Verified RealEstate™

REFERENCE
05/2026-2027

ISSUED
12 September 2026

PP APPROVAL RECORD

Planning Permission

Survey 239/4B and 1 more

Anaikaraipatti, B Bodi Village Bodinayakkanur taluk

Theni 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.

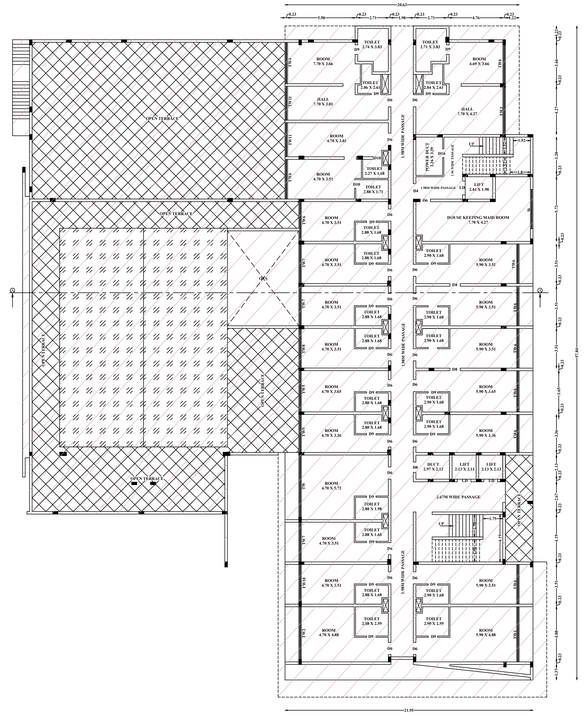
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

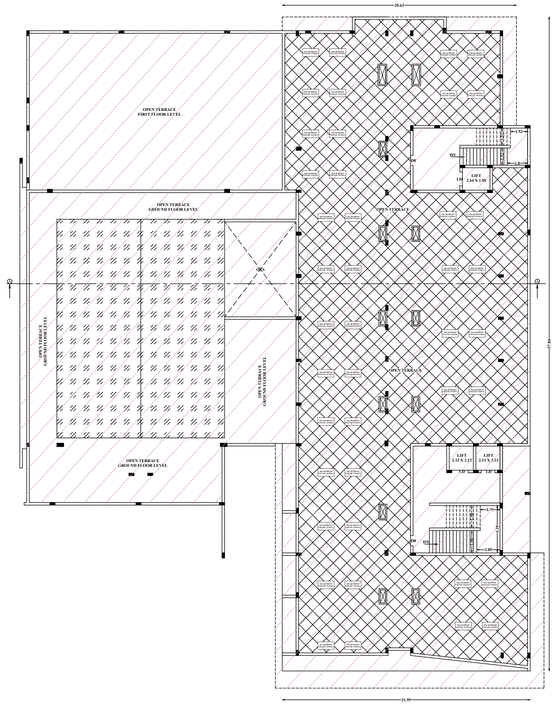
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

