Verified RealEstate™

REFERENCE
187-2025

ISSUED
13 October 2025

PP APPROVAL RECORD

Planning Permission

Survey 119/1A and 1 more

Konganapuram

Salem district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

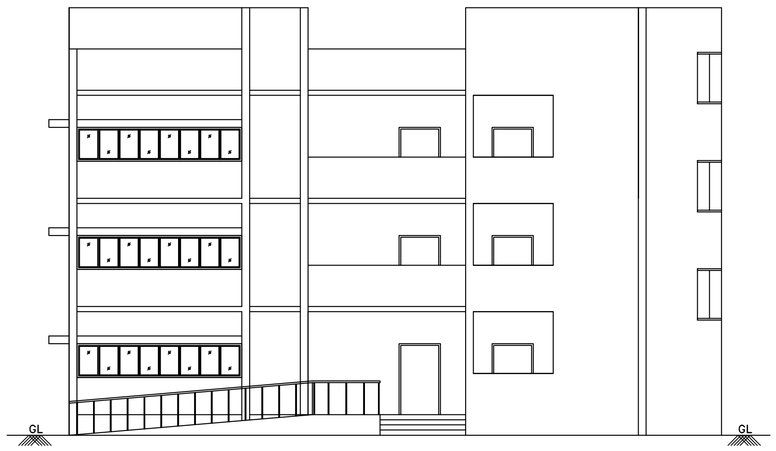
The approval as the planning authority issued it, reproduced in full behind this page.

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

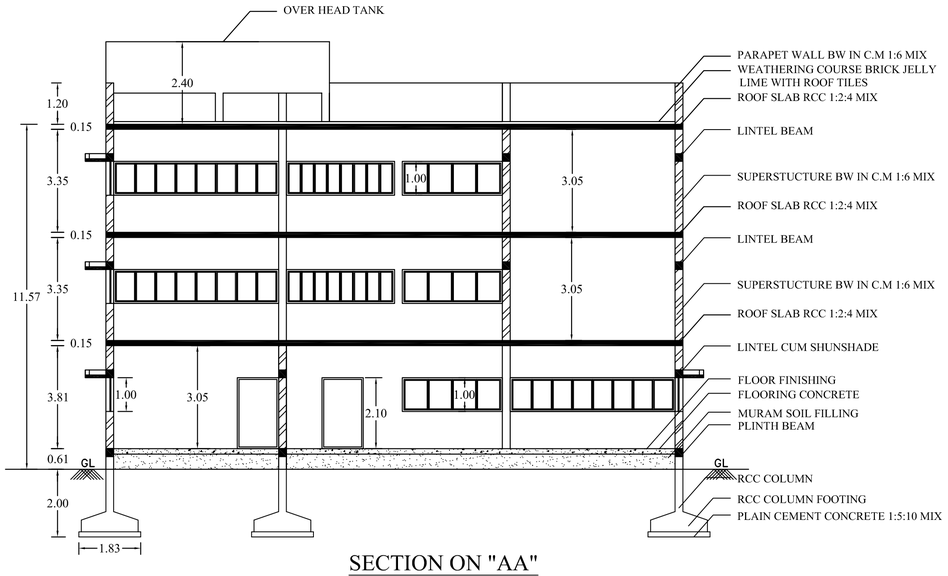
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

