Verified RealEstate™

REFERENCE
SWP/BPA/988024/2026

ISSUED
19 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 723

Sahayanagar

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

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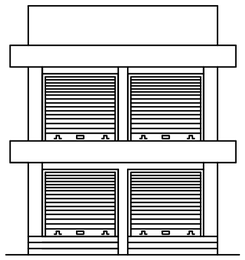
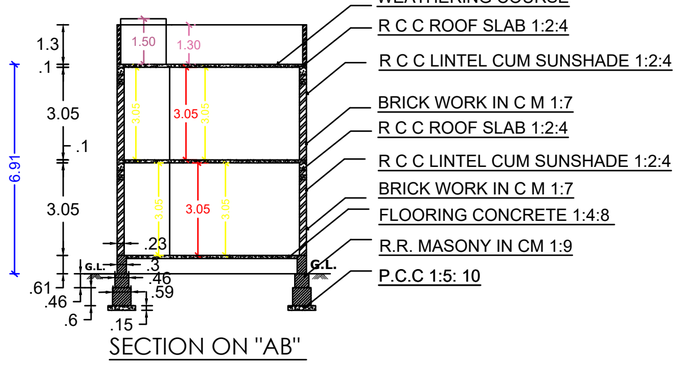
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A SHOP BUILDING IN RE-SY- NO: 723/13C2 OF SHANMUGAPURAM VILLAGE, AT CHRISTU NAGER, TIRUNELVELI ROAD, SAHAYA NAGER VILLAGE PANCHAYAT, THOVALI UNION.

NAME OF OWNER : Mr. J. JEYAMIN JEYAPAUL
S/o. JAMES
1771, SANTHOSH NAGER, NEAR CSI KALLARAI THOTTAM
KESAVATHIRUPAPURAM
KANNIYAKUMARI DISTRICT
TAMIL NADU. 629003

