Verified RealEstate™

REFERENCE
391/2025

ISSUED
17 April 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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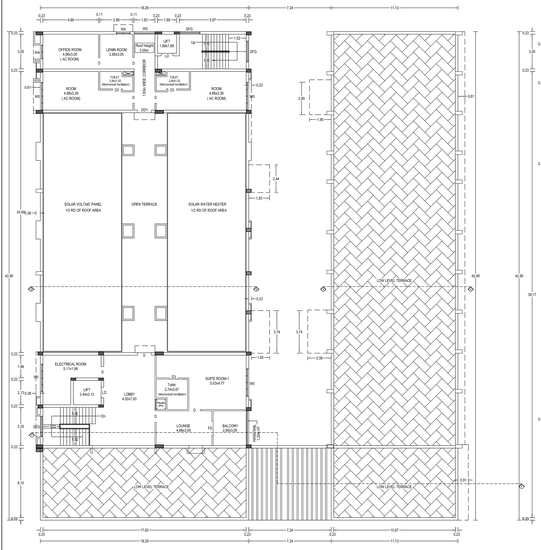
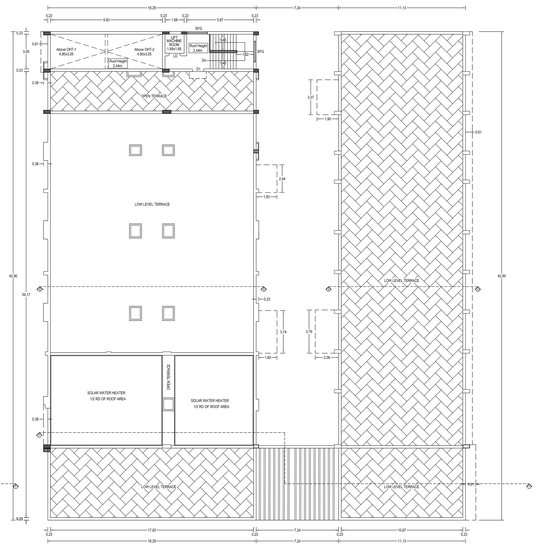
DIGITALLY VERIFIED RECORD



THIRD FLOOR PLAN
SCALE-1:100



TERRACE FLOOR PLAN
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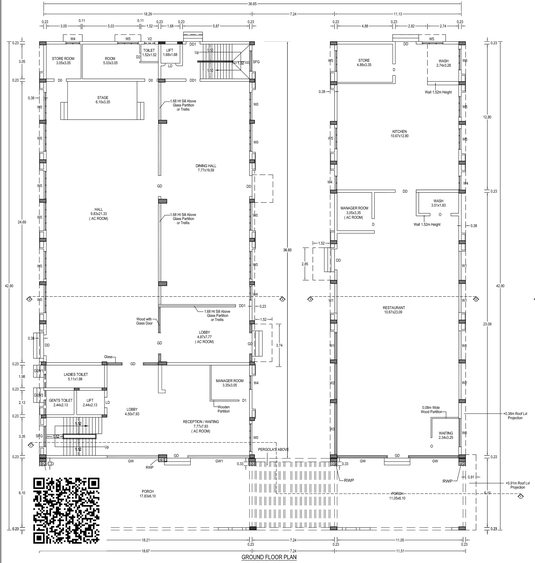
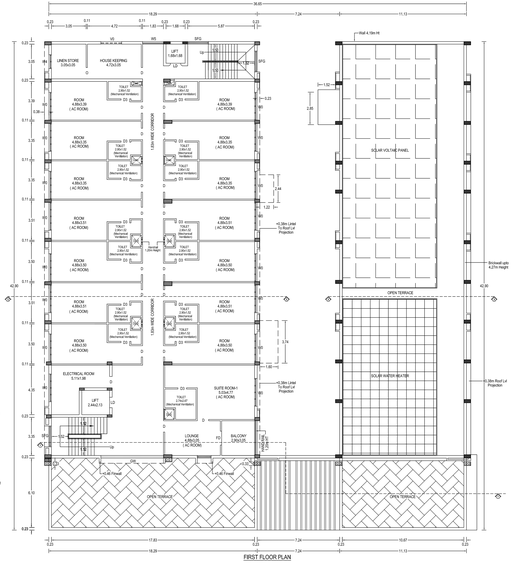


GROUND FLOOR PLAN
SCALE-1:100



FIRST FLOOR PLAN
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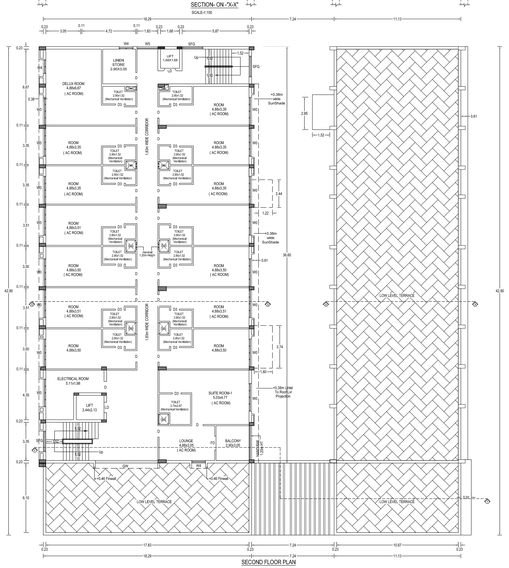