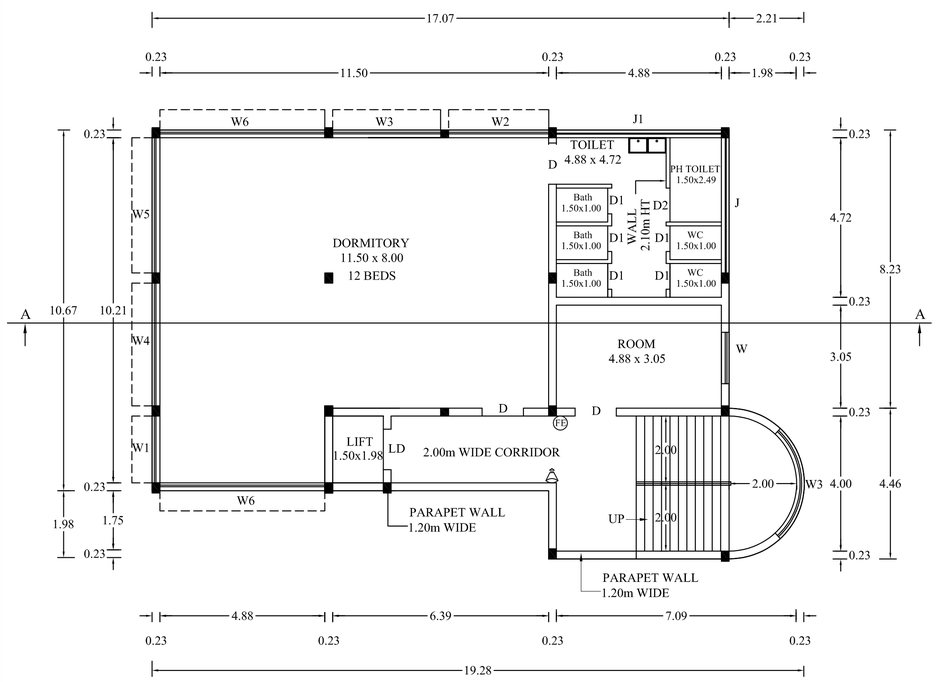
DIGITALLY VERIFIED RECORD



FRONT ELEVATION

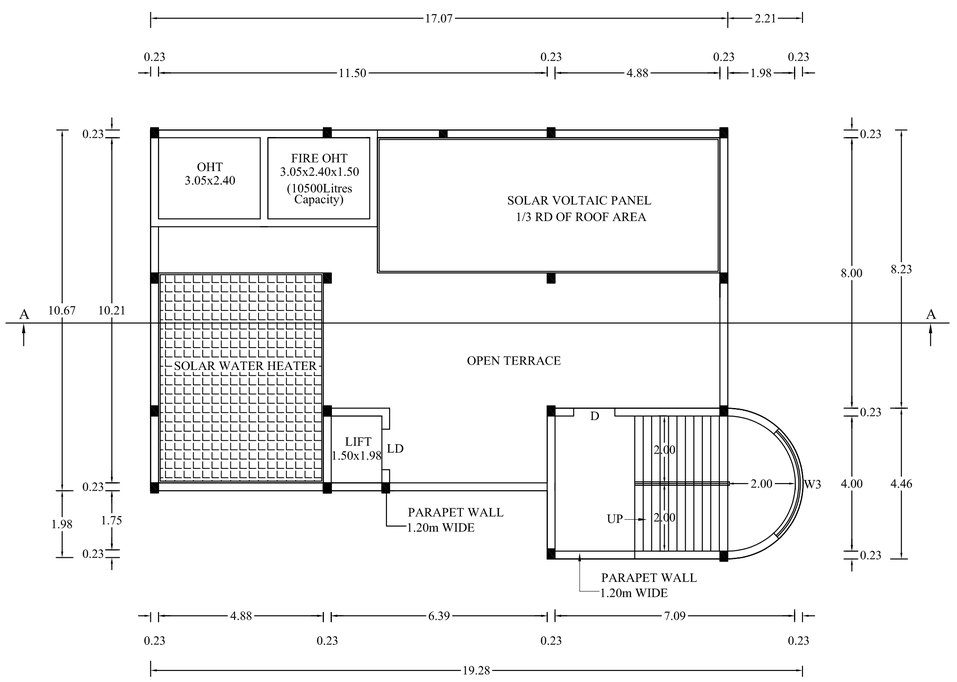


SECTION ON "AA"



