Verified RealEstate™

REFERENCE
36/2025-2026

ISSUED
14 February 2026

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.

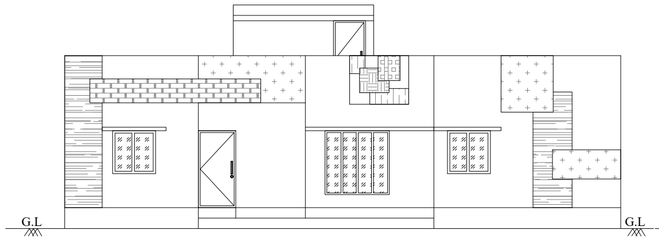
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

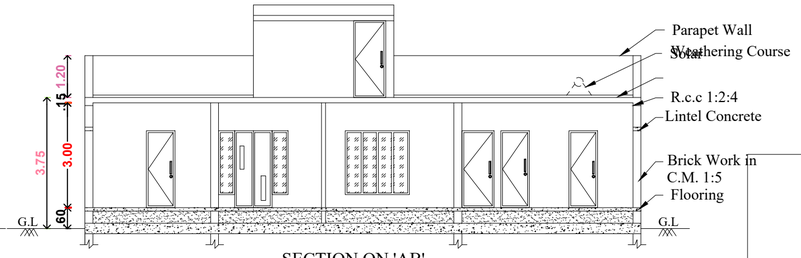
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

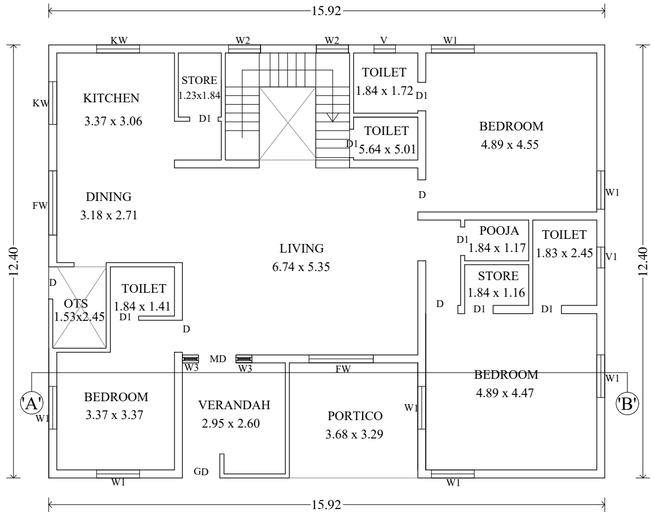
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR RESIDENTIAL BUILDING IN PLOT NO.131 & 132, S.NO. 493/5E1 & 493/5E2, DTCP APPROVED LAYOUT NO:73/2022 - DATED ON.29-11-2022,
"SWARNAMAYURA REALTORS" IN BOOTHIPURAM VILLAGE AND BOOTHIPURAM TOWN PANCHAYAT AT BODINAYAKKANUR T.K & THENI D.T.,
APPLICANT NAME:- Mr.R.MATHAVAN S/O. Mr.RAMASAMY.,



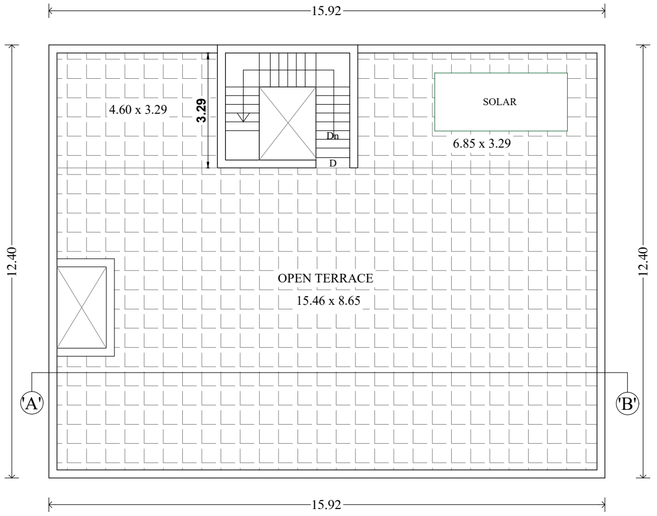
ELEVATION



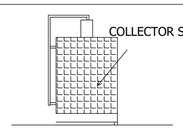
SECTION ON 'AB'

