PP APPROVAL RECORD

Planning Permission

Survey 123

Leepuram

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

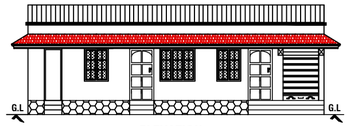
+91 9996 12 9996

verified.realestate

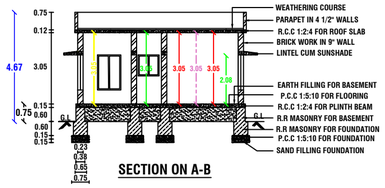
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. RESIDENTIAL & COMMERCIAL BUILDING IN RE.SY.NO: 123/5A2, OF LEEPURAM VILLAGE, AT AAMANAKANVILAI IN LEEPURAM VILLAGE PANCHAYAT, AGASTEESWARAM TALUK, KANNIYAKUMARI DIST.

NAME OF THE OWNER : MR.K.RAJAMOHAN,

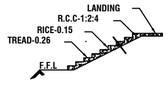
S/O. MR.KAILASA NADAR.



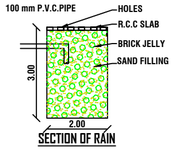
ELEVATION



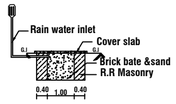
SECTION ON A-B



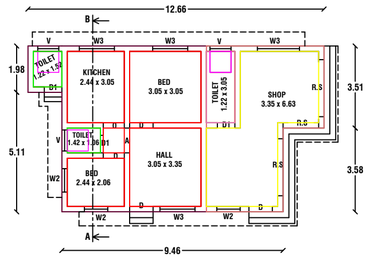
Stair Case Details



SECTION OF RAIN



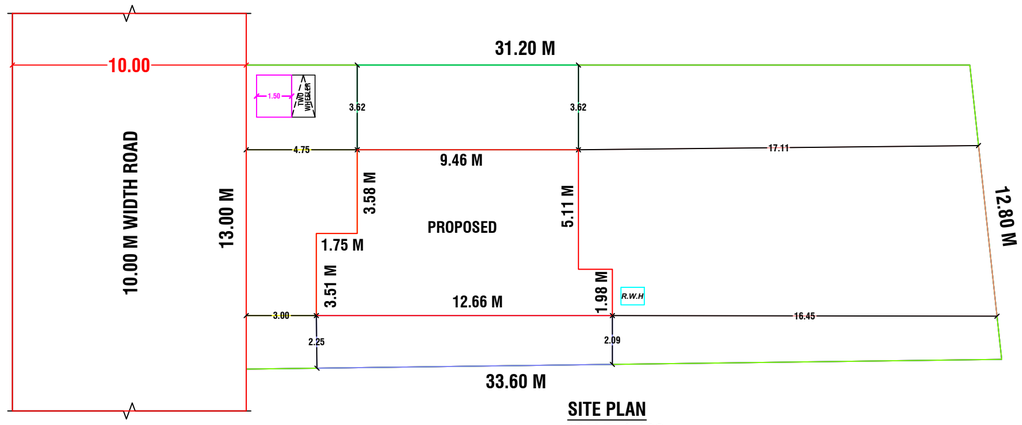
Rain water pit



GROUND FLOOR PLAN

SCALE 1:100

ALL DIMENSIONS ARE IN METRE



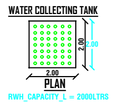
SITE PLAN

SCALE 1:100



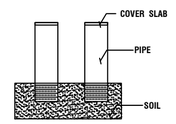
RECYCLING OF WASTE WATER

FROM BATH ROOM &KITCHEN

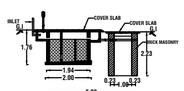


RWH_CAPACITY_L = 2000LTRS

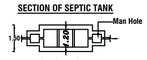
PLAN INFO
PLOT_AREA_M2=404.70
AS_PER_DOCUMENT=404.70
AS_AT_SITE=404.70
FMB_OR_PLR=404.70
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=13.00
DEPTH_CUTTING_MORE_THAN_1.5_M=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=1
BLOCK_1_B-SHOP_NON_RESIDENTIAL_MEMBER_COUNT = 1
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=10.00
ROAD_LENGTH=1000
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH=31.20
AVG_PLOT_WIDTH=12.80
LAND_USE_ZONE=PRZ
LEASEHOLD_LAND=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
BUILDING_NEAR_TO_RIVER=NO
BARRIER_FREE_ACCESS_FOR_PHYSICALLY_CHALLENGED_PEOPLE=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FOR_CONSTRUCTION_NEAR_AIRPORT=NO
NOC_FOR_CONSTRUCTION_NEAR_DEFENCE_AERODOMES=NO
NOC_STATE_ENV_IMPACT=NO
NOC_RAILWAY=NO
NOC_COLLECTOR_GVT_LAND=NO
NOC_IRRIGATION_DEPT=NO
NOC_FIRE_DEPT=NO
DISTRICT=KANYAKUMARI
JURISDICTION_TYPE=PANCHAYAT
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
RWH_DECLARED=YES
SURVEY_NO=123/5A2
PATTA_NO=10068
OCCUPANCY=RESIDENTIAL; COMMERCIAL
TALUK=AGASTEESWARAM
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
IS_SWIMMING_POOL_EXISTS=NO