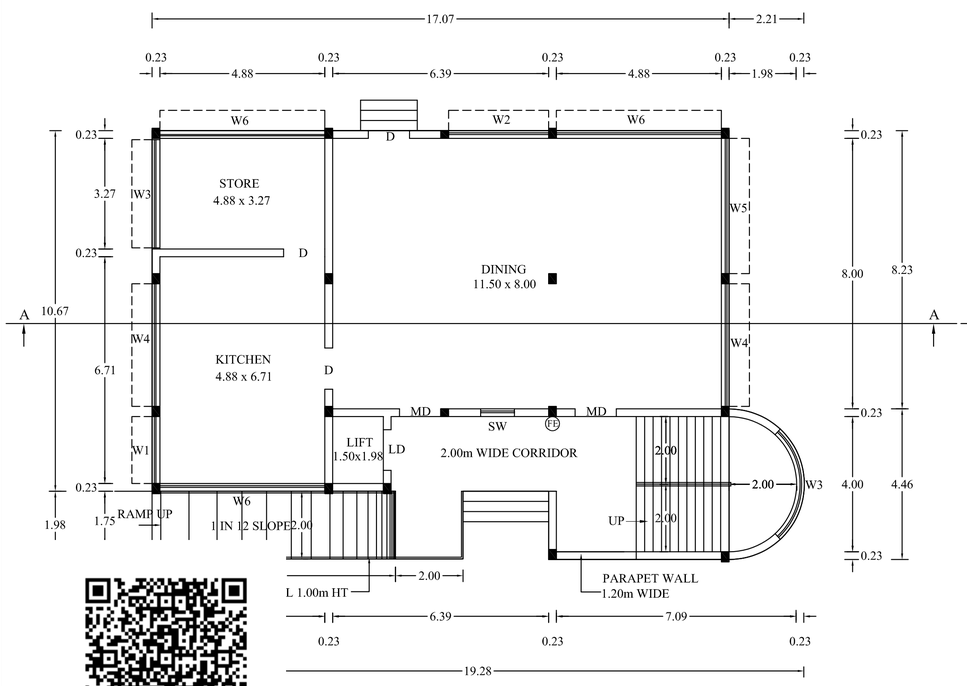
FIRST FLOOR PLAN

SCALE-1:100



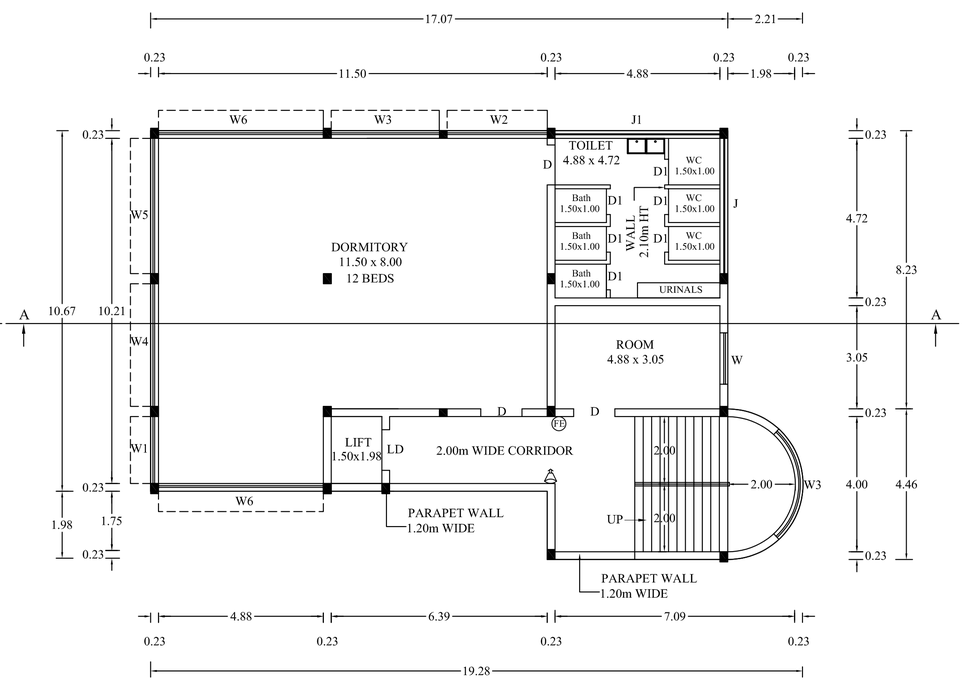
TERRACE FLOOR PLAN

SCALE-1:100



GROUND FLOOR PLAN

SCALE-1:100



SECOND FLOOR PLAN

SCALE-1:100

N

HOSTEL BUILDING

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF RCC TERRACED ROOF SCHOOL BOY'S HOSTEL BUILDING WITH ALREADY REGULARIZED SCHOOL BUILDING IN S.No: 119/1A AT KONGANAPURAM TOWN PANCHAYAT/ VILLAGE, IDAPPADI TALUK, SALEM DISTRICT.

NAME OF THE APPLICANT:

THE GIFT FOUNDATION

COLOUR INDEX

SITE BOUNDARY

PROPOSED BUILDING

EXISTING ROAD

SCALE:-

ALL DIMENSIONAL ARE IN METER & FEET

SCALE 1:100 OR 1"=8'0" OR 1CM =1M

FE FIRE EXTINGUSHER APRATUS PROVIDED IN NECESSARY PLACES.

FIRE ALARAM

NOTE:-

- SOLAR APARATUS TO BE PROVIDED
- RAIN WATER HARVESTING SYSTEM & SULLAGE WATER TREATMENT PLANT & TANKS ARE PROVIDED AS PER STANDARD PROVISIONS.
