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REFERENCE
102-2025

ISSUED
06 June 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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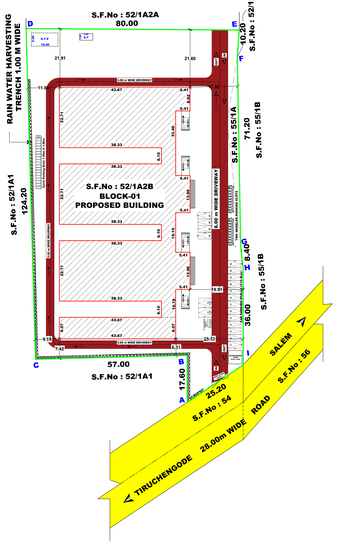
DIGITALLY VERIFIED RECORD

SITE AND DETAILED PLAN SHOWING THE REVISED AND ADDITIONAL PROPOSED CONSTRUCTION OF GALVALUME SHEET ROOF & R.C.C TERRACED ROOF (G+2 FLOORS) KALYANA MANDAPAM BUILDING IN R.S.F.No : 52/1A2B , 55/1A AT THIRUMANGALAM PUDUPALAYAM VILLAGE & PANCHAYAT , TIRUCHENGODE PANCHAYAT UNION AND TALUK , NAMAKKAL DISTRICT.

APPLICANT :

Mr.R.MURUGESAN ., S/o Mr.RANGASAMY.,



SITE PLAN
Scale 1:400

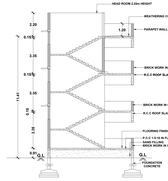
COLOUR INDEX
SITE BOUNDRY SHOWN
PROPOSED BUILDING SHOWN
DRIVEWAY SHOWN
EXISTING ROAD SHOWN

P A R K I N G D E T A I L S

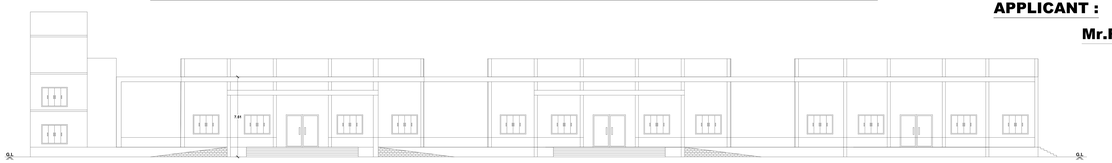
TYPES OF VECHICLE	REQUIRED	PROVIDED
CAR	12 Nos	15 Nos
TWO WHEELERS	12 Nos	20 Nos
PH TWO WHEELERS	02 Nos	02 Nos
PH CAR	02 Nos	02 Nos

OPEN SPACE RESERVATION (O.S.R) :-

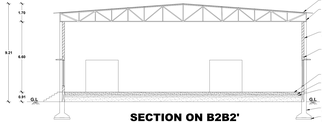
REQUIRED AREA	:	989.18 Sq.M (10.00%)
PROVIDED AREA	:	PAID TO DTCP



