PP APPROVAL RECORD

Planning Permission

Survey 458/1

Agraharam

Salem district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

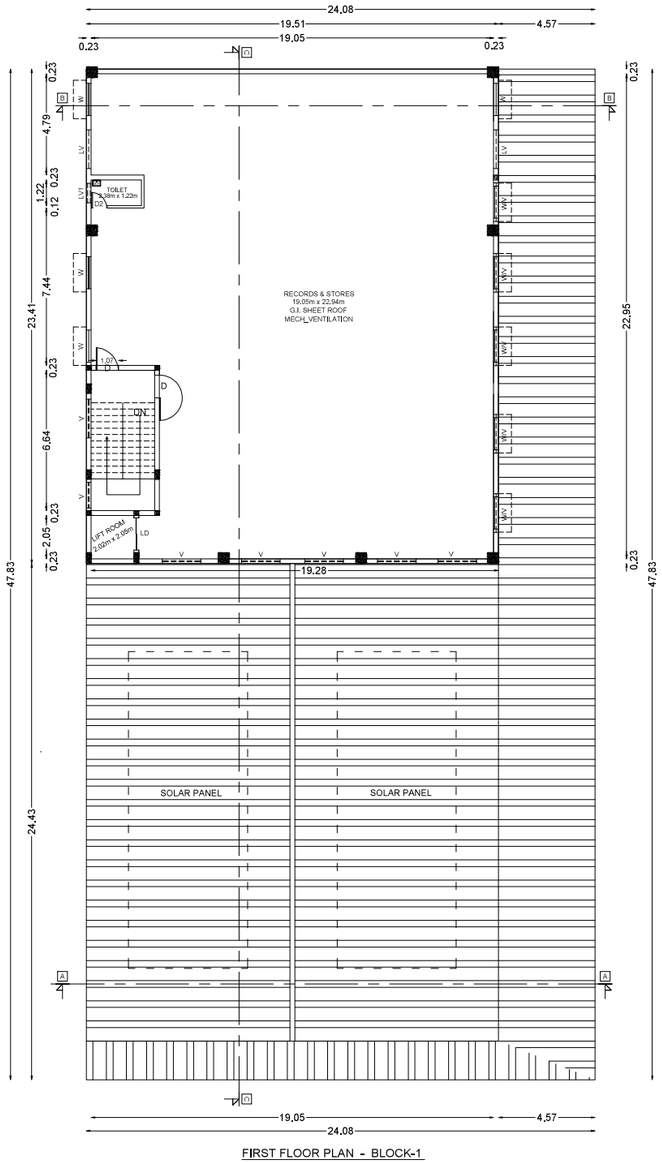
PURPOSE
Commercial

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

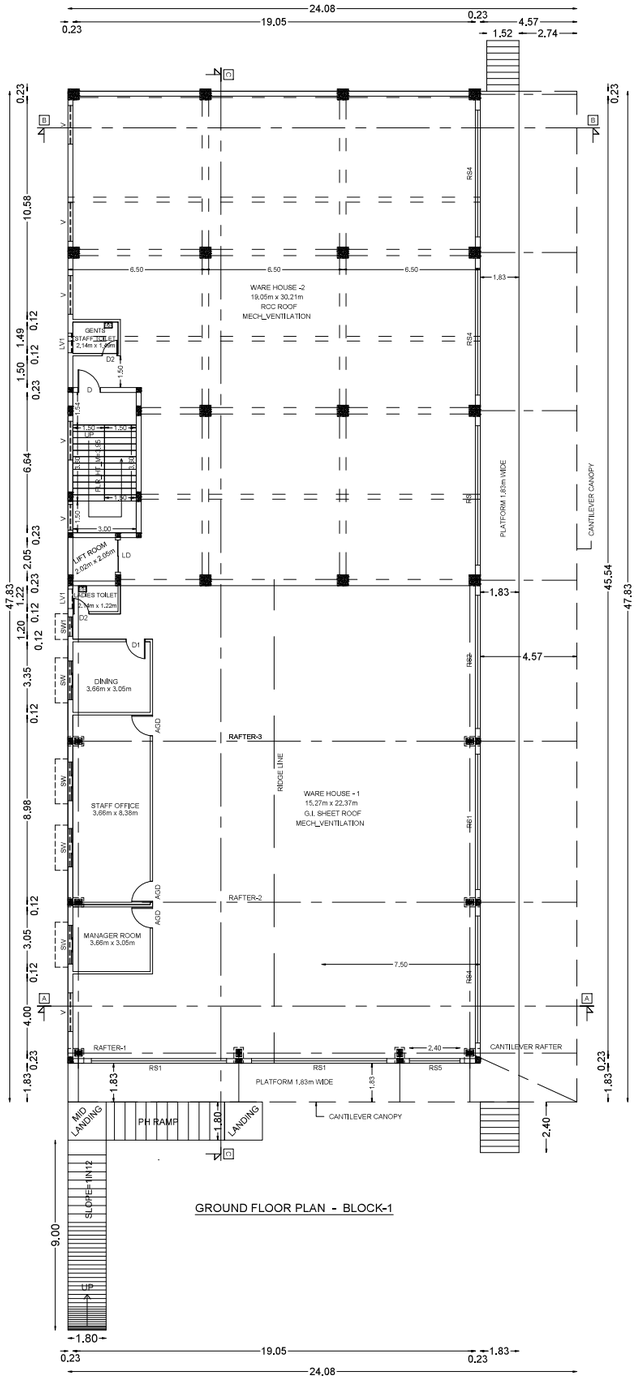
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