- LIGHTENING ARRESTER IS PROVIDED.
- PHYSICALLY HANDICAPED PERSONS RAMP 1 IN 12 SLOPE IS PROVIDED.
- TOTAL NO OF STUDENTS
- UPTO IIIrd STD STUDENTS GROUND FLOOR ONLY.

JOINERY DETAIL:

MD	MAIN DOOR	:	1.22 x 2.10
D	DOOR	:	1.22 x 2.10
D1	DOOR	:	0.76 x 2.10
D2	DOOR	:	1.00 x 2.10
SW	SPECIAL WINDOW	:	1.00 x 1.52
W	WINDOW	:	1.52 x 1.52
W1	WINDOW	:	1.98 x 1.00
W2	WINDOW	:	2.96 x 1.00
W3	WINDOW	:	3.20 x 1.00
W4	WINDOW	:	3.63 x 1.00
W5	WINDOW	:	4.00 x 1.00
W6	WINDOW	:	4.88 x 1.00
J	JOLLY	:	4.00 x 1.00
J1	JOLLY	:	4.88 x 1.00

BUILDING AREA

DESCRIPTION	NON FSI AREA Sqm	FSI AREA Sqm	TOTAL AREA Sqm
GROUND FLOOR AREA	----	200.75	200.75
FIRST FLOOR AREA	----	200.75	200.75
SECOND FLOOR AREA	----	200.75	200.75
HEAD ROOM AREA	36.41	----	36.41
TOTAL CONSTRUCTION AREA	36.41	602.25	638.66

APPLICANT:

