

PP

APPROVAL RECORD

Planning Permission

Survey 458/1

Agraharam

Salem district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

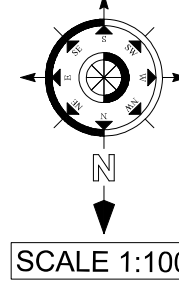
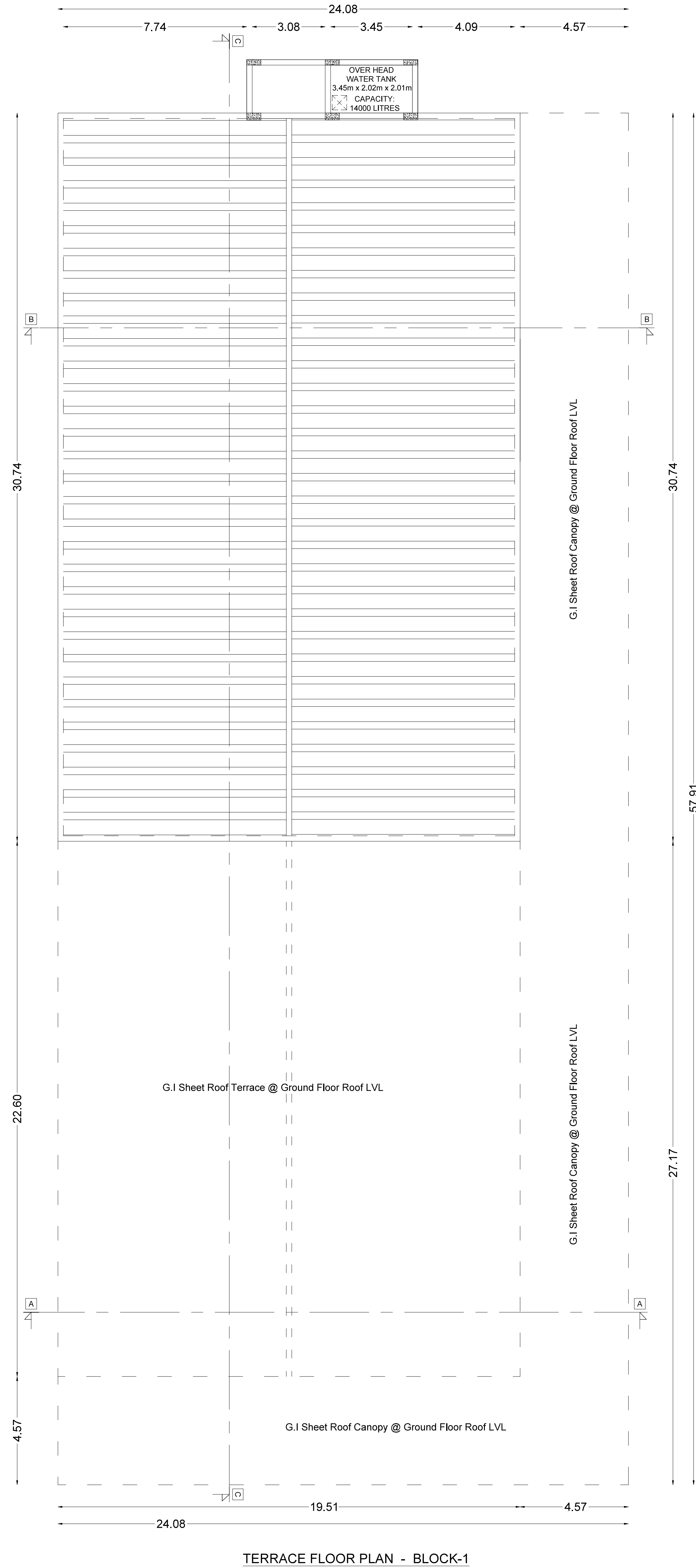
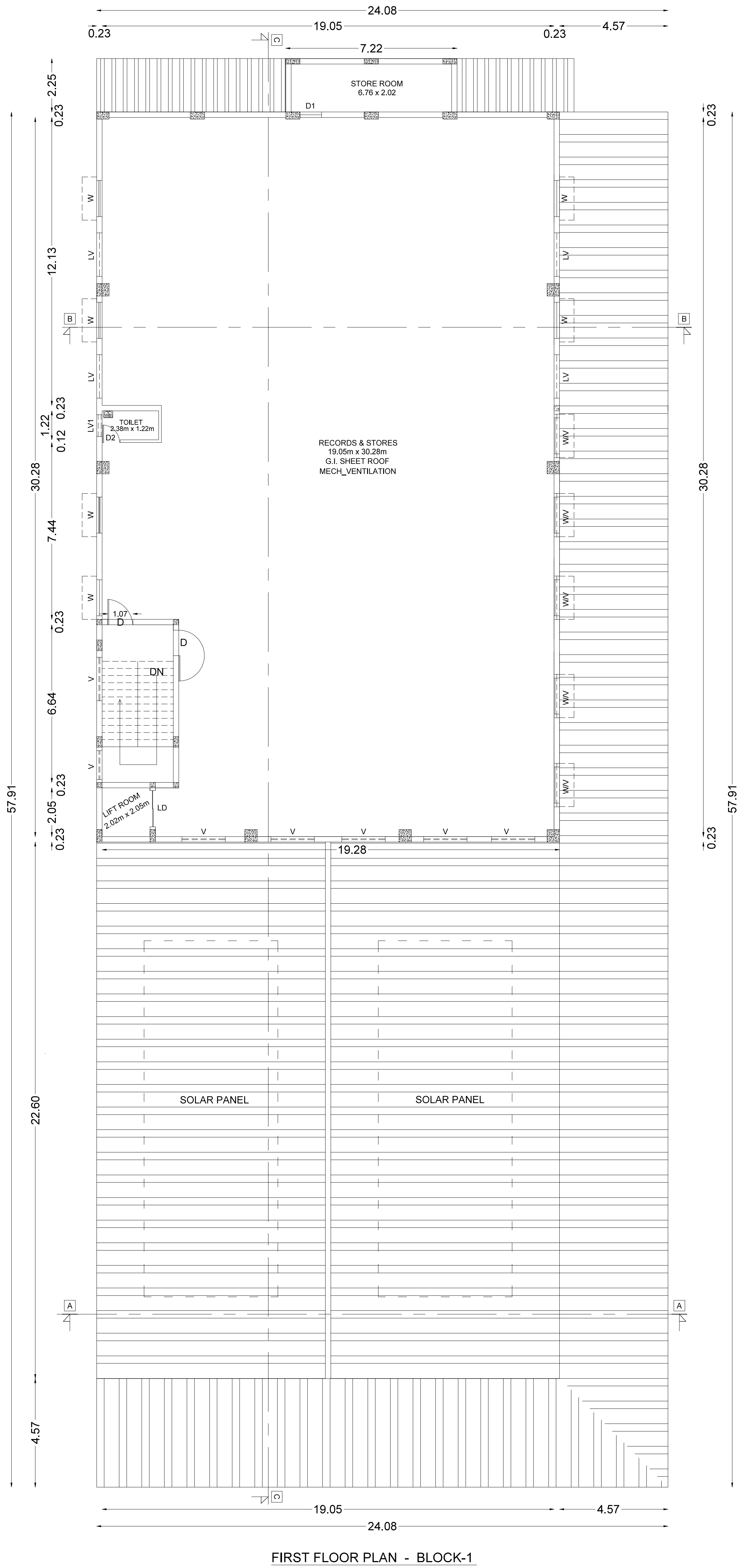
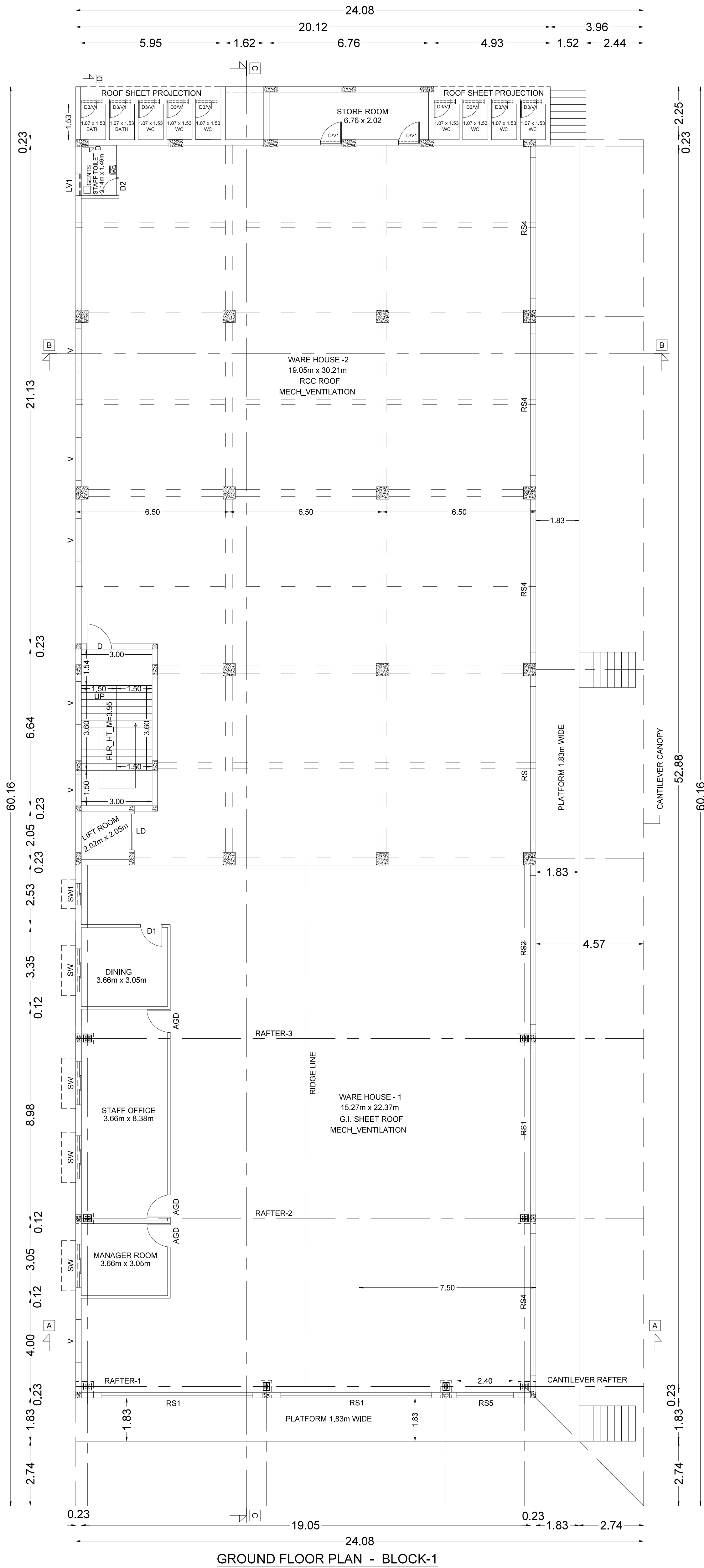
Rural Panchayat

