Verified RealEstate™

REFERENCE
04/2025-26

ISSUED
18 September 2025

PP APPROVAL RECORD

Planning Permission

Karur 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.

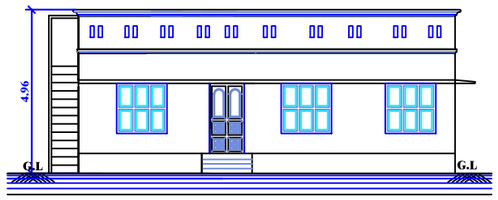
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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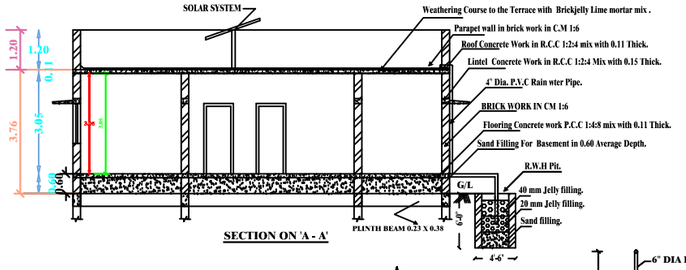
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A NEW GROUND FLOOR RCC ROOF RESIDENTIAL BUILDING IN OLD S.F.NO : 132/ 4,

NEW S.F.NO : 132/ 4H, 132/ 4I, AT RAJENDIRAM SOUTH VILLAGE & PANCHAYAT, KULITHALAI TALUK, KARUR DISTRICT- 639107.

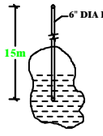
OWNER NAME:- i)Mrs.R.DHANALAKSHMI W/o Mr.RENGARAJ, ii)Mr.R.HEMACHANDIRAN S/o Mr.RENGARAJ.



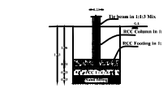
FRONT ELEVATION



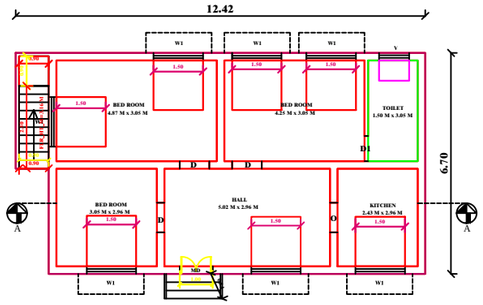
SECTION ON 'A - A'