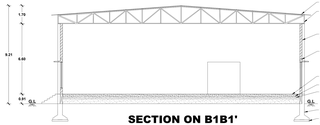
SECTION ON AA'
BLOCK-01



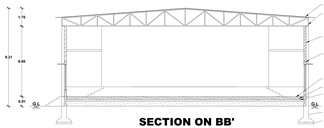
FRONT ELEVATION
BLOCK-01



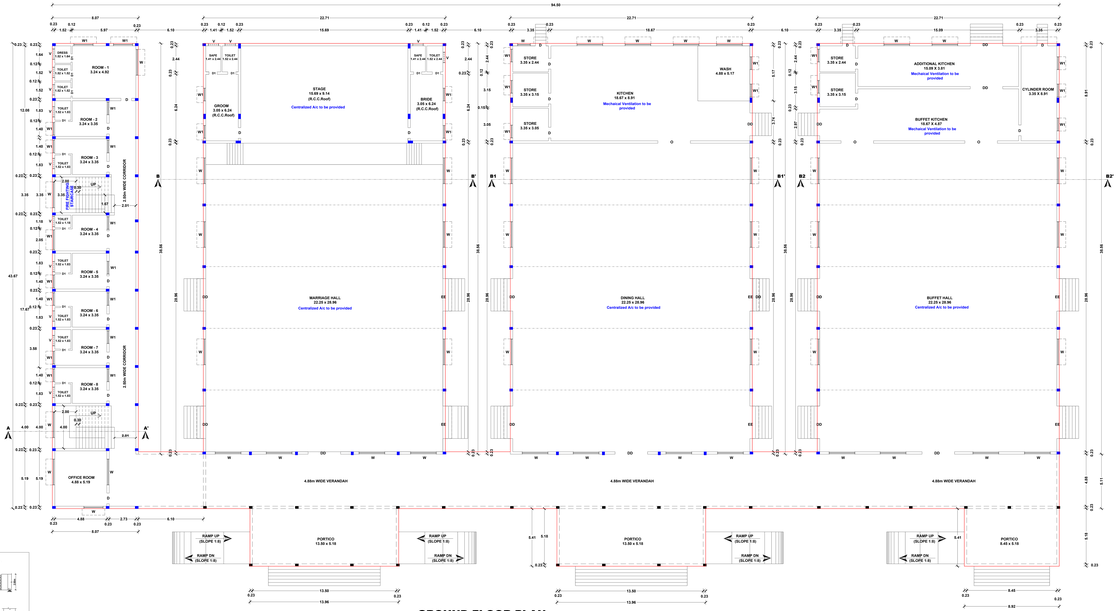
SECTION ON B2B2'
BLOCK-01



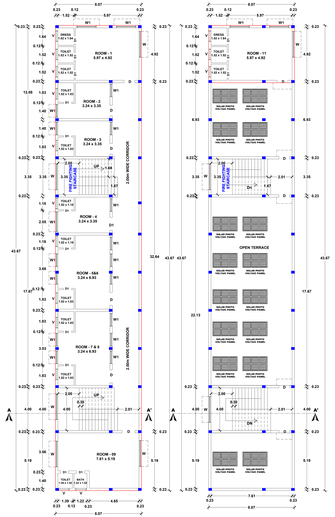
SECTION ON B1B1'
BLOCK-01



SECTION ON BB'
BLOCK-01

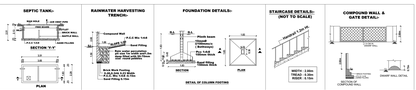


GROUND FLOOR PLAN
BLOCK-01



FIRST FLOOR PLAN
BLOCK-01

SECOND FLOOR PLAN
BLOCK-01



AREA STATEMENT		SHEET No : 1 OF 1
DESCRIPTIONS		Sq.METER
SITE AREA :-		
AS PER DEED AREA	2.3921 ACRES	9680.65
AS PER PLR / FMB AREA	0.9683 Hec	9683.00
SUPER IMPOSED PLOT AREA		9891.80
BUILDING AREA :-		

BLOCK NAME	FLOOR NAME	FSI AREA (IN Sq.m)	NON FSI AREA (IN Sq.m)	BUILTUP AREA (IN Sq.m)
APPROVED PROPOSED AREA DETAILS				Roc No : SWP/BPA/015042023 Planning Permission No: 03/2023
01	GROUND FLOOR	3576.44	---	3576.44
	FIRST FLOOR	123.15	---	123.15
	HEAD ROOM	---	35.99	35.99
	GRAND TOTAL	3699.59	35.99	3735.58
REVISED PROPOSED AREA DETAILS				
01	GROUND FLOOR	3624.67	---	3624.67
	FIRST FLOOR	352.42	---	352.42
	SECOND FLOOR	43.42	---	43.42
	HEAD ROOM	---	71.98	71.98
	GRAND TOTAL	4020.51	71.98	4092.49

FLOOR SPACE INDEX (F.S.I) :-

$$\frac{\text{F.S.I AREA}}{\text{PLOT AREA}} = \frac{4020.51}{9680.65} = 0.4153 < 2$$

PLOT COVERAGE (P.C) :-

$$\frac{\text{MAX FLOOR AREA AT ANY FLOOR}}{\text{PLOT AREA}} \times 100 = \frac{3624.67}{9680.65} \times 100 = 37.44\ \%$$

S C A L E 1 : 1 0 0 — ALL DIMENSIONS ARE IN "METRE"

J O I N E R Y D E T A I L S

REFERENCE	DESCRIPTIONS	SIZE (IN METER)
DD	DOUBLE DOOR	3.05 x 3.05
D	DOOR	1.22 x 2.44
D1	DOOR	1.00 x 2.13
D2	DOOR	0.76 x 2.13
W	WINDOW	2.44 x 1.83
W1	WINDOW	1.22 x 1.52
V	VENTILATOR	0.91 x 0.61

APPLICANT :-

R. Murugesan

REGISTERED ENGINEER :-

Er. A. SOUNDAR RAJAN, B.E., M.E.,(Struct).,
RDO SALEM/REE-II/Reg.No.33/2024
G. V. VISUAL CREATIONS,
BUILDING CONTRACTOR & PROMOTERS.
Suthari Complex 1st Floor,
Junction Main Road, Near Sona College,
Salem - 636 005. Cell: 9787270663

STRUCTURAL ENGINEER :-

Er.A.SOUNDAR RAJAN,B.E.,M.E.,(Struct).,
RDO 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: 95752 70663

Signature not verified
Digitally signed by
Date: 2023.05.25
15:30:42 IST

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.