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.



PLAN SHOWING THE REVISED ADDITIONAL PROPOSED CONSTRUCTION OF G.I SHEET ROOF WAREHOUSE, RCC ROOF OFFICE AND SECURITY ROOM 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 PALANIAPPAN
SHEET No - 2 OF 4
SCALE: ALL DIMENSIONS ARE IN METER
SCALE 1:100
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.
- 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	
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	FSI	NON FSI	TOTAL
1.	GROUND FLOOR	1439.74	-----	1439.74
2.	FIRST FLOOR	615.98	-----	615.98
3.	OVER HEAD WATER TANK	-----	17.91	17.91
TOTAL AREA OF BLOCK-1		2055.72	17.91	2073.63
PARTICULARS				SQ.M
AREA OF (WARE HOUSE) BLOCK-1				2073.63

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

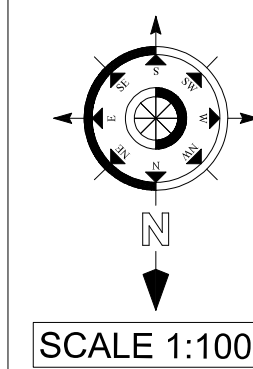
Roc.No: SWP / BPA / 492012 / 2025
Site Boundary Shown as "A to J" & "K to N" and numbered as SWP / DTCP / SALEM
Site Approval No : 132 / 2025

PLANNING PERMISSION

Roc.No: SWP / BPA / 647974 / 2025
Planning Permission No : 120 / 2025

PROFESSIONAL DETAIL

APPLICANT	Mr.P.RAVIKUMAR	
REGISTERED ARCHITECT	Er.B.BALACHADRIKA (CA / 2016 / 75035)	Dr. B. BALACHADRIKA, Architect, Reg No: 75035 / 2016, 50-52-1, Main Road, Arisapalayam, SALEM-9
REGISTERED STRUCTURAL ENGINEER	Er.A.MOHANAMBAL (DTCP / SALEM / RSE / Gr-I / 25 / 2024)	Er.A. MOHANAMBAL, Structural Engineer, Reg No: 75035 / 2016, 50-52-1, Main Road, Arisapalayam, SALEM-9
REGISTERED CONSTRUCTION ENGINEER	Er.R.SATHEESHKUMAR (DTCP / SALEM / RCE / 02 / 2025)	Er.R. SATHEESHKUMAR, RCE, Reg No: 75035 / 2016, 50-52-1, Main Road, Arisapalayam, SALEM-9