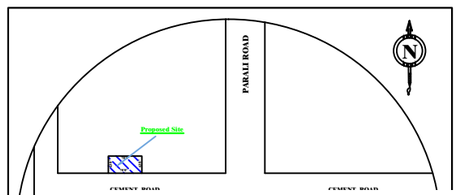
BORE WELL DETAIL

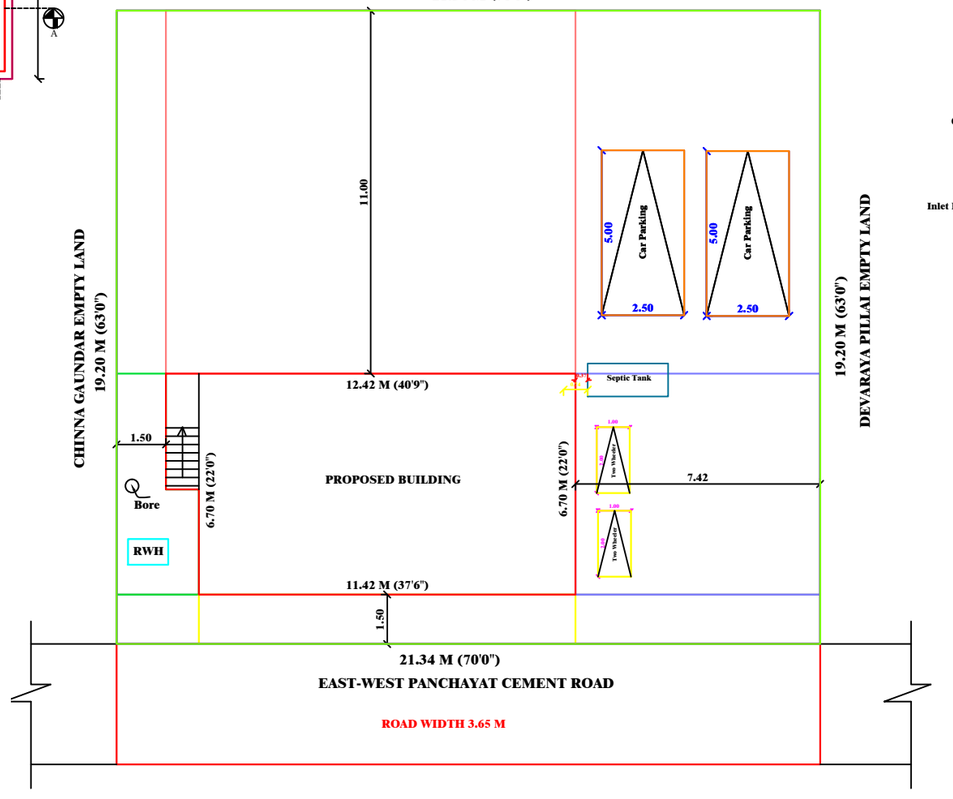


SEPTIC TANK & D-TRENCH DETAILS



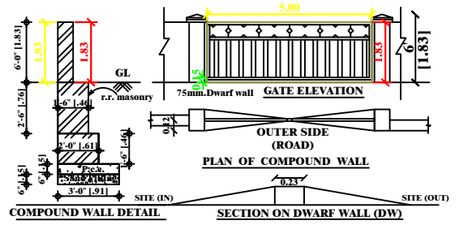
PROPOSED GROUND FLOOR PLAN





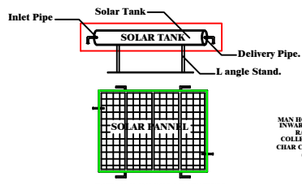
SITE PLAN

PLAN_INFO
AS_AT_SITE=409.69
FMB_OR_PLR=409.69
AS_PER_DOCUMENT=409.69
PLOT_AREA_M2=409.69
PLOT_NO= --
PATTA_NO= --
SURVEY_NO= 132/ 4H, 132/ 4I
TALUK= KULITHALAI
DISTRICT=KARUR
JURISDICTION_TYPE=PANCHAYAT
SINGLE_FAMILY_BLDG=YES
LAND_USE_ZONE=RESIDENTIAL
ROAD_WIDTH=3.65
ROAD_LENGTH=50
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH=19.20
AVG_PLOT_WIDTH=21.34
LEASEHOLD_LAND=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
BUILDING_NEAR_TO_RIVER=NO
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS= NO
IS_PRIVATE_EXCLUSIVE_PASSAGE=NO
RWH_DECLARED=YES
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

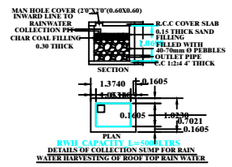


COMPOUND WALL DETAIL

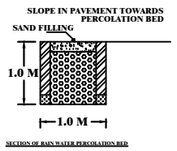
SECTION ON DWARF WALL (DW)



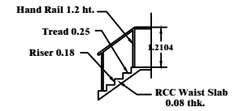
DETAILS OF SOLAR SYSTEM



RWH CAPACITY 1.5 CUBIC METRS
DETAILS OF COLLECTION SUMP FOR RAIN WATER HARVESTING OF ROOF TOP RAIN WATER



SECTION OF RAIN WATER PERCOLATION BED



STAIRCASE DETAILS

APPROVAL AUTHORITY

SCHEDULE OF JOINERIES:

TYPE	REFERENCE	SIZE IN METER
MD	MAIN DOOR	1.06 x 2.13
D	FLUSH DOOR	1.00 x 2.13
D1	FLUSH DOOR	0.76 x 2.13
D2	FLUSH DOOR	1.00 x 1.98
O	OPEN	1.00 x 2.13
W1	WINDOW	1.53 x 1.52
W2	WINDOW	1.22 x 1.52
W3	WINDOW	0.91 x 1.52
KW	KITCHEN WINDOW	1.53 x 1.22
V	VENTILATOR	0.91 x 0.76
J	JALLY	0.91 x 1.83

AREA DETAILS

DESCRIPTION	SQ.M	SQ.FT
PLOT AREA (as per Document)	409.69	4410.00
PLOT AREA (as per FMB)	409.69	4410.00
SUPER IMPOSED PLOT AREA	409.69	4410.00
DESCRIPTION	**F.S.I AREA (in SQ.M)**	**F.S.I AREA (in SQ.FT)**
PROPOSED BUILDING PLINTH AREA		
PROPOSED GROUND FLOOR AREA	80.02	861.33
PROPOSED FIRST FLOOR AREA	--	--
HEAD ROOM AREA	--	--
TOTAL AREA	80.02	861.33
OPEN SPACE AREA	329.67	

PLOT COVERAGE = 80.02 / 409.69 X 100 = 19.53 %

F.S.I = 80.02 / 409.69 = 1: 0.19

PARKING

1. TWO WHEELER PARKING SPACE 2 NOS PROVIDED.
2. CAR PARKING SPACE 2 NO PROVIDED

NOTES:

1. FIRE EXTINGUISHER FE
2. ALL DIMENSION ARE IN METER
3. SCALE - 1:100
4. WASTE WATER UTILISED FOR GARDEN PURPOSE.
5. SOLAR WATER HEATER PROVIDED IN TERRACE FLOOR.

COLOUR INDEX:

BOUNDARY SHOWN IN GREEN –

PROPOSED BUILDING IN RED –

R. Rengaraj

APPLICANT

Er.N.THIRUMURUGAN, B.E.,M.I.E.,F.I.V
Licensed Building Surveyor,
(Register No: 083/LS/2019/00016),
T.M.CONSTRUCTION,
Plot No: 26, Jai Mahal Avenue, Second Cross,
Kulithalai,Karur Dt.
(Mob:94434 05045)

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

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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.