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REFERENCE
467/2024

ISSUED
09 January 2025

PP APPROVAL RECORD

Planning Permission

Salem

Salem 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

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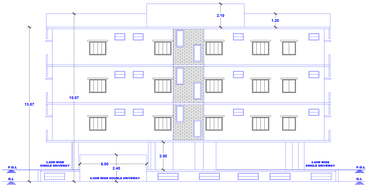
DIGITALLY VERIFIED RECORD

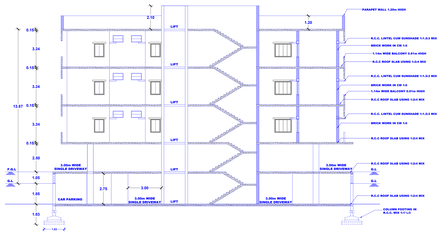
SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C TERRACED ROOF RESIDENTIAL (BASMENT +STILT+3 FLOORS) BUILDING IN S.F.No : 30/2A12,30/2A13,30/2B5 & 30/2B6 AT PLOT NO.3 & 4 AT A.R.GARDEN, KONDICHETTIPATTY VILLAGE AND PANCHAYAT, UNDER NAMAKKAL MUNICIPAL LIMIT , NAMAKKAL TALUK , NAMAKKAL DISTRICT.

REGULARIZED NUMBER BY NAMAKKAL MUNICIPALITY : நி.க.எண்: 11779,11780/2018/F1 , SPFW/SRDD NO.16663/2018

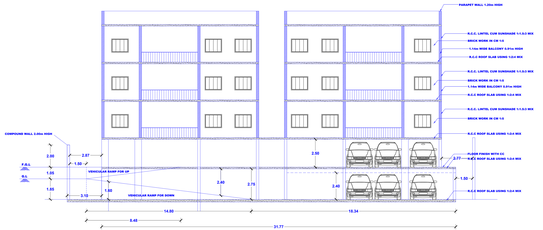
APPLICANT :-
1.Mr.C.SURESHBABU S/o Mr.CHINNASAMY.,
2.Mrs.J.BHUVANESWARI W/o Mr.C.SURESHBABU..,



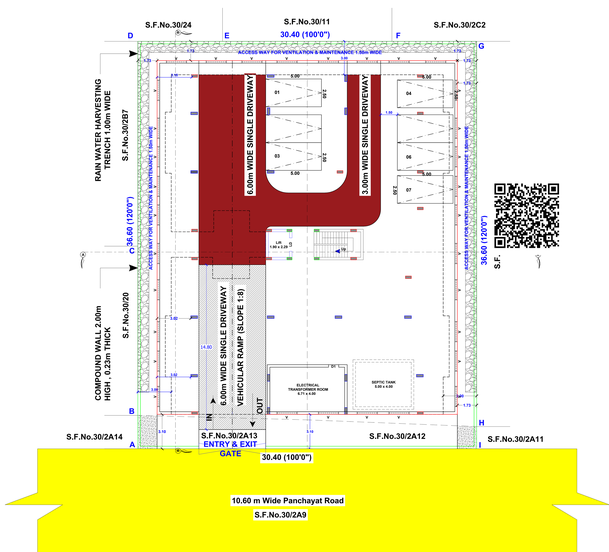
FRONT ELEVATION



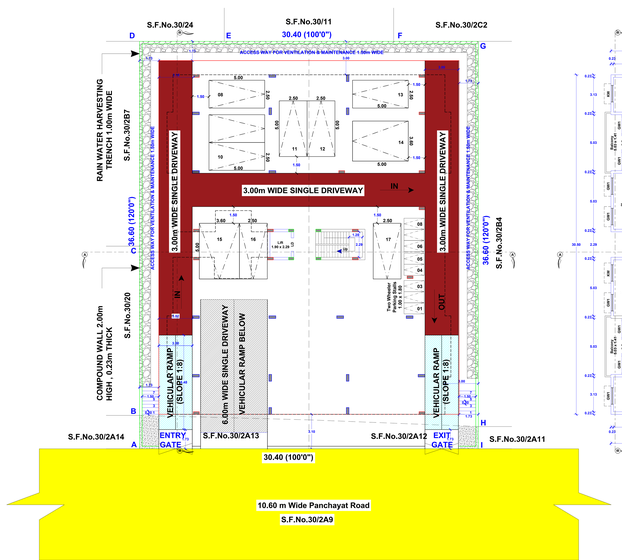
SECTION ON AA'



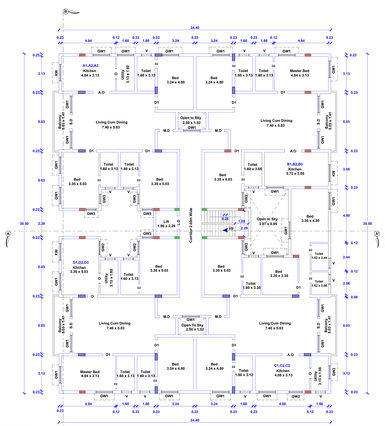
SECTION ON BB'



