PP APPROVAL RECORD

Planning Permission

Salem district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

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,
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DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUME SHEET ROOF & R.C.C TERRACED ROOF (BASEMENT AND G+2 FLOORS) KALYANA MANDAPAM BUILDING IN S.F.No : 552/1B2B3A,552/2A2B1,552/3B1B1A,552/3B1B2A,552/3B2B1 AT VAIKUNDAM VILLAGE & PANCHAYAT , MAGUDANCHAVADI PANCHAYAT UNION AND TALUK , SALEM DISTRICT.

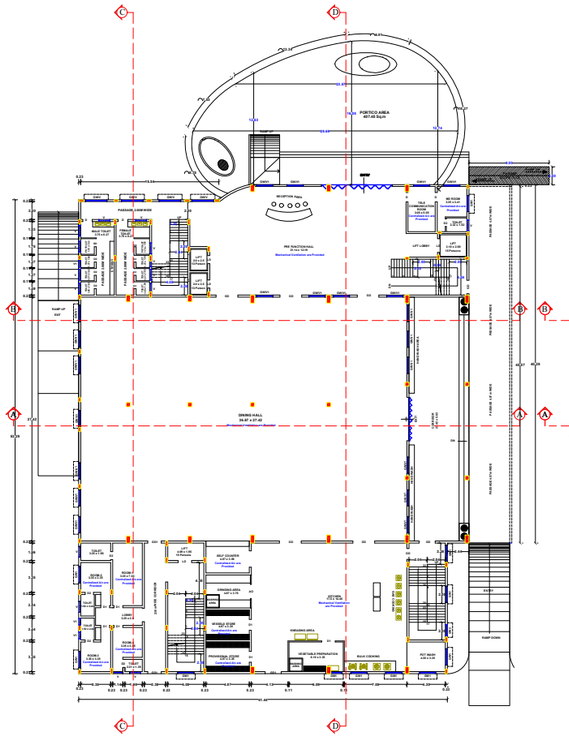
ONLINE APPLICATION NUMBER : SWP/BPA/880921/2026 , DATED :24.06.2026

APPLICANT :

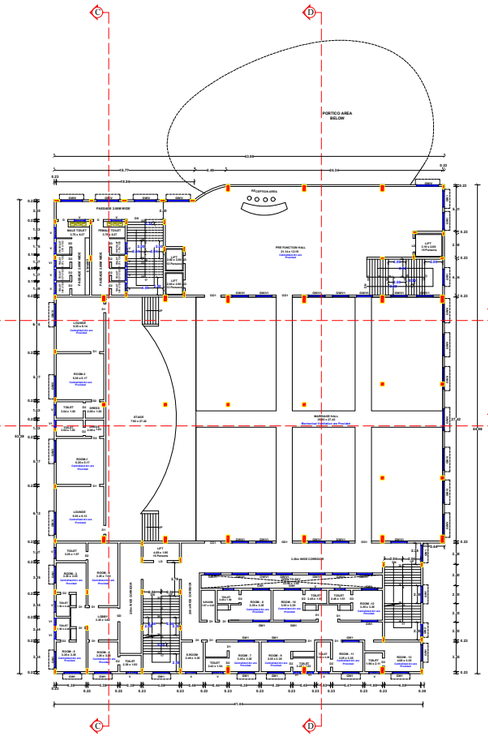
M/s SANKAGIRI LORRY OWNER'S ASSOCIATION.,

1.Mr N KANDASAMY S/o Mr.NALLAIYAGOUNDER., (THE PRESIDENT)