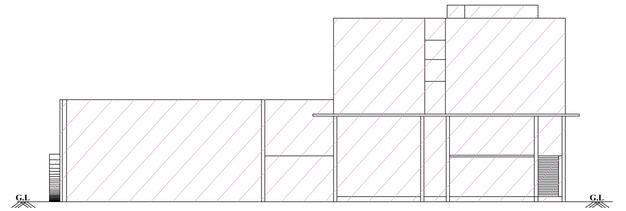
BLOCK-A
SCALE 1:200



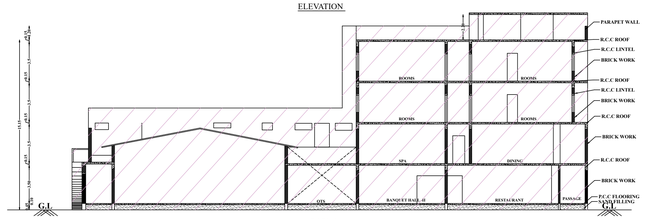
THIRD FLOOR PLAN



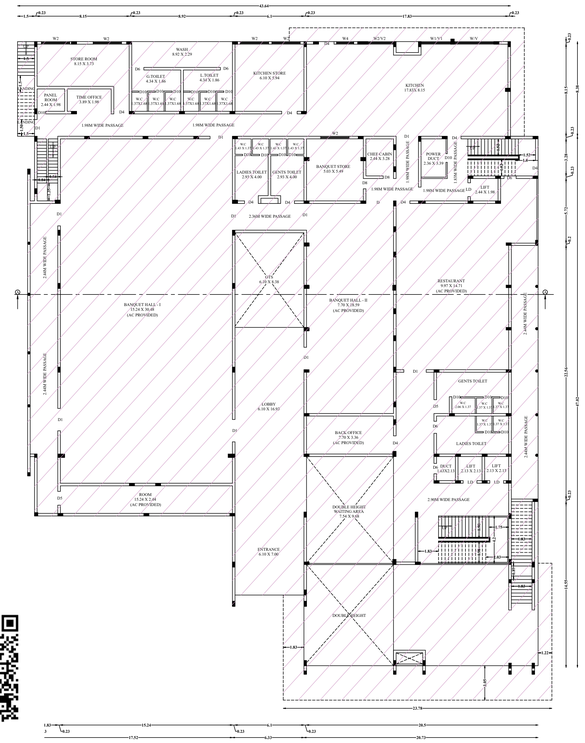
TERRACE FLOOR PLAN



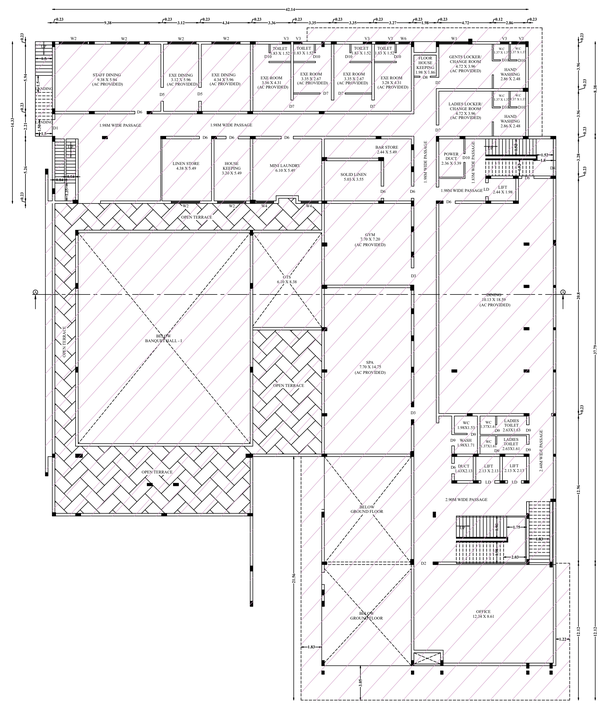
ELEVATION



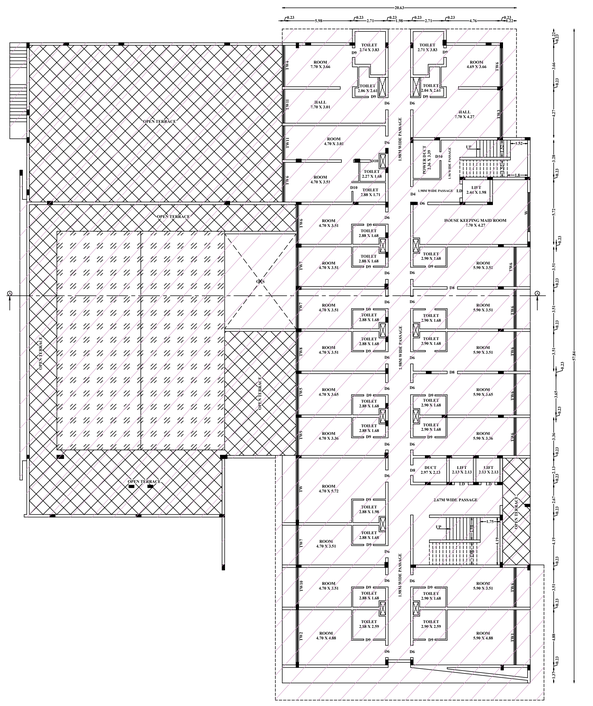
SECTION ON A-A



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Completion certificate issued vide order number 01/2026/TD2, dated - 13.01.2026

DETAILED PLAN SHOWING THE ADDITIONAL CONSTRUCTION TO THE ALREADY APPROVED R.C.C ROOF COMMERCIAL (HOTEL AND LODGING ROOM) BUILDINGS HAVING GROUND FLOOR, FIRST FLOOR IN S.FNO.239/4B AT BODI (TOWN) VILLAGE, ANAIKARAIPATTI PANCHAYAT, BODINAYAKKANUR TALUK, THENI DISTRICT.

ALL DIMENSIONS ARE IN METER

ONLINE APPLICATION NO- SWP/BPA/0863957/2026 Dt : 03.06.2026

NAME OF THE APPLICANT :

1. **Mr.R.Balaji S/o Mr.Rajamanickam,**
2. **Mrs.B.Hemalatha Balaji W/o Mr.Balaji,**

AREA DETAILS :

APPROVED SITE AREA	- 9100.00 Sqm
PROPOSED AREA AS PER DOCUMENT	- 9100.00 Sqm
PROPOSED AREA AS PER PATTA	- 9100.00 Sqm