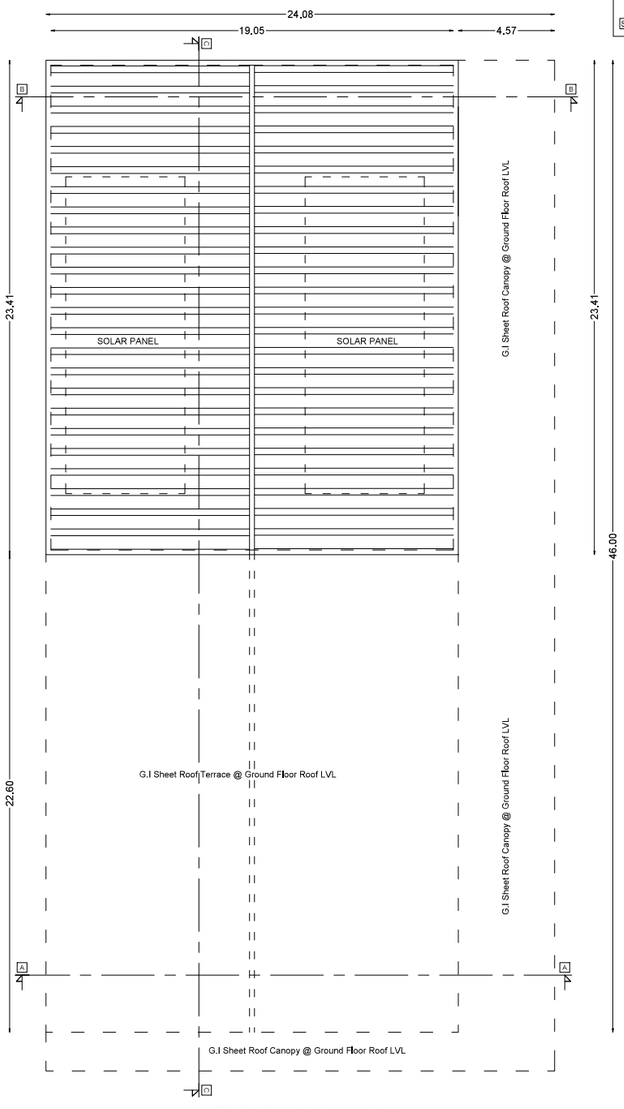
hello@verified.realestate
+91 9996 12 9996
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FIRST FLOOR PLAN - BLOCK-1



GROUND FLOOR PLAN - BLOCK-1



TERRACE FLOOR PLAN - BLOCK-1

SCALE 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF G.I SHEET ROOF WAREHOUSE, RCC ROOF OFFICE AND SECURITY ROOM, G.I SHEET ROOF AND RCC ROOF TOILET COMMERCIAL BUILDING FOR "AKR EXPRESS PRIVATE LTD" AT S.F.No.458/1D2, 480/1, PUTHUR AGRAHARAM VILLAGE AND PANCHAYAT, VEERAPANDI PANCHAYAT UNION, SALEM WEST TALUK, SALEM DISTRICT.

APPLICANT : Mr.P.RAVIKUMAR S/o PALANIYAPPAN

SHEET No - 2 OF 4

SCALE:

ALL DIMENSIONS ARE IN METER

SCALE 1:100

FIRE EXTINGUSHER APARATUS PROVIDED IN NECESSARY PLACE.

FIRE ALARM

1.SOLAR APARATUS TO BE PROVIDED

2.RAIN WATER HARVESTING SYSTEM & SULLAGE WATER TREATMENT PLANT & TANKS ARE PROVIDED AS PER STANDARD PROVISIONS.

3.MECHANICAL VENTILATION TO BE PROVIDED WHEREVER NECESSARY IN PLACE.

LAND AREA DETAILS:-

S. No	SURVEY NO	PATTA NO	AREA (in Sq.m)		AREA (in Acre)
			PATTA	DEED	DEED
1.	458/1D2	1470	212.00	211.45	0.0525
2.	480/1	989	7300.00	7284.34	1.8000
TOTAL AREA =			7512.00	7495.79	1.8525

SUPER IMPOSED AREA (AS PER SITE) = 7333.25 Sq.m

BUILDING AREA DETAILS:-

WAREHOUSE BULDING BLOCK-1		AREA(SQ.M)	
SL.No	FLOORS	NON FSI	FSI
1.	GROUND FLOOR	-------	1151.73
2.	FIRST FLOOR	-------	456.60
TOTAL AREA OF BLOCK-1		-------	1608.33

PARTICULARS	SQ.M
AREA OF (WARE HOUSE) BLOCK-1	1608.33

SCHEDULE OF JOINERIES :-

REF.	DESCRIPTION	SIZE	REF.	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	6,60 X 3,05	D2	FRP DOOR	0,76 X 2,13
RS1	ROLLING SHUTTER	6,40 X 3,05	AGD	ALUMINIUM GLAZED DOOR	0,99 X 2,13
RS2	ROLLING SHUTTER	6,30 X 3,05	W	WINDOW	1,52 X 1,22
RS3	ROLLING SHUTTER	6,20 X 3,05	SW	SLIDING WINDOW	1,83 X 1,22
RS4	ROLLING SHUTTER	6,00 X 3,05	SW1	SLIDING WINDOW	0,91 X 1,22
RS5	ROLLING SHUTTER	2,40 X 3,05	V	VENTILATOR	1,83 X 0,76
D	STEEL FLUSH DOOR	1,07 X 2,13	LV	VENTILATOR	1,83 X 1,22
D1	STEEL FLUSH DOOR	0,91 X 2,13	LV1	VENTILATOR	0,91X 0,61

