Verified RealEstate™

REFERENCE
4/2026-2027

ISSUED
22 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 305/2B and 1 more

K Thalavaipuram, Ottapidaram taluk

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.

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996

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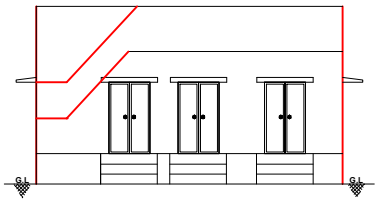
DIGITALLY VERIFIED RECORD

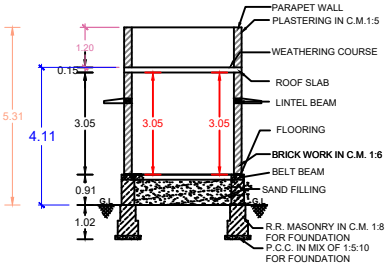
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A DWELLING HOUSE IN SF.NO: 305/2B,

PATTA NO : 1035,SOUTH STREET, KATCHERI THALAVAIPURAM VILLAGE & PANCHAYAT, OTTAPIDARAM PANCHAYAT

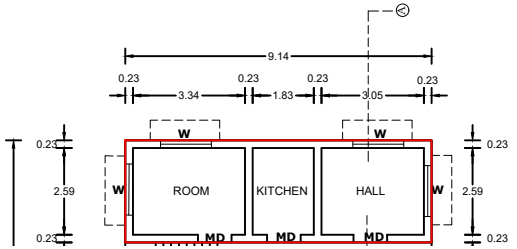
UNION AND TALUK, THOOTHUKUDI DISTRICT.

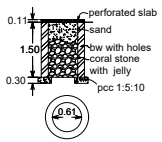
OWNER NAME : Mr.M.ATHIYAPPAN, S/o. Mr.MIKKIVEL.



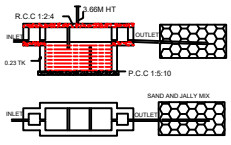


SECTION A-A

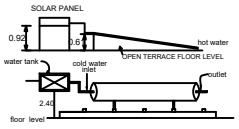




percolation pit

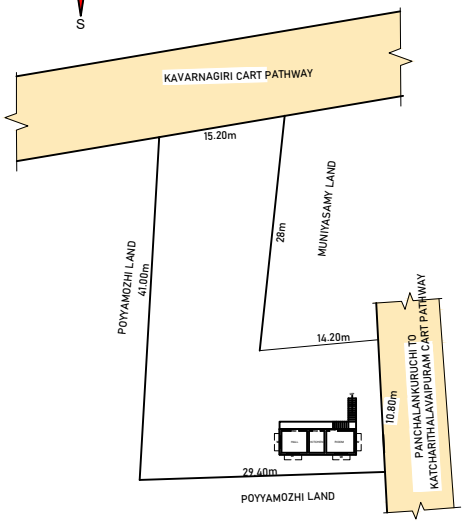


SEPTIC TANK AND TRENCH



Details of solar water heating system





SITE PLAN
SCALE(1:400)

PARKING DETAILS

TOTAL FLOOR F.S.I AREA = 27.88 Sqm

FLOOR SPACE INDEX

TOTAL FLOOR AREA = SUM OF ALL FLOOR AREA / SITE AREA

= 27.88 / 808.55)

= 0.03 < 2.00

JOINERY DETAILS

MD-DOOR	-	1.00 X 2.10
W - WINDOW	-	0.90 X 1.20

ALL DIMENSIONS ARE IN METRE

SCALE 1:100

REFERENCE

	Sq.m	Sq.ft
AREA OF SITE DOC	808.55	8703.29
PRO.G.F AREA	27.88	300.10
TOTAL AREA	27.88	300.10
OPEN SPACE		
EXISTING ROAD		

SETBACK DETAILS

	REQUIRED	PROVIDED
FRONT SET BACK	1.50m	7.16m
SIDE SET BACK-1	1.00m	4.00m
SIDE SET BACK-2	1.00m	15.40m
REAR SET BACK	1.00m	2.20m

LAND AND BUILDING OWNER

Er.V.MARIMUTHU
DCE., BE., AMIE., C.Eng(I)., AIV.
Registered Engineer.Gr.II
138/LS/2022/00034
Shop No:03 West, Chellam Complex,
Kulathur Road, Kurukkuchalai,
Thoothukudi-628722. Cell:8220622591
Email:sriarputhamani@gmail.com

REGISTERED ENGINEER

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.