SECOND FLOOR PLAN
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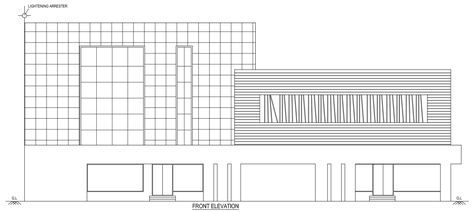
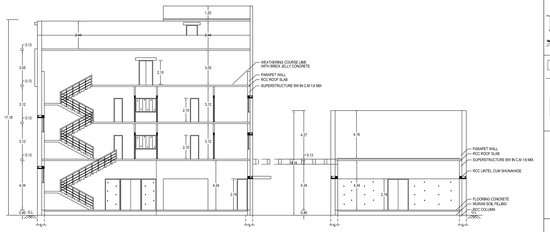
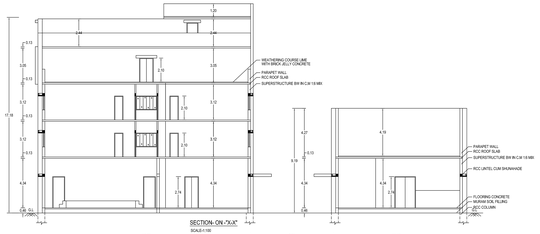


FRONT ELEVATION
SCALE-1:100



SECTION- ON -"Y-Y"
SCALE-1:100



SECTION- ON -"X-X"
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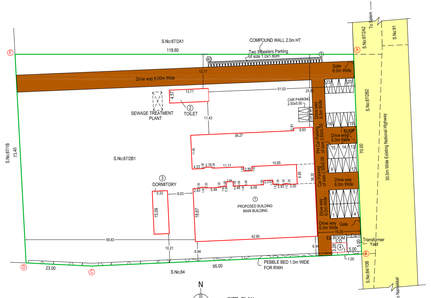
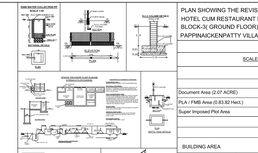
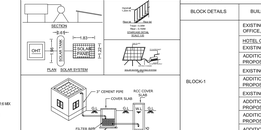


SITE PLAN
SCALE-1:400





PLAN SHOWING THE REVISED PROPOSED CONSTRUCTION OF RCC TERRACED ROOF HOTEL CUM RESTAURANT BUILDING WITH BLOCK-1 (GROUND FLOOR+3 FLOORS),BLOCK-2 (GROUND FLOOR), BLOCK-3(GROUND FLOOR),BLOCK-4 (GROUND FLOOR) IN A SITE BEARING S.No:87/2B1, PATTA No:399 IN PAPPINAICKENPATTY VILLAGE, NAMAKKAL CORPORATION AND TALUK, NAMAKKAL DISTRICT.

APPLICANT:- Mr.K.Sundaram S/o Mr.Kandasamy Gounder

SCALE = 1:100 | All Dimensions Are in Metre | COLOUR INDEX

SITE AREA DETAILS

AREA TYPE	SQFT	SQM
Document Area (2.07 ACRE)	90168.80	8382.00
PLA / FMB Area (0.83.82 Hect.)	90190.32	8382.00
Super Imposed Plot Area	87250.50	8084.00

COLOUR INDEX: SITE BOUNDARY; PROPOSED BUILDING; EXISTING ROAD; PROPOSED DRIVE WAY; FIRE ALARM; FIRE EXTINGUISHER APPLIYS PROVIDED IN NECESSARY PLACES

FLOOR SPACE INDEX: TOTAL FLOOR (FSI) AREA / TOTAL SITE AREA

FSI = 3499.64 / 8382.00 = 0.377

AREA OF THE PROPOSED CONSTRUCTION DETAILS

COMMERCIAL BUILDING

BUILDING AREA

BLOCK DETAILS	BUILDING NAME & FLOOR DETAILS	FSI AREA (In Sq.m)	NON FSI AREA (In Sq.m)	TOTAL BUILT-UP AREA (In Sq.m)
BLOCK-1	EXISTING BUILDING APPROVED BY THE ASSISTANT DIRECTOR , DISTRICT TOWN AND COUNTRY PLANNING OFFICE, NAMAKKAL			
	HOTEL CUM RESTAURANT BUILDING			
	EXISTING GROUND FLOOR AREA	1369.22	00.00	1369.22
	ADDITIONAL CONSTRUCTION OF PROPOSED GROUND FLOOR AREA	8.80	00.00	8.80
	EXISTING FIRST FLOOR AREA	627.79	00.00	627.79
	ADDITIONAL CONSTRUCTION OF PROPOSED FIRST FLOOR AREA	69.35	00.00	69.35
	EXISTING SECOND FLOOR AREA	627.79	00.00	627.79
	ADDITIONAL CONSTRUCTION OF PROPOSED SECOND FLOOR AREA	86.25	00.00	86.25
	ADDITIONAL CONSTRUCTION OF PROPOSED THIRD FLOOR AREA	292.60	00.00	292.60
	ADDITIONAL CONSTRUCTION OF PROPOSED HEAD ROOM AREA	00.00	29.05	29.05
BLOCK-2	ADDITIONAL CONSTRUCTION OF PROPOSED TOILET BLOCK GROUND FLOOR AREA	62.65	00.00	62.65
BLOCK-3	ADDITIONAL CONSTRUCTION OF PROPOSED DORMITORY GROUND FLOOR AREA	80.43	00.00	80.43
BLOCK-4	ADDITIONAL CONSTRUCTION OF PROPOSED EB ROOM GROUND FLOOR AREA	17.48	00.00	17.48
	Total Area	3242.36	29.05	3271.49

