Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

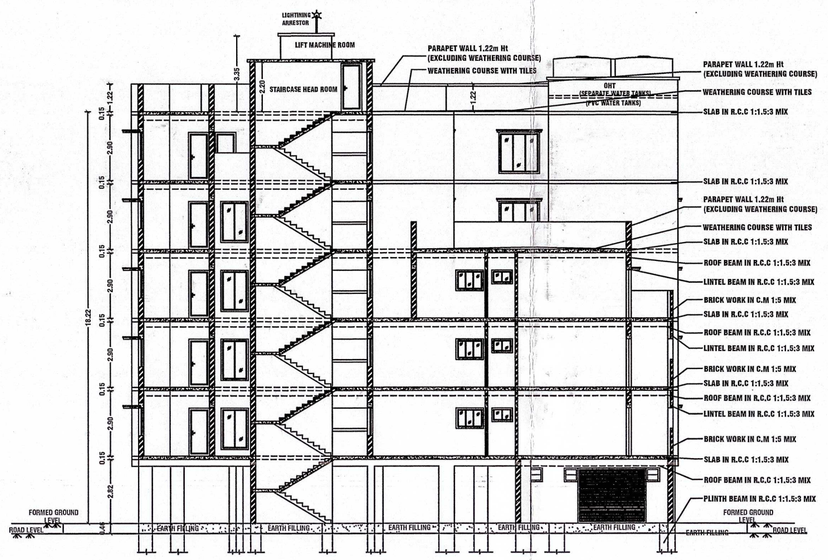
Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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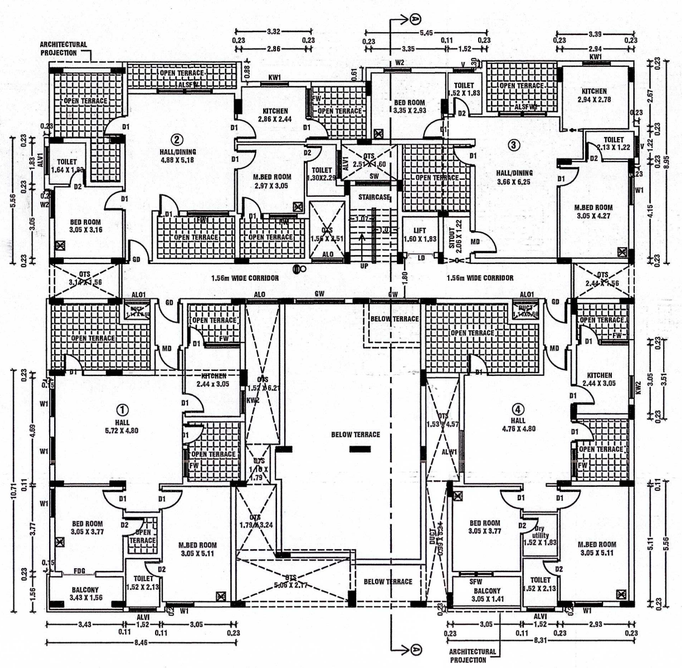
DIGITALLY VERIFIED RECORD