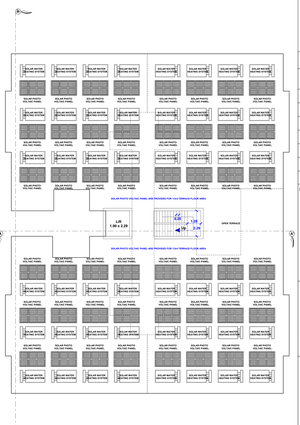
SITE CUM SEMI BASEMENT FLOOR PLAN



SITE CUM STILT FLOOR PLAN



TYPICAL FLOOR PLAN - FLOOR 01,02,03



TERRACE FLOOR PLAN

FOR OFFICE USE ONLY

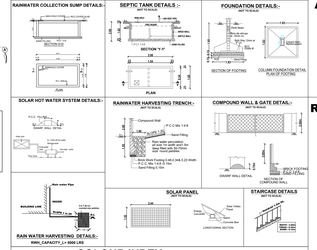
ONLINE APPLICATION No : SWP/BPA/217397/2024
Site Boundary Shown as " A to I " at
BUILDING APPROVAL NO.SWP/DTCP/NKL/BP NO.15/2024

(SWP- ONLINE APPROVAL)

E SIGNED BY
ASSISTANT DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING OFFICE
NAMAKKAL DISTRICT

DWELLING UNIT DETAILS

BLOCK	FLOOR	DWELLING UNIT NUMBER	DWELLING UNIT AREA
01	01,02,03	A1,A2,A3 - 3 BHK	153.38 Sq.m 1650.98 Sq.Ft
01	01,02,03	B1,B2,B3 - 3 BHK	148.85 Sq.m 1602.22 Sq.Ft
01	01,02,03	C1,C2,C3 - 4 BHK	174.00 Sq.m 1872.94 Sq.Ft
01	01,02,03	D1,D2,D3 - 3 BHK	153.19 Sq.m 1648.94 Sq.Ft
NO OF DWELLING UNIT - 12 Nos			
HEIGHT OF THE BUILDING - 13.87 m			
DWELLING UNIT HEIGHT - 3.05 m			



COLOUR INDEX

- SITE BOUNDRY SHOWN
- PROPOSED BUILDING SHOWN
- DRIVEWAY SHOWN
- EXISTING ROAD SHOWN

PARKING DETAILS

DESCRIPTIONS	REQUIRED	PROVIDED
CAR SLOTS (2.50 x 5.00)	12 Nos	15 Nos
DA CAR SLOTS (3.60 x 5.00)	02 Nos	02 Nos
DA TWO WHEELERS (1.50x1.80)	02 Nos	08 Nos

AREA STATEMENT — **SHEET No : 1 OF 1**

DESCRIPTIONS		Sq.METER
SITE AREA :-		
AS PER DEED AREA	12000.00 Sq.ft	1114.82
AS PER PLR / FMB AREA	11.50 ARES	1150.00
SUPER IMPOSED PLOT AREA		1112.64
BUILDING AREA :-		

FLOOR NAME	FSI AREA (IN Sq.m)	NON FSI AREA (IN Sq.m)	BUILTUP AREA (IN Sq.m)
SEMI BASEMENT FLOOR	----	856.96	856.96
STILT FLOOR	----	856.96	856.96
FIRST FLOOR	702.16	21.94	724.10
SECOND FLOOR	702.16	21.94	724.10
THIRD FLOOR	702.16	21.94	724.10
LIFT MACHINE ROOM	---	6.49	6.49
HEAD ROOM	---	14.95	14.95
GRAND TOTAL in Sq.M	2106.48	1801.18	3907.66
GRAND TOTAL in Sq.Ft	22674.15	19387.90	42062.05

FLOOR SPACE INDEX (F.S.I) :-	SCALE 1:100
F.S.I AREA / PLOT AREA = 2106.48 / 1114.82 = 1.889 < 2	ALL DIMENSIONS ARE IN 'METRE'
PLOT COVERAGE (P.C) :-	
MAX FLOOR AREA AT ANY FLOOR / PLOT AREA x 100 = 856.96 / 1114.82 x 100 = 76.86 %	

JOINERY DETAILS

REFERENCE	DESCRIPTIONS	SIZE (IN METER)
G.D	GLAZZED DOOR	1.83 x 2.13
M.D	MAIN DOOR	1.52 x 2.13
LD	LIFT DOOR	1.20 x 2.13
D1	DOOR	0.91 x 2.13
D2	DOOR	0.76 x 2.13
W	WINDOW	1.83 x 1.52
SW	STAIR WINDOW	1.83 x 1.52
V1	VENTILATOR	0.91 x 0.60

APPLICANT:-

S. Bhuvana

REGISTERED ENGINEER:-

Er. A. SOUNDAR RAJAN, B.E., M.E.,(Struct).,
RDD SALEM/IRE-II/Reg.No.001/2020
G.V. VISUAL CREATIONS,
BUILDING CONTRACTOR & PROMOTERS.
Suthani Complex 1st Floor,
Junction Main Road, Near Sona College,
Salem - 636 005. Cell: 9578270663

STRUCTURAL ENGINEER:-

Er. S. PRADEEP, B.E., M.E.(ST)
REGISTERED STRUCTURAL ENGINEER Grade II
DTCP/NAMAKKAL/RSE-II/001/2022
First Floor, No. 02, MIG-2208, Gandhimaa Nagar,
Peelamedu, Coimbatore - 641 004.
Ph: 96550 08064

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

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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.