AREA DETAILS AS PER COMPLETION CERTIFICATE ISSUED BY ASSISTANT DIRECTOR, DISTRICT TOWN AND COUNTRY PLANNING OFFICE, THENI DISTRICT.
ROC NO:SWP/DTCP/PP/0005841/2023, Dt:13.01.2026 (B)

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BLOCK-A (MAIN BUILDING)					
1	GROUND FLOOR	2188.05	51.13	-	2239.18
2	FIRST FLOOR	1318.95	-	-	1318.95
2	SECOND FLOOR	1126.51	-	-	1126.51
2	THIRD FLOOR	1126.51	-	-	1126.51
3	HEAD ROOM	-	132.22	-	132.22
TOTAL AREA (A)		5760.02	183.35	-	5943.37

PROPOSED APPROVAL DETAILS (B)

S.No	DESCRIPTION	FSI AREA (IN SQ.M)	NON FSI AREA (IN SQ.M)	DUCT DEDUCTION (IN SQ.M)	TOTAL BUILT UP AREA (IN SQ.M)
BLOCK-B (MAIN BUILDING)					
1	GROUND FLOOR	253.19	-	3.72	253.19
2	FIRST FLOOR	253.19	-	3.72	253.19
3	HEAD ROOM	-	46.20	-	46.20
BLOCK-C (MOTOR ROOM)					
1	GROUND FLOOR	47.90	-	-	47.90
BLOCK-D (GENERATOR ROOM (POWER HOUSE))					
1	GROUND FLOOR	30.98	-	-	30.98
BLOCK-E (DORMITORY)					
1	GROUND FLOOR	84.05	-	-	84.05
TOTAL AREA (B)		669.31	46.20	7.44	715.51
GRAND TOTAL (A+B)		6429.33	229.55	7.44	6658.88