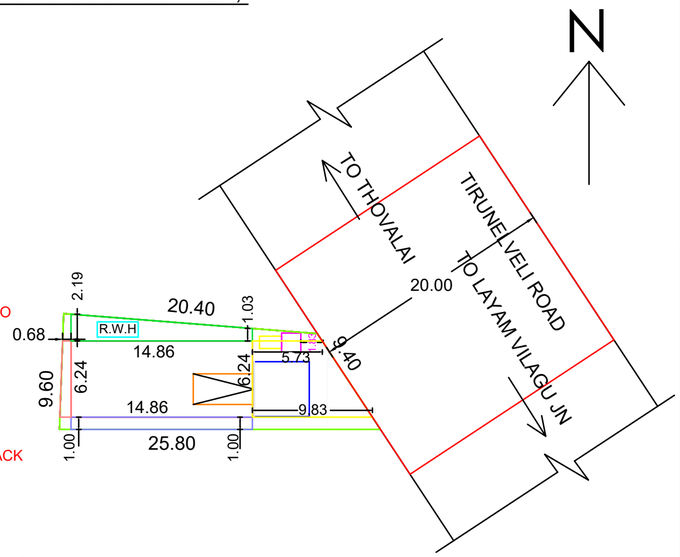


ELEVATION

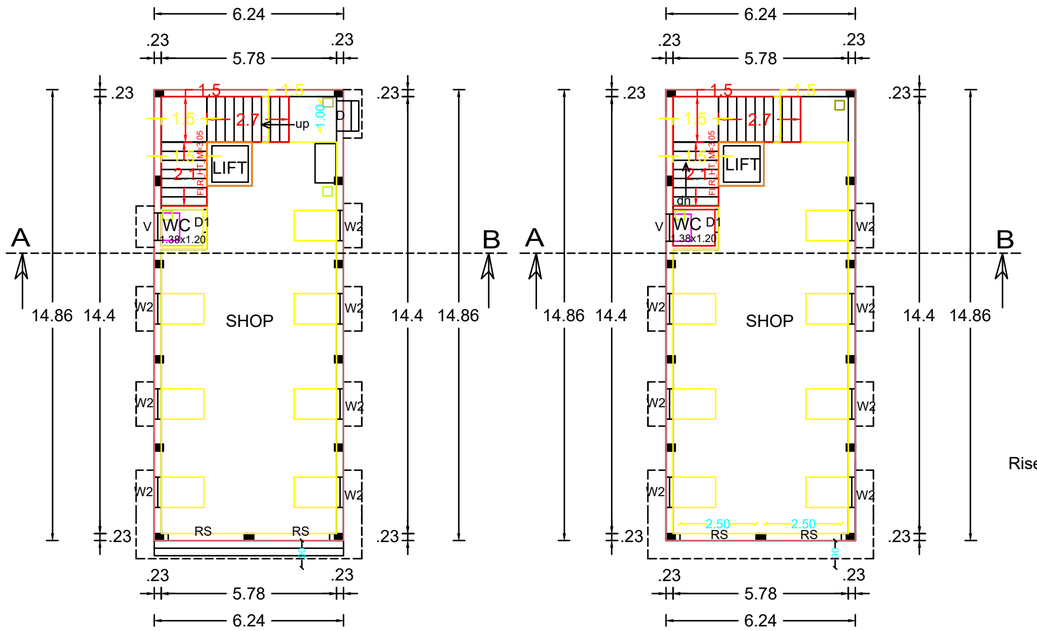


SECTION ON "AB"

PLAN INFO
PLOT_NO=NO
PATTA_NO=6896
TALUK=KALKULAM
DISTRICT=KANNYAKUMARI
SURVEY_NO=723/13C2
PLOT_AREA_M2=202
AS_PER_DOCUMENT=202.4
AS_AT_SITE=202
FMB_OR_PLR=202
JURISDICTION_TYPE=PANCHAYAT
SINGLE_FAMILY_BLDG=NO
LAND_USE_ZONE = COMMERCIAL
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=52.80
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=9.00
ROAD_LENGTH=100.00
AVG_PLOT_DEPTH= 23
AVG_PLOT_WIDTH=8.85
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
OSR_APPLICABLE =NO
OSR_SURRENDER_OR_BUYBACK=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
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FIRE_DEPT=NO
IS_SWIMMING_POOL_EXISTS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=2
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