FOR OFFICE USE ONLY

SITE APPROVAL

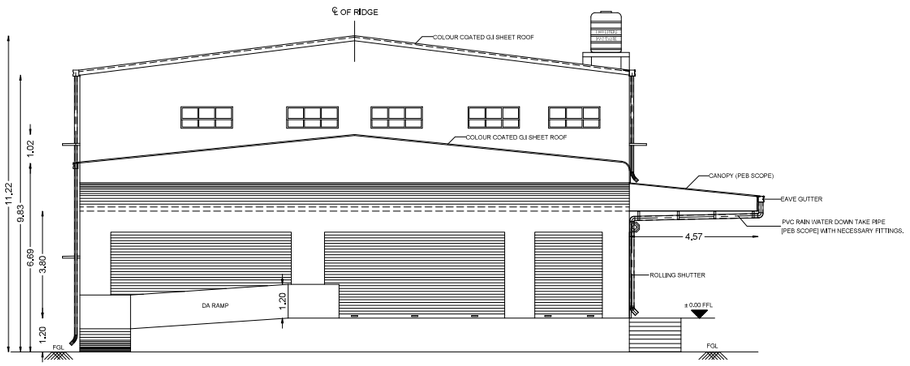
Roc.No: SWP / BPA / 492012 / 2025
Site Boundary Shown as "A to J" & "K to N" and numbered as SWP / DTCP / SALEM
Site Approval No : 132 / 2025

PLANNING PERMISSION

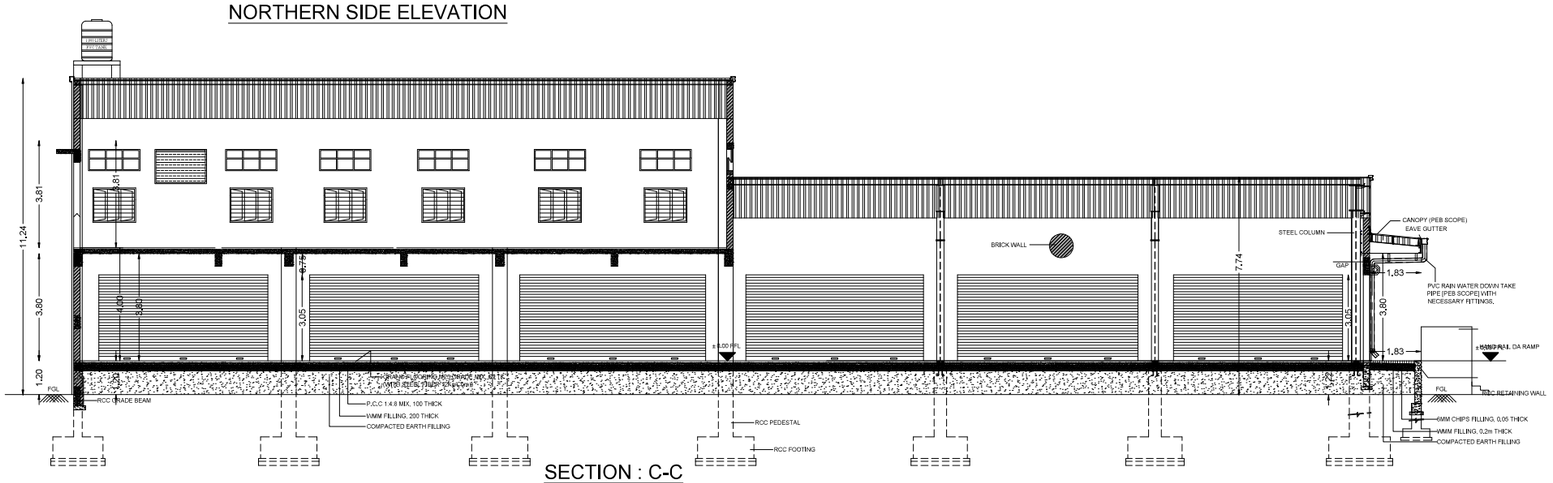
Roc.No: SWP / BPA / 492012 / 2025
Planning Permission No : 54 / 2025

