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RE REGULATORY RECORD

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 8G03MBKG/2025/TCP

Date: 7/18/25 11:18 PM

From:

Village Panchayat

Munnerpallam

To :

Kaja Mohideen
No 57,vellai kaliba sakibu street, Melapalayam
Tirunelveli - 627417

Online Application Number: 8G03MBKG

Sir/ Madam,

Sub :

Residential Layout – District Town and Country planning –Tirunelveli District – Tirunelveli Local planning Authority – Palayamkottai Panchayat Union – Munneerpallam Panchayat office.The proposal for Residential Layout with an Extent of 1849.00 Sq.Mts (0.45 Acres) comprising Survey Nos :264/8 of Munneerpallam village –Planning Permission issued by Tirunelveli District Town and Country planning Office – Final Approval Issuing – Reg.

Ref :

1) ROC No : 8G03MBKG/2025/TCP Technical Planning Permission Order Tirunelveli District Town and Country planning office Dated : 02/06/2025
2) Melapalayam Sub – Register Office Gift deed documents Nos : 1623/2025 & 1624/2025 Dated 19.02.2025
3) Tamilnadu Panchayat Building Rules.1997.
4) Applicant paid Payment of Layout Approval Fees and Layout Inspection Fees of Rs. 11,000 /- Dated :09/07/2025

Body:

With Reference to the 1st cited Letter, Tirunelveli District Town and Country planning Office issued Technical sanction plan – Issued Residential Layout has been Approved and Approval No Issued as LP/TLPA NO : SWP/45/2025 And Planning Permission No : PP/LP/TLPA No : SWP/64/2025 Dated : 02.06.2025 Through online for the Residential Layout with an Extent of

1849.00 Sq.Mts (0.45 Acres) survey Nos : 264/8 of Munneerpallam village – Munneerpallam village Panchayat – Palayamkottai Taluk,Tirunelveli District.The details of the project is given below :

Project Details :

1) Total Extent of Layout : 1849.00 Sq.Mts (0.45 Acres)

2) Project survey Nos : 264/8

3) Local Body : Munneerpallam village Panchayat

4) Village : Munneerpallam village

5) Total Nos of Plots : 9

6) Total area of the Road and Splays : 309.80 Sq.Mts (Surrendered to Munneerpallam village panchayat through Melapalayam Sub – Register Office Gift deed documents No : 1623/2025 Dated : 19.02.2025)

7) Local Body Reservation (A) : 25.75 Sq.Mts (Surrendered to Munneerpallam village panchayat through Melapalayam Sub – Register Office Gift deed documents No : 1623/2025 Dated : 19.02.2025)

8) TANGEDCO Reservation (B) : 25.75 Sq.Mts (Surrendered to Munneerpallam village panchayat through Melapalayam Sub – Register Office Gift deed documents No : 1624/2025 Dated : 19.02.2025)

9) The Necessary Fees for layout Approval was collected from the applicant as per Tamilnadu Panchyat Rules

Validity unknownSignature valid

Signed by: Village Panchayat President
Location:Tirunelveli
Date:2025.07.18 23:18:05

Vil

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

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/tools

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The LandLens suite
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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.