PP APPROVAL RECORD

Planning Permission

Survey 237

Thoothoor

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

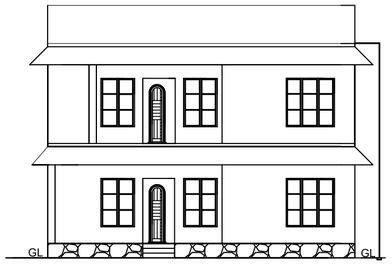
hello@verified.realestate

+91 9996 12 9996

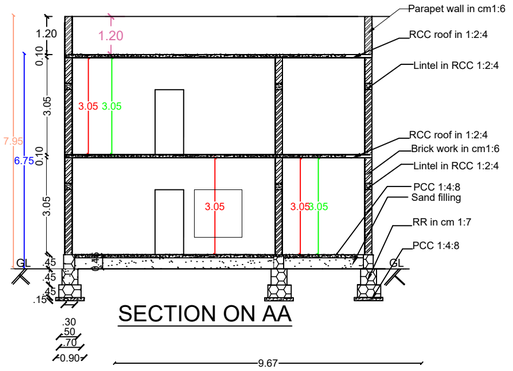
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PROPOSED CONSTRUCTION OF A TERRACE ROOF RESIDENTIAL BUILDING IN RE.SY.No.237/1A2C AS PER PATTA No.7576, AT St.JOSEPH COLONY, ERAVIPUTHANTHURAI, THOOTHOOR POST, EZHUDESAM C VILLAGE, THOOTHOOR VILLAGE PANCHAYAT, MUNCHIRAI PANCHAYAT UNION, KILLIYOOR TALUK, KANYAKUMARI DIST.

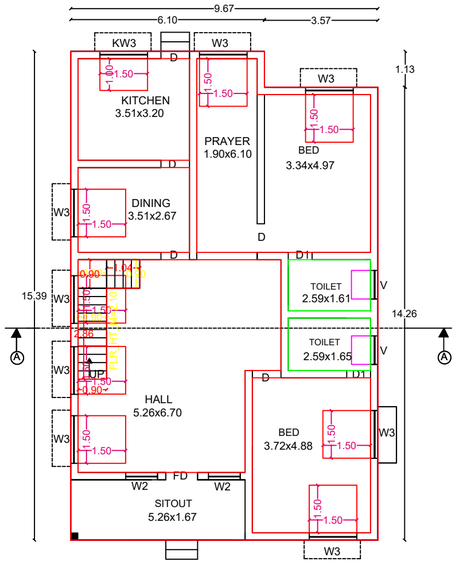
OWNED BY: Smt.O.ALPHONSA, W/o.Sri.M.JEHARSON.