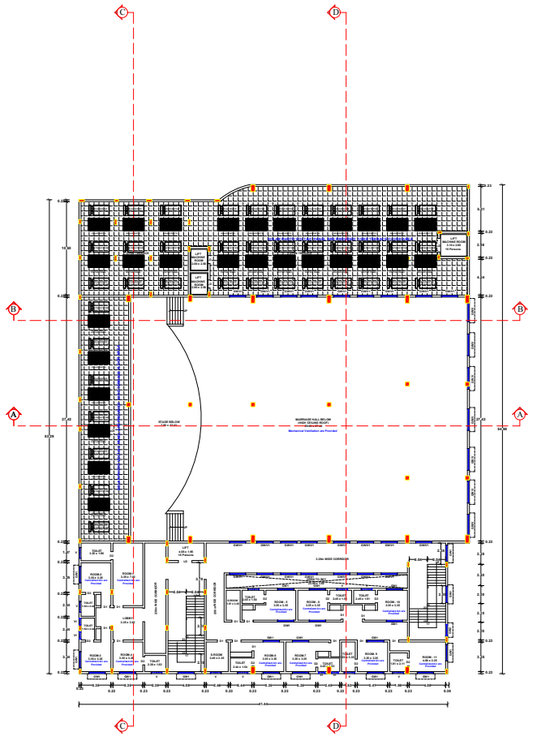
2.Mr K MURUGESAN S/o Mr.KANDAPPAN., (THE SECRETARY)



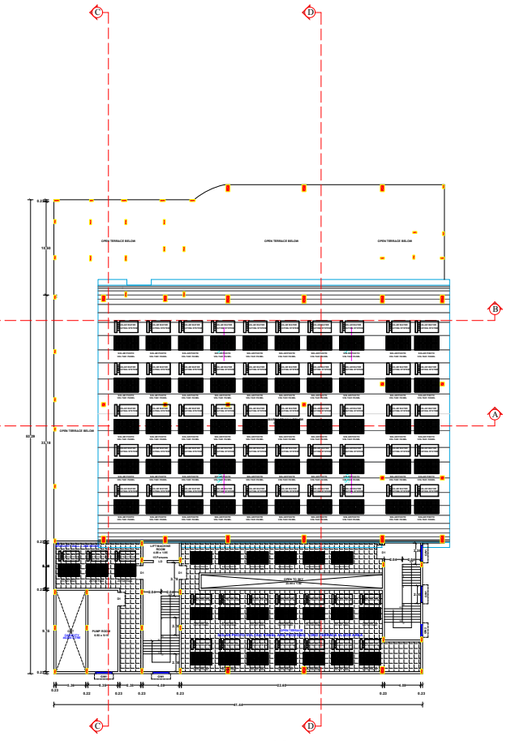
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN



AREA STATEMENT

SHEET No : 2 OF 3

DESCRIPTIONS		Sq.METER
SITE AREA :-		
AS PER DEED AREA	2.428 Acre	9829.00
AS PER PLR / FMB AREA	0.9829 Hec	9829.00
SUPER IMPOSED PLOT AREA		9534.73
BUILDING AREA :-		

BLOCK NAME	FLOOR NAME	FSI AREA (IN Sq.m)	NON FSI AREA (IN Sq.m)	BUILTUP AREA (IN Sq.m)
01	BASEMENT FLOOR	---	2540.60	2540.60
	GROUND FLOOR	2937.83	---	2937.83
	FIRST FLOOR	2306.78	40.82	2347.60
	SECOND FLOOR	577.07	40.82	617.89
	HEAD ROOM	---	109.22	109.22
	PUMP ROOM	---	36.59	36.59
	LIFT MACHINE ROOM	---	35.93	35.93
GRAND TOTAL in Sq.m		5821.68	2803.98	8625.66
GRAND TOTAL in Sq.Ft		62664.56	30182.04	92846.60

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

$$\frac{\text{F.S.I AREA}}{\text{PLOT AREA}} = \frac{5821.68}{9829.00} = 0.592 < 2$$

PLOT COVERAGE (P.C) :-

$$\frac{\text{MAX FLOOR AREA AT ANY FLOOR}}{\text{PLOT AREA}} \times 100 = \frac{2937.83}{9829.00} \times 100 = 29.88\ \%$$

SCALE 1:100 — ALL DIMENSIONS ARE IN "METRE"

JOINERY DETAILS

REFERENCE	DESCRIPTIONS	SIZE (IN METER)
EG	ENTRANCE GATE	3.05 x 3.05
GD	GLAZZED DOOR	3.35 x 2.44
GD1	GLAZZED DOOR	1.22 x 2.13
SD	SWING DOOR	0.90 x 2.13
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	2.44 x 0.61
V1	VENTILATOR	0.76 x 0.61