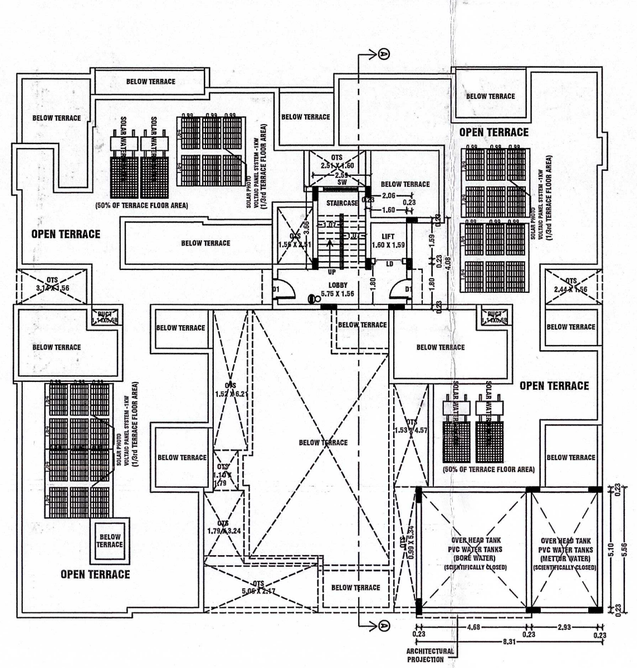
FRONT ELEVATION



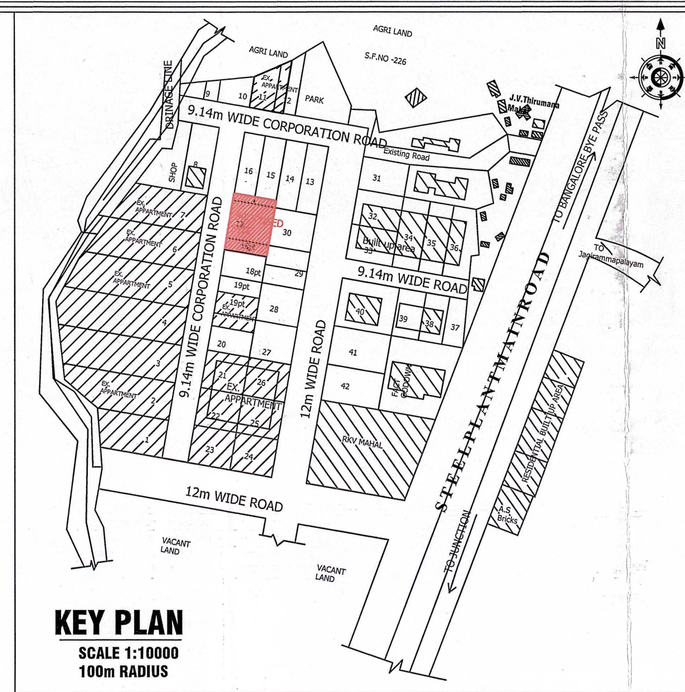
SECTION-'A-A'