FLOOR SPACE INDEX = FSI AREA / SITE AREA = 6429.33 / 9100.00 = 0.71 < 2.0

HEIGHT OF THE BUILDING - 7.45M

DORMITORIES DETAILS
TOTAL NO.OF GUEST ROOM - 54 ROOMS

S.NO	DESCRIPTION	REQUIRED	PROVIDED
1.	DORMITORIES	1 Nos	1 Nos
2.	DRIVER'S BED	16 Nos	24 Nos

Er.T.THILAK RANJITH,
B.E(Civil), M.E(Str),MIE,AIV,FICC,C.Engg, P.E(ECI)
Registered Structural Engineer /Grade -I
CI/A/SE/GR-I/024/2024
Thilakranjith19@gmail.com, 9486112301

REGISTERED STRUCTURAL ENGINEER

Er.C.PALANISAMY, B.E.,
Registered Engineer - TS/RE/Gr-I/2023/05091
Registered Structural Engineer - TS/RSE/Gr-I/2024/06093
Licensed Building Surveyor - 03/2/B/2015-2017
Consulting Civil Engineer
RG Builders Plot No.2, Ramakrishna (Third Floor),
Stanes Road 4th Street, Anthanoli Main Road,
Tirupur -641602, Cell No: 9894042544
E.mail :rgsamy.rgbuilders@gmail.com

REGISTERED ENGINEER

1.

2. Hemalatha Balaji

APPLICANT

APPROVED BUILDING PARKING DETAILS

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	41 Nos	54 Nos
TWO WHEELER PARKING	82 Nos	112 Nos

PROPOSED APPROVAL PARKING DETAILS

1. No Of Guest Room Provided (Ground and First Floor) : 8 Nos
2. Non Room Area:-
   Ground Floor : 38.46 Sqm
   First Floor : 38.46 Sqm

DESCRIPTION	AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 4 ROOMS	8 ROOMS	2	5(ph included)
1 CAR SPACE FOR EVERY 100 Sq.m OF NON-ROOM AREA	76.92	1	6(ph included)
1 TWO WHEELER SPACE FOR EVERY 50 Sq.m OF NON-ROOM AREA	76.92	2	10
TOTAL	CARS	3	11
	TWO WHEELER	2	10

TOTAL PARKING		
DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	44 Nos	65 Nos
TWO WHEELER PARKING	84 Nos	122 Nos

Note:
10% of Car and Two wheeler parking space shall be earmarked for electric vehicles along with fast charging points.

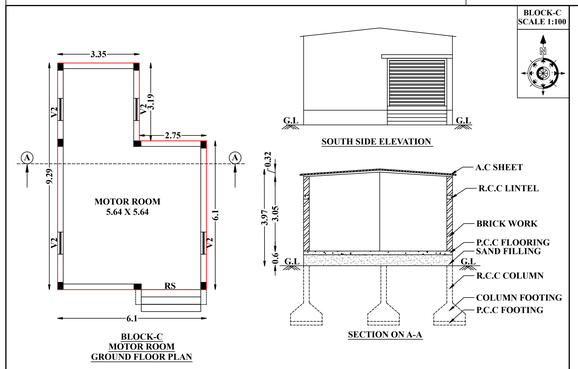
SANITATION REQUIREMENTS FOR EXISTING AND PROPOSED BUILDING

1. Residential Staff - 5 Nos
2. Non Residential Staff - 30 Male & 20 Female

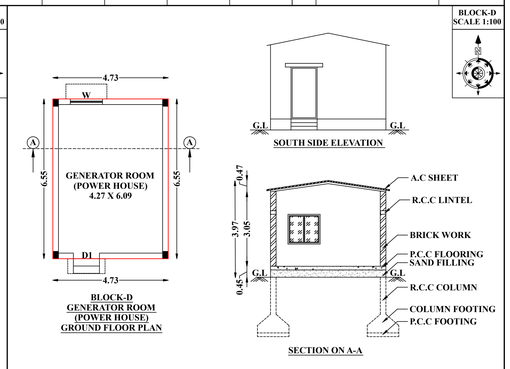
DESCRIPTION	MALE		FEMALE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
(i) Water Closet Male - 2 for 16-35 persons Female - 2 for 13-25 persons	2	3	2	3
(ii) Ablution Taps One in each W.C	2	3	2	3
(iii) Urinals Male - 2 for 16-35 persons	2	2	-	-
(iv) Wash Basins Male - 2 for 16-35 persons Female - 2 for 13-25 persons	2	2	2	2
(v) Baths	-	1	-	1
(vi) Cleaner's Sink	-	1	-	1
(vii) Kitchen Sink One in each kitchen	1	1	1	1