PROFESSIONAL DETAIL

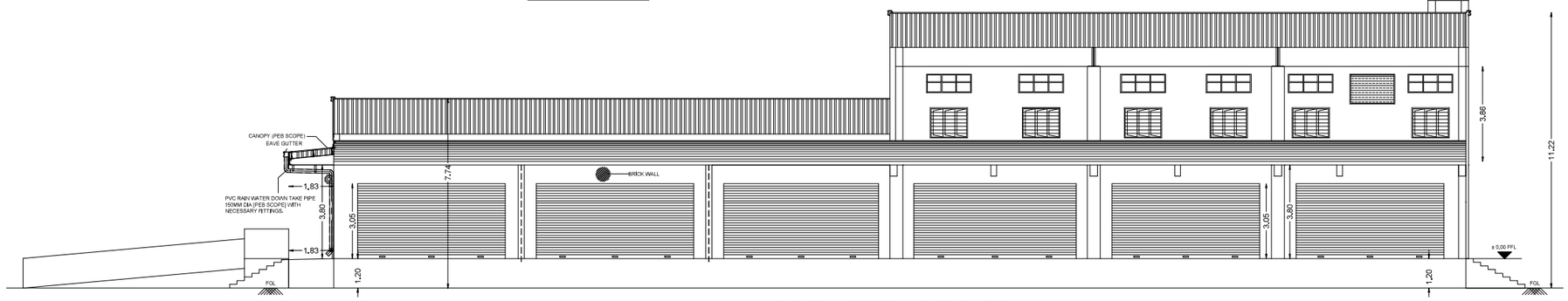
APPLICANT	P.RAVIKUMAR	
REGISTERED ARCHITECT	Er.B.BALACHADRIKA (CA / 2016 / 75035)	Ar. B. BALA CHANDRIKA, Council of Architecture, Reg No: 75035 / 2016, 38-1/2B-1, Mall Street, Arisipalayam, SALEM-9
STRUCTURAL ENGINEER	Er.A.MOHANAMBAL (DTCP / SALEM / RSE / Gr-I / 25 / 2024)	Er.A. MOHANAMBAL, B.E.,(Civil), M.E.(Structural), Structural Engineer for DTCP & Municipality, Registered Structural Engineer (Grade-I), #14/34/2E2A, Ammaiyappan Nagar, Kaithavur, SARAGANCAM, SALEM - 636 006, Contact: 99434 25965, 98947 87564
CONSTRUCTION ENGINEER	Er.R.SATHEESHKUMAR (DTCP / SALEM / RCE / 02 / 2025)	Er.R.SATHEESH KUMAR, B.E.,(Civil), Registered Engineer Grade III, (DTCP / SALEM / RCE / 02 / 2025), 2/162, KALAI STREET, Vaasavikaalani (P.O), Sivakasi Taluk and, Virudhunagar Dist., Pin - 626 189, Contact : 94433 73062



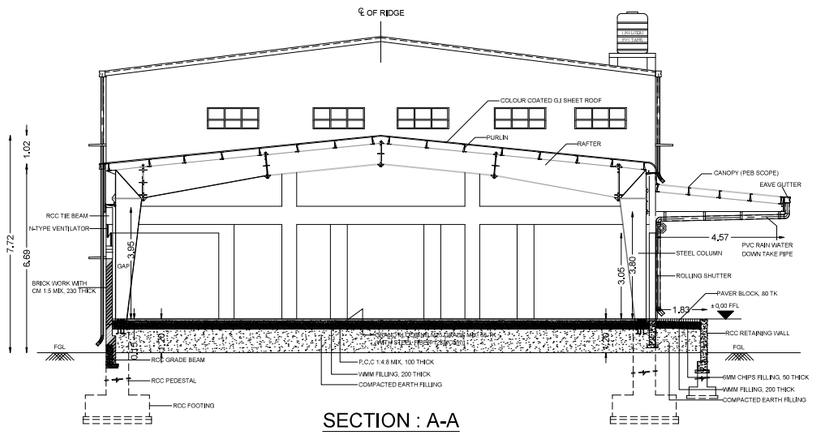
NORTHERN SIDE ELEVATION



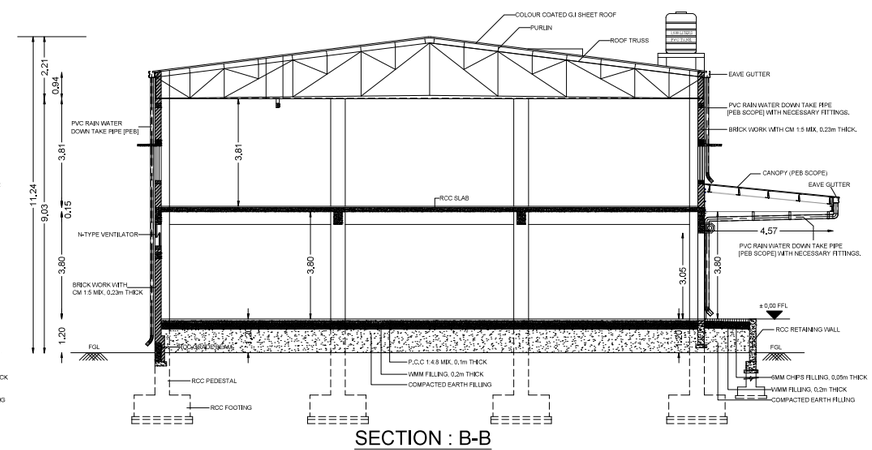
SECTION : C-C



WESTERN SIDE ELEVATION



SECTION : A-A



SECTION : B-B

N

SCALE 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF G.I SHEET ROOF WAREHOUSE, RCC ROOF OFFICE AND SECURITY ROOM, G.I SHEET ROOF AND RCC ROOF TOILET COMMERCIAL BUILDING FOR "AKR EXPRESS PRIVATE LTD" AT S.F.No.458/1D2, 480/1, PUTHUR AGRAHARAM VILLAGE AND PANCHAYAT, VEERAPANDI PANCHAYAT UNION, SALEM WEST TALUK, SALEM DISTRICT.

APPLICANT : Mr.P.RAVIKUMAR S/o PALANIYAPPAN

SHEET No - 3 OF 4

SCALE:

ALL DIMENSIONS ARE IN METER
SCALE 1:100

FIRE EXTINGUSHER APARATUS PROVIDED IN NECESSARY PLACE.

