Verified RealEstate™

REFERENCE
21/2026-2027

ISSUED
21 August 2026

PP APPROVAL RECORD

Planning Permission

Survey 18/1C1A1B and 2 more

Kulasekarapatti

Tenkasi 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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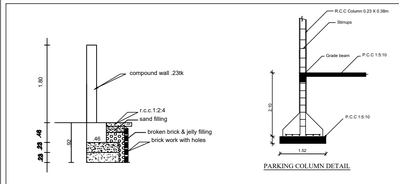
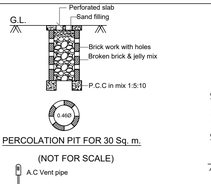
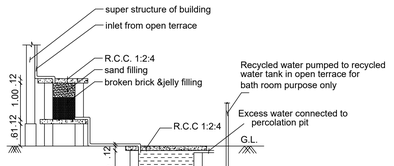
DIGITALLY VERIFIED RECORD

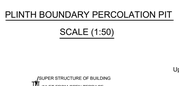
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HOUSE BUILDING PLOT NO: 37, S.NO : 18/1C1A1B AND 18/1D1A1B, KULASEKARPATTI VILLAGE, KULASEKARPATTI PANCHAYAT, KEELAPAVOOR PANCHAYAT UNION, TENKASI TALUK, TENKASI DISTRICT.

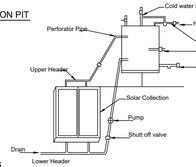
APPLICANT NAME : Mr. S.N SARGUNAM DURAIRAJ , S/o. Mr. SANTHOSHA NEHRU Scale 1:100 All Dimensions are in Metre
APPLICANT NAME : Mrs. J. LEELA BASKARA SELVI , W/o. Mr. S.N SARGUNAM DURAIRAJ

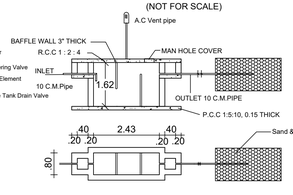


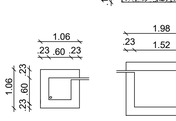


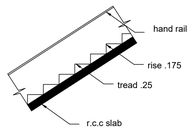


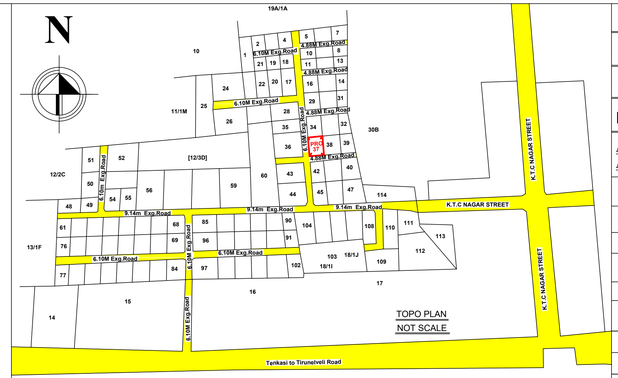


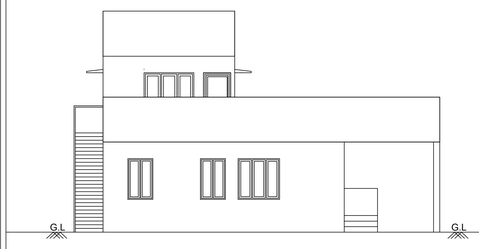




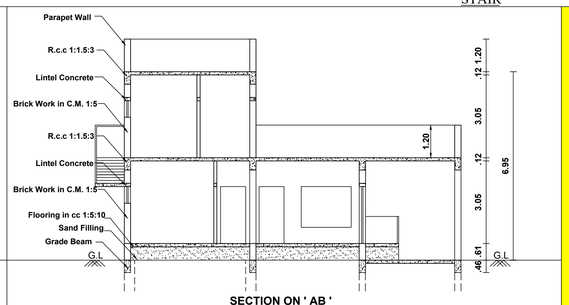








ELEVATION



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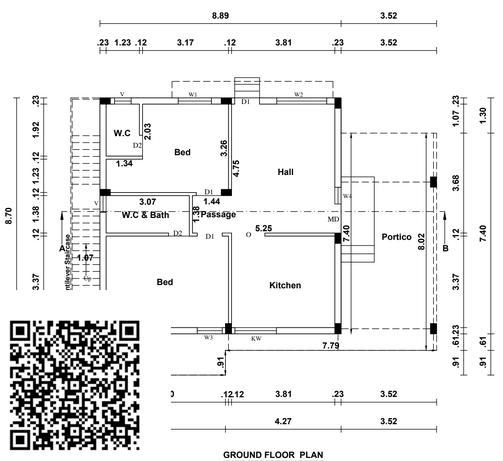