APPLICANT :-

For Sankagiri Lorry Owner's Association — PRESIDENT

For Sankagiri Lorry Owner's Association — SECRETARY

REGISTERED ENGINEER :-

Er.A.SOUNDAR RAJAN, B.E., M.E.,(Struct).
DTCP/SALEM/RE-I/ROD12025/(Renewal)
G.V. VISUAL CREATIONS,
BUILDING CONTRACTOR & PROMOTERS,
Suthari Complex 1st Floor,
Jimdhuh Main Road, Near Sona College,
Salem - 636 005. Cell: 9787210883

STRUCTURAL ENGINEER :-

Er.A.SOUNDAR RAJAN,B.E.,M.E.,(Struct).,
RDO SALEM / RISE-C1 / Reg.No.33/2024.
CLASS-I(C) LICENSE No.11256
Building Contractor & Promoters,
No.1, Suthari Complex 1st Floor,
Jumbhuh Main Road,
Near Sona College, Salem - 636005.
Cell: 93782 70883

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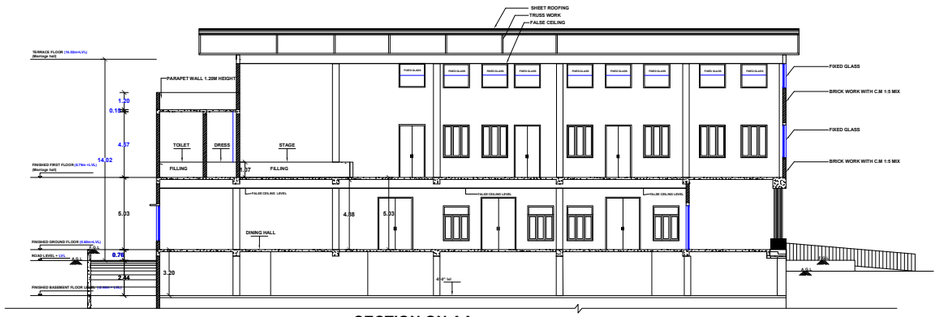
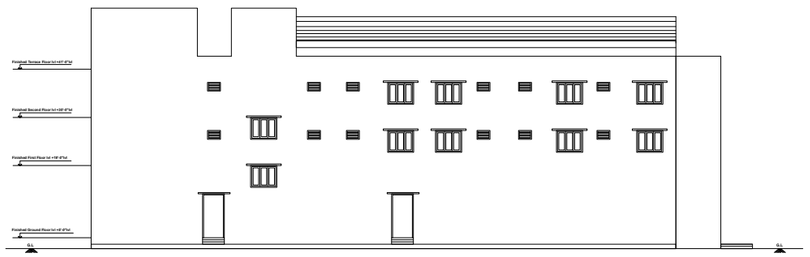
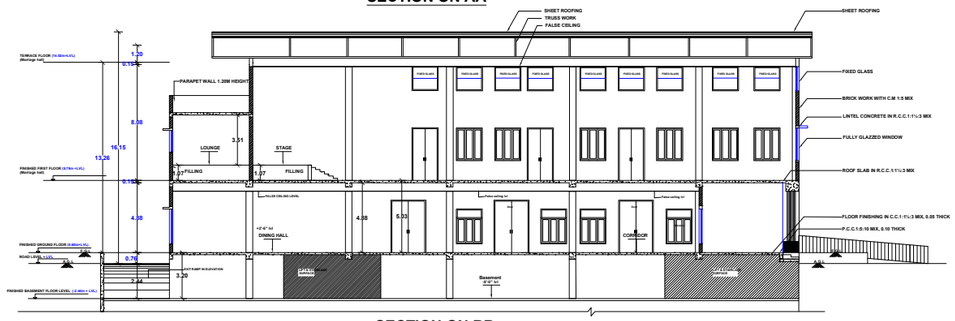


