PP APPROVAL RECORD

Planning Permission

Survey 413

Thiruparappu

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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 A TERRACE ROOF RESIDENTIAL BUILDING IN RE.SY.NO:413 / 11B OF THUMBACODE "B" VILLAGE IN THIRPARAPPU TOWN PANCHAYAT, THIRUVATTAR TALUK,K.K.DISTRICT .

NAME OF OWNER:
Mr.U.S.VISHNU PRAKASH ,
S/O Mr.UNNI KRISHNAN .
KONIKUTTI VILAI , THUMBACODE ,
KULASEKHARAM & P.O.,
K.K.DISTRICT .

SIGNATURE:

Design By:

BUILDERS

MAMOODE JN,
KULASEKARAM
Cell:9944128380,
9443160923.,

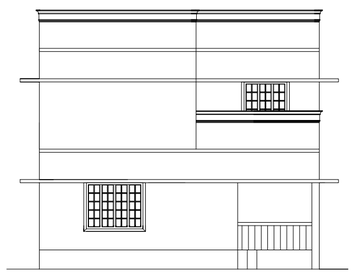
REFERENCE

PRO.BUILDING
EXT.BUILDING
ROAD
SITE

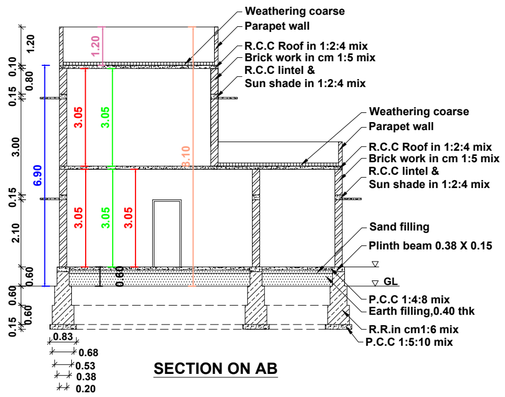
AREA DETAILS - BUILDING		
PLINTH AREA		
Ground Floor	103.56 Sq.m	1114.72 Sq.ft
First Floor	101.85 Sq.m	1096.31 Sq.ft
Total	205.41 Sq.mt	2211.03 Sq.ft
FLOOR AREA		
Ground Floor	88.63 Sq.m	954.01 Sq.ft
First Floor	87.05 Sq.m	937.01 Sq.ft
Total	175.68 Sq.mt	1891.02 Sq.ft
AREA DETAILS - PLOT		
Site Area	8.500 Cents	3.44 Are
	(343.995 Sq.m)	(3702.60 Sq.ft)
Vacant Area	240.44 Sq.m	2588.04 Sq.ft
F.S.I	205.41 / 344.00	0.60 < 2.00
PC	103.56 / 344.00	30.11 < 50

SCHEDULE OF JOINERIES

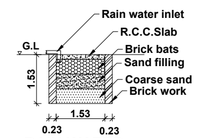
REF	DESCRIPTION	SIZE
D	DOOR	0.90X2.10
D1	DOOR	0.80X2.10
W3	WINDOW	1.50X1.50
W2	WINDOW	0.90X1.50
KW2	WINDOW	0.90X1.00
V	VENTILATOR	0.90X0.60
SCALE : 1:100	ALL DIMENSIONS ARE IN METRE	Dwg.No: 20260919



ELEVATION



SECTION ON AB



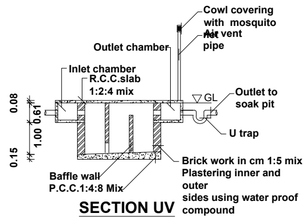
RAIN WATER HARVESTING PIT



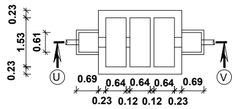
PLAN INFO
PLOT_AREA_M2=343.99
AS_AT_SITE=348.92
FMB_OR_PLR=343.99
AS_PER_DOCUMENT=343.99
ROAD_WIDTH=4.50
AVG_PLOT_WIDTH=13.00
AVG_PLOT_DEPTH=30.00
ROAD_LENGTH=100.00
AREA_TYPE=OTHERS
SURVEY_NO=413/11B
PATTA_NO=9489
TALUK=THIRUVATTAR
JURISDICTION_TYPE=PANCHAYAT
SINGLE_FAMILY_BLDG=YES
OSR_APPLICABLE=NO
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

H.G. WILLIAMS DC
Reg. Engineer Grade-III
Reg. No: RE-III/KK DTCP/17/2024
WILLIAMS CONSTRUCTIONS
THIRUVATTAR
Phone: 04651-282412