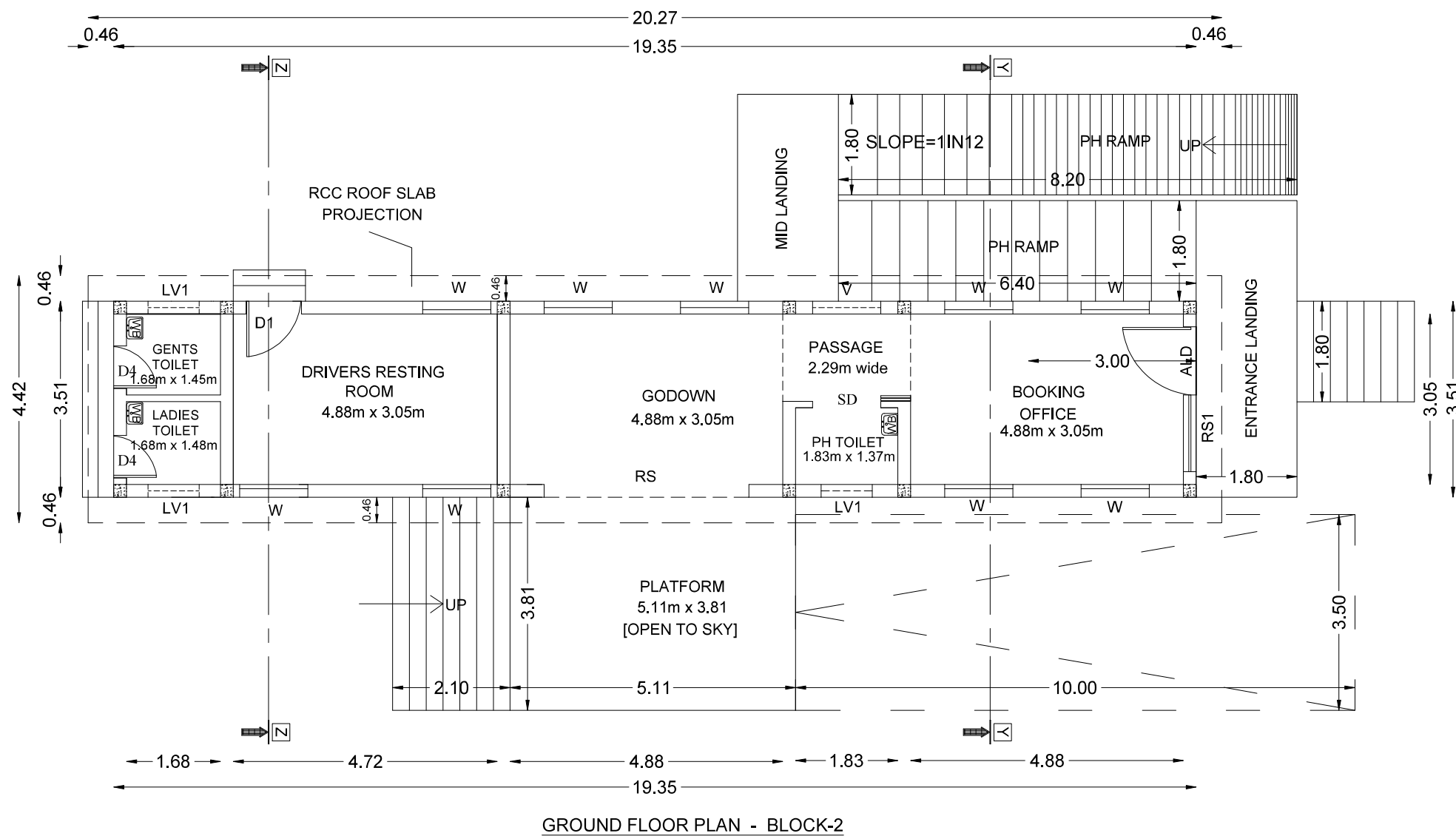
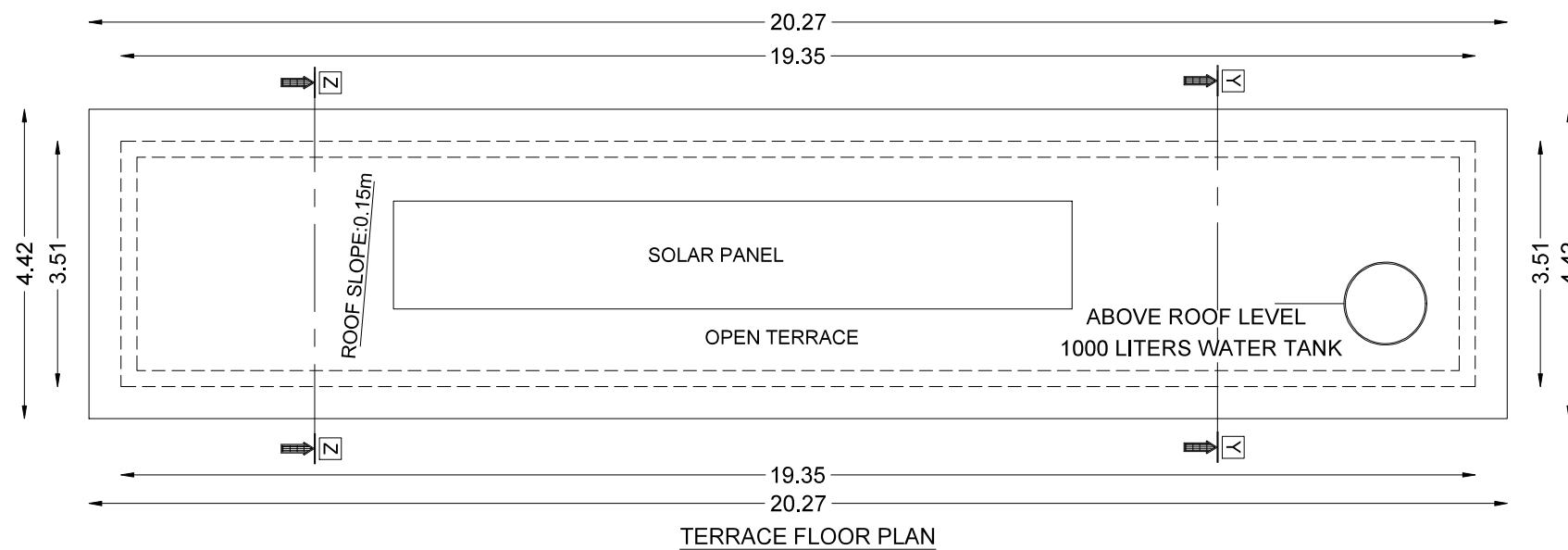