FIFTH FLOOR PLAN



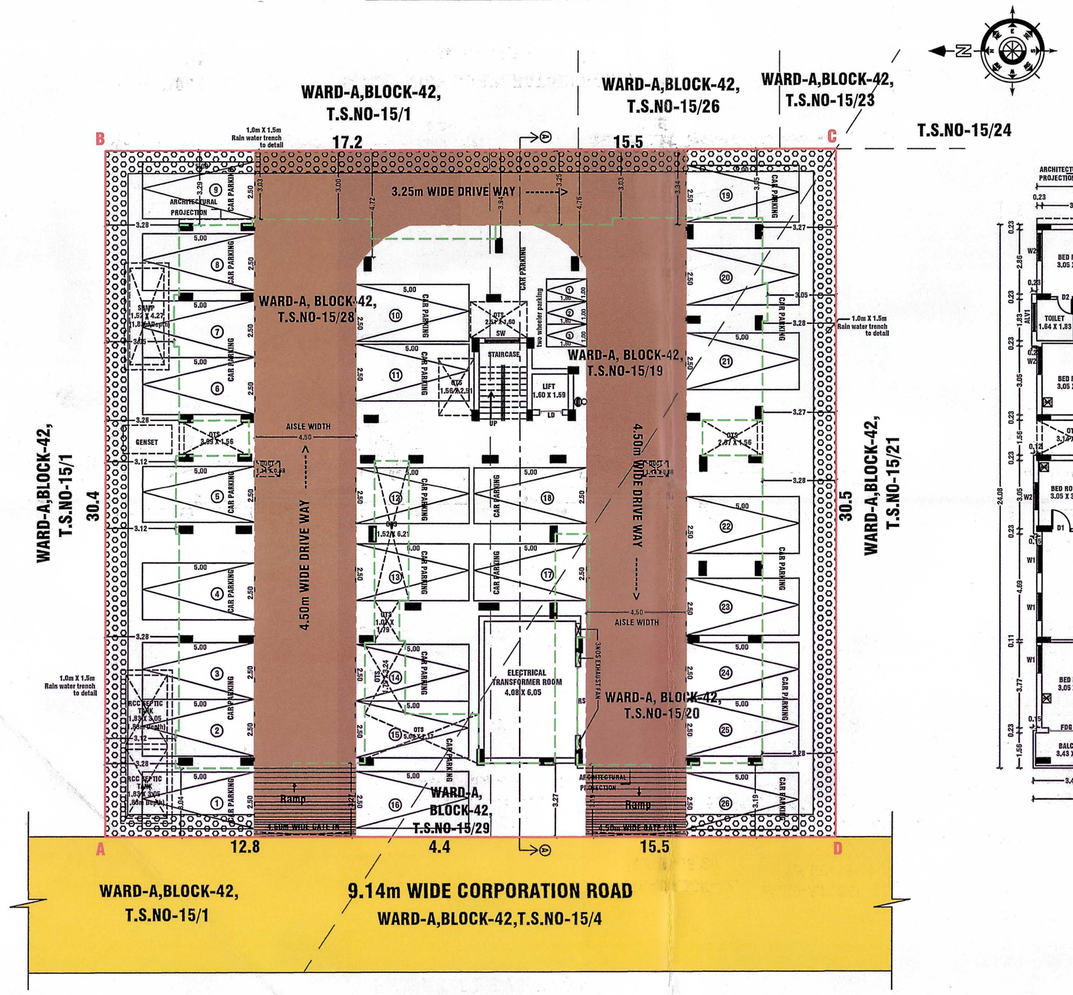
TERRACE FLOOR PLAN



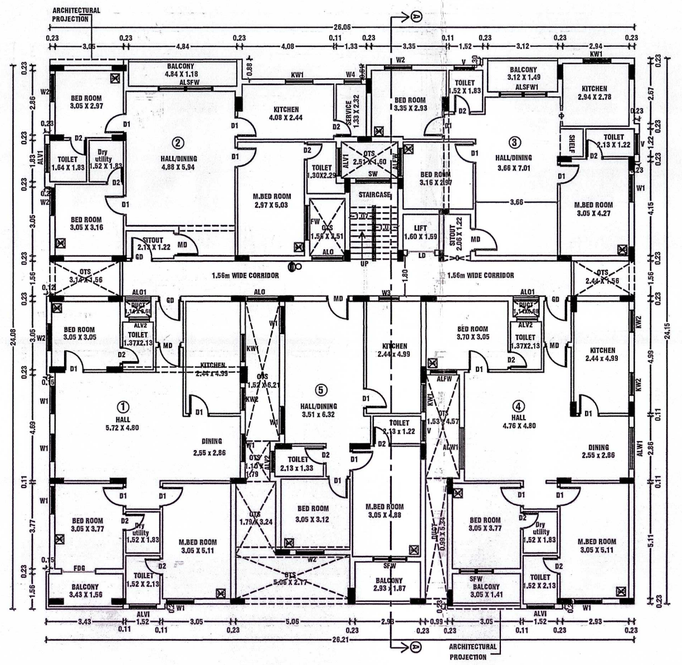
KEY PLAN

SCALE 1:10000

100m RADIUS

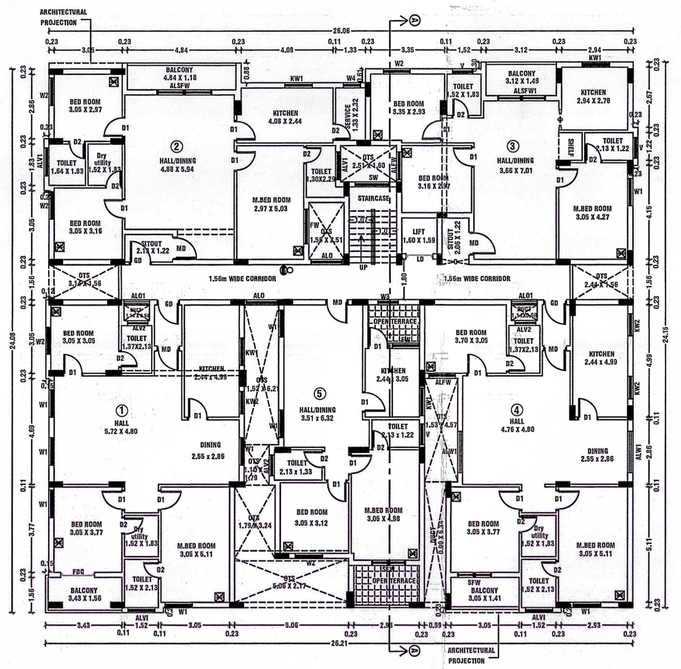


STILT FLOOR PLAN CUM SITE PLAN

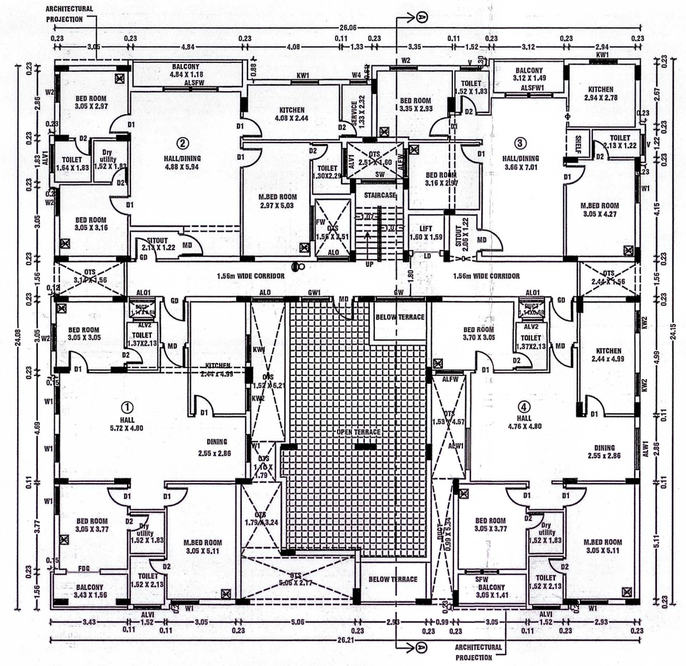


TYPICAL FLOOR PLAN

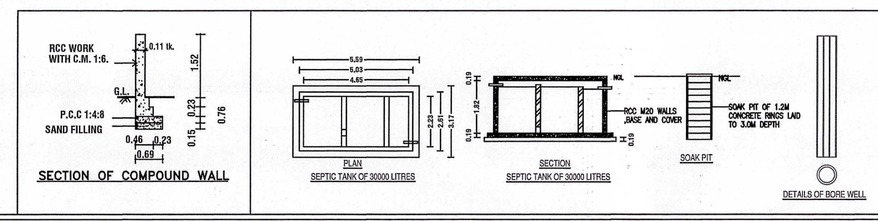
(1st & 2nd floors)



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT+05 FLOORS RESIDENTIAL APARTMENT BUILDING (23 DWELLINGS UNITS) WITH PLOT AMALGAMATION IN OLD S.F.NO- 229/1Apt,1Bpt,234/2A3, NEW WARD-A, BLOCK-42, T.S.NO-15/19,20,28,29,PLOT.NO-15pt(SOUTH), 16pt(SOUTH),17,18pt(NORTH), IN APPROVAL LAYOUT NO-LP/DTCP NO -602/97,JAGGIRAMMAPALAYAM VILLAGE, SALEM CITY MUNICIPAL CORPORATION, SALEM WEST TALUK & DISTRICT.

