

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.

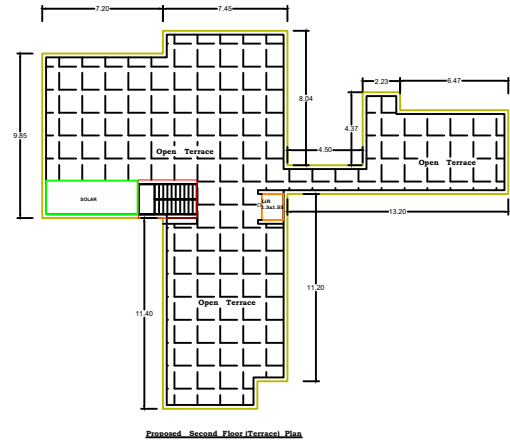
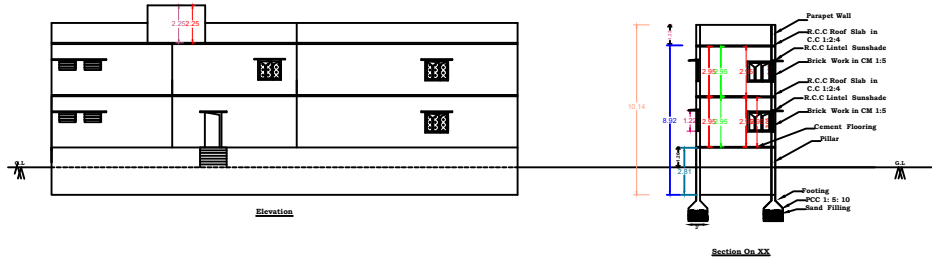
Revised Plan

Plan Showing the Proposed Construction of a Farm House Stilt Floor, Ground Floor, & First Floor Building at Survey No : 1/3, Kombai Village, Kombai Town Panchayat, Uthamapalayam Taluk, Theni District.

Applicant : Mr. George J. Mathew. S/ O Mr. K.V. Mathew.

Scale 1:100

Ground Floor & First Floor Approved No : 02 / 2024 - 2025
Date : 11. 09. 2024



Area Detail

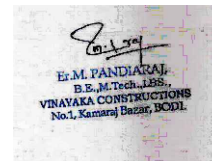
Sq.Ft - Sq. M

Site Area as per FMB / PLR (1.247Acre)	: 54369.00 - 5051.00
Site Area as per Site (1.247Acre)	: 54369.00 - 5051.00
Site Area as per Document (1.247Acre)	: 54369.00 - 5051.00
Proposed Built Up Area in SF (Stilt Floor)	: 1226.00 - 113.93
Proposed Built Up Area in GF (Ground Floor):	2857.00 - 265.40
Proposed Built Up Area in FF (First Floor)	: 2857.00 - 265.40
Open Space Area	: 51512.00 - 4785.50