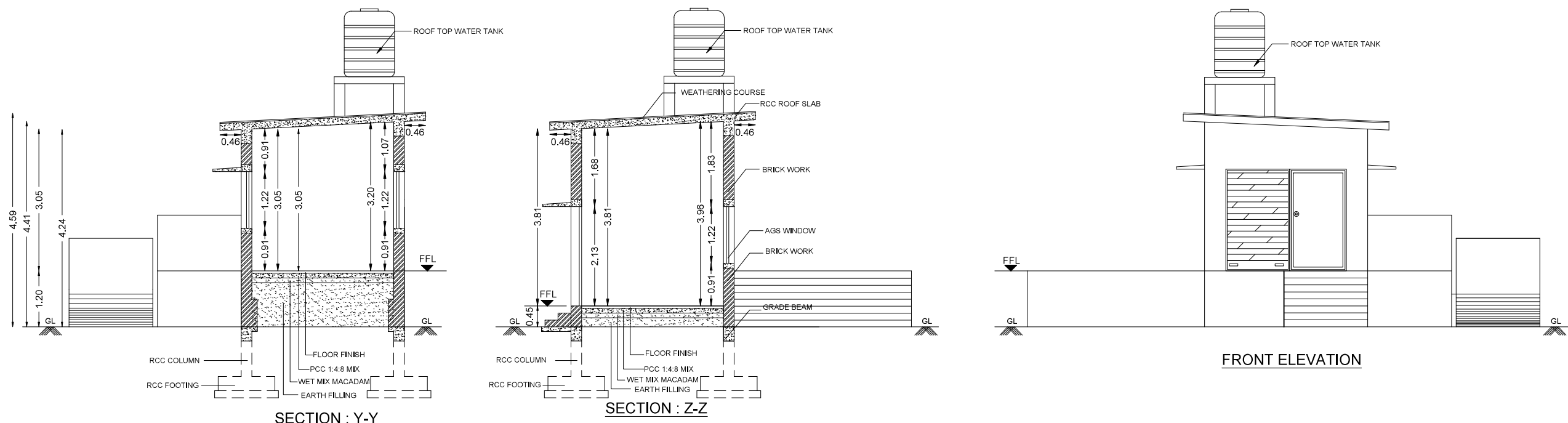


