PP APPROVAL RECORD

Planning Permission

Survey 429

Munchirai

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,
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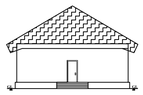
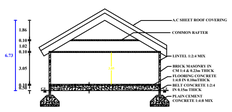
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR COMMERCIAL SHEET TRUSS ROOF BUILDING IN RE - SURVEY NO : 429 / 4 OF MUNCHIRAI VILLAGE AT KUNCHU KOIKKAL VILAI, MUNCHIRAI , PUTHUKKADAI POST IN MUNCHIRAI VILLAGE PANCHAYAT , KILLIYOOR TALUK , KANYAKUMARI DISTRICT.

OWNER NAME : Mr. R. JAYASEKHARAN, S/o. Mr. RENGASWAMY

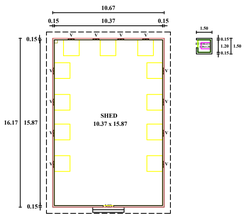
N



ELEVATION



SECTION ON X-Y

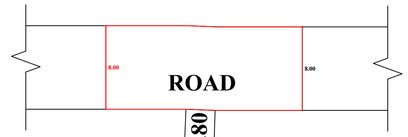


GROUND FLOOR PLAN

ALL DIMENSIONS ARE IN METER		
REFERENCE		
D - DOOR	--	1.00 x 2.10
D1 - DOOR	--	0.75 x 2.10
W - WINDOW	--	1.40 x 1.40
KW - WINDOW	--	1.40 x 1.00
V - VENTILATOR	--	0.90 x 0.60
R.S - ROLLING SHURTTER	--	2.63 x 2.45