SECTION ON AA



REAR ELEVATION



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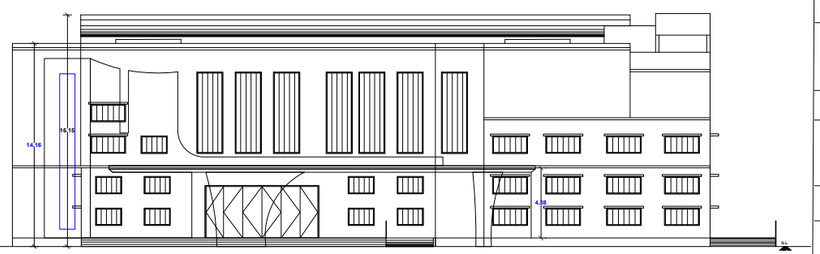
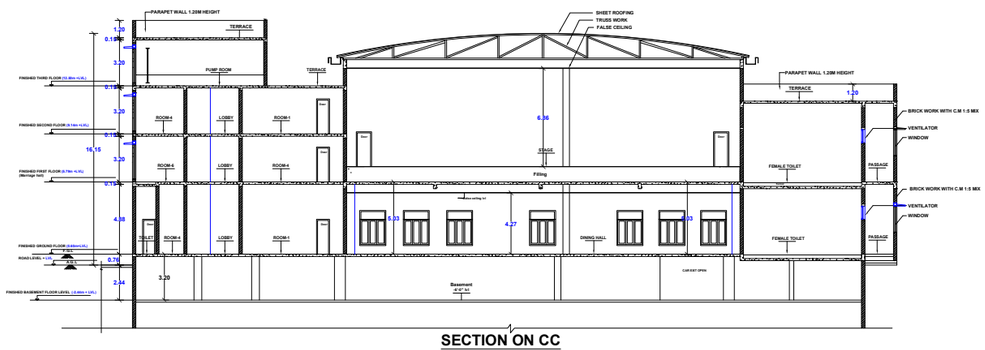
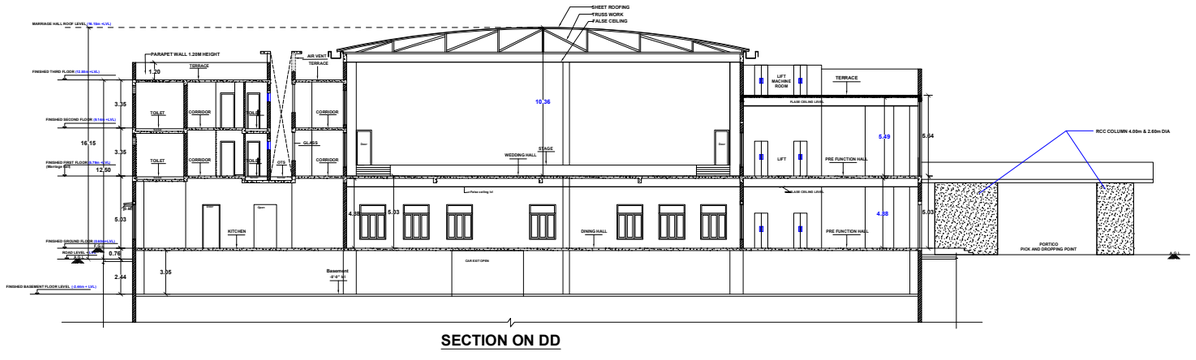


FRONT ELEVATION



SECTION ON CC



SECTION ON DD



AREA STATEMENT

SHEET No : 3 OF 3

DESCRIPTIONS		Sq.METER
SITE AREA :-		
AS PER DEED AREA	2.428 Acre	9829.00
AS PER PLR / FMB AREA	0.9829 Hec	9829.00
SUPER IMPOSED PLOT AREA		9534.73
BUILDING AREA :-		

BLOCK NAME	FLOOR NAME	FSI AREA (IN Sq.m)	NON FSI AREA (IN Sq.m)	BUILTUP AREA (IN Sq.m)
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	PUMP ROOM	---	36.59	36.59
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FLOOR SPACE INDEX (F.S.I) :-