FIRE ALARM

LAND AREA DETAILS:-

S. No	SURVEY NO	PATTA NO	AREA (in Sq.m)		AREA (in Acre)
			PATTA	DEED	DEED
1.	458/1D2	1470	212.00	211.45	0.0525
2.	480/1	989	7300.00	7284.34	1.8000
TOTAL AREA =			7512.00	7495.79	1.8525

SUPER IMPOSED AREA (AS PER SITE) = 7333.25 Sq.m

BUILDING AREA DETAILS:-

PARTICULARS	SQ.M
AREA OF (WARE HOUSE) BLOCK-1	1608.33

FOR OFFICE USE ONLY

SITE APPROVAL

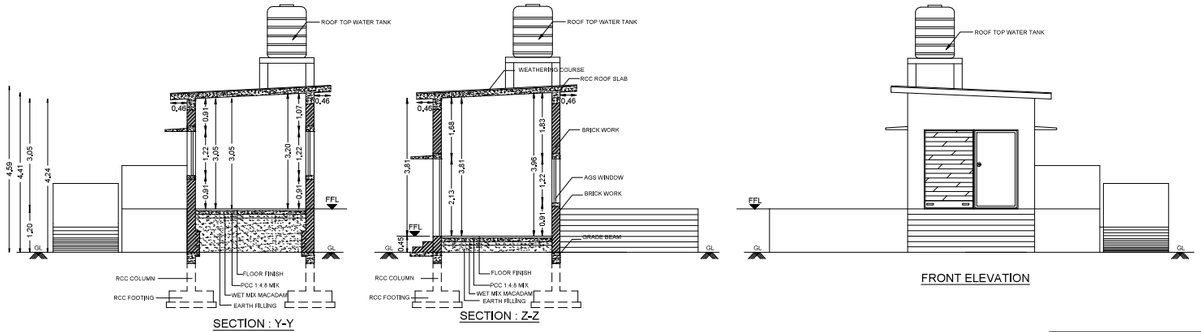
Roc.No: SWP / BPA / 492012 / 2025
Site Boundary Shown as "A to J" & "K to N" and numbered as SWP / DTCP / SALEM
Site Approval No : 132 / 2025

PLANNING PERMISSION

Roc.No: SWP / BPA / 492012 / 2025
Planning Permission No : 54 / 2025

PROFESSIONAL DETAIL

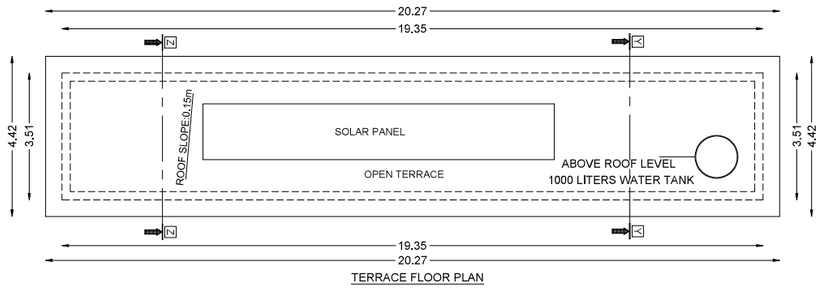
APPLICANT	P.RAVIKUMAR	
REGISTERED ARCHITECT	Er.B.BALACHADRIKA (CA / 2016 / 75035)	Ar. B. BALA CHANDRIKA, Council of Architecture, Reg No: 75035 / 2016 38-1/28-1, Malli Street, Arisipalayam, SALEM-9
STRUCTURAL ENGINEER	Er.A.MOHANAMBAL (DTCP / SALEM / RSE / Gr-I / 25 / 2024)	Er.A. MOHANAMBAL, B.E.(Civil), M.E.(Structural) Structural Engineer for DTCP & Municipality Registered Structural Engineer Grade-I (DTCP/SALEM/RSE-I/25/2024) 81A/3A/2B/A, Ammapet Main Road, Ammapet MAMANGAM, SALEM - 636 302 Contact: 99658 28968, 99442 87844
CONSTRUCTION ENGINEER	Er.R.SATHEESHKUMAR (DTCP / SALEM / RCE / 02 / 2025)	Er.R.SATHEESHKUMAR, B.E.,Civil., Registered Engineer Grade III, (DTCP/SALEM/RE-III/017/2023) 2/107, RAJA STREET, VEERAPANDI (P.O), SALEM-636 205. Mobile: 8760175984 (DTCP/Salem/RCE/02/2025)