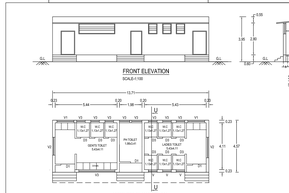
ONLINE APPLICATION No - SWP / BPA / 0414443 / 2024
SITE BOUNDARY EAR MARKED AS " A to E" AND
BUILDING APPROVED No : SWP / DTCP / NKL / BP No.:05 /2025
(SWP/- ONLINE APPROVAL)

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

TOTAL FSI(H) EXISTING-2624.80 Sq.m(+) PROPOSED -617.56 Sq.m= 3242.36 Sq.m

Floor space index (FSI) = FSI Area/ Site Area = 3242.36 / 8382.00 = 0.387

Plot coverage = Ground floor Area / Site Area x 100 = 1538.56 / 8382.00 x 100 = 18.36 %



FRONT ELEVATION
SCALE-1:100

SECTION ON-'U-U'
SCALE-1:100

GROUND FLOOR PLAN
SCALE-1:100

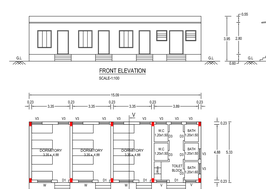
TOILET

PARKING CALCULATION:
PROVIDED PARKING(L):
PROVIDED CAR PARKING = 23 Nos
PROVIDED PHCAR PARKING = 02 Nos
PROVIDED TWO WHEELER PARKING = 30 Nos
PROVIDED PH TWO WHEELER PARKING = 3 Nos

OSR CALCULATION:
SITE AREA = 8382.00 Sqm (AS PER PATTA)
10% OF THE OSR REQUIRED IN SITE AREA
= 838.2 Sq.m / 838.20 Sqm
OSR AMOUNT ALREADY PAID

SCHEDULE OF JOINERIES

	DESCRIPTION	SIZE (W X H)
D1	GLASS DOOR	1.20 x 2.10
D2	DOUBLE DOOR	1.50 x 2.10
D3	DOUBLE DOOR	1.50 x 2.10
D4	DOOR	1.00 x 2.10
D5	DOOR	1.00 x 2.10
D6	DOOR	0.75 x 2.10
D7	DOOR	0.75 x 2.10
D8	DOOR	0.75 x 2.10
D9	DOOR	0.75 x 2.10
D10	DOOR	1.00 x 2.10
D11	GLASS DOOR	1.20 x 2.10
W1	WINDOW	0.90 x 1.20
W2	WINDOW	1.20 x 1.20
W3	WINDOW	1.20 x 1.20
W4	WINDOW	0.60 x 1.20
W5	WINDOW	0.60 x 1.20
W6	WINDOW	1.20 x 1.20
W7	WINDOW	1.20 x 1.20
W8	WINDOW	1.20 x 1.20
W9	WINDOW	1.20 x 1.20
W10	WINDOW	1.20 x 1.20
W11	WINDOW	1.20 x 1.20
W12	WINDOW	1.20 x 1.20
W13	WINDOW	1.20 x 1.20
W14	WINDOW	1.20 x 1.20
W15	WINDOW	1.20 x 1.20
W16	WINDOW	1.20 x 1.20
W17	WINDOW	1.20 x 1.20
W18	WINDOW	1.20 x 1.20
W19	WINDOW (THIS IS FOR DORMITORY)	1.20 x 1.20
V1	VENTILATOR	1.20 x 0.30
V2	VENTILATOR	0.30 x 0.60
V3	VENTILATOR	0.30 x 0.60
V4	VENTILATOR	1.00 x 0.30



FRONT ELEVATION
SCALE-1:100

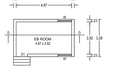
SECTION ON-'V-V'
SCALE-1:100

GROUND FLOOR PLAN
SCALE-1:100

DORMITORY

FRONT ELEVATION
SCALE-1:100

SECTION ON-'G'
SCALE-1:100



EB ROOM

APPLICANT:

K. Sundaram

REG. STRUCTURAL ENGINEER:

"M/s. M. Balasubramanian,
Registered Structural Engineer Grade-I,
Regd. No.:SE/I/1/1/2/2/2

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.