NAME OF THE APPLICANT :-

Mrs.P.VENNILA W/o Mr.K.PUGAL.

SCALE 1:100

AREA DETAILS:-

PARTICULARS	SQ.MT
AREA OF THE SITE (AS PER DEED =10700.00sq.ft)	994.03
AREA OF THE SITE (AS PER PATTA)	994.50
AREA OF THE SITE (AS PER SUPER IMPOSED PLOT AREA)	992.82

FLOOR NAME	TOTAL BUILT UP AREA	DEDUCTION	FSI AREA	NON FSI AREA
STILT FLOOR	575.46	-	32.13	543.33
FIRST FLOOR	575.46	9.51	565.95	-
SECOND FLOOR	575.46	9.51	565.95	-
THIRD FLOOR	569.13	13.50	555.63	-
FOURTH FLOOR	494.37	9.51	484.86	-
FIFTH FLOOR	393.77	16.97	376.80	-
HEAD ROOM AND LIFT MACHINE ROOM	25.19	-	-	25.19
TOTAL	3210.84	61.00	2581.32	568.52
TOTAL BUILT UP AREA-DEDUCTION (3210.84 - 61.00=3149.84)			3149.84	
TOTAL BUILTUP AREA (FSI)			2581.32	

FLOOR SPACE INDEX (FSI) = 2581.32 / 992.82 = 2.599(premium FSI 0.599)