JOINERY DETAILS

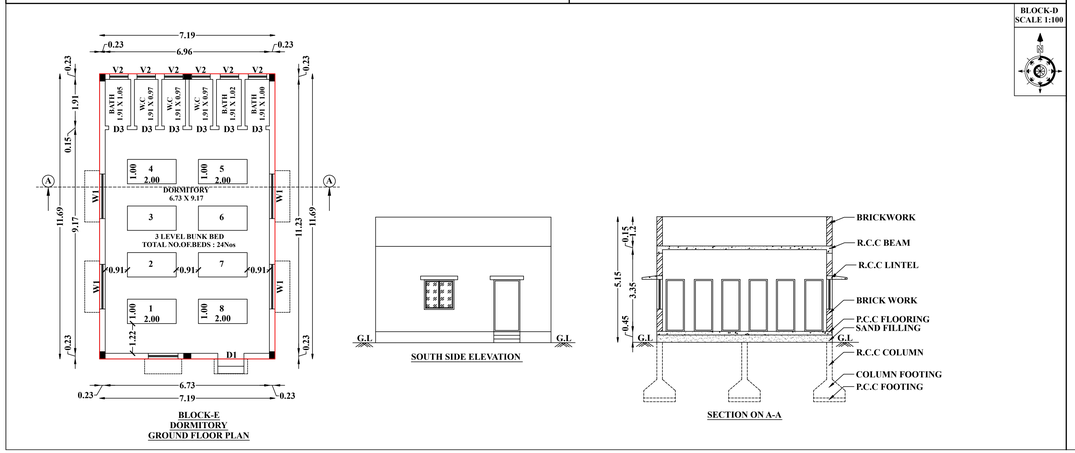
1	DOOR - D1	1.07 X 2.13
2	DOOR - D2	0.91 X 2.13
3	DOOR - D3	0.76 X 2.13
4	SLIDING DOOR - SD	1.83 X 2.13
5	WINDOW - W	1.32 X 1.22
6	WINDOW - W1	1.83 X 1.22
7	WINDOW - W2	1.22 X 1.22
8	VENTILATOR - V	1.83 X 0.61
9	VENTILATOR - V1	0.91 X 0.61
10	VENTILATOR - V2	0.76 X 0.61
11	ROLLING SHUTTER - RS	2.44 X 2.13



BLOCK-C
MOTOR ROOM
GROUND FLOOR PLAN



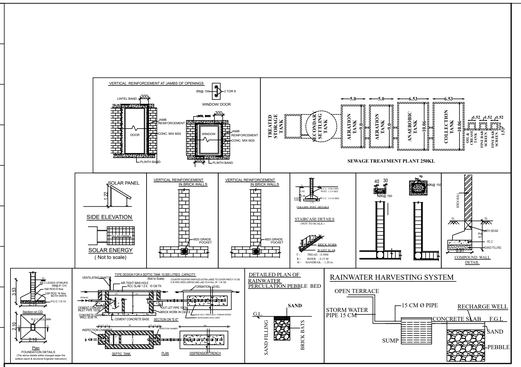
BLOCK-D
GENERATOR ROOM
(POWER HOUSE)
GROUND FLOOR PLAN

