

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.



GROUND FLOOR PLAN - BLOCK-1

The plan shows a large rectangular building footprint with a grid of columns and rafters. Key areas include:

- WAREHOUSE -1** (15.27m x 22.37m): G.I. SHEET ROOF, MECH. VENTILATION.
- WAREHOUSE -2** (18.05m x 30.21m): ROC ROOF, MECH. VENTILATION.
- STAFF OFFICE** (3.66m x 8.38m).
- MANAGER ROOM** (3.66m x 3.05m).
- DINING** (3.66m x 3.05m).
- LIFT ROOM** (2.02m x 2.05m).
- REST TOILET** (2.14m x 1.22m).
- GENIE** (2.14m x 1.22m).
- RAFTER-1, RASER-2, RAFTER-3** structural lines.
- PLATFORM 1.83m WIDE** and **CANTILEVER RAFTER** details.
- STAIRS** with **UP** and **DOWN** directions.
- PH RAMP** and **LANDING**.
- Dimensions** are provided in meters (m) and feet (ft) throughout the plan.

GROUND FLOOR PLAN - BLOCK-1

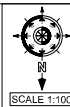


TERRACE FLOOR PLAN - BLOCK-1

SCHEDULE OF JOINERIES :-					
REF.	DESCRIPTION	SIZE	REF.	DESCRIPTION	SIZE
R8	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

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

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



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:

FIRE EXTINGUISHER
APARATUS PROVIDED
IN NECESSARY PLACE.

ALL DIMENSIONS ARE
IN METER
SCALE 1:100

 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

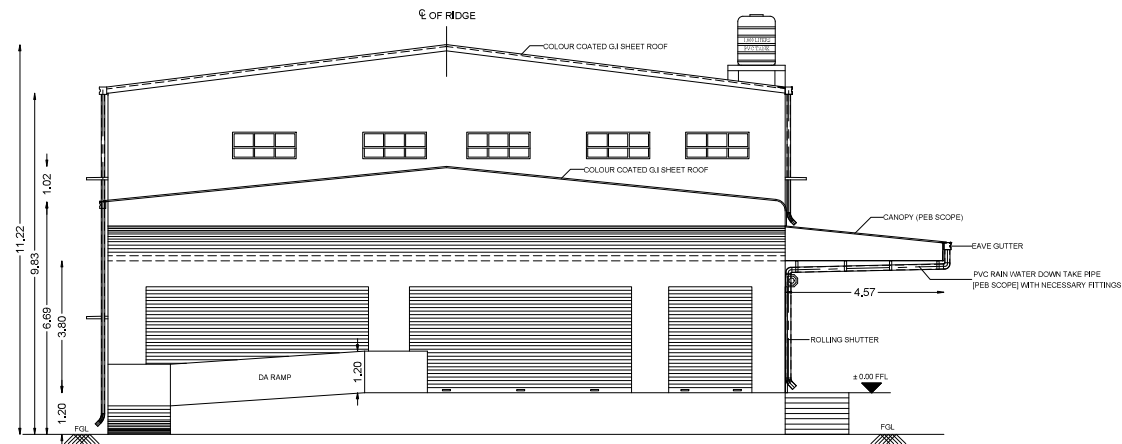
SUPER IMPOSED AREA (AS PER SITE) = 7333.25 Sq.m