APPLICANT : Mr.P.RAVIKUMAR S/o PALANIAPPAN

ALL DIMENSIONS ARE
IN METER
SCALE 1:100

APPLICANT	Mr.P.P.RAVIKUMAR	
REGISTERED ARCHITECT	Er.B.BALACHADRIKA (CA / 2016 / 75035)	 Arc. B. BALACHANDRIKA, Council of Architecture, Reg No: 75035 / 2016 38-1/28-1, Malli Street, Arispalayam, SALEM-6
REGISTERED STRUCTURAL ENGINEER	Er.A.MOHANAMBAL (DTCP / SALEM / RSE / Gr-I / 25 / 2024)	 Er. A. MOHANAMBAL, R.E.Civil & Mechanical Structure Engineer for DTCP & Municipality Registered Structural Engineer, Code No: REG No 25-Gr-I-2016 #14/28/1, Subbaraj Nagar, "Changan" MAHANGAM, SAI EM - 636 202 Contact: 99446 28966, 99446 87749
REGISTERED CONSTRUCTION ENGINEER	Er.R.SATHEESHKUMAR (DTCP / SALEM / RCE / 02 / 2025)	 Er. R. SATHEESH KUMAR, R.E.Civil, Registered Engineer Grade II, DTCP/SALEM/RE-II/01/2022) 7/77, K.A.A STREET, VEERAPANDEI (V), RAJALE-KSA 308, Salem- 636117TAMIL





PLAN SHOWING THE REVISED ADDITIONAL PROPOSED CONSTRUCTION OF G.I SHEET ROOF WAREHOUSE, RCC ROOF OFFICE AND SECURITY ROOM 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 PALANIAPPAN

SHEET No - 4 OF 4

FIRE EXTINGUISHER
APARATUS PROVIDED
IN NECESSARY PLACE.

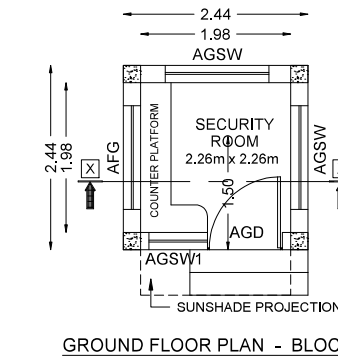
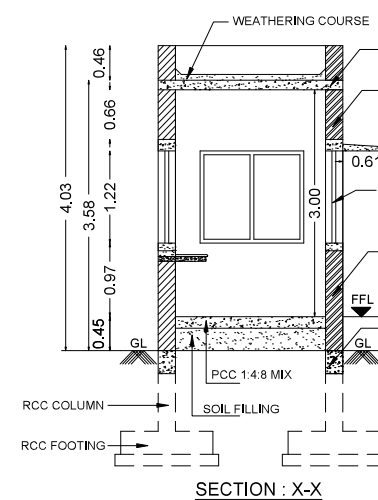
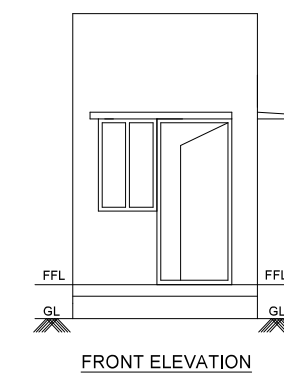
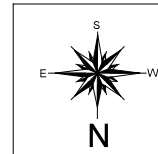
FIRE ALARM

SCALE:

ALL DIMENSIONS ARE
IN METER
SCALE 1:100

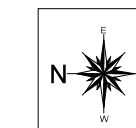
SCHEDULE OF JOINERIES :-

REF	DESCRIPTION	SIZE
AGD	ALUMINIUM DOOR	1.22 x 2.14
RS	ROLLING SHUTTER	3.95 x 2.44
RS1	ROLLING SHUTTER	1.37 x 2.14
D1	ALUMINIUM DOOR	1.00 x 2.14
D4	ALUMINIUM DOOR	0.75 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	0.99 x 2.14
AFD	ALUMINIUM FIXED GLASS	1.27 x 1.22
AGSW	ALUMINIUM GLAZED SLIDING WINDOW	1.27 x 1.22
AGSW1	ALUMINIUM GLAZED SLIDING WINDOW	0.91 x 1.22
SECURITY ROOM		
BLOCK-3		



LAND AREA DETAILS:-

S. No	SURVEY NO	PATTA NO	AREA (in Sq.m)		AREA (in Acre)
			PATTA	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

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

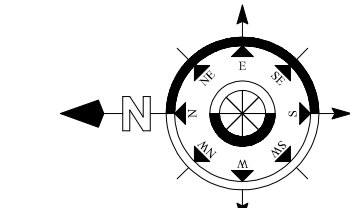
Roc.No: SWP / BPA / 647974 / 2025
Planning Permission No : 120 / 2025