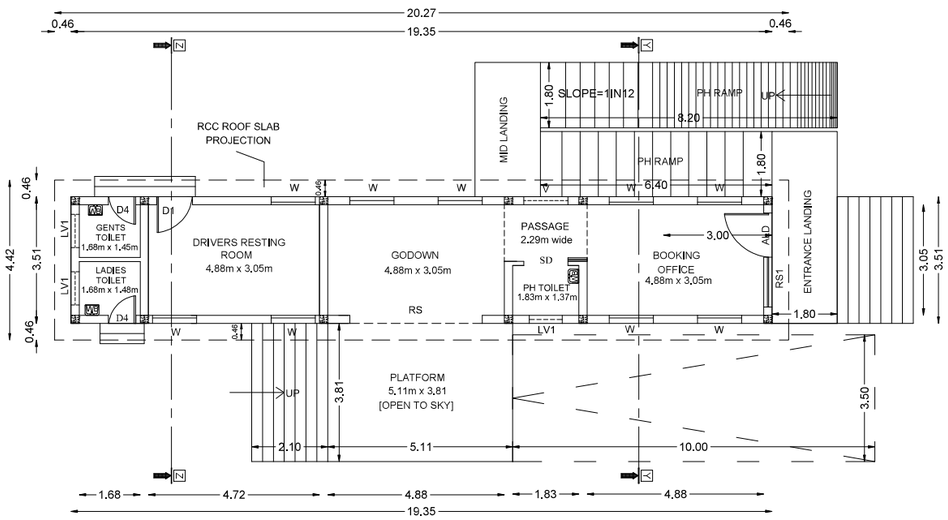
SECTION : Y-Y

SECTION : Z-Z

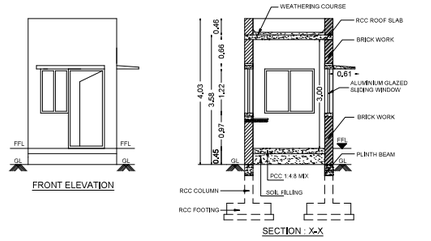
FRONT ELEVATION



TERRACE FLOOR PLAN

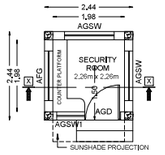


GROUND FLOOR PLAN - BLOCK-2

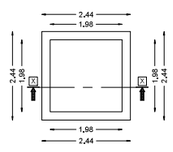


FRONT ELEVATION

SECTION : X-X



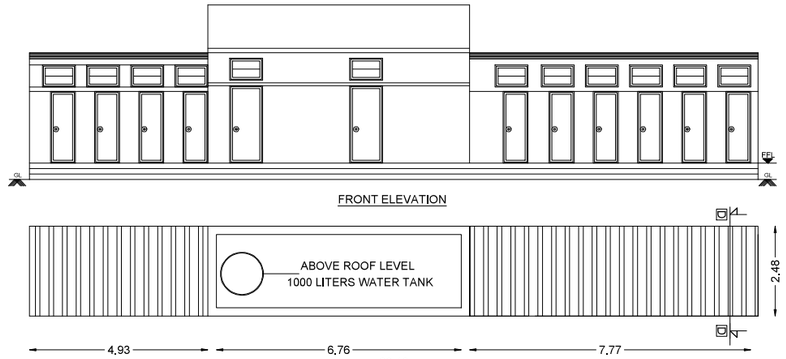
GROUND FLOOR PLAN - BLOCK-3



TERRACE FLOOR PLAN

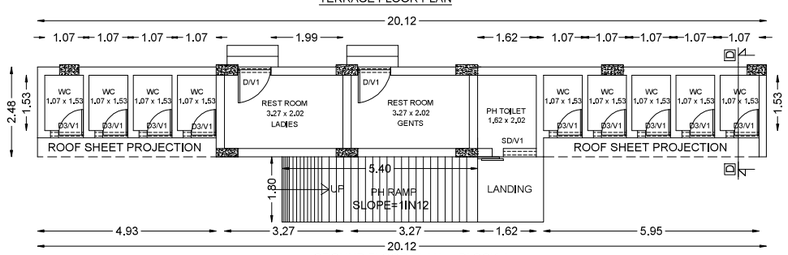
SCHEDULE OF JOINERIES :-		
REF	DESCRIPTION	SIZE
AGD	ALUMINIUM DOOR	1,22 x 2,14
RS	ROLLING SHUTTER	3,66 x 2,44
RS1	ROLLING SHUTTER	1,37 x 2,14
D1	ALUMINIUM DOOR	1,00 x 2,14
D4	ALUMINIUM DOOR	0,76 x 2,14
W	WINDOW	1,22 x 1,22
V	VENTILATOR	1,22 x 0,61
LV1	VENTILATOR	0,91 x 0,61
BOOKING OFFICE		
BLOCK - 2		

SCHEDULE OF JOINERIES :-		
REF	DESCRIPTION	SIZE
AGD	ALUMINIUM GLAZED DOOR	0,89 x 2,14
AFG	ALUMINIUM FIXED GLASS	1,27 x 1,22
AGSW	ALUMINIUM GLAZED SLIDING WINDOW	1,27 x 1,22
AGSW1	ALUMINIUM GLAZED SLIDING WINDOW	0,61 x 1,22
SECURITY ROOM		BLOCK-3

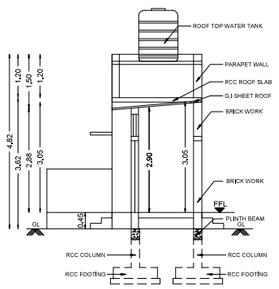


FRONT ELEVATION

TERRACE FLOOR PLAN



GROUND FLOOR PLAN - BLOCK-4



SECTION : D-D

SCHEDULE OF OPENINGS :-		
REF	DESCRIPTION	SIZE
D1	DOOR	0,91 x 2,14
D3	FRP DOOR	0,69 x 1,98
W	WINDOW	1,22 x 1,22
V1	VENTILATOR	0,91 x 0,61
TOILET BLOCK		
BLOCK - 4		

PLAN SHOWING THE PROPOSED CONSTRUCTION OF G.I SHEET ROOF WAREHOUSE, RCC ROOF OFFICE AND SECURITY ROOM, G.I SHEET ROOF AND RCC ROOF TOILET COMMERCIAL BUILDING FOR "AKR EXPRESS PRIVATE LTD" AT S.F.No.458/1D2, 480/1, PUTHUR AGRAHARAM VILLAGE AND PANCHAYAT, VEERAPANDI PANCHAYAT UNION, SALEM WEST TALUK, SALEM DISTRICT.

APPLICANT :
Mr.P.RAVIKUMAR S/o PALANIYAPPAN

SHEET No - 4 OF 4

FIRE EXTINGUSHER APARATUS PROVIDED IN NECESSARY PLACE.