BUILDING AREA DETAILS:-

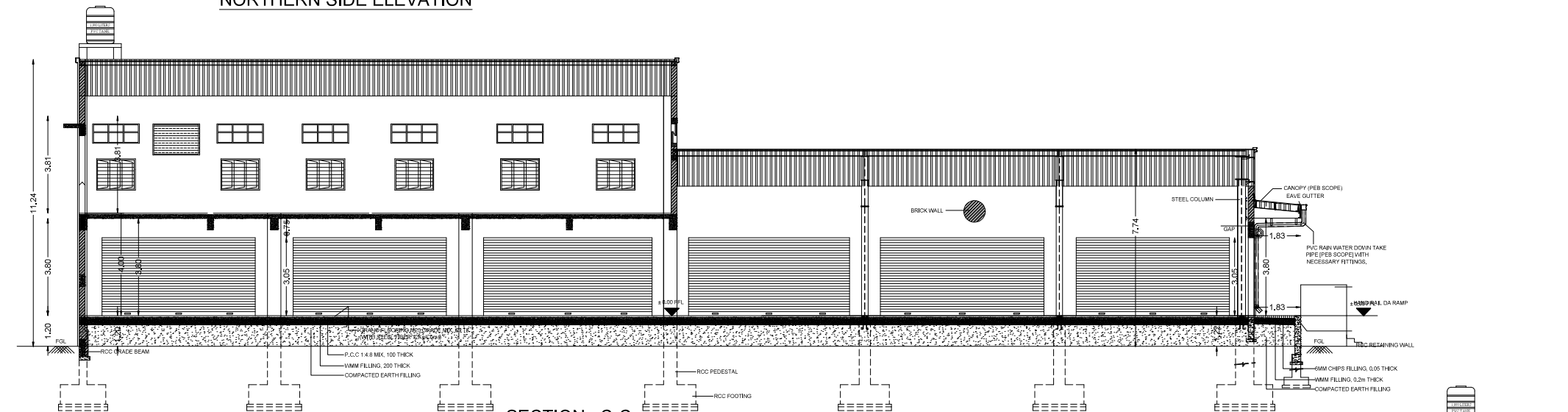
WAREHOUSE BUILDING BLOCK-1		AREA(SQ.M)	
SL.No	FLOORS	NON FSI	FSI
1.	GROUND FLOOR	-----	1151.73
2.	FIRST FLOOR	-----	456.60
TOTAL AREA OF BLOCK-1		-----	1608.33
PARTICULARS			SQ.M
AREA OF (WARE HOUSE) BLOCK-1			1608.33

PROFESSIONAL DETAIL

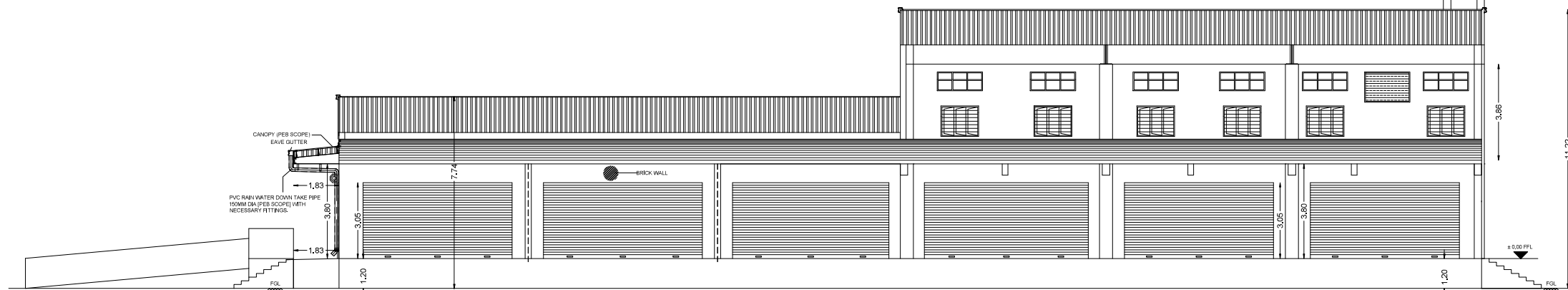
APPLICANT	P.RAVIKUMAR	
REGISTERED ARCHITECT	Er.B.BALACHADRIKA (CA / 2016 / 75035)	 Mrs. B.BALACHADRIKA, Consult. of Architecture, Reg No: 75035 / 2016 35-12B-1, Main Street, Arisipalayam, SALEM-5
STRUCTURAL ENGINEER	Er.A.MOHANAMBAL (DTCPC / SALEM / RSE / Gr-I / 25 / 2024)	 Er.A. MOHANAMBAL, RSE, Gr-I, RSE Member (Engine) of DTCPC (Structurally Qualified) - 25/01/2024 MEMBER (ENGINE) - 25/01/2024 MEMBER (ARCHITECTURE) - 25/01/2024 MEMBER (RSE) - 25/01/2024 Kannur DISTRICT ENGINEERING OFFICE
CONSTRUCTION ENGINEER	Er.R.SATHEESHKUMAR (DTCPC / SALEM / RCE / 02 / 2025)	 Er.R. SATHEESH KUMAR, R.E (02), MEMBER (Engine) Engineer Grade II, DTCPC (Structurally Qualified) - 02/01/2025 MEMBER (ENGINE) - 02/01/2025 MEMBER (ARCHITECTURE) - 02/01/2025 MEMBER (RSE) - 02/01/2025 Kannur DISTRICT ENGINEERING OFFICE