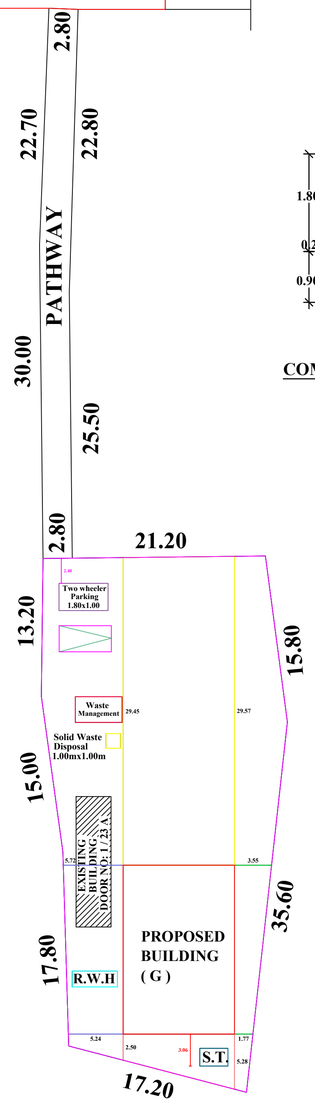
PLAN SCALE - 1 : 100

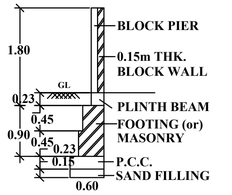
ALL DIMENSIONS ARE IN METRE



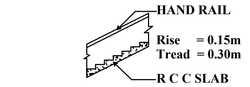
SITE PLAN

SCALE - 1:100

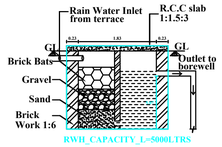




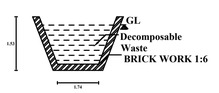
COMPOUND WALL DETAIL



DETAILS OF STAIR CASE

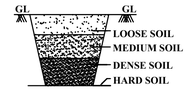


RAIN WATER HARVESTING - PIT

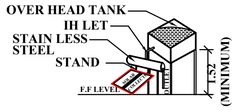


SOLAR SYSTEM

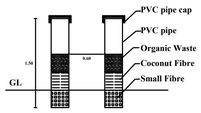
WASTE PIT



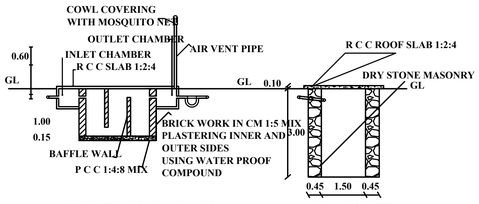
TRIAL-PIT



SOLAR WATER HEATING SYSTEM

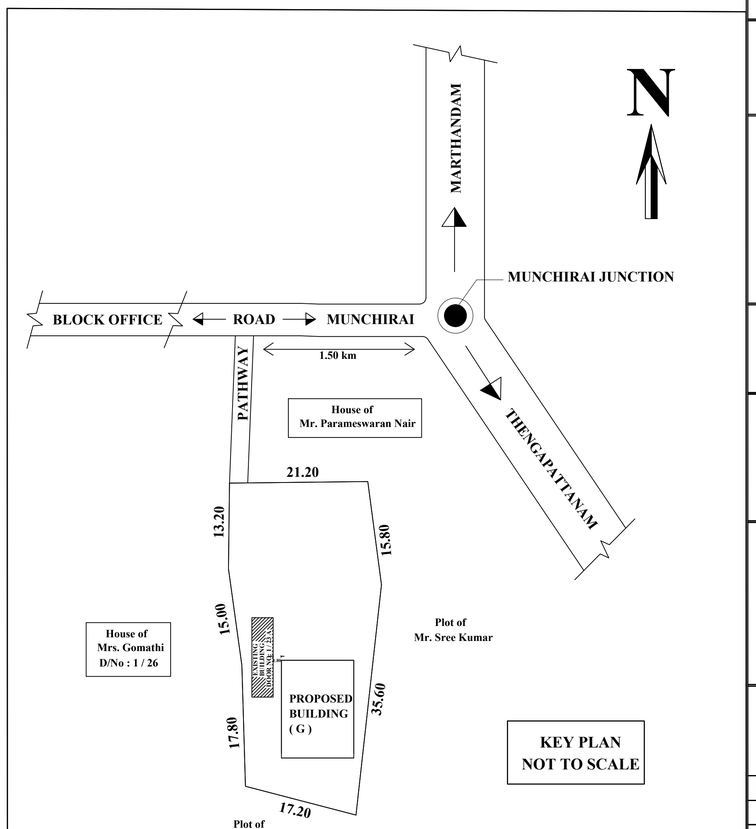


PIPE COMPOSIT PIT



SECTION ON M-N

SOAK PIT



PLAN_INFO
PLOT_NO=NO
PATTA_NO=7523
TALUK=KILLIYOOR
DISTRICT=KANYAKUMARI
SURVEY_NO=429/4
PLOT_AREA_M2=1011.71
AS_PER_DOCUMENT=1011.71
FMB_OR_PLR=1011.71
AS_AT_SITE=1011.72
JURISDICTION_TYPE=PANCHAYAT
SINGLE_FAMILY_BLDG=YES
LAND_USE_ZONE = RESIDENTIAL
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=8.00
ROAD_LENGTH=2.80
AVG_PLOT_WIDTH=19.20
AVG_PLOT_DEPTH=48.70
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=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
NOC_FIRE_DEPT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=1

A1 (S-1)

AREA OF THE SITE =	25.00 CENTS	1,011.71 SQ.M.
	10,890.48 SQ.FT	10.89 ARE.
VACANT AREA =	839.28 SQ.M	9,034.00 SQ.FT.

PROPOSED BUILTUP AREA

GROUND FLOOR : 172.43 sq.m. (1,856.04 sq.ft.)

PROPOSED FLOOR AREA

GROUND FLOOR : 164.47 sq.m. (1,770.36 sq.ft.)

PLOT COVERAGE :	F.S.I. :
=> 172.43 x 100 = 17.04 %	=> 172.43 = 0.17 < 2.00
1,011.71	1,011.71

SIGNATURE OF LAND AND BUILDING OWNER

Er M.J. MEGARIN JOSE, M.E. (STRUCT), M.I.E, C.ENG.(I)
CHARTERED ISTRUCTURAL ENGINEER
GOVT. REGISTERED ENGINEER
APSARA CONSTRUCTIONS
Puthukkadai - 629 171

SIGNATURE OF LICENCED ENGINEER

APSARA CONSTRUCTIONS
Opp. Kurusadi Jn
Puthukkadai

Cell : 9443993668
7598733338
apsara.engineers87@gmail.com

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

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OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
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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.