For THE GIFT FOUNDATION,

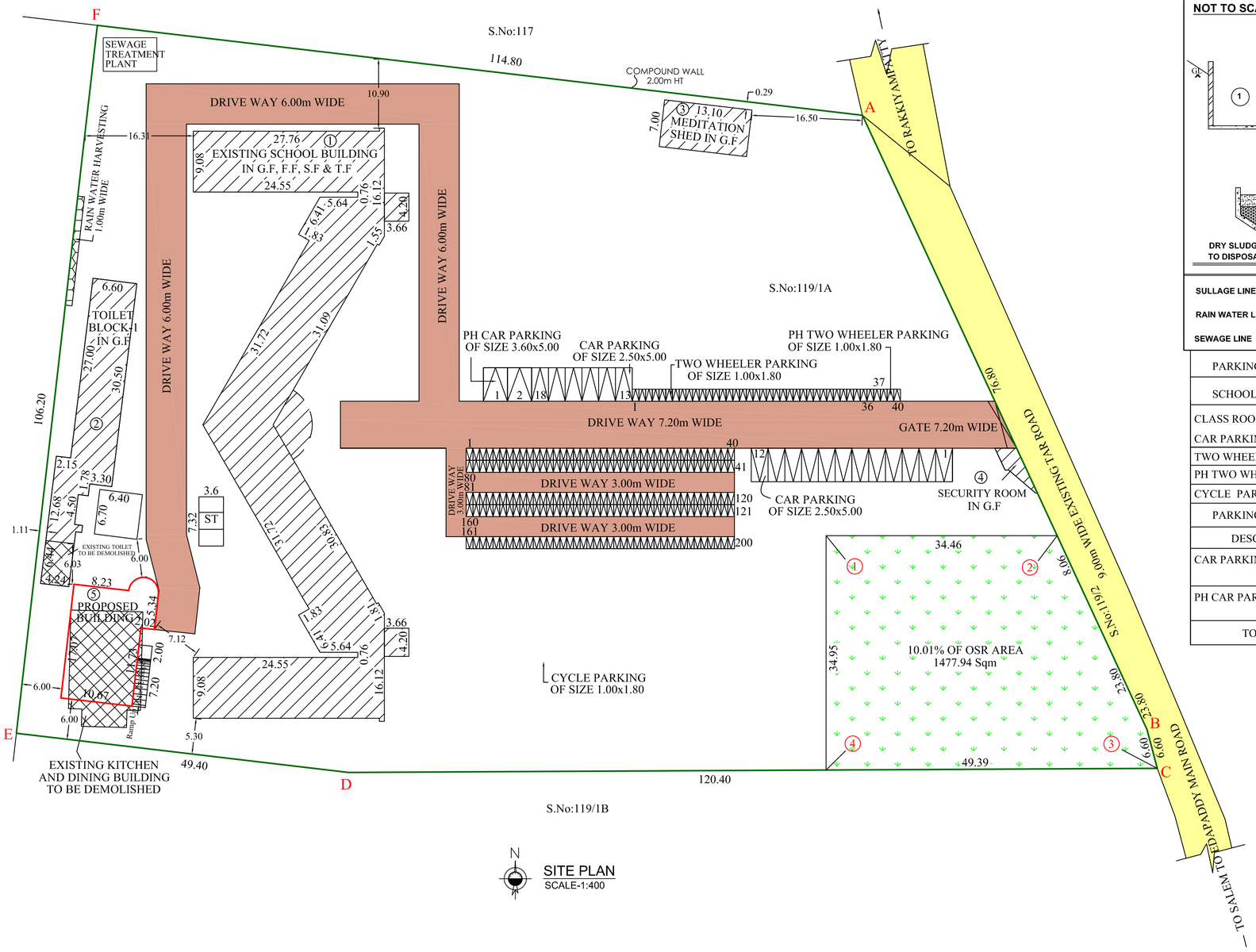
Trustee

ENGINEER:

Er. A. CHANDRAN, B.E.,AM.I.E.,F.I.V.,M.Sc.,REV.,
Chartered Engineer, Consulting Civil Engineer / Regd. Valuer
REGISTERED ENGINEER GRADE - I
Reg. No. 01/RE-I/2019-2024/SLPA SALEM.
Reg. No:
D.No: 104, S.P.R. Colony, Vincent, SALEM - 636 007.
Mobile No: 99448 19150, 89033 09150

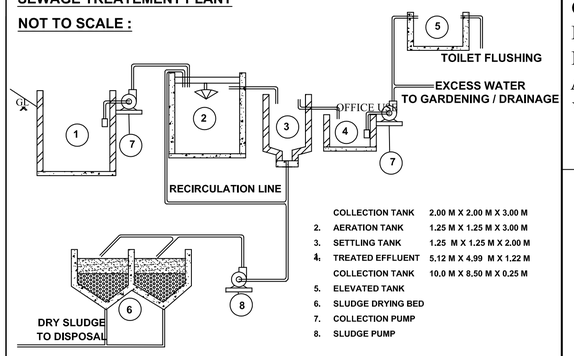
Er. M. RAJA, B.E.,
SHAI JEEVAGAN CONSULTANT
CONSULTING CIVIL ENGINEER
SCMC LBS & SLPA LICENSED SURVEYOR
26, Mettu Mariamman Kovil Street,
SALEM-1 Cell: 98425 141187