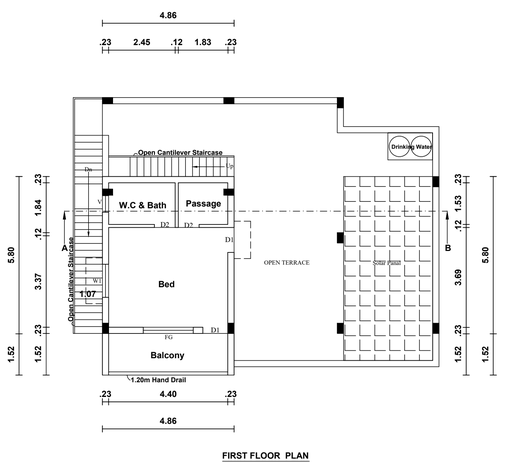

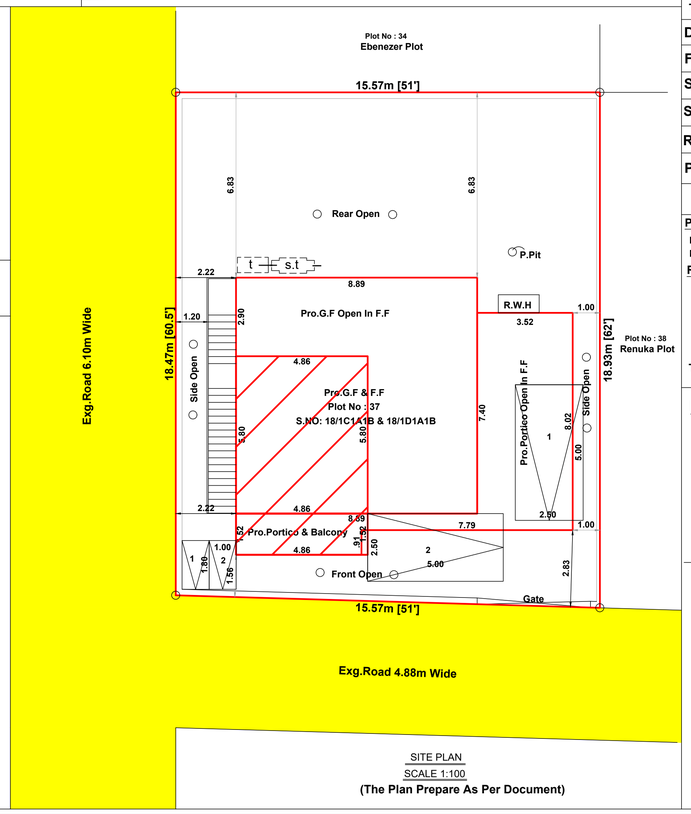

AREA DETAILS:-	Sq.Mt	Sq.Ft
Site Area (As Per Patta)	291.00	3132
Pro. Ground Floor Area Building Area : 77.39 Sq.mt Porch Area : 37.89 Sq.mt	115.28	1241
Pro. First Floor Area Building Area : 28.17 Sq.mt Balcony Area : 7.38 Sq.mt	35.56	383
Open Area	175.75	1891
Total Pro. Building Area G.F & F.F	150.84	1624

T.N COMBINED DEVELOPMENT & BUILDING RULES -2019

Description	Required	Available	
Front Setback	1.50m	1.56m	OK
Side Setback (East)	1.00m	1.00m	OK
Side Setback (West)	1.00m	2.22m	OK
Rear Setback	Nill	6.83m	OK
Parking	2 Car	2 Car 2 Two	OK
FSI	2.00	0.517	OK

Parking Calculation :

First 149.99 Sq.mt = 1 Car Space (2.50 x 5.0)
Next 75.0 Sq.mt = 1 Car Space (2.50 x 5.0)

Required Parking:

= G.F + F.F
= 115.28 + 35.56 = 150.54 Sq.Mt
= 150.54/149.99 = 1.03 Say

Required Car Parking = 2 Car Space

Total Avilable Car Parking = 2 Car & 2 Two Wheeler Space

FLOOR AREA RATIO :

$$= \frac{\text{G.F + F.F}}{\text{Site Area}}$$

$$= \frac{115.38 + 35.56}{291.00}$$

$$= \frac{150.34}{291.00}$$

$$= 0.517 > 2.00$$

References:-
- Site Boundary
- Proposed Building
- Exg. Road

SITE AREA DETAILS:-

Site Area (As Per Document) : 291.24 Sq.Mt
Site As Per Patta : 291.00 Sq.Mt

Taking Least Value, We Follow the As Per Patta Area

JOINERY DETAILES:-

M.D - Door	1.00 x 2.10
D1 - Door	0.91 x 2.10
D2 - Door	0.76 x 2.10
O - Open	1.20 x 2.10
FG - French Glass	1.52 x 1.20
KW - Kitchen Window	1.20 x 1.20
W1 - Window	1.20 x 1.20
W2 - Window	1.83 x 1.52
W3 - Window	0.91 x 1.20
W4 - Window	0.61 x 1.83
V3 - Ventilator	0.91 x 0.60

NOTE:-
- Waste Water Used to Garden
- Chimney Provided in Kitchen
- Percolation pit to be provided
- 'U' traps provided in septictank to prevent curb breeding of mosquitoes

As per G.O (M.S) No : 341 - dated 03.11.2004

OFFICE USE

(Mr. S N SARGUNAM DURAIRAJ)
(Mrs. J LEELA BASKARA SELVI)
APPLICANT

Er.M.ARI RAMA KRISHNAN DCE,B.E.,
LICENSED ENGINEER
ROC NO : 145/LS/2022/00012
FRIENDS BUILDERS
14/556/9, KADAYAM ROAD
PAVOORCHATRAM - 627 808
CELL : 81440 65947

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

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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.