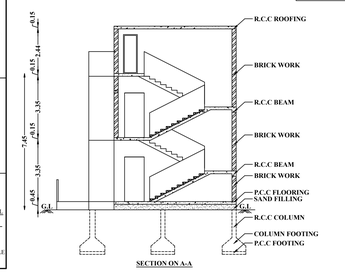


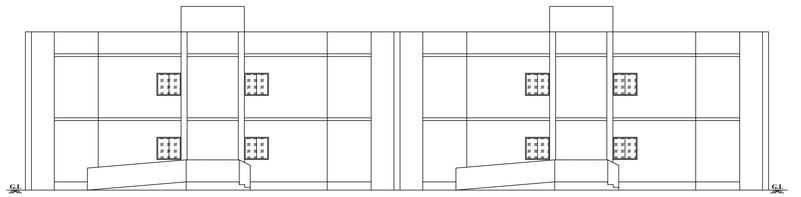
BLOCK-E
DORMITORY
GROUND FLOOR PLAN

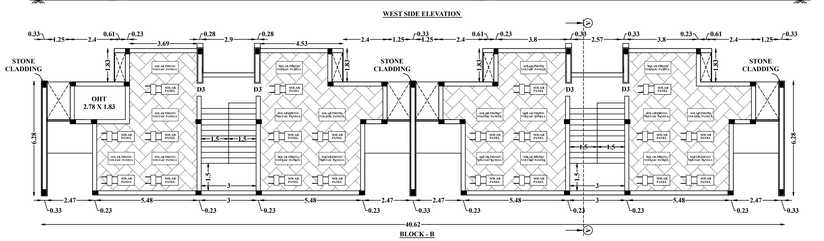
SHEET-2/3

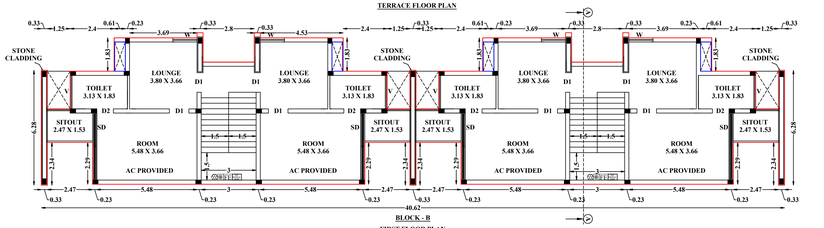
BLOCK-B
SCALE 1:200

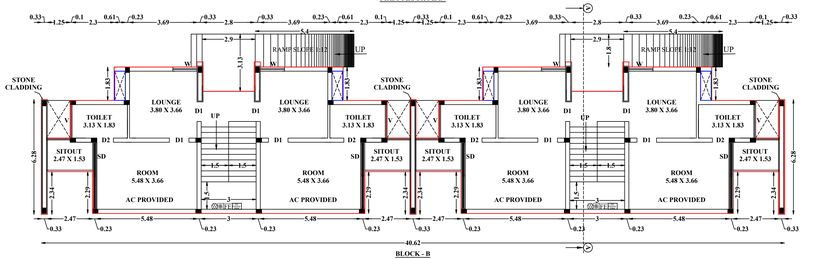












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Thilakranjith19@gmail.com, 9486112301

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E.mail :cpsamy.rgbuilders@gmail.com