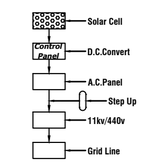
PIPE COMPOSTING



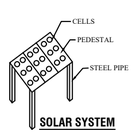
SECTION OF SEPTIC TANK



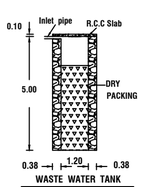
PLAN OF SEPTIC TANK



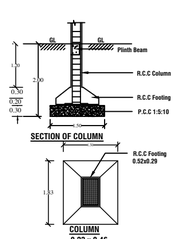
Solar System Flow Diagram

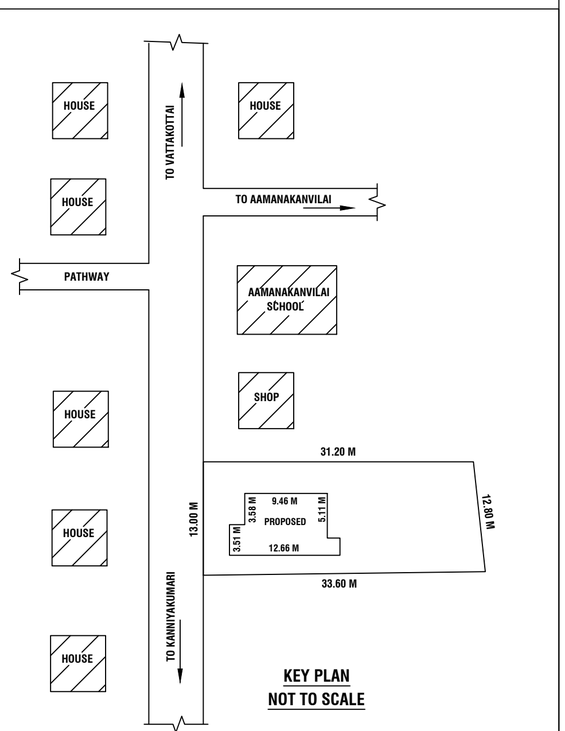


SOLAR SYSTEM



WASTE WATER TANK





KEY PLAN

NOT TO SCALE

REFERENCE

SITE AREA : 10.000 CENTS. 404.70 Sq.m. (4356.19 Sqft)

PROPOSED RESIDENTIAL AREA:-

GROUND FLOOR AREA : 46.69 Sq.m.(502.57 Sqft)

PROPOSED COMMERCIAL AREA:-

GROUND FLOOR AREA : 29.40 Sq.m.(316.46 Sqft)

CARPET AREA : 60.82 Sq.m

VACANT AREA : 328.61 Sq.m.(3537.16 Sqft)

JOINERY DETAILS

D	DOOR	-	1.00 X 2.10
D1	DOOR	-	0.90 X 2.10
W	WINDOW	-	1.50 X 1.50
V	VENTILATOR	-	0.90 X 0.60

ALL DIMENSIONS ARE IN METRE

PLAN SCALE 1:100

COLOUR INDEX

BOUNDARY OF THE SITE

PROPOSED BUILDING

EXISTING BUILDING

ROAD , STREET

SIGNATURE OF THE LAND OWNER

SIGNATURE OF THE REGISTERED ENGINEER

Er. C. MUTHUKUMAR, D.C.E.,
Registered Engineer Grade-III (RE)
Reg. No: 150/LS/2019/00195
KUMAR BUILDERS,
Opp. Bus Stand,
Anjugramam. Pin: 629 401.
Cell: 9 4 8 6 9 4 2 7 4 8

FSI CALCULATION :

REQUIRED - 2

$$FSI = \frac{\text{TOTAL ALL FLOOR AREA}}{\text{PLOT AREA}}$$

$$FSI = \frac{76.09}{404.70} = 0.188$$

PARKING CALCULATION :

$$= \frac{\text{TOTAL ALL FLOOR AREA}}{75.00\ \text{SQ.M}}$$

$$= \frac{76.09}{75.00} = 1.01$$

@ SAY = 1 CAR

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
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.