PROFESSIONAL DETAIL

APPLICANT	Mr.P.RAVIKUMAR	
REGISTERED ARCHITECT	Er.B.BALACHADRIKA (CA / 2016 / 75035)	Dr. B. BALACHADRIKA Council of Architecture, Reg No: 75035 / 2016 3B-1/208-1, Main Street, Anisapalayam, SALEM-9
REGISTERED STRUCTURAL ENGINEER	Er.A.MOHANAMBAL (DTCP / SALEM / RSE / Gr-I / 25 / 2024)	Er. A. MOHANAMBAL R.E. CIVIL, M.E. (STRUCTURAL) Registered Structural Engineer (Gr-I) Reg No: 75035 / 2016 3B-1/208-1, Main Street, Anisapalayam, SALEM-9
REGISTERED CONSTRUCTION ENGINEER	Er.R.SATHEESHKUMAR (DTCP / SALEM / RCE / 02 / 2025)	Er. R. SATHEESHKUMAR, B.E. (CIVIL) Registered Construction Engineer (Gr-I) Reg No: 75035 / 2016 3B-1/208-1, Main Street, Anisapalayam, SALEM-9

SITE PLAN SHOWING THE REVISED ADDITIONAL PROPOSED CONSTRUCTION OF G.I SHEET ROOF WAREHOUSE, RCC ROOF OFFICE AND SECURITY ROOM 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 EXTINGUISHER
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
2.	480/1	989	7300.00	7284.34
TOTAL AREA =			7512.00	7495.79
SUPER IMPOSED AREA (AS PER SITE) =			7333.25 Sq.m	

BUILDING AREA DETAILS:-

EXISTING APPROVAL AREA DETAILS:-

ROC.No: SWP / BPA / 492012 / 2025, DATED: 24.04.2025
SITE APPROVAL No.132 / 2025
PLANNING PERMISSION No.54 / 2025

WAREHOUSE BUILDING BLOCK-1		AREA (SQ.M)		
SL.No	FLOORS	FSI	NON FSI	TOTAL
1.	GROUND FLOOR	1151.73	-----	1151.73
2.	FIRST FLOOR	456.60	-----	456.60
TOTAL EXISTING AREA OF BLOCK-1		1608.33	-----	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 EXISTING BUILDING		1731.99

ADDITIONAL CONSTRUCTION AREA DETAILS:-

WAREHOUSE BUILDING BLOCK-1		AREA (SQ.M)		
SL.No	FLOORS	FSI	NON FSI	TOTAL
1.	GROUND FLOOR	288.01	-----	288.01
2.	FIRST FLOOR	159.38	-----	159.38
3.	OVER HEAD WATER TANK	-----	17.91	17.91
TOTAL ADDITIONAL AREA OF BLOCK-1		447.39	17.91	465.30

PARTICULARS		SQ.M
AREA OF (WARE HOUSE) BLOCK-1		465.30
TOTAL AREA OF ADDITIONAL PROPOSED CONSTRUCTION OF BUILDING		465.30

TOTAL BUILDING AREA DETAILS:-

PARTICULARS		SQ.M
AREA OF (WARE HOUSE) BLOCK-1		2073.63
AREA OF (OFFICE BLOCK) BLOCK-2		67.84
AREA OF (SECURITY ROOM) BLOCK-3		5.93
TOTAL AREA OF PROPOSED CONSTRUCTION OF BUILDING		2147.40
TOTAL AREA OF VACANT SITE		5998.49

