PP APPROVAL RECORD

Planning Permission

Survey 348

Anjuvannam Street of Thiruvithancode

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

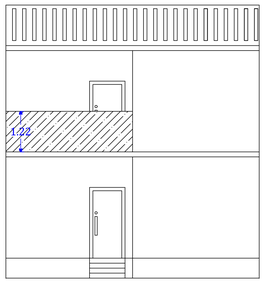
hello@verified.realestate

+91 9996 12 9996

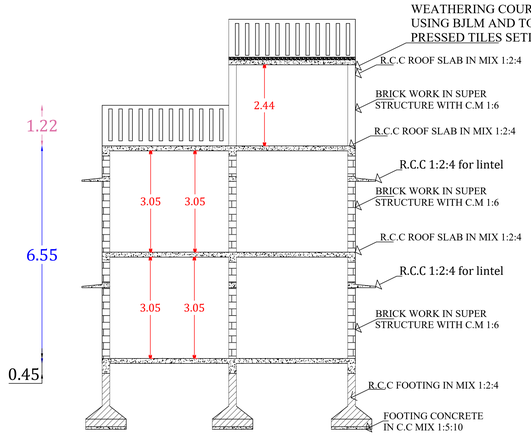
verified.realestate

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF G+1 RESIDENTIAL BUILDING AFTER DEMOLISHING THE EXISTING BUILDING IN Door No. 18/27/20, 18, ST-8, Re.Sy.No: 348/20, ANJUVANNAM STREET, THIRUVITHANCODE VILLAGE AND TOWN PANCHAYTH, KALKULAM TALUK, KANYAKUMARI DISTRICT.

APPLICANT : R Sajidha Parveen W/o. Abdul Jaleel

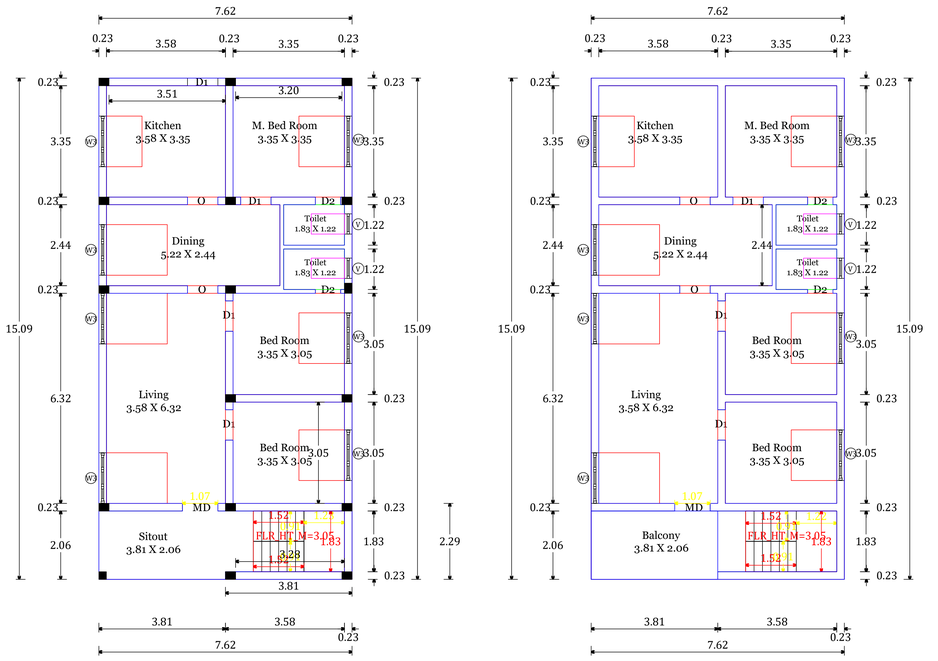


Elevation



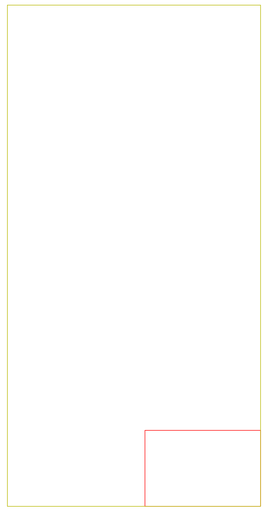
Section AA

PLAN INFO
PLAT NO = NO
SURVEY_NO = 348/20
PATTA_NO = 13402
TALUK = Kalkulam
AS_AT_SITE=449.98
AS_PER_DOCUMENT=450.00
PLOT_AREA_M2=450.00
FMB_OR_PLR=450.00
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=5.20
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=3.00
ROAD_LENGTH=11.40
AVG_PLOT_DEPTH= 46.4
AVG_PLOT_WIDTH= 11.40
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=NO
DISTRICT=KANYAKUMARI
RWH_DECLARED=YES
AREA_TYPE=OTHERS
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE= PANCHAYAT
IS_APPROVED_LAYOUT= NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
PREMIUM_FSI_REQUIRED= NO
OSR_APPLICABLE= NO