SITE PLAN
SCALE : 1: 100

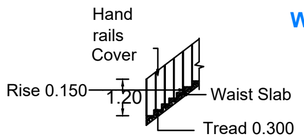


GROUND FLOOR PLAN
SCALE : 1: 100

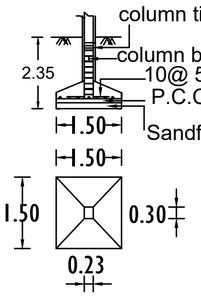
FIRST FLOOR PLAN
SCALE : 1: 100

SOLAR WATER HEATER

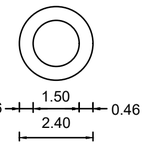
WATER_TANK_CAPACITY_L=6000LTRS



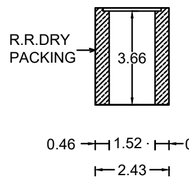
STAIRCASE DETAILS



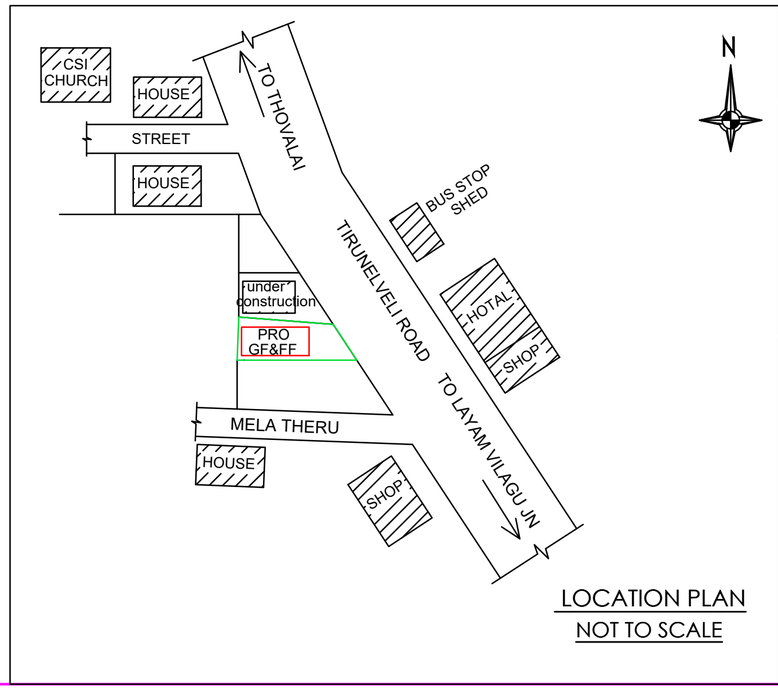
SECTION OF COLUMN



SECTION



PLAN
RAIN WATER HARVESTING ARRANGEMENT
NOT TO SCALE



LOCATION PLAN
NOT TO SCALE

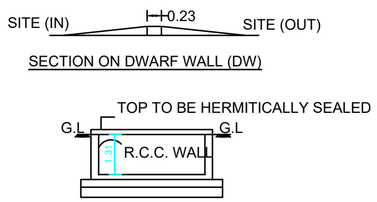
AIR VENT PIPE

INLET



SEPTIC TANK

SCALE 1cm : 1m



RWH SECTION (SAMPLE)
RWH_CAPACITY_L=4800LTRS

ALL DIMENSIONS ARE IN METER
PLAN SCALE 1: 100

CERTIFIED THAT PROVISIONS SHALL BE MADE TO "RAIN WATER HARVESTING" ARRANGEMENTS SYSTEM IN THE PROPOSED CONSTRUCTION

SCHEDULE OF JOINERIES :

RS	: Rolling shutter	: 0.90x2.10
D	: DOOR	: 0.90x2.10
D1	: DOOR	: 0.75x2.10
W2	: WINDOW	: 1.00x1.40
V	: VENTILATION	: 0.90x0.60
O	: OPEN	: 0.90x2.10

AREA DETAILS	AREA IN SQ.M	AREA IN SQ.FT
SITE AREA	202.00	2174.33
PLINTH AREA (FSI)		
GROUND FLOOR	92.70	997.82
FIRST FLOOR	92.70	997.82
TOTAL AREA	185.40	1995.64
VACANT	109.30	1176.51

PLOT COVERAGE = $\frac{92.70}{202}$ X100 = 45.891%

F.S.I = $\frac{185.40}{202}$ = 0.918< 2.0

COLOUR INDEX
SITE BOUNDARY
PROPOSED
ROAD / LANE

1 CAR SPACE AND 1 TWO WHEELER SPACE FOR EVERY 75 SQ. M

PARKING CALCULATION

TOTAL FLOOR AREA = 185.40 SQ. M
FIRST 75 SQ.M CAR SPACE NILL = 185.40 - 75
= 109.40
REQUIRED CAR PARKING SPACE - 1 NOS
PROVIDED CAR PARKING SPACE - 1 NOS
REQUIRED TWO WHELLER PARKING SPACE-1
PROVIDED TWO WHELLER PARKING SPACE-1

Mr. J. JEYAMIN JEYAPAUL
SIGNATURE OF LAND AND BUILDING OWNER

A. SAHAYA ANTONY STEPHEN, D.C.E
Registered Engineer Grade - III
Registration No. 150/LS/2019/00024
F.R. Construction
6-58A, Hassan Tower
M.S. Road, Parvathipuram
Nagercoil - 629003
Cell: 9894028322

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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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.