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REFERENCE
214-2025

ISSUED
01 August 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

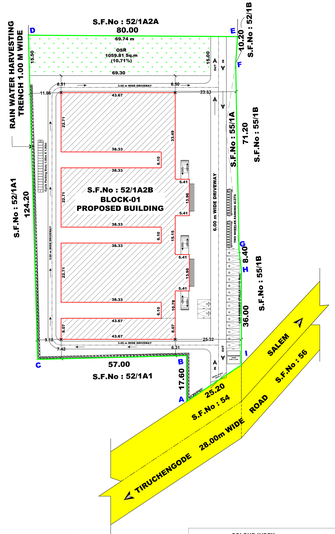
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUME SHEET ROOF & R.C.C TERRACED ROOF (GROUND & FIRST FLOOR)

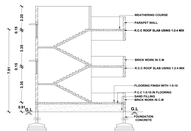
KALYANA MANDAPAM BUILDING IN R.S.F.No : 52/1A2B , 55/1A AT THIRUMANGALAM PUDUPALAYAM VILLAGE & PANCHAYAT ,

TIRUCHENGODE TALUK , NAMAKKAL DISTRICT.

APPLICANT :

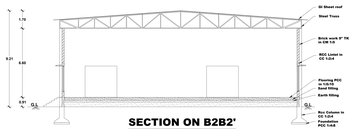
Mr.R.MURUGESAN ., S/o Mr.RANGASAMY.,



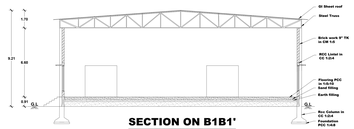


SECTION ON AA'
BLOCK-01

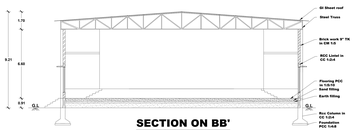
FRONT ELEVATION
BLOCK-01



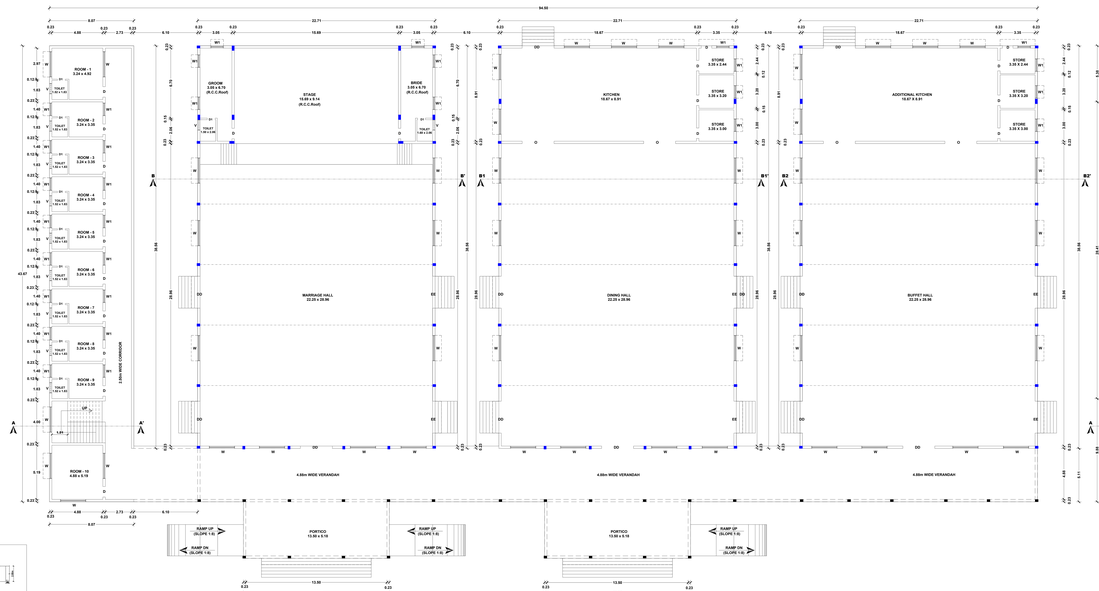
SECTION ON B2B2'
BLOCK-01



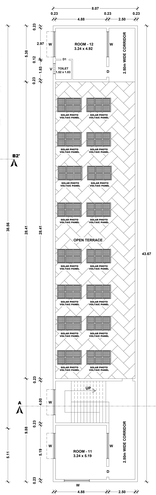
SECTION ON B1B1'
BLOCK-01



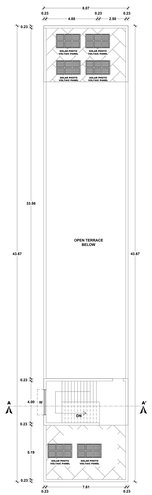
SECTION ON BB'
BLOCK-01



GROUND FLOOR PLAN
BLOCK-01



FIRST FLOOR PLAN
BLOCK-01



TERRACE FLOOR PLAN
BLOCK-01

SITE APPROVAL

Roc No : SWP/BPA/011004/2023
Site Boundary shown as "A to I" and Numbered as SWP/DTCP/NAMAKKAL/ Site approval No: 280/2023

PLANNING PERMISSION

Roc No : SWP/BPA/011004/2023
Planning Permission No: 26/2023

COLOUR INDEX

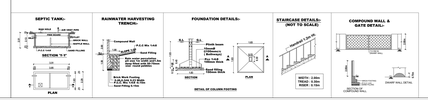
- SITE BOUNDRY SHOWN
- PROPOSED BUILDING SHOWN
- DRIVEWAY SHOWN
- EXISTING ROAD SHOWN

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 CAR	2 Nos	2 Nos

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

REQUIRED AREA : 989.18 Sq.M (10.00%)
PROVIDED AREA : 1059.81 Sq.M (10.71%)



A R E A S T A T E M E N T		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)
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

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

F.S.I AREA / PLOT AREA = 3699.59 / 9680.65 = 0.3821 < 2

PLOT COVERAGE (P.C) :-

MAX FLOOR AREA AT ANY FLOOR / PLOT AREA x 100 = 3576.44 / 9680.65 x 100 = 36.94 %

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/RE-II/Reg.No.9012020
G.V. VISUAL CREATIONS,
BUILDING CONTRACTOR & PROMOTERS,
Sothari Complex 1st Floor,
Jondian Mode Road, Near Sona College
Salem - 636 005. Cell: 9578279663

STRUCTURAL ENGINEER :-

Er. A. SOUNDAR RAJAN,B.E.,M.E.(Struct).,
RDO SALEM/RSE-II/Reg.No.0032019
CLASSIC CONSTRUCTION
Building Contractor & Promoters,
12/192-C, Thirunandhakanavai Street,
Advaitha Ashramam Road,
Fairlands, Salem-636 004.
Cell: 9578279663

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.