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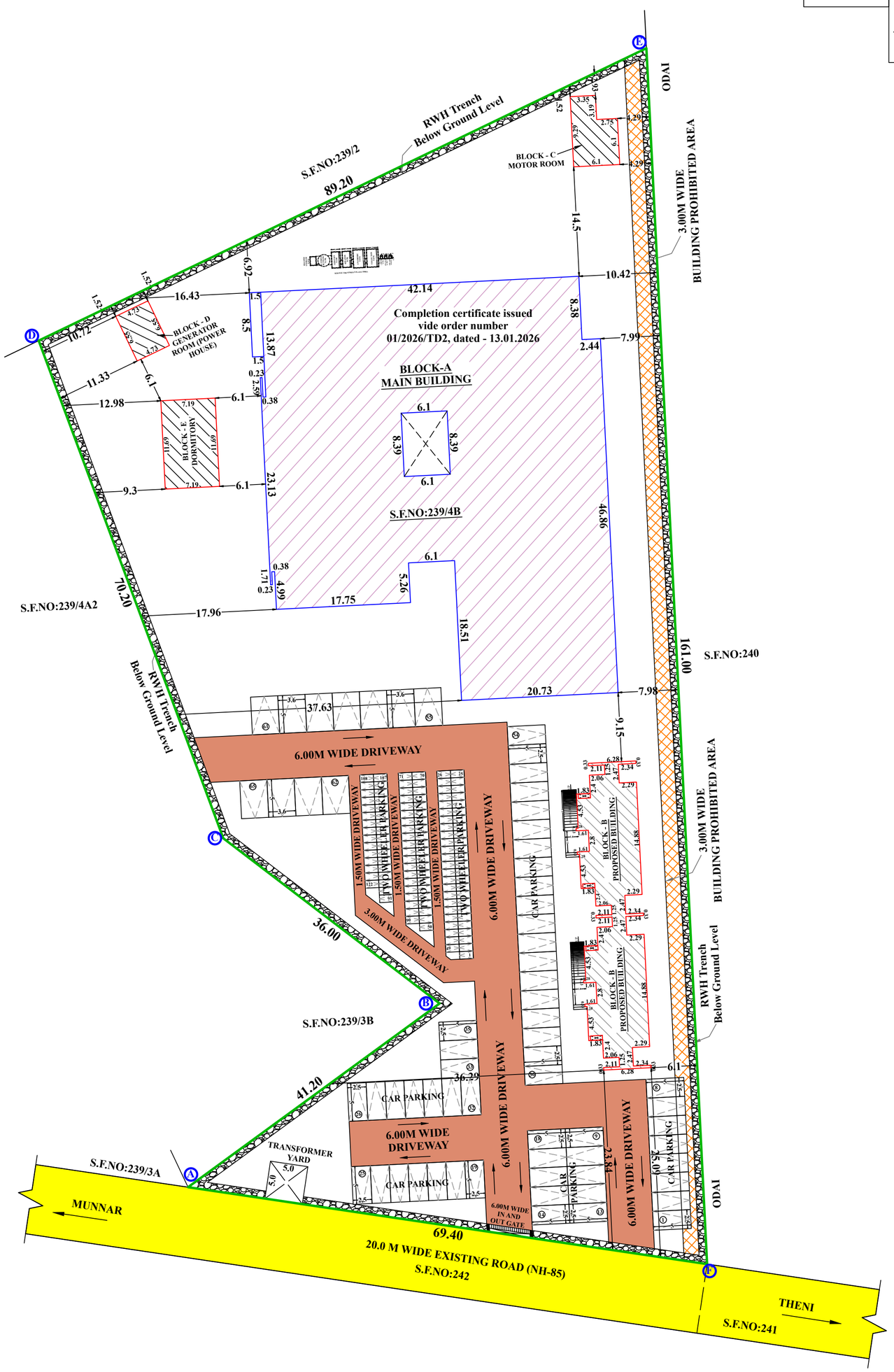
APPLICANT

SHEET-3/3



SITE PLAN
SCALE 1 : 400

COLOR INDEX	
SITE BOUNDARY	
EXISTING ROAD	
EXISTING BUILDING	
PROPOSED BUILDING	
DRIVE WAY	

SITE AND DETAILED PLAN SHOWING THE ADDITIONAL CONSTRUCTION TO THE ALREADY APPROVED R.C.C ROOF COMMERCIAL (HOTEL AND LODGING ROOM) BUILDINGS HAVING GROUND FLOOR, FIRST FLOOR IN S.F.NO.239/4B AT BODI (TOWN) VILLAGE, ANAIKARAIPATTI PANCHAYAT, BODINAYAKKANUR TALUK, THENI DISTRICT.

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E.mail :cpsamy.rgbuilders@gmail.com

REGISTERED ENGINEER

1. G. Balaji
2. Hemalatha Balaji

APPLICANT

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,
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.