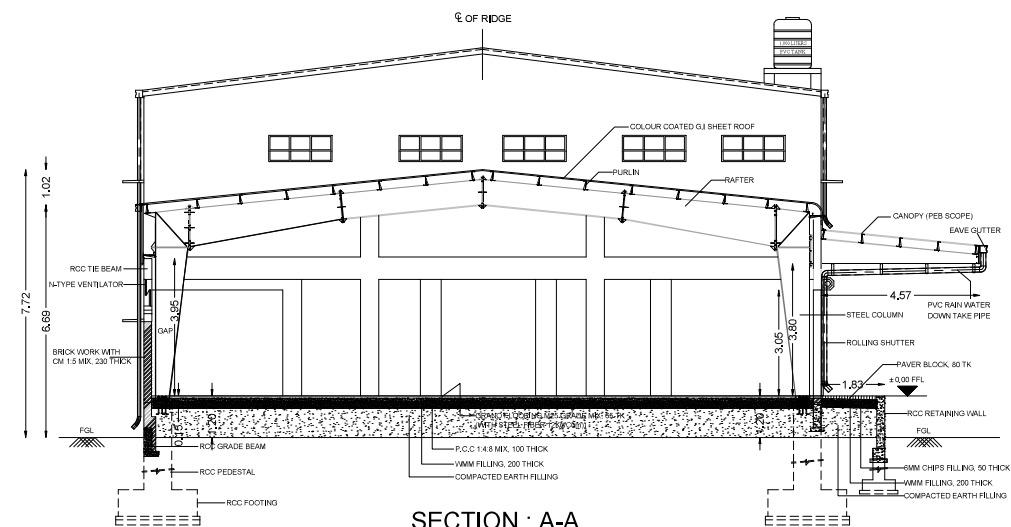
NORTHERN SIDE ELEVATION



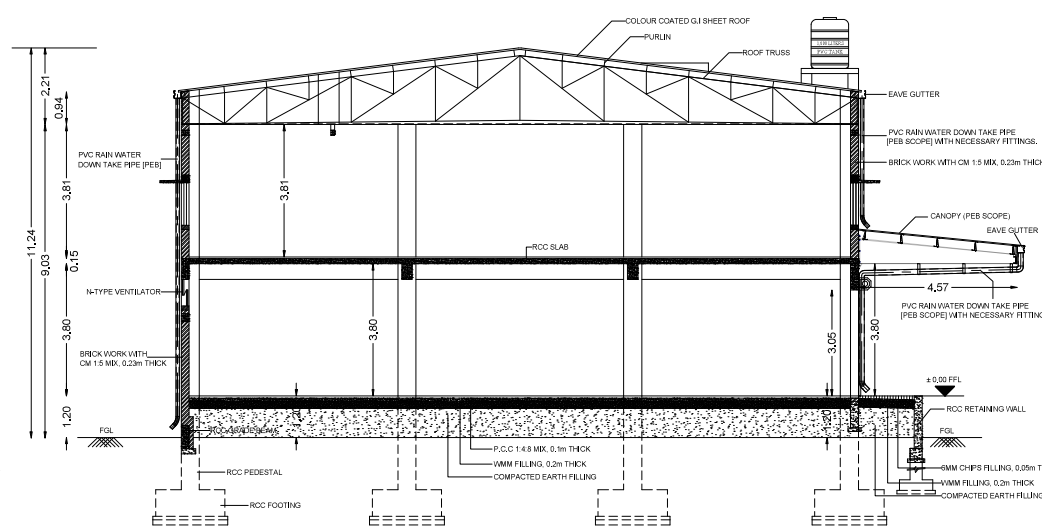
SECTION : C-C



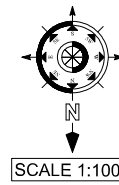
WESTERN SIDE ELEVATION



SECTION : A-A



SECTION : B-B



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:

FIRE EXTINGUISHER
APARATUS PROVIDED
IN NECESSARY PLACE.
FIRE ALARM