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JOINERY DETAILS

REFERENCE	DESCRIPTIONS	SIZE (IN METER)
EG	ENTRANCE GATE	3.05 x 3.05
GD	GLAZZED DOOR	3.35 x 2.44
GD1	GLAZZED DOOR	1.22 x 2.13
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D	DOOR	1.22 x 2.44
D1	DOOR	1.00 x 2.13
D2	DOOR	0.76 x 2.13
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W1	WINDOW	1.22 x 1.52
V	VENTILATOR	2.44 x 0.61
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APPLICANT :-

For Sankagiri Lorry Owner's Association
PRESIDENT

For Sankagiri Lorry Owner's Association
SECRETARY

REGISTERED ENGINEER :-

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DTCP/SALEM/RE-II/001/2025(Renewal)
G.V. VISUAL CREATIONS,
BUILDING CONTRACTOR & PROMOTERS,
Suthari Complex 1st Floor,
Junction Main Road, Near Sona College,
Salem - 636 005. Cell: 9578270683

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: 95782 70663

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUME SHEET ROOF & R.C.C TERRACED ROOF (BASEMENT AND G+2 FLOORS) KALYANA MANDAPAM BUILDING IN S.F.No : 552/1B2B3A,552/2A2B1,552/3B1B1A,552/3B1B2A,552/3B2B1 AT VAIKUNDAM VILLAGE & PANCHAYAT , MAGUDANCHAVADI PANCHAYAT UNION AND TALUK , SALEM DISTRICT.

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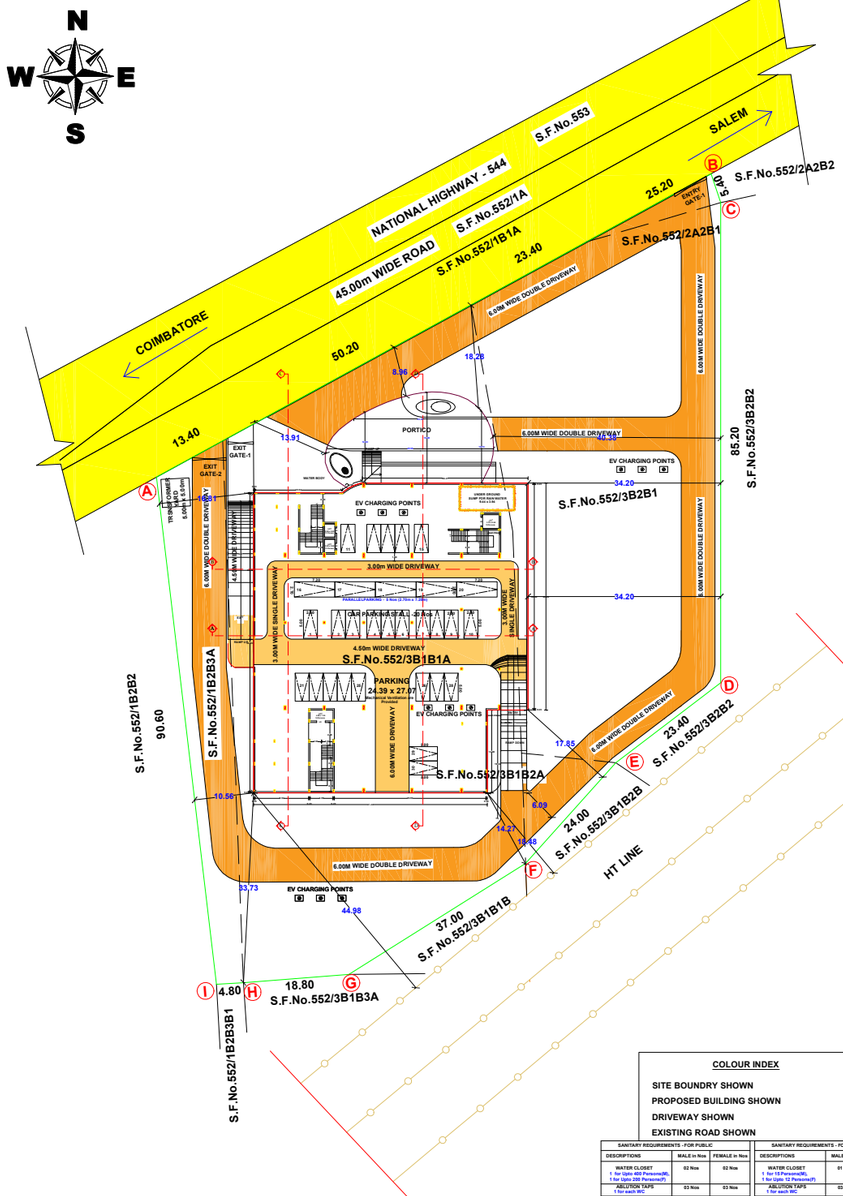