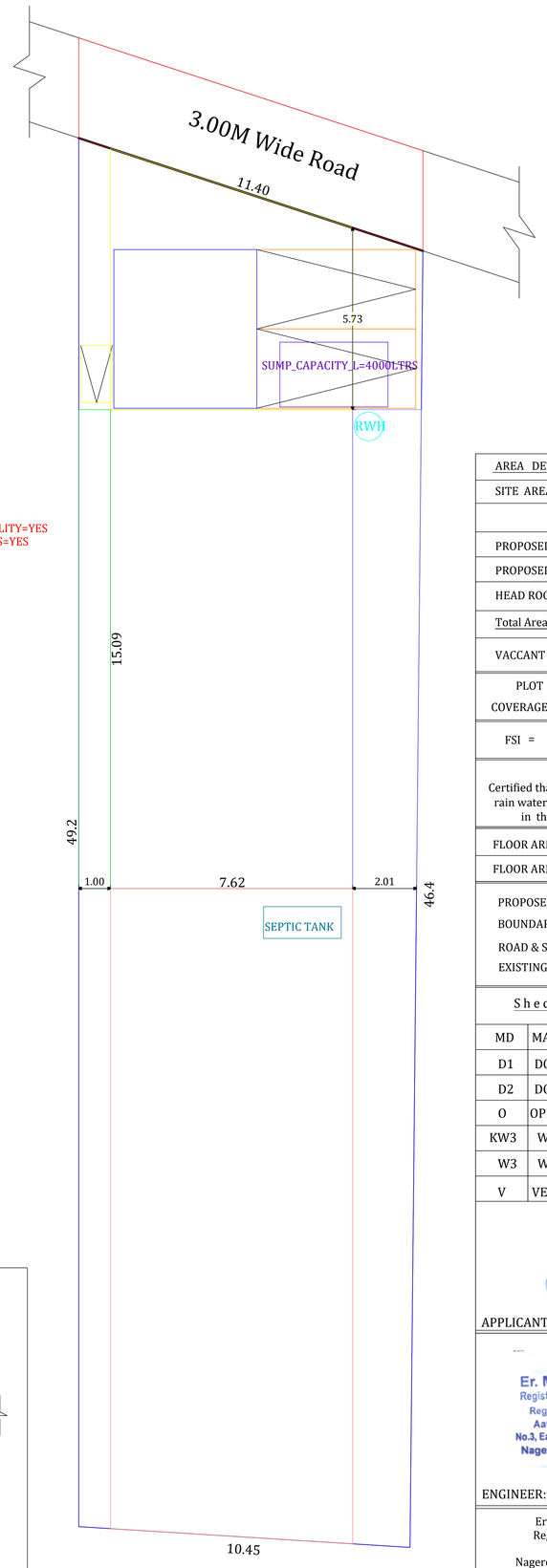


Ground Floor

First Floor



Roof Area



Site Plan

AREA DETAILS	Sq.m	Sq.ft
SITE AREA	450.00	4843.76
PLINTH AREA		
PROPOSED G.F	114.97	1237.53
PROPOSED F.F	114.97	1237.53
HEAD ROOM	7.96	85.68
Total Area	237.90	2560.73
VACCANT	335.03	3606.23

PLOT COVERAGE = 114.97 Sq.m / 450.00 Sq.m X 100 = 25.55 %

FSI = 229.94 Sq.m / 450.00 Sq.m = 0.51 < 2.0

CERTIFICATE

Certified that provision shall be made to provide rain water harvesting arrangements system in the proposed construction.

FLOOR AREA G.F	99.46 Sq.m
FLOOR AREA F.F	99.46 Sq.m

PROPOSED
BOUNDARY
ROAD & STREET
EXISTING BUILDING

Shedule of Joineries

MD	MAIN DOOR	1.07 X 2.10
D1	DOOR	0.91 X 2.10
D2	DOOR	0.76 X 2.10
O	OPENING	1.50 X 2.10
KW3	WINDOW	1.22 X 1.07
W3	WINDOW	1.50 X 1.37
V	VENTILATOR	0.90 X 0.90

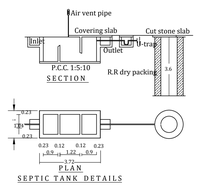
R.sajidhaparveen

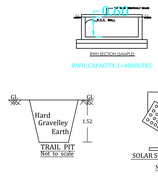
APPLICANT:

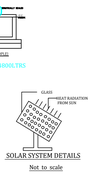
Er. M. SOUNDER RAJAN
Registered Engineer Grade - II (RE - II)
Reg. No. RE-II / TKDTCP/002/2021
Aathira Desingers & Builders,
No.3, East car Street, Near Nagaraja Temple,
Nagercoil - 1, Ph: +91 90424 37725

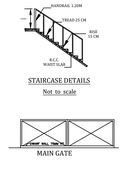
ENGINEER:

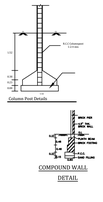
Er. M. SOUNDER RAJAN, M.E.,
Registered Engineer Grade - II
150/LS/2022/00006
Nagercoil City Municipal Corporation
Aathira Designers & Builders
East Car Street, Near Nagaraja Temple,
Nagercoil - 1

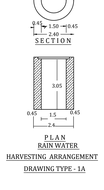


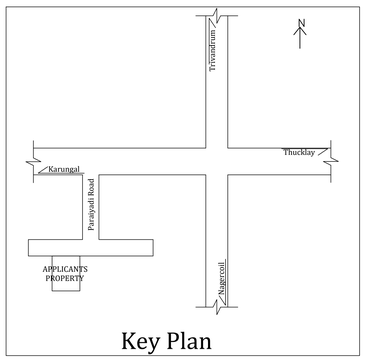












Key Plan

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.