PLOT COVERAGE (1513.51 / 7512.00 X 100) : 20.14%
FLOOR SPACE INDEX (2129.49 / 7512.00) : 0.28

NOTES:-

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

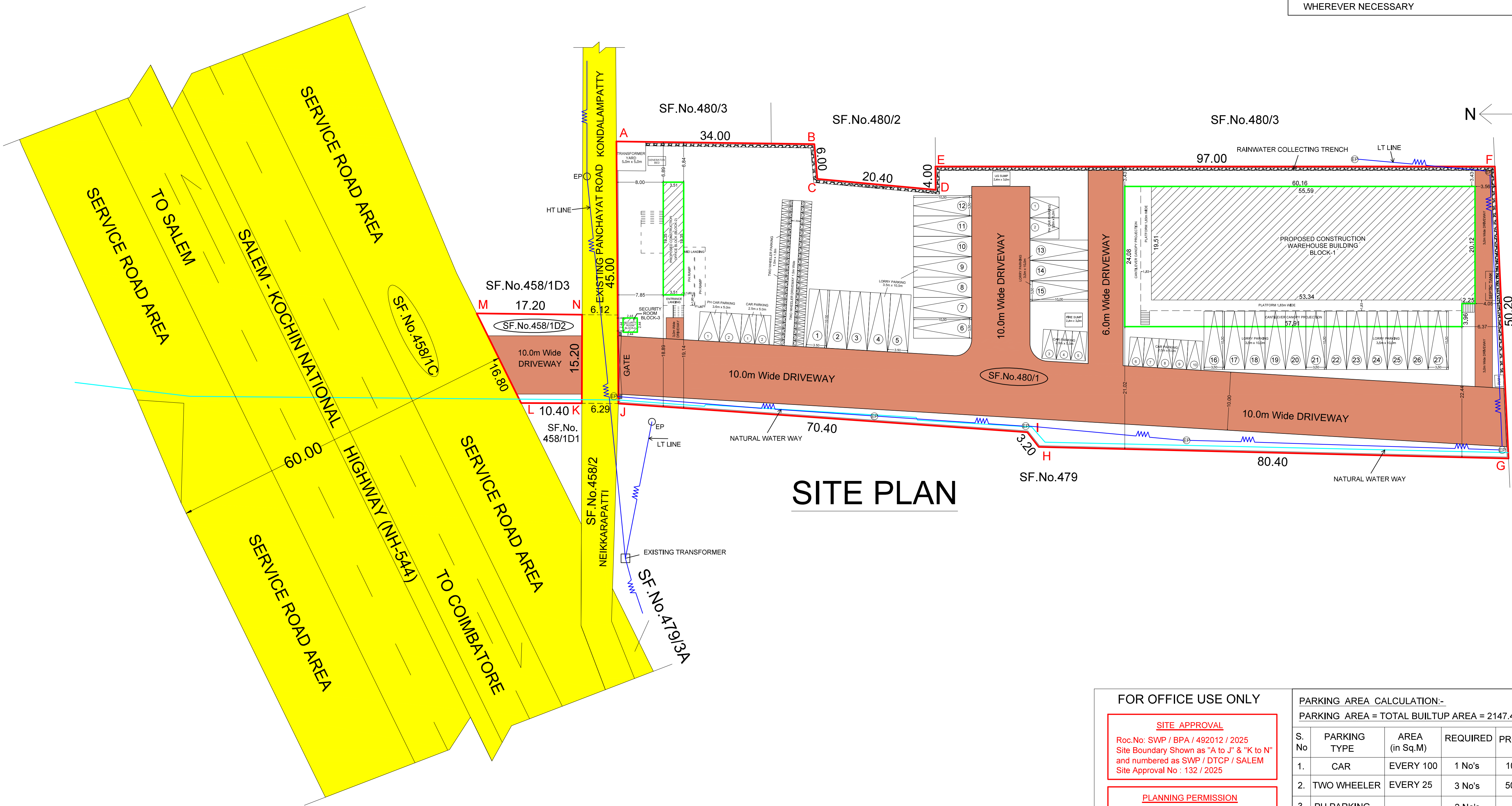
PROFESSIONAL DETAIL

APPLICANT	Mr.P.RAVIKUMAR	
REGISTERED ARCHITECT	Er.B.BALACHADRIKA (CA / 2016 / 75035)	
REGISTERED STRUCTURAL ENGINEER	Er.A.MOHANAMBAL (DTCP / SALEM / RSE / G-I / 25 / 2024)	
REGISTERED CONSTRUCTION ENGINEER	Er.R.SATHEESHKUMAR (DTCP / SALEM / RCE / 02 / 2025)	

APPLICANT : Mr.P.RAVIKUMAR S/o PALANIAPPAN

- 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

SITE PLAN



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
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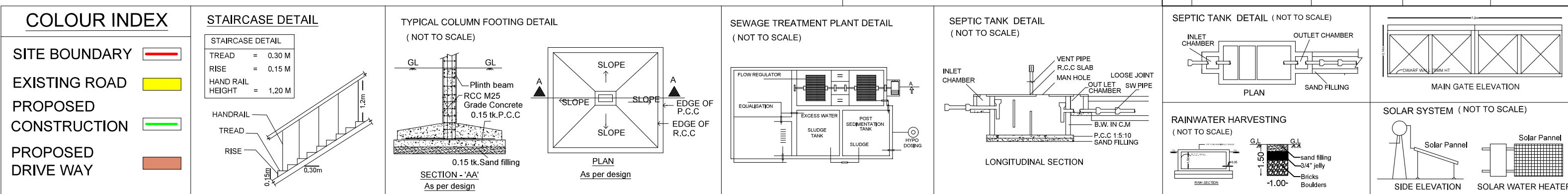
PLANNING PERMISSION

Roc.No: SWP / BPA / 647974 / 2025
Planning Permission No : 120 / 2025

PARKING AREA CALCULATION:-

PARKING AREA = TOTAL BUILTUP AREA = 2147.40 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



Signature valid



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.