SITE CUM BASEMENT FLOOR PLAN

SITE CUM GROUND FLOOR PLAN

COLOUR INDEX

SITE BOUNDRY SHOWN	
PROPOSED BUILDING SHOWN	
DRIVEWAY SHOWN	
EXISTING ROAD SHOWN	

S.No	FLOOR NAME	DESCRIPTIONS	AREA in Sq.m	ROOMS in Nos
1	GROUND FLOOR	DINING HALL & ROOMS	1005.49	04 Nos
2	FIRST FLOOR	MARRIAGE HALL & ROOMS	820.40	13 Nos
3	SECOND FLOOR	ROOMS	----	13 Nos

SANITARY REQUIREMENTS - FOR PUBLIC		
DESCRIPTIONS	MALE in Nos	FEMALE in Nos
WATER CLOSET 1 for Upto 400 Persons(M), 1 for Upto 250 Persons(F)	02 Nos	02 Nos
ABLUTION TAPS 1 for each WC	03 Nos	03 Nos
URINALS 1 for Upto 200 persons	04 Nos	----
WASH BASINS 1 for every 200 pupils	03 Nos	03 Nos
BATHS 1 for every 40 pupils	01 Nos	01 Nos
DRINKING WATER 1 for every 100 Persons	02 Nos	02 Nos
CLEANER'S SINK 1 per floor	01 Nos	01 Nos
SHOWER/BATHING As Per trade Requirement	02 Nos	02 Nos

SANITARY REQUIREMENTS - FOR STAFF		
DESCRIPTIONS	MALE in Nos	FEMALE in Nos
WATER CLOSET 1 for 15 Persons(M), 1 for Upto 12 Persons(F)	01 Nos	01 Nos
ABLUTION TAPS 1 for each WC	03 Nos	03 Nos
URINALS 1 for 15 Persons	04 Nos	----
WASH BASINS 1 for every 15 Persons	01 Nos	01 Nos
BATHS 1 for every 40 pupils	01 Nos	01 Nos
DRINKING WATER 1 for every 100 Persons	01 Nos	01 Nos
CLEANER'S SINK 1 per floor	01 Nos	01 Nos
SHOWER/BATHING As Per trade Requirement	----	----

PARKING DETAILS

KALYANAMANDAPAM

DESCRIPTIONS	REQUIRED	PROVIDED
CAR SPACE (2.50m x 5.00m) 1 Car space for every 50 Sq.m of kalyana Mandapam area	17 Nos + 2 Nos Add 10% Visitors Parking	50 Nos
TWO WHEELERS (1.00m x 1.80m) 1 Two wheeler space for every 50 Sq.m of Kalyana Mandapam area	17 Nos + 2 Nos Add 10% Visitors Parking	70 Nos
DA CAR PARKING (3.60m x 5.00m)	02 Nos	05 Nos
OSR	982.90 Sq.m (10.00%)	Pay to DTCP

AREA STATEMENT

SHEET No : 1 OF 3

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JOINERY DETAILS

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For Sankagiri Lorry Owner's Association — SECRETARY

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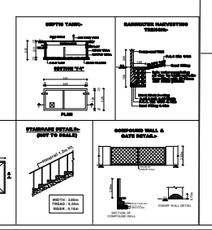

THE LANDLENS SUITE

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

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

Verified RealEstate
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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.