PLOT COVERAGE (PC) = 575.46 / 992.82 X 100 = 57.96%

JOINERY DETAILS	IN METER
R/SHUTTER (RS)	3.05 X 2.13
M.DOOR (MD)	1.00 X 2.13
GRILL.DOOR (GD)	1.00 X 2.13
LIFT DOOR (LD)	1.22 X 2.13
DOOR (D1)	0.91 X 2.13
DOOR (D2)	0.76 X 2.13
F.DOOR/GRILL (FDG)	1.52 X 2.13
WINDOW (W1)	1.22 X 1.45
WINDOW (W2)	1.22 X 1.22
WINDOW (W3)	0.91 X 1.22
WINDOW (W4)	0.76 X 1.22
KITCHEN.WINDOW(KW1)	1.22 X 0.91
KITCHEN.WINDOW(KW2)	0.91 X 0.91
AL.WINDOW (ALW1)	1.83 X 2.13
AL.F.WINDOW (ALFW)	1.22 X 2.13
AL.F.S.WINDOW (ALSFW)	2.44 X 2.13
AL.F.S.WINDOW (ALSFW1)	2.13 X 2.13
F.WINDOW (FW)	1.52 X 1.52
S.F.WINDOW (SFW)	1.52 X 2.13
G.WINDOW (GW)	2.13 X 1.37
G.WINDOW (GW1)	1.22 X 1.37
S.WINDOW (SW)	1.52 X 0.91
VENTILATOR (V)	0.91 X 0.61
AL.VENTILATOR(ALV1)	1.22 X 0.91
AL.VENTILATOR(ALV2) OPEN(O)	0.91 X 0.91 / 0.91 X 2.13
ABOVE LINTEL OPEN(ALO)	1.22 X 0.61
ABOVE LINTEL OPEN(ALO1)	1.14 X 0.61

PARKING DETAILS:-

NO OF REQUIRED CAR PARKING : 25 Nos

NO OF PROVIDED CAR PARKING : 25 Nos
= 23 Nos X(DIMENSION- 2.50 X 5.00)+
3 Nos X (DIMENSION-2.50 X 5.00)
(visitors parking)

NO OF REQUIRED TWO WHEELER PARKING : 3 Nos

NO OF PROVIDED TWO WHEELER PARKING :
= 3 Nos X (DIMENSION-1.00 X 1.80)

NOTE:-

1. ALL DIMENSIONS ARE IN METER.
2. MECHANICAL VENTILATION TO BE PROVIDED WHEREVER NECESSARY
3. ALL SUNSHADE PROJECTIONS ARE LESS THEN OR EQUAL TO 0.60m
4. APPROVED LAYOUT No.- 4/APL/ in Rc/D1 602/97.

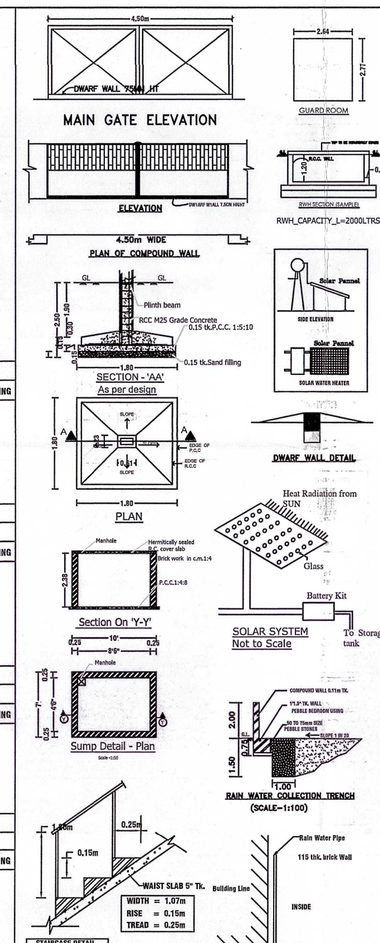
SITE BOUNDARY	
PROPOSED BUILDING	
EXISTING ROAD	
DRIVE WAY	
(FE) FIRE EXTINGUISHER	
(FA) FIRE ALARAM	
CENTRALISED AIR CONDITION PROVIDED	

