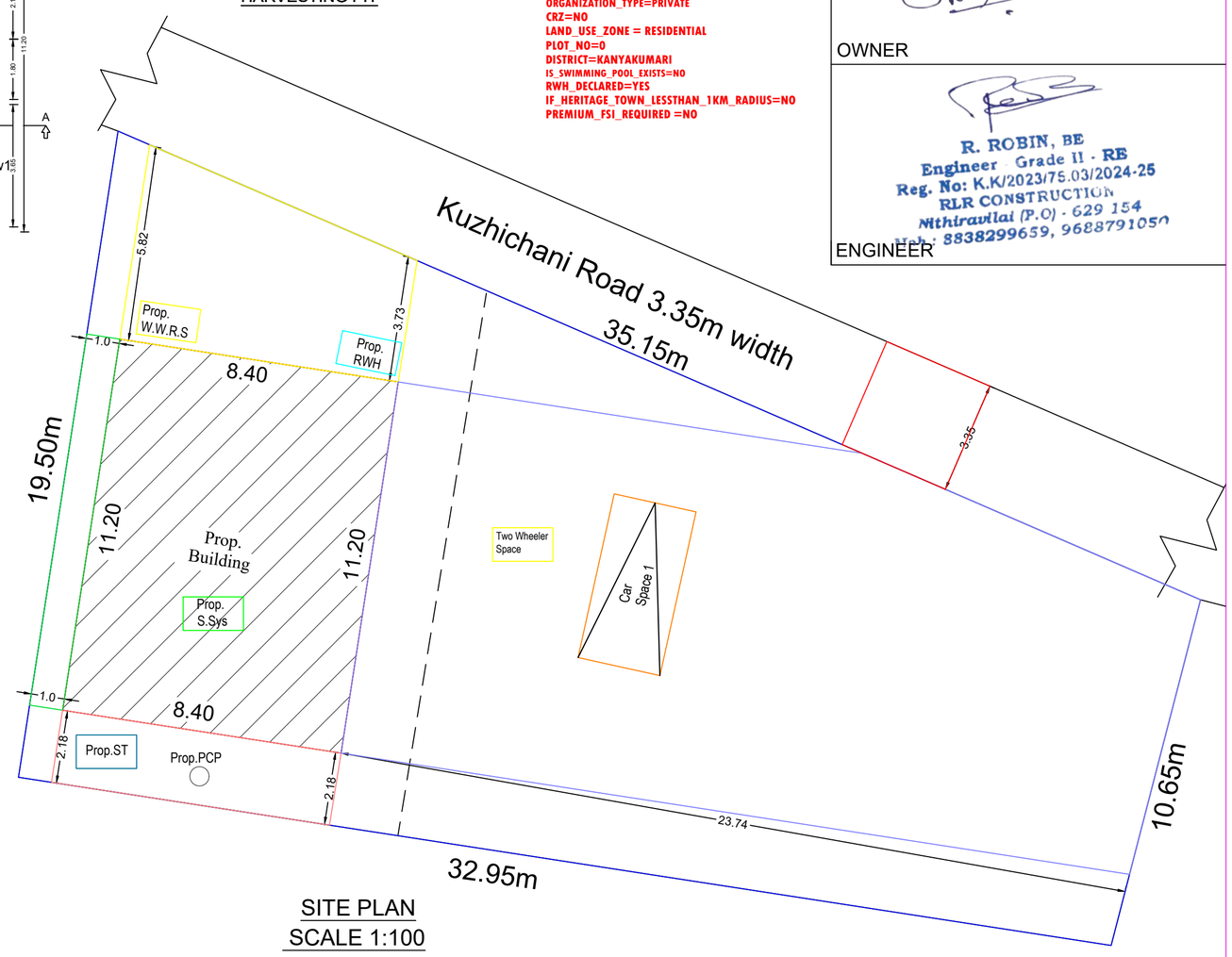


FIRST FLOOR PLAN



WASTE WATER RECYCLING SYSTEM



SITE PLAN
SCALE 1:100

N
W E
S

PLAN INFO
PLOT_AREA_M2=489.28
AS_AT_SITE=506.37
FMB_OR_PLR=489.28
AS_PER_DOCUMENT=489.28
ROAD_WIDTH=3.35
AVG_PLOT_WIDTH=35.15
AVG_PLOT_DEPTH=19.50
ROAD_LENGTH=100.00
AREA_TYPE=OTHERS
SURVEY_NO=48/12A1
PATTA_NO=4335
TALUK=KILLIYOOR
JURISDICTION_TYPE=PANCHAYAT
SINGLE_FAMILY_BLDG=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=RETAIN
PREMIUM_ FSI_REQUIRED=NO
OSR_SURRENDER_OR_BUYBACK=YES
IS_APPROVED_LAYOUT=YES
ORGANIZATION_TYPE=PRIVATE
CRZ=NO
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=0
DISTRICT=KANYAKUMARI
IS_SWIMMING_POOL_EXISTS=NO
RWH_DECLARED=YES
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
PREMIUM_FSI_REQUIRED =NO

## AREA DETAILS - BUILDING

| PLINTH AREA-RESIDENTIAL | | |
|---|---|---|
| GROUND FLOOR | 94.08sqm | 1012.66 sqft |
| FIRST FLOOR | 35.90sqm | 386.42sqft |
| TOTAL | 129.98sqm | 1399.09 sqft |

| FLOOR AREA-RESIDENTIAL | | |
|---|---|---|
| GROUND FLOOR | 85.71sqm | 922.57 sqft |
| FIRST FLOOR | 31.26sqm | 336.47sqft |
| TOTAL | 116.97sqm | 1259.05sqft |

| AREA DETAILS -PLOT | | |
|---|---|---|
| SITE AREA | 12.090 cent | 489.28 Sq.m |
| VACANT AREA | 9.76 cent | 4253.74 sqft |

SCHEDULE OF JOINERIES

| REF | DESCRIPTION | SIZE |
|---|---|---|
| FD | DOOR | 1.00X2.10 |
| D | DOOR | .90X2.10 |
| D1 | DOOR | .80X2.10 |
| W | WINDOW | 1.50X1.50 |
| W1 | WINDOW | 1.00X1.50 |
| KW | WINDOW | 1.50X1.00 |
| V | VENTILATOR | .60X.45 |

| | | |
|---|---|---|
| SCALE 1:100 | F.S.I :129.98/ 489.28 | 0.26< 2 |
| 1 car space for every 75sq.m | No of parking :1 | |

ALL DIMENSION ARE IN METRE

OWNER

R. ROBIN, BE
Engineer Grade II - RE
Reg. No: K.K/2023/75.03/2024-25
RLR CONSTRUCTION
Nithiravilai (P.O) - 629 154
Mob: 8838299659, 9688791050

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.