Er.A.SOUNDAR RAJAN,B.E.,M.E.,(Struct).,
RDD SALEM/RSE-II/Reg.No.33/2024
CLASSIC CONSTRUCTION
Building Contractor & Promoters,
No.1, Suthari Complex 1st Floor,
Junction Main Road,
Near Sona College, Salem - 636005.
Cell: 95782 70663



SECTIONAL ELEVATION FOR SEWAGE TREATEMENT PLANT

NOT TO SCALE :



SULLAGE LINE	DRINKING WATER LINE
RAIN WATER LINE	SULLAGE TREATED WATER LINE
SEWAGE LINE	EXISTING DRAIN

PARKING CALCULATION (REQUIRED)

SCHOOL BUILDING (GROUND, FIRST, SECOND AND THIRD FLOOR)

CLASS ROOM AREA = 1890.84 Sqm.

CAR PARKING = 1890.84 Sqm/ EVERY 100 Sqm = 18.91 No's SAY 19 No's

TWO WHEELER PARKING = 1890.84 Sqm/ EVERY 50 Sqm = 37.82 No's SAY 38 No's

PH TWO WHEELER PARKING PARKING(10%) = 38x10/100 = 3.80 No's SAY 4 No's

CYCLE PARKING = 1890.84 Sqm/ EVERY 10 Sqm = 189.08 No's SAY 190 No's

PARKING DETAILS PROVOIDED

DESCRIPTION	No's	DESCRIPTION	No's
CAR PARKING (2.50mx5.00m)	18	TWO WHEELER PARKING (1.00mx1.80m)	58
PH CAR PARKING (3.60mx5.00m) 10%	2	PH TWO WHEELER PARKING (10%) (1.50mx1.80m)	6
TOTAL	20	TOTAL	64
		CYCLE PARKING (1.00mx1.80m)	200

SANITARY ARRANGEMANTS

No's Of Member Counting -25 No's

Urinals - 4 No's

Wash basins - 4 No's

Cleaner Sink - 2 No's

NOTE:

EXISTING BUILDING CLASS ROOM AREA

		Sqm
1. GROUND FLOOR	:	450.20
2. FIRST FLOOR	:	720.32
3. SECOND FLOOR	:	720.32
TOTAL AREA	:	1890.84

No's OF STUDENTS		No's
BOY'S	:	560
GIRL'S	:	410

SITE PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF RCC TERRACED ROOF SCHOOL BOY'S HOSTEL BUILDING WITH ALREADY REGULARIZED SCHOOL BUILDING IN S.No: 119/1A AT KONGANAPURAM TOWN PANCHAYAT/ VILLAGE, IDAPPADI TALUK, SALEM DISTRICT.

NAME OF THE APPLICANT:

THE GIFT FOUNDATION

COLOUR INDEX

SITE BOUNDARY

EXISTING ROAD

EXISTING BUILDING

EXISTING BUILDING TO BE DEMOLISHED

PROPOSED BUILDING

DRIVEWAY

10% OF OSR AREA

SCALE:-

ALL DIMENSIONAL ARE IN METER & FEET

FE FIRE EXTINGUSHER APRATUS PROVIDED IN NECESSARY PLACES.

FIRE ALARAM

* SOLAR APARATUS TO BE PROVIDED
* RAIN WATER HARVESTING SYSTEM & SULLAGE WATER TREATMENT PLANT & TANKS ARE PROVIDED AS PER STANDARD PROVISIONS.
* LIGHTENING ARRESTER IS PROVIDED.
* PHYSICALLY HANDICAPED PERSONS RAMP 1 IN 12 SLOPE IS PROVIDED.
* TOTAL NO OF STUDENTS

AREA STATEMENT:

AREA OF SITE

DESCRIPTION	AS PER DOCUMENT Acre	AS PER PATTA Hectare
1. S.No:119/1A	3.65	1.47.50
TOTAL AREA	3.65	1.47.50

BUILDING AREA

EXISTING BUILDING

CONCURRENCE No: 18 /2022, DATE:28.10.2022, VIDE G.O:76 H&UD, DATED:26.11.2022 BY DTCP CHENNAI, FILE No:20537/2022/TCP4

	Sqm
1. SCHOOL BUILDING	
GROUND FLOOR AREA	1247.00
GROUND FLOOR PORTICO AREA	88.61
FIRST FLOOR AREA	1247.00
SECOND FLOOR AREA	1247.00
THIRD FLOOR AREA	772.50
2. TOILET BLOCK-1	
GROUND FLOOR AREA	319.85
3. KITCHEN AND DINING	
GROUND FLOOR AREA	174.71
4. MEDITATION SHED	
GROUND FLOOR AREA	91.70
5. SECURITY ROOM	
GROUND FLOOR AREA	15.70
EXISTING BUILDING AREA	5207.07

PROPOSED BUILDING

DESCRIPTION	NON FSI AREA IN Sqm	FSI AREA IN Sqm	TOTAL AREA IN Sqm
5 HOSTEL BUILDING			
GROUND FLOOR AREA	-----	200.75	200.75
FIRST FLOOR AREA	-----	200.75	200.75
SECOND FLOOR AREA	-----	200.75	200.75
HEAD ROOM AREA	36.41	-----	36.41
PROPOSED BUILDING AREA	36.41	602.25	638.66

		Sqm
TOTAL CONSTRUCTION AREA ((EXISTING-(KITCHEN & DINING+PART TOILET BLOCK1) + PROPOSED) ((5207.07-(174.71+27.31))+638.66)	:	5643.74
FSI AREA (EXISTING + PROPOSED)	:	5607.33
SITE AREA (1.47.50 Hectare)	:	14750.00
OPEN SPACE	:	12902.31
10.01% OSR AREA	:	1477.95
FLOOR SPACE INDEX (5607.33 / 14750.00)	:	0.380

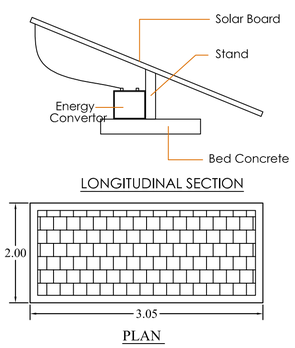
APPLICANT:

For THE GIFT FOUNDATION,

Trustee

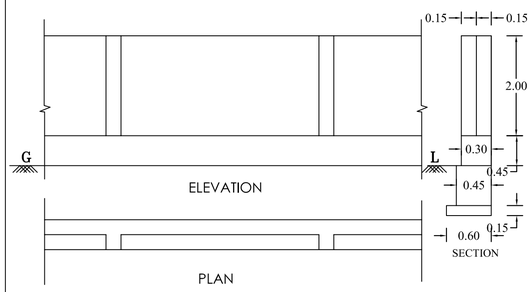
SOLAR SYSTEM

Not To Scale



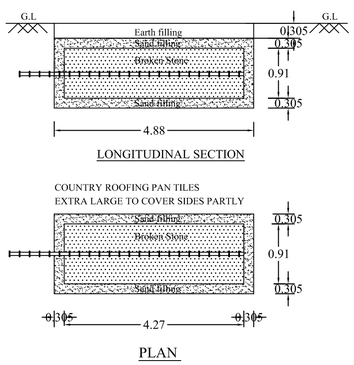
COMPOUND WALL DETAILS

Not To Scale



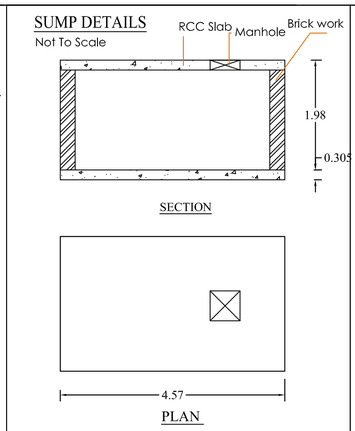
DISPERSION TRUNCH

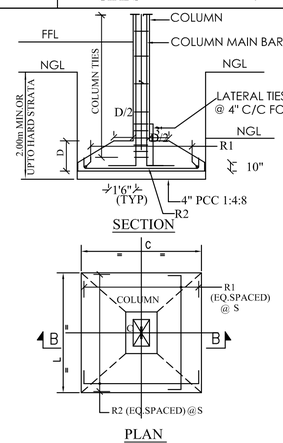
Not To Scale



SUMP DETAILS

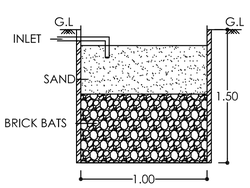
Not To Scale





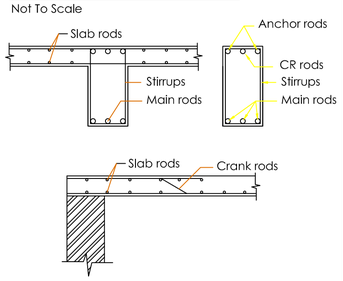
RAW WATER HARVESTING

Not To Scale



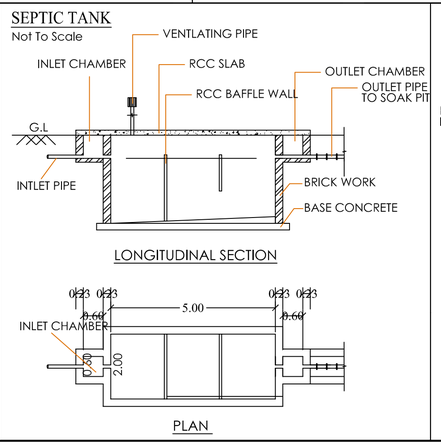
ROOF SLAB & BEAMS DETAILS

Not To Scale



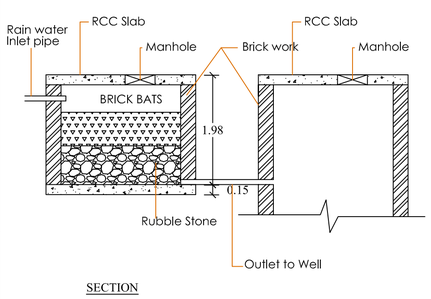
SEPTIC TANK

Not To Scale

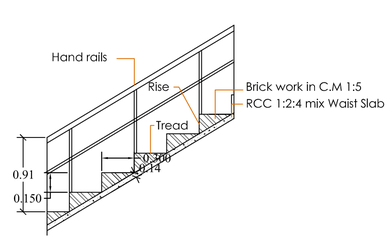


RAIN WATER FILTER BED DETAIL

Not To Scale



STAIRCASE DETAILS



WIDTH OF THE STAIRCASE	:	2.000M
RISE	:	0.150M
TREAD	:	0.300M

ENGINEER:

Er. A. CHANDRAN, B.E.,AM.I.E.,F.I.V.,M.Sc.,REV.,
Chartered Engineer, Consulting Civil Engineer / Regd. Valuer
REGISTERED ENGINEER GRADE - I
Reg. No. 01/RE-I/2019-2024/SLPA SALEM.
Reg. No:
D.No: 104, S.P.R. Colony, Vincent, SALEM - 636 007.
Mobile No: 99448 19150, 89033 09150

Er. M. RAJA, B.E.,
SHAI JEEVAGAN CONSULTANT
& CONSULTING CIVIL ENGINEER
SCMC LBS & SLPA LICENSED SURVEYOR
(26, Mettu Mariamman Kovil Street)
SALEM-11 Cell: 98425 14118

Er.A.SOUNDAR RAJAN,B.E.,M.E.,(Struct).,
RDD SALEM/RSE-II/Reg.No.33/2024
CLASSIC CONSTRUCTION
Building Contractor & Promoters,
No.1, Suthari Complex 1st Floor,
Junction Main Road,
Near Sona College, Salem-636005.
Cell: 95782 70663

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.