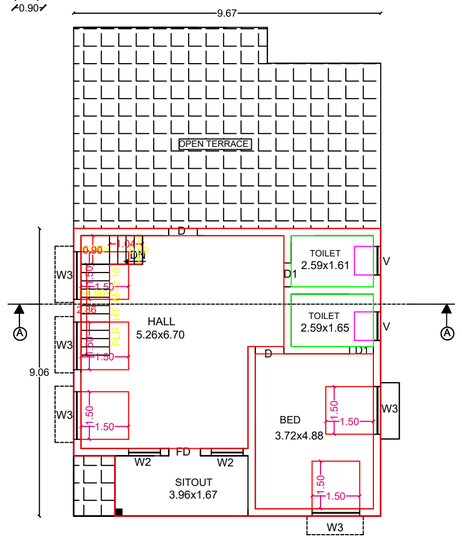
ELEVATION



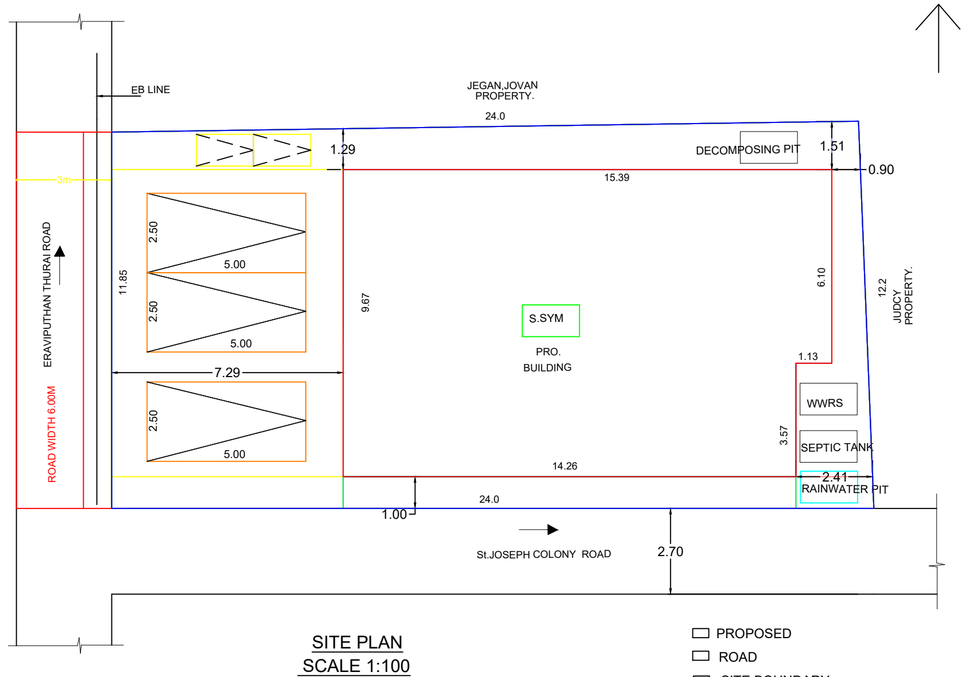
SECTION ON AA



GROUND FLOOR PLAN

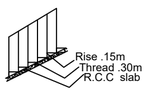


FIRST FLOOR PLAN

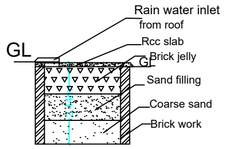


SITE PLAN
SCALE 1:100

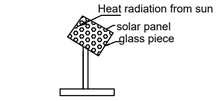
PROPOSED
ROAD
SITE BOUNDARY
EXISTING



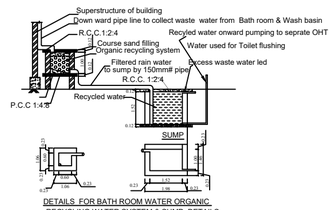
STAIRCASE DETAILS



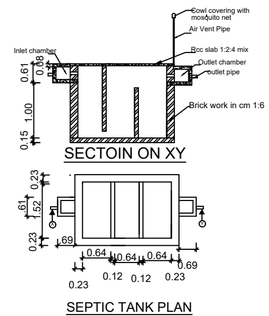
RAIN WATER
HARVESTING PIT



SOLAR SYSTEM

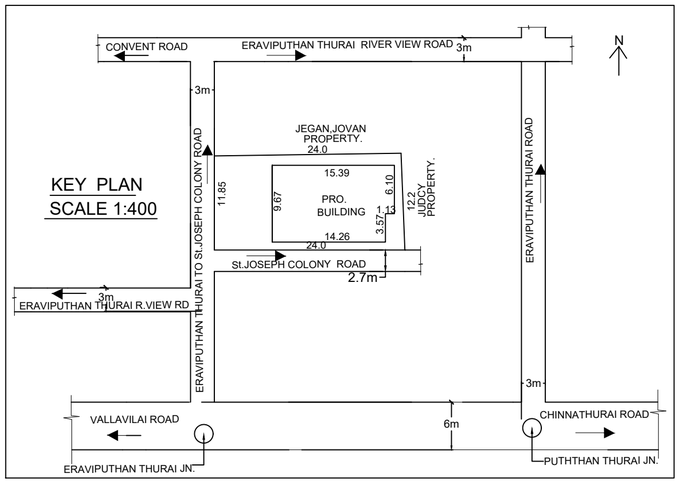


DETAILS FOR BATH ROOM WATER ORGANIC
RECYCLING WATER SYSTEM & SUMP DETAILS



SECTOIN ON XY

SEPTIC TANK PLAN



KEY PLAN
SCALE 1:400

AREA DETAILS- BUILDING		
PLINTH AREA		
GROUND FLOOR	144.79 sqm	1558.52 sqft
FIRST FLOOR	85.14 sqm	916.45 sqft
TOTAL	229.93 sqm	2474.97 sqft
FLOOR AREA		
GROUND FLOOR	126.85 sqm	1365.41sqft
FIRST FLOOR	74.53 sqm	802.24 sqft
TOTAL	201.38 sqm	2167.65 sqft

AREA DETAILS -PLOT		
SITE AREA	7.070 Cents (286.13 sqm)	2.86 Are (3079.41sqft)
VACANT AREA	141.34 sqm.	1520.89 sqft
F.S.I	229.93/286.13	.80 < 2.00
P.C	144.79/286.13	50.60<50

TOTAL No. OF TOILETS - 4 Nos.

SCHEDULE OF JOINERIES		
REF	DESCRIPTION	SIZE
FD	DOOR	1.00x2.10
D	DOOR	0.90x2.10
D1	DOOR	0.75x2.10
W3	WINDOW	1.50x1.50
KW3	WINDOW	1.50x1.00
V	VENTILATOR	0.90x0.60
SCALE 1:100	ALL DIMENSIONS ARE IN METRE	

PARKING CALCULATION ACCORDING TO TNCDBR 2019

Floor area above 75sqm = 1Car space/75sqm

201.38/ 75sqm = 2.685 Car space

N. VIJAYA KUMARI, B.E.,A.C.A.D.,
REGISTERED ENGINEER - GRADE III
Reg.No.: 012023-24, Munchirai Panchayat Union
17-191A, Kanjiram Vinta Vilai
Kanjampuram (P.O), Cell : 98406 55389, 97876 49542
Email Id : yaghukamal@gmail.com.

ENGINEER :-

OWNER :-

PLAN INFO
PATTA_NO=7576
AS_PER_DOCUMENT=286.13
AS_AT_SITE=285.65
FMB_OR_PLR=285.65
PLOT_AREA_M2=285.65
IS_SWIMMING_POOL_EXISTS=NO
SINGLE_FAMILY_BLDG=YES
CRZ=NO
ROAD_WIDTH=3.00
ROAD_LENGTH=100.00
AVG_PLOT_DEPTH=24.0
AVG_PLOT_WIDTH=11.85
LAND_USE_ZONE=RESIDENTIAL
PLOT_NO=0
DISTRICT=KANNIYAKUMARI
SURVEY_NO=237/1A2C
TALUK=KILLIYOOR
JURISDICTION_TYPE=PANCHAYAT
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
IS_APPROVED_LAYOUT=NO
ORGANIZATION_TYPE=PRIVATE
OSR_APPLICABLE =NO
OSR_SURR_BUYBACK_RETAIN=RETAIN
OSR_SURRENDER_OR_BUYBACK=YES
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

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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OMR Thoraipakkam,
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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.