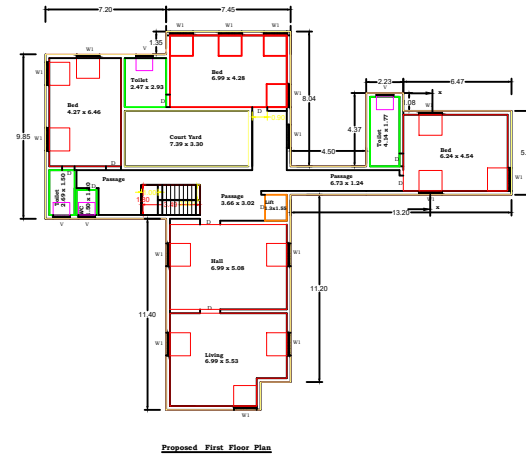
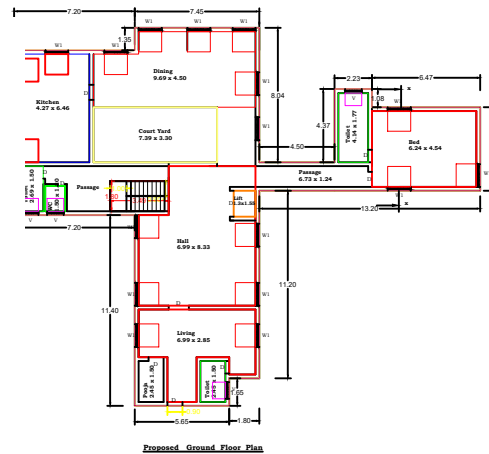
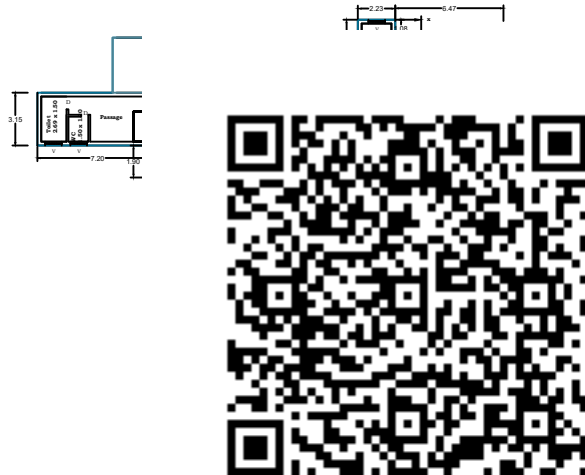
Applicant:

Mr. George J. Mathew

Engineer:



Er. M. PANDIARAJ, B.E., M.Tech., LBS,
VINAYAKA CONSTRUCTIONS,
NO. 1, KAMARAJ BAZAR, BODI
Date : 30. 07. 2025.



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First Floor Building at Survey No : 1/3, Kombai Village, Kombai Town Panchayat,
Uthamapalayam Taluk, Theni District.

Site Plan
Scale 1:100

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PLAN INFO
SINGLE_FAMILY_BLDG=YES
FMB_OR_PLR=5054.09
CRZ=NO
PLOT_AREA_M2=5054.09
SECURITY_ZONE=NO
AS_PER_DOCUMENT=5054.09
ACCESS_WIDTH_M=9.15
AS_AT_SITE=5054.09
ROAD_WIDTH=81.80
ROAD_LENGTH=200
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH=100.60
AVG_PLOT_WIDTH=63.70
LAND_USE_ZONE=AGRICULTURE
DISTRICT=THENI
TALUK=UTHAMAPALAYAM
JURISDICTION_TYPE=PANCHAYAT
IS_SWIMMING_POOL_EXISTS=NO
RWH_DECLARED=YES
OSR_APPLICABLE=YES
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
PLOT_NO=00
PATTANUM=4535
SURVEY_NO=1/3
OSR_SURR_BUYBACK_RETAIN=RETAIN



Junctions

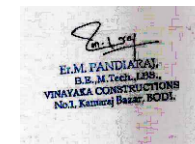
Main Door	MD	- 1.00 x 2.10
Door	D	- 0.90 x 2.10
Door	D1	- 0.75 x 2.10
Window	W	- 0.90 x 1.20
Window	W1	- 1.27 x 1.20
Window	W2	- 1.80 x 1.20
Ventilator	V	- 0.75 x 0.60

1. No. of Septic Tank, Rain Water Harvesting Sump, Ventilator, Solar are proposed

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VINAYAKA CONSTRUCTIONS,
NO. 1, KAMARAJ BAZAR, BODI
Date : 30.07.2025.

Office Use:

40.2m

45.6m

Sy. No : 1

22.74 Rear Open

Side Open

Side Open

33.07 Front Open

Sy. No : 386/2, 371

56.0m

Sy. No : 1
44x90'

Road

81.8m

Sy. No : 380

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](#)



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

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

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

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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

