Verified RealEstate™

REFERENCE
8/2024

ISSUED
20 September 2024

PP APPROVAL RECORD

Planning Permission

Thoothukkudi 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

DIRECTORATE OF TOWN AND COUNTRY PLANNING

Online Building Plan Application

Online Application	:	SWP/BPA/0341807/2024	Application Type	:	New
Submitted Date	:	-	Approval Type	:	New
Scrutiny Reference	:	FIX2Y4OV	Applicant Name	:	Mahiban
Office Address	:	Manapadu,Manapadu,Tiruchendur,Thoothukkudi - 628203	Applicant Type	:	Individual
			Development	:	Individual
			Address	:	Meenavar Colony,Manapadu,Manapadu,Thoothukkudi - 628209

Local Body Details :

Local Body Name	:	Rural Panchayat			
Office Address	:	Manapadu	Layout Details	:	Approved

Site Details:

Site Address	:	203/1 Meenavar Colony,Manapadu,Tiruchendur,Thoothukkudi - 628209

Professional Details

Professional Category	Professional Name
Engineers Grade III	MOHAMED IRSATH R

Revenue Survey

Sur Ty	odivision	Block No	Block Name	Ward Number	Ward Name
New					

Abutting R

Online Building Plan Application

Site Extent :

Extend as per Patta	Extend as per Registered Document	As per Site (in Sq.Mtr)	Extent for Approval (in Sq.	Plot Area (Sq. Mts.)*
130.99	130.99	130.99	130.99	130.99

Building Details :

Proposed Building Usage	Total Area (in Sq.Mtr)	No of Blocks	Total FSI Area (In Sq.m)	Total FSI Area (In Sq.ft)	Demolish Total Area (In Sq.Mtr)	Demolish Total Area (In
Residential	154.67	1	154.67	1664.85		

Building Block Details :

Block Name	FSI Area (in Sq.Mtr)	Building Status	Building Height	Floor Details	No of Kitchen/	Premium FSI
Block 1	154.67	New	8.21	2	1	0

Proposed Floor Details :

Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
Block 1	1	Ground Floor	Nill	Residential	RCC	1053.25	97.85
Block 1	1	Floor 1	Nill	Residential	RCC	611.60	56.82

Land Ownership Details

Registered Document No	Document Date	Document Type	Name of the owner	Extend (in Sq.Mtr)	Survey No
1637	08/07/2009	Sale Deed	Mahiban	130.99	203

Encumbrance Details :

Online Building Plan Application

EC	EC Date	Date From	Date To	Name of the Owner -	Survey No	Remarks
1637	31/08/2024	08/07/2009	31/08/2024	Mahiban	203	1

Patta / TSLR & FMB :

Patta No	Patta Date	Name of the Owner -	Extent(H)	Extend in Acres	Survey No	Land Type	Remarks
1637	14/08/2024	Mahiban	0.6480	1.6012	203	DRY	1

Adangal :

Patta No	Name of the Owner -	Exten in Hectare	Extend in Acres	Survey No	Land Type	Remarks
1637	Mahiban	0.6480	1.6012	203	DRY	1

Online Building Plan Application

Land Owners	Applicant Signature
Land Owner 1	
Land Owner 2	-
Land Owner 3	-
Land Owner 4	-
Land Owner 5	-
Land Owner 6	-
Land Owner 7	-
Land Owner 8	-
Land Owner 9	-
Land Owner 10	-

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.