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) = 7333.25 Sq.m

BUILDING AREA DETAILS:-

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

FOR OFFICE USE ONLY

SITE APPROVAL

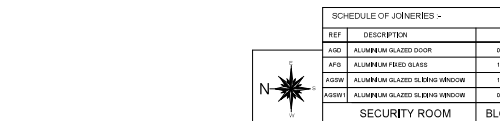
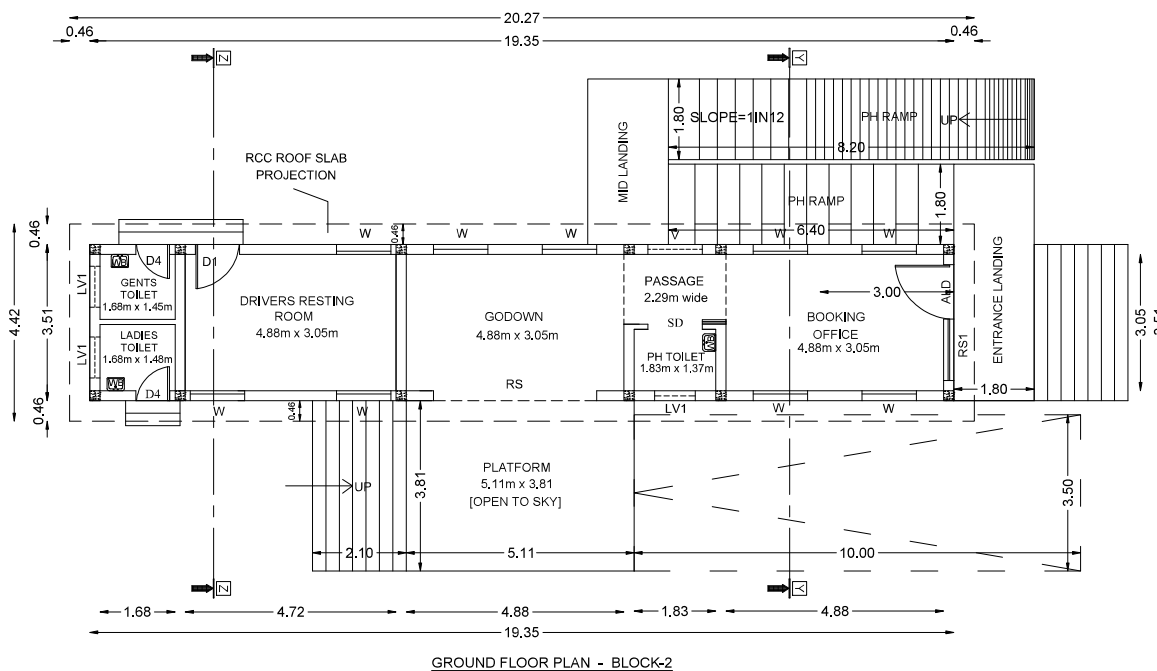
Roc.No: SWP / BPA / 492012 / 2025
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and numbered as SWP / DTCP / SALEM
Site Approval No : 132 / 2025