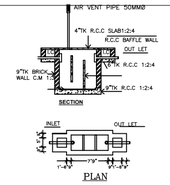


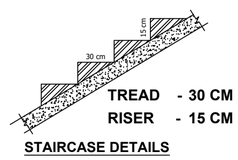
GROUND FLOOR PLAN



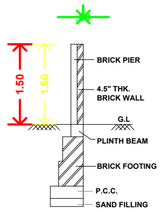
TERRACE FLOOR PLAN



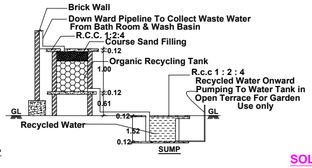


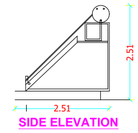


STAIRCASE DETAILS



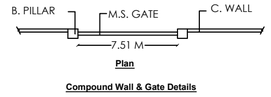
COMPOUND WALL DETAIL





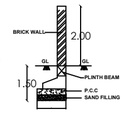
SIDE ELEVATION

SOLAR WATER HEATING SYSTEM

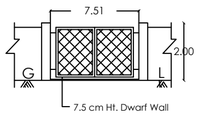


Plan

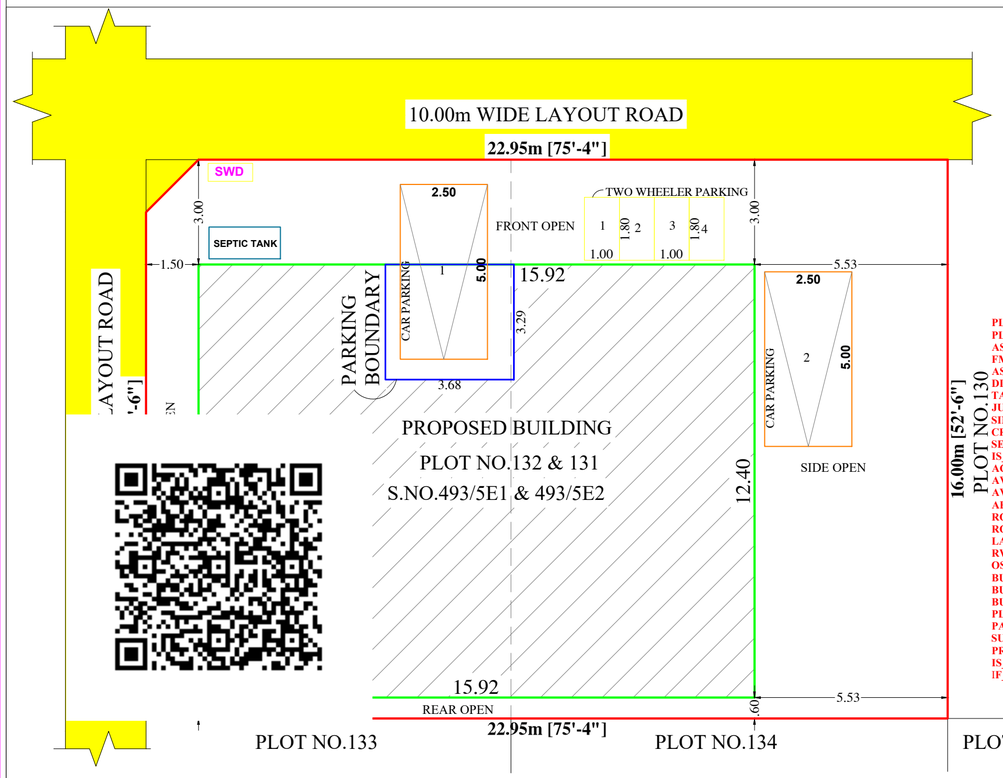
Compound Wall & Gate Details



Section

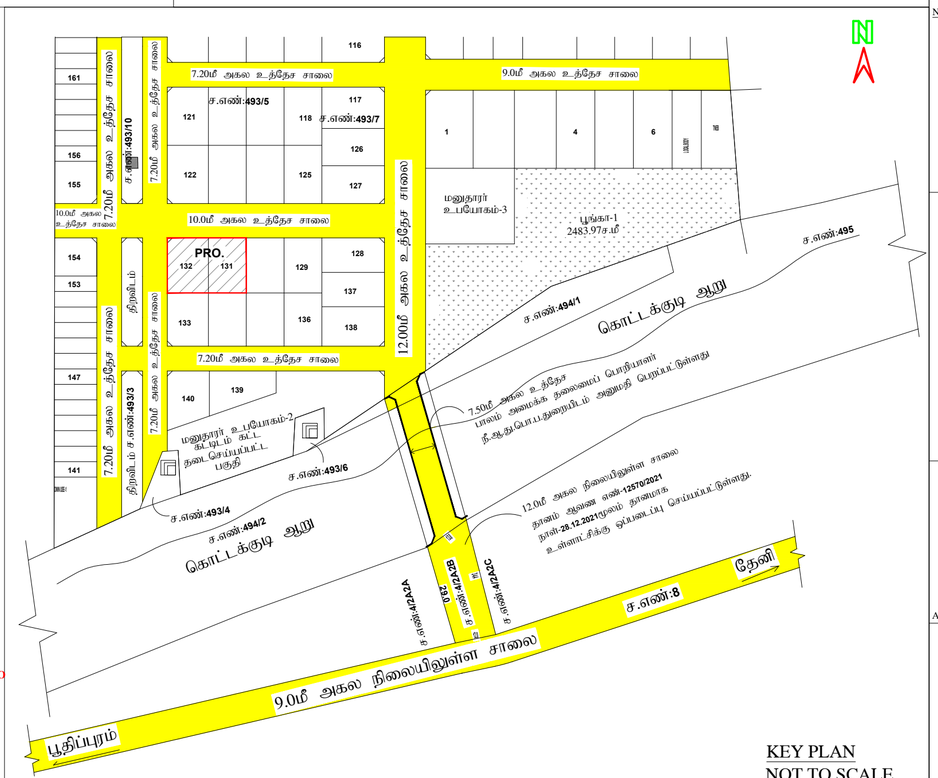


Elevation



SITE PLAN
SCALE - 1:100

PLAN INFO
PLOT_AREA_M2=367.20
AS_AT_SITE=366.08
FMB_OR_PLR=367.20
AS_PER_DOCUMENT=366.08
DISTRICT=THENI
TALUK= BODINAYAKANUR
JURISDICTION_TYPE=PANCHAYAT
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
IS_APPROVED_LAYOUT=YES
ACCESS_WIDTH_M=22.95
AVG_PLOT_DEPTH=16.00
AVG_PLOT_WIDTH=16.00
AREA_TYPE=OTHERS
ROAD_WIDTH=10.00
ROAD_LENGTH=200
LAND_USE_ZONE =RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PLOT_NO=131 & 132
PATTA_NO=6641, 6656
SURVEY_NO=493/5E1&493/5E2
PREMIUM_FSI_REQUIRED=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



KEY PLAN
NOT TO SCALE

QR CODE:-

REFERENCES:
- SITE BOUNDARY
- Pro. BUILDING
- Exg. ROAD
- DRIVE WAY

N

SITE AREA DETAILS:-

SL.NO	S.No.	AREA (Sq.ft) (As Per Patta)	AREA (Sq.ft) (As Per Document)	AREA (Sq.Mt) (SUPER IMPOSED PLOT)
1.	493/5E1 (Sale deed-2583/2024)	190.00	2045.97 (190.075 Sq.m)	366.00
2.	493/5E2 (Sale deed-2583/2024)	176.00	1894.46 (176.00 Sq.m)	
	TOTAL	366.00	3940.43 (366.075Sq.m)	

BUILTUP AREA DETAILS:-