FIRE ALARM

SCALE:

ALL DIMENSIONS ARE IN METER
SCALE 1:100

LAND AREA DETAILS:-

S. No	SURVEY NO	PATTA NO	AREA (in Sq.m)		AREA (in Acre)
			PATTA	DEED	DEED
1.	458/1D2	1470	212.00	211.45	0.0525
2.	480/1	989	7300.00	7284.34	1.8000
TOTAL AREA =			7512.00	7495.79	1.8525

SUPER IMPOSED AREA (AS PER SITE) = 7333.26 Sq.m

BUILDING AREA DETAILS:-

PARTICULARS	SQ.M
AREA OF (OFFICE BLOCK) BLOCK-2	67.84
AREA OF (SECURITY ROOM) BLOCK-3	5.93
AREA OF (TOILET BLOCK) BLOCK-4	49.89

FOR OFFICE USE ONLY

SITE APPROVAL
Roc.No: SWP / BPA / 492012 / 2025
Site Boundary Shown as "A to J" & "K to N" and numbered as SWP / DTCP / SALEM
Site Approval No : 132 / 2025

PLANNING PERMISSION
Roc.No: SWP / BPA / 492012 / 2025
Planning Permission No : 54 / 2025

PROFESSIONAL DETAIL

APPLICANT	P.RAVIKUMAR	
REGISTERED ARCHITECT	Er.B.BALACHADRIKA (CA / 2016 / 75035)	Ar. B. BALA CHANDRIKA, Council of Architecture, Reg.No: 75035 / 2016, 36-1028-1, Main street, Ariyapuram, SALEM-9
STRUCTURAL ENGINEER	Er.A.MOHANAMBAL (DTCP / SALEM / RSE / Gr-I / 25 / 2024)	Er.A. MOHANAMBAL, M.E.(Civil), M.I.E.(Structural), Structural Engineer Grade-I (Specialist), Registered Structural Engineer Grade-I, Reg.No: 25-RSE-1/25-I, #143/4,Gandhi Nagar 1st Cross, MANAMADURAI. Contact: 99652 22999, 98407 87941
CONSTRUCTION ENGINEER	Er.R.SATHEESHKUMAR (DTCP / SALEM / RCE / 02 / 2025)	Er.R.SATHEESH KUMAR, B.E.,(Civil)., Registered Engineer Grade III, (DTCP / SALEM / R / 2025 / 02), 1/1, MAIN ROAD, VEERAPANDI (PO), SALEM-636 206, Mob: 9487277694

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF G.I SHEET ROOF WAREHOUSE, RCC ROOF OFFICE AND SECURITY ROOM, G.I SHEET AND RCC ROOF TOILET COMMERCIAL BUILDING FOR "AKR EXPRESS PRIVATE LTD" AT S.F.No.458/1D2, 480/1, PUTHUR AGRAHARAM VILLAGE AND PANCHAYAT, VEERAPANDI PANCHAYAT UNION, SALEM WEST TALUK, SALEM DISTRICT.