PLANNING PERMISSION

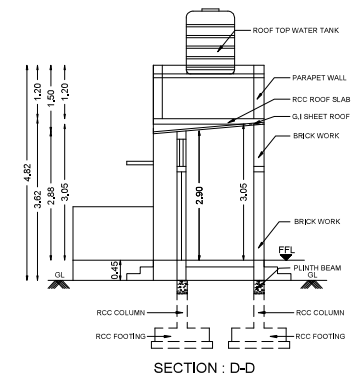
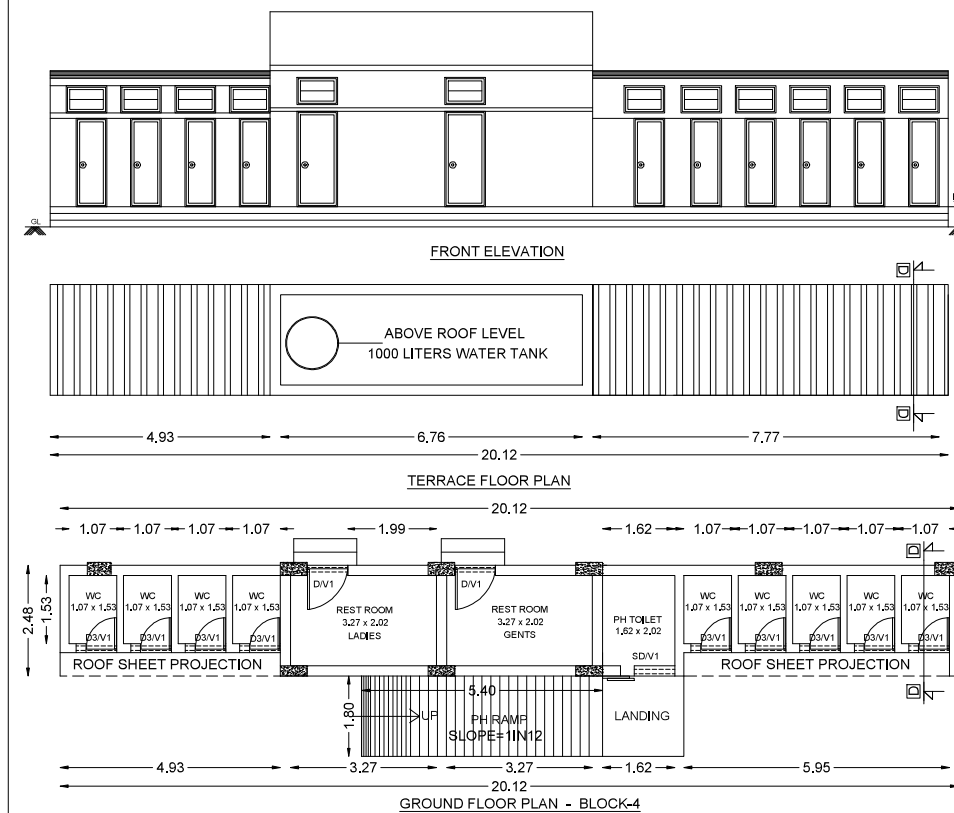
Roc.No: SWP / BPA / 492012 / 2025
Planning Permission No : 54 / 2025

PROFESSIONAL DETAIL

APPLICANT	P.RAVIKUMAR	
REGISTERED ARCHITECT	Er.B.BALACHADRIKA (CA / 2016 / 75035)	 Ato. B. BALACHADRIKA, Council of Architecture, Reg No: 75035 / 2016 38-1/28-1, Malli Street, Arisipalayam, SALEM-8
STRUCTURAL ENGINEER	Er.A.MOHANAMBAL (DTCP / SALEM / RSE / Gr-I / 25 / 2024)	 Er. A. MOHANAMBAL, R.E (Civil), M.E. (Structural), Structural Engineer for DTCP & Municipality Registered Structural Engineer Grade-2 Reg. No: 25 / RSE - 170119 #1434262A, Annamalai Nagar, Madhav MANANGAM, SALEM - 755 303 Contact: 99638 28968, 99442 87949
CONSTRUCTION ENGINEER	Er.R.SATHEESHKUMAR (DTCP / SALEM / RCE / 02 / 2025)	 Er. R. SATHEESH KUMAR, R.E. (Civil), Registered Engineer Grade III, (DTCP / SALEM / RCE / 02 / 2025) 21/17, SAKA STREET, VEERAPANDI, P.O. SALEM-635 005 Mobile: 99638 28968 (DTCP / Salem / RCE / 02 / 2025)



