Verified RealEstate™

REFERENCE
12/2025-2026

ISSUED
06 May 2025

PP APPROVAL RECORD

Planning Permission

Theni 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

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DIGITALLY VERIFIED RECORD

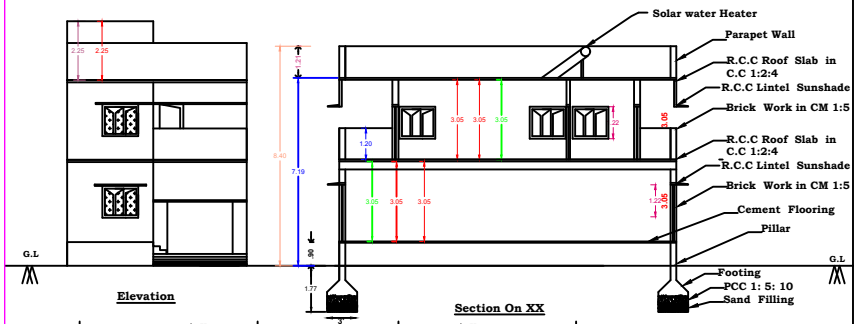
Plan Showing the Proposed Construction of a Ground Floor and First Floor Residential Building at Survey No : 305 / 4, Plot No : 73, Sir.P.T. Thiyagarayar Nagar, Melachokkanathapuram Town, Bodinayakanur Taluk, Theni District.

Scale 1:100

Layout Approved No : 75/ 87,

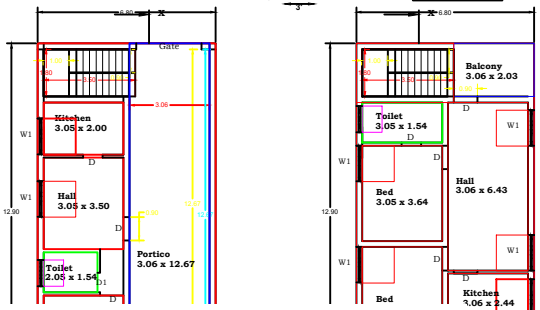
Date : 16. 10. 1987

Applicant : Mr. S. Regunathan. S/ O Mr.K. Seenichamy.

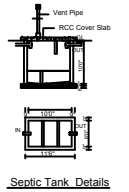


Elevation

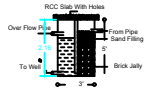
Section On XX



Floor Plan



Septic Tank Details

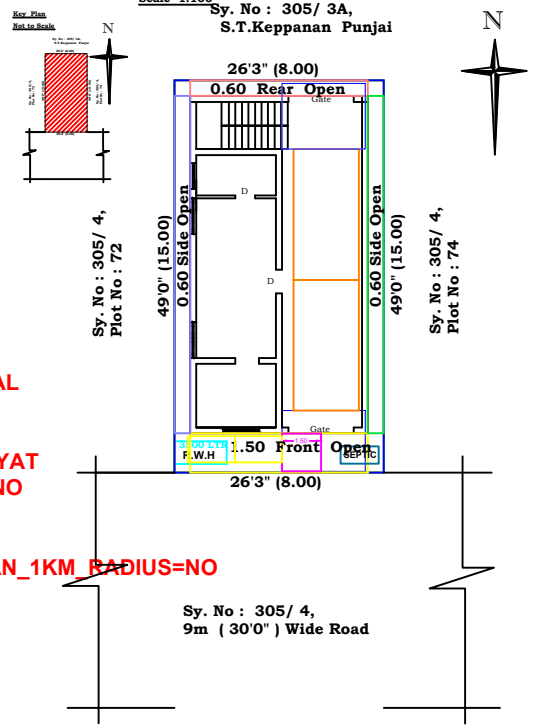


RWHS Tank Details

PLAN INFO
SINGLE_FAMILY_BLDG=YES
FMB_OR_PLR=120.00
CRZ=NO
PLOT_AREA_M2=120.00
SECURITY_ZONE=NO
AS_PER_DOCUMENT=120.00
ACCESS_WIDTH_M=8.00
AS_AT_SITE=120.00
ROAD_WIDTH=9.00
ROAD_LENGTH=20
AREA_TYPE=EWS
AVG_PLOT_DEPTH=15.00
AVG_PLOT_WIDTH=8.00
LAND_USE_ZONE =RESIDENTIAL
DISTRICT=THENI
TALUK=BODINAYAKANUR
JURISDICTION_TYPE=PANCHAYAT
IS_SWIMMING_POOL_EXISTS=NO
RWH_DECLARED=YES
OSR_APPLICABLE=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
PLOT_NO=73
PATTA_NO=652
SURVEY_NO= 305/4

Site Plan

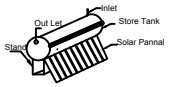
Scale 1:100



Area Detail		Sq.Ft - Sq. M
Site Area as per FMB / PLR	:	1292.00 - 120.00
Site Area as per Site	:	1292.00 - 120.00
Site Area as per Document	:	1292.00 - 120.00
Proposed Built Up Area in GF	:	944.00 - 87.70
Proposed Built Up Area in FF	:	944.00 - 87.70
Open Space Area	:	348.00 - 32.30

Applicant:

Mr. S. Regunathan



Solar Water Tank Details



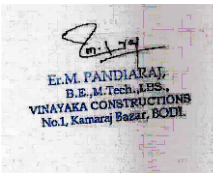
Staircase Details

Joineries

Main Door	MD	- 1.00 x 2.10
Door	D	- 0.90 x 2.10
Door	D1	- 0.75 x 2.10
Window	W	- 0.90 x 1.22
Window	W1	- 1.37 x 1.22
Window	W2	- 1.50 x 1.22
Ventilator	V	- 0.75 x 0.60

1 No of Septic Tank, Rain Water Harvesting Sump, Staircase, Solar are Proposed

Engineer:



Er. M. PANDIARAJ, B.E.,M.Tech.,LBS,
VINAYAKA CONSTRUCTIONS,
NO. 1, KAMARAJ BAZAR, BODI

Date : 06. 02. 2025.

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.