ENGINEER

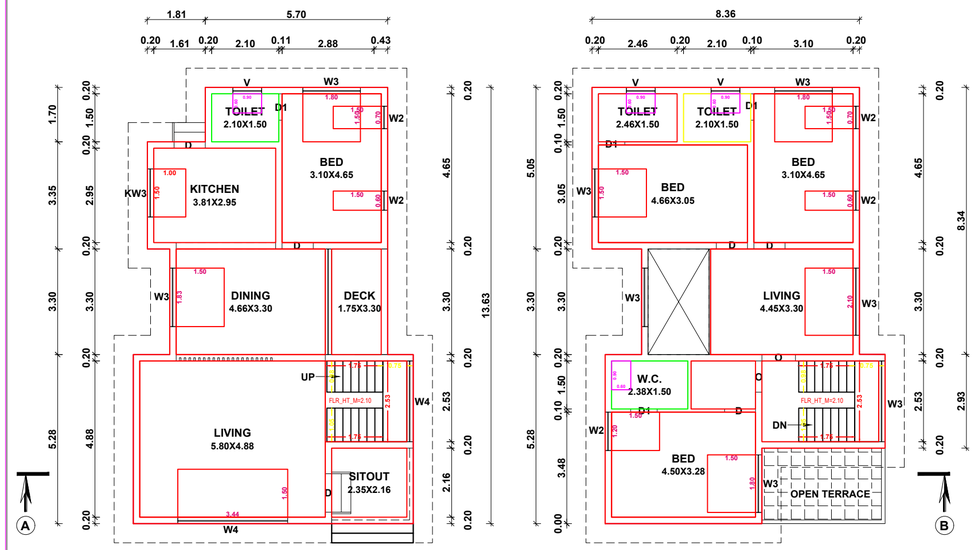


SECTION UV



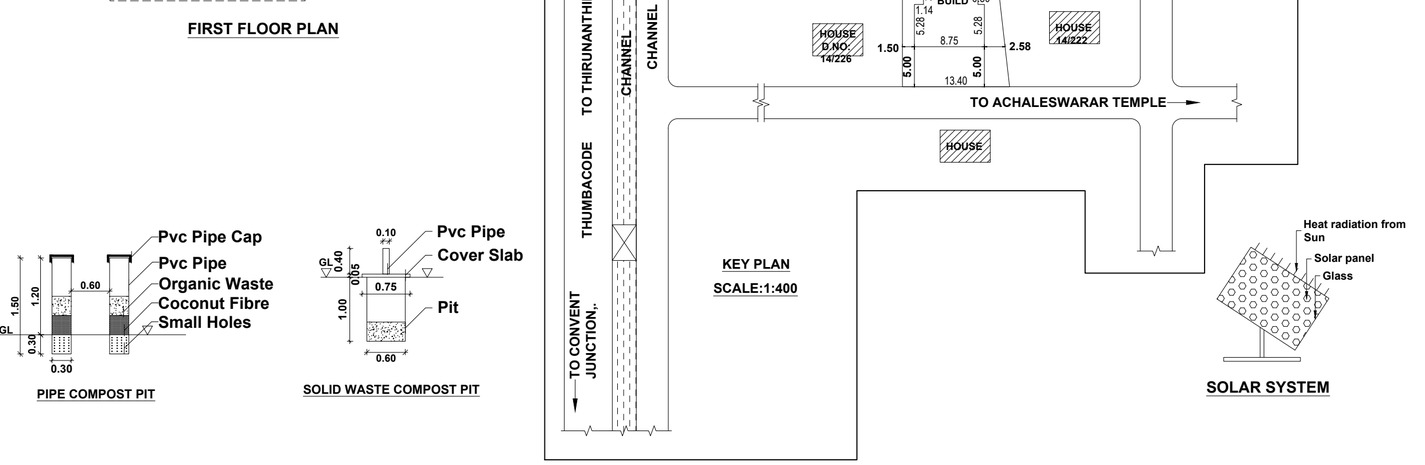
SEPTIC TANK PLAN

Parking calculation As per TNCDB Rules 2019- Annexure IV/Part 1/(1)Residential//(B)
Dwelling Unit with Floor area above 100 sq.m, Number of Parking Spaces=1 car space for every 100 sq.m
Total Floor Area =205.41 Sq.m
Required number of car parking spaces:205.41 / 100=2.05 no
Provided number of car parking spaces: 3 nos



GROUND FLOOR PLAN

FIRST FLOOR PLAN

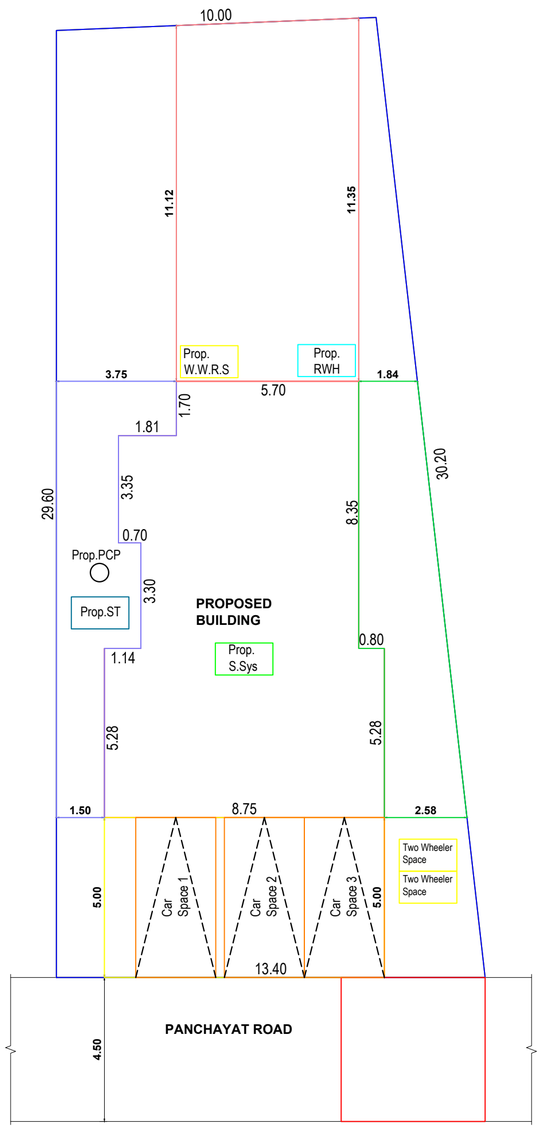


KEY PLAN
SCALE:1:400

SOLAR SYSTEM

PIPE COMPOST PIT

SOLID WASTE COMPOST PIT



SITE PLAN
SCALE:1:100

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.