	FLOOR DETAILS	FSI (Sq.Mt)	FSI (Sq.ft)
1.	Pro.Ground Floor	197.40	2124.81

FSI = Total FSI Area / Total Site Area = 197.40 / 366.00 = 0.54 < 2.00

All Dimensions are in Metre

JOINERY DETAILS:

MD Main Door	1.10 x 2.10	3'6" x 7'0"
GD Main Door	1.10 x 2.10	3'6" x 7'0"
D - Door	0.90 x 2.10	3'0" x 7'0"
D1 - Door	0.76 x 2.10	2'6" x 7'0"
FW - Window	1.80 x 1.20	6'0" x 4'0"
KW - Kitchen Window	1.80 x 1.20	6'0" x 4'0"
W1 - Window	1.20 x 1.20	4'0" x 4'0"
W2 - Window	0.90 x 1.20	3'0" x 4'0"
V1 - Ventilator	0.76 x 0.76	2'6" x 2'6"

PARKING DETAILS:

No.Of Car Parking Required	= 02 No's
No.Of Car Parking Provided	= 02 No's
No.Of Two Wheeler Parking Required	= 04 No's
No.Of Two Wheeler Parking Provided	= 04 No's

NOTES:-

1. Rain Water Harvesting System to be Provided.
2. Bath ,Kitchen waste water to be used for Garden purpose.
3. Solar Energy System to be Provided.
4. W/C water to be connected with Septic Tank.
5. Fire Resistance to be provided
6. Emergency alarm to be provided
7. Structure is Designed Safely For Earthquake Resistance.
8. First Aid Box with all Equipment to be provided.

APPLICANT

Er. G. ASWATH, B.E.M.Sc. M.E.,
BUILDING CONSULTANT & GOVT. REGD. ENGINEER
(DTCP. Reg. No: RE.GR.II 2024/02/002)
M/s. G G CONSTRUCTIONS
THITTASALAI, THENI - 625 531.
Mobile No: 9092184129, GSTIN: 33AUFPA9858H1ZI

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

Verified RealEstate
3/350/2 Mettukuppam,
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Chennai 600 097, India
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+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.