SCHEDULE OF JOINERIES -		
REF	DESCRIPTION	SIZE
AGD	ALUMINIUM GLAZED DOOR	0.89 x 2.14
AFG	ALUMINIUM FIXED GLASS	1.27 x 1.22
AGDW	ALUMINIUM GLAZED SLIDING WINDOW	1.27 x 1.22
AGDW1	ALUMINIUM GLAZED SLIDING WINDOW	0.81 x 1.22
SECURITY ROOM		BLOCK-3



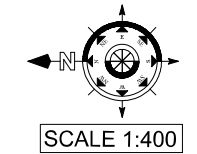
SCHEDULE OF OPENINGS :-		
REF	DESCRIPTION	SIZE
D1	DOOR	0.91 x 2.1
D3	FRP DOOR	0.69 x 1.9
W	WINDOW	1.22 x 1.2
V1	VENTILATOR	0.91 x 0.6
TOILET BLOCK		
BLOCK - 4		



APPLICANT	P.RAVIKUMAR	
REGISTERED ARCHITECT	Er.B.BALACHADRIKA (CA / 2016 / 75035)	 B. BALACHADRIKA Consultant, Reg No: 75035 / 2016 101, 1st floor, Street Arinipalayam, SALEM-9
STRUCTURAL ENGINEER	Er.A.MOHANAMBAL (DTCP / SALEM / RSE / Gr-I / 25 / 2024)	 Er.A. MOHANAMBAL Sr. Civil Engineer, Punjab State Engineering College Punjab Engineering College 100, 2nd floor, Street Arinipalayam, SALEM-9
CONSTRUCTION ENGINEER	Er.R.SATHEESHKUMAR (DTCP / SALEM / RCE / 02 / 2025)	 Er. R. SATHEESHKUMAR, P.Engg., Professional Engineer, Reg No: 02 / 2025 / RCE / 02 Vedarambadi, 100, Street, 2nd floor Ornel [Saem] Res [2025]

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:
ALL DIMENSIONS ARE
IN METER
SCALE 1:400

FIRE EXTINGUISHER
APARATUS PROVIDED
IN NECESSARY PLACE.
FIRE ALARM

- SOLAR APARATUS TO BE PROVIDED
- RAIN WATER HARVESTING SYSTEM & SULLAGE WATER TREATMENT PLANT & TANKS ARE PROVIDED AS PER STANDARD PROVISIONS.
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APPLICANT : Mr.P.RAVIKUMAR S/o PALANIYAPPAN

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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)	
STRUCTURAL ENGINEER	Er.A.MOHANAMBAL (DTCP / SALEM / RSE / Gr-I / 25 / 2024)	
CONSTRUCTION ENGINEER	Er.R.SATHEESHKUMAR (DTCP / SALEM / RCE / 02 / 2025)	

SITE PLAN

COLOUR INDEX

SITE BOUNDARY
EXISTING ROAD
PROPOSED CONSTRUCTION
PROPOSED DRIVE WAY

STAIRCASE DETAIL

STAIRCASE DETAIL
TREAD = 0.30 M
RISE = 0.15 M
HAND RAIL HEIGHT = 1.20 M

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)

FOR OFFICE USE ONLY

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Planning Permission No : 54 / 2025

Signature valid
Signed by: Assistant
Location: Salem
Date: 28/05/2025

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](#)



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



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.