TYPICAL 01, 02 FLOORS FSI AREA			
DESCRIPTION	FSI AREA	REQUIRED CAR PARKING	
DWELLING UNIT -1	117.05	1Nos	
DWELLING UNIT -2	111.47	1Nos	
DWELLING UNIT -3	94.41	1Nos	
DWELLING UNIT -4	114.36	1Nos	
DWELLING UNIT -5	82.92	1Nos	
CORRIDOR & STAIR AREA	45.10	-	
TOTAL FSI AREA	565.95	TOTAL - 5Nos	
THIRD FLOOR FSI AREA			
DESCRIPTION	FSI AREA	REQUIRED CAR PARKING	
DWELLING UNIT -1	117.05	1Nos	
DWELLING UNIT -2	111.47	1Nos	
DWELLING UNIT -3	94.41	1Nos	
DWELLING UNIT -4	114.36	1Nos	
DWELLING UNIT -5	71.93	1Nos	
CORRIDOR & STAIR	45.93	-	
TOTAL FSI AREA	555.63	TOTAL - 4Nos	
FOURTH FLOOR FSI AREA			
DESCRIPTION	FSI AREA	REQUIRED CAR PARKING	
DWELLING UNIT -1	117.05	1Nos	
DWELLING UNIT -2	111.47	1Nos	
DWELLING UNIT -3	94.41	1Nos	
DWELLING UNIT -4	114.36	1Nos	
CORRIDOR & STAIR	46.93	-	
TOTAL FSI AREA	484.59	TOTAL - 4Nos	
FIFTH FLOOR FSI AREA			
DESCRIPTION	FSI AREA	REQUIRED CAR PARKING	
DWELLING UNIT -1	90.23	1Nos	
DWELLING UNIT -2	72.14	-	
DWELLING UNIT -3	77.49	1Nos	
DWELLING UNIT -4	89.73	1Nos	
CORRIDOR & STAIR	56.15	-	
TOTAL FSI AREA	376.80	TOTAL - 3Nos	
TOTAL NO.OF CAR PARKING =		23Nos CAR PARKING	
VISITORS CAR PARKING (10%) =		3Nos CAR PARKING	
TOTAL NO.OF REQUIRED CAR PARKING =		25 Nos CAR PARKING	
TOTAL NO.OF PROVIDED CAR PARKING =		25 Nos CAR PARKING	

FOR OFFICE USE ONLY

SITE APPROVAL
Rec No:SWP/0/L50030/42/2025
Site Boundary Shown as "A to D" and endorsed as SWP/0107/AE/AE/
Site Approval Dt : 19/6/2025

PLANNING PERMISSION
Rec No:SWP/BPU/00030/42/2025
Planning Permission Dt : 19/6/2025



REG.STRUCTURAL ENGINEER:-	REG. CONSTRUCTION ENGINEER:-
Dr.K.KANNIGA M.E.,Ph.D., RESEARCH SUPERVISOR & HEAD, DEPARTMENT OF CIVIL ENGINEERING KNOWLEDGE INSTITUTE OF TECHNOLOGY, KAVERI NAGAR, KANGAYAMPUDHUR, PATTU, ATTAYAMPATTI, SALEM(DT),636112. CELL:-9965006641.	Dr.K.KANNIGA M.E.,Ph.D., RESEARCH SUPERVISOR & HEAD, DEPARTMENT OF CIVIL ENGINEERING KNOWLEDGE INSTITUTE OF TECHNOLOGY, KAVERI NAGAR, KANGAYAMPUDHUR, PATTU, ATTAYAMPATTI, SALEM(DT),636112. CELL:-9965006641.
APPLICANT:-	REGISTERED ENGINEER:-
	S.G.S.RAVIKUMAR KANNAN B.E.,C.E(Dip).,D.C.P STRUCTURAL ENGINEER & VALUER ARCHITECT & ENGINEER REGISTERED ENGINEER GRADE-III/PA /01/ND-634-20 LICENSED BUILDING SURVEYOR, L.B.A.NO.-4026-20 2,No-01&21, SRI KRISHNA IRON WHEEL, KATTUVATHAN MARI KOVIL, PUDHU ERI ROAD, KANNANKURICHI,SALEM -636006. CELL:-94422-45758.

சேலம் மாநகராட்சி
உரிமம் எண்.....20 நாள் 20
உத்தரவின்படி நிபந்தனைகளுக்குட்பட்ட கட்டிட அனுமதி வழங்கப்பட்டது.
அனுமதி காலம் முதல்

ஆணையருக்காக
சேலம் மாநகராட்சி.
உண்மை நகல்
ஆணையருக்காக
சேலம் மாநகராட்சி.

Signature valid
Signed by: Assistant
Location: Salem
Date: 2025.06.19

SALEM CITY MUNICIPAL CORPORATION (SCMC)

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

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Chennai 600 097, India
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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.