SHEET No - 1 OF 4

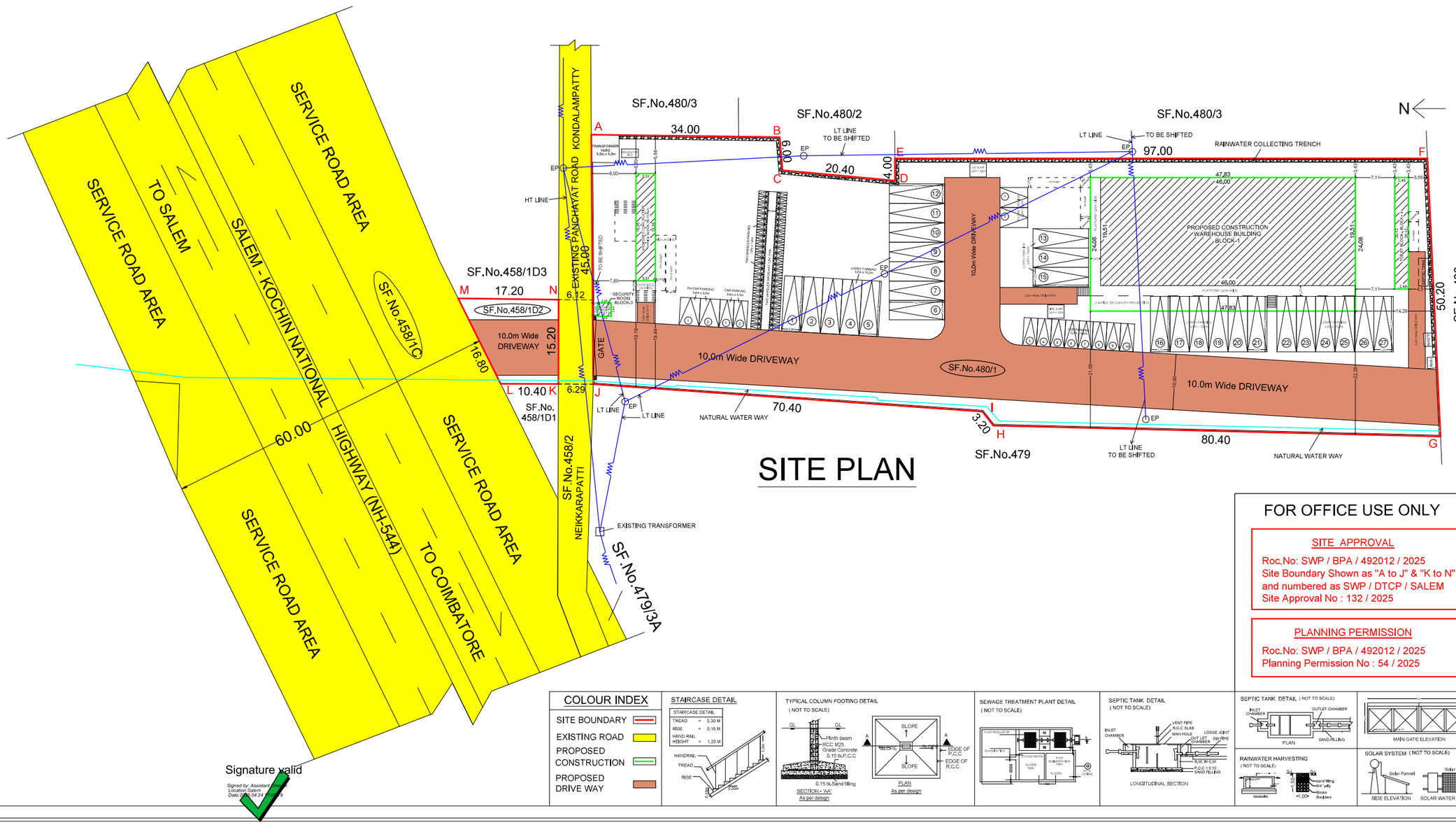
SCALE 1:400

SCALE:
ALL DIMENSIONS ARE IN METER
SCALE 1:400

FIRE EXTINGUSHER APARATUS PROVIDED IN NECESSARY PLACE.
FIRE ALARM

1.SOLAR APARATUS TO BE PROVIDED
2.RAIN WATER HARVESTING SYSTEM & SULLAGE WATER TREATMENT PLANT & TANKS ARE PROVIDED AS PER STANDARD PROVISIONS.
3.MECHANICAL VENTILATION TO BE PROVIDED WHEREVER NECESSARY

APPLICANT : Mr.P.RAVIKUMAR S/o PALANIYAPPAN



SITE PLAN

Signature valid
Signed by: Assistant Director
Location: Salem
Date: 2025.04.24 10:08:19

FOR OFFICE USE ONLY

SITE APPROVAL
Roc.No: SWP / BPA / 492012 / 2025
Site Boundary Shown as "A to J" & "K to N" and numbered as SWP / DTCP / SALEM
Site Approval No : 132 / 2025

PLANNING PERMISSION
Roc.No: SWP / BPA / 492012 / 2025
Planning Permission No : 54 / 2025

LAND AREA DETAILS:-

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1.	GROUND FLOOR	-------	1151.73
2.	FIRST FLOOR	-------	456.60
TOTAL AREA OF BLOCK-1		-------	1608.33

PARTICULARS	SQ.M
AREA OF (WARE HOUSE) BLOCK-1	1608.33
AREA OF (OFFICE BLOCK) BLOCK-2	67.84
AREA OF (SECURITY ROOM) BLOCK-3	5.93
AREA OF (TOILET BLOCK) BLOCK-4	49.89
TOTAL AREA OF PROPOSED CONSTRUCTION OF BUILDING	1731.99
TOTAL AREA OF VACANT SITE	6236.61
PLOT COVERAGE (1275.39 / 7512.00 X 100)	: 16.98%
FLOOR SPACE INDEX (1731.99 / 7512.00)	: 0.23

PARKING AREA CALCULATION:-

PARKING AREA = TOTAL BUILTUP AREA = 1676.17 Sq.m

S. No	PARKING TYPE	AREA (in Sq.M)	REQUIRED	PROVIDED
1.	CAR	EVERY 100	1 No's	10 No's
2.	TWO WHEELER	EVERY 25	3 No's	50 No's
3.	PH PARKING	----------	2 No's	4 No's
4.	LORRY	EVERY 300	6 No's	27 No's

NOTES:-
TOTAL No.OF WORKERS - 50 No's
GENERATOR 125.0 kva - 1 No's

PROFESSIONAL DETAIL

APPLICANT	P.RAVIKUMAR	
REGISTERED ARCHITECT	Er.B.BALACHADRIKA (CA / 2016 / 75035)	Ar. B. BALA CHANDRIKA, Council of Architecture, Reg No: 75035 / 2016, 36-109-1, Main Street, Ariyalayam, SALEM-5
STRUCTURAL ENGINEER	Er.A.MOHANAMBAL (DTCP / SALEM / RSE / Gr-I / 25 / 2024)	Er. A. MOHANAMBAL, B.E.(Civil), M.E. (Structural), Structural Engineer for DTCP & Municipality, Reg.No: 2024/01/10164, Valid upto 31-01-2029, #140,KSR Avenue, Kamalapuram, Fairlands, Salem-16, Contact: 99654 29966, 70947 87464
CONSTRUCTION ENGINEER	Er.R.SATHEESHKUMAR (DTCP / SALEM / RCE / 02 / 2025)	Er. R. SATHEESH KUMAR, B.E.,(Civil)., Structural Engineer, Licence No.RCE/02/2025, DTCP/SALEM/RSE/02/2025, S/O.T. KALA STREET, VEERAPANDI, SALEM-636 206. Mob: 9965172884, 7904392545

COLOUR INDEX

- SITE BOUNDARY
- EXISTING ROAD
- PROPOSED CONSTRUCTION
- PROPOSED DRIVE WAY

STAIRCASE DETAIL

TYPICAL COLUMN FOOTING DETAIL (NOT TO SCALE)

SEWAGE TREATMENT PLANT DETAIL (NOT TO SCALE)

SEPTIC TANK DETAIL (NOT TO SCALE)

SEPTIC TANK DETAIL (NOT TO SCALE)

RAINWATER HARVESTING (NOT TO SCALE)

SOLAR SYSTEM (NOT TO SCALE)

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.