Verified RealEstate™

RE REGULATORY RECORD

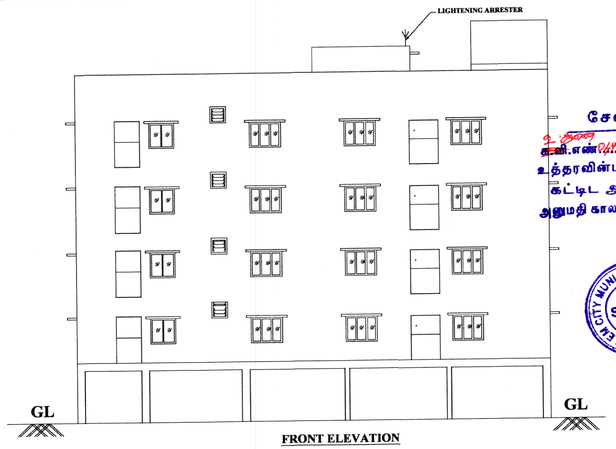
RERA Document

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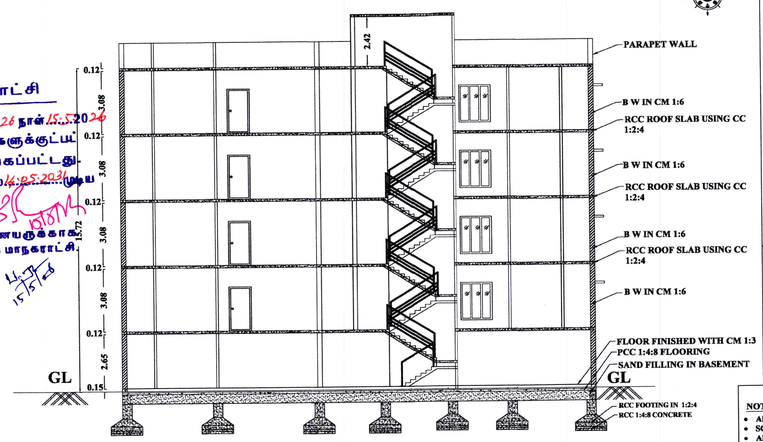
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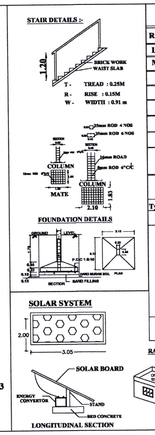


FRONT ELEVATION

சேலம் மாநகராட்சி
கட்டிட அனுமதி வழங்கப்பட்டது.
அனுமதி காலம் 15.05.2026 முதல் 14.05.2031 முடிய
ஆணையருக்காக
சேலம் மாநகராட்சி.



SECTION



JOINERIES DETAILS

ROLLING SHUTTER	RS	3.05x2.44	WINDOW	W	1.83x1.22
LIFT DOOR	LD	1.22x2.13	WINDOW	W1	1.52x1.22
MAIN DOOR	MD	1.07x2.13	WINDOW	W2	0.76x1.22
DOOR	D	0.99x2.13	WINDOW	KW	1.22x1.22
DOOR	D1	0.76x2.13	VENTILATOR	V	1.07x0.61
OPEN	O	0.99x2.13	VENTILATOR	V1	0.91x0.61
OPEN	O1	1.56x2.13	VENTILATOR	V2	0.76x0.61
OPEN	O2	0.76x2.13	FRENCH WINDOW	FW	1.52x1.83

EF- EXHAUST FAN
MV- MECHANICAL VENTILATION
EV- ELECTRICAL VEHICLE CHARGING POINT

FLOOR WISE BREAKUP

Typical Block Name	Floor Name	Total Builtup Area	Non FSI Area			Residential
			Covered Parking	Deduction	Incidental structures	Total FSI Area
Others	Floor-Stilt	599.71	570.82	-	28.89	28.89
	Floor - 01	599.71	-	26.12	-	573.59
	Floor - 02	599.71	-	26.12	-	573.59
	Floor - 03	599.71	-	26.12	-	573.59
	Floor - 04	599.71	-	26.12	-	573.59
	Total	2998.55	570.82	104.48	28.89	2323.25
Head Room & Lift Machine Room Area		17.79				

NOTE:
- All the Dimension are in Meter
- SCALE 1:100
- All Sunshade Projections will be less than nor equal to 0.60m
- Mechanical Ventilation Will be Provided whenever required.

REFERENCE:
- SITE BOUNDARY SHOWN IN GREEN
- PROPOSED CONSTRUCTION SHOWN IN RED
- EXISTING ROAD SHOWN IN YELLOW

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C TERRACED ROOF STILT + 4 FLOORS (24 DWELLINGS) RESIDENTIAL APARTMENT BUILDING AT OLD S.NO :123/1 , NEW WARD -Y, BLOCK-16,T.S.NO:29/22, LAYOUT NO:103/87 , PLOT NO-22,23,24,25pt,31pt,32,33,34, DADAGAPATTI VILLAGE, SALEM SOUTH TALUK ,SALEM DISTRICT.

APPLICANT:

Mr.G.K.NAGARAJAN S/o. KANDASAMY
Mrs.N.SUDHA, W/o.G.K.NAGARAJAN

LEGEND

PLR/FMB AREA	894.00 Sq.m
DOCUMENT AREA	893.72 Sq.m
SUPER IMPOSED PLOT AREA	893.73 Sq.m
Floor Space Index	= Total FSI Area / Super Imposed Plot Area = 2323.25 / 893.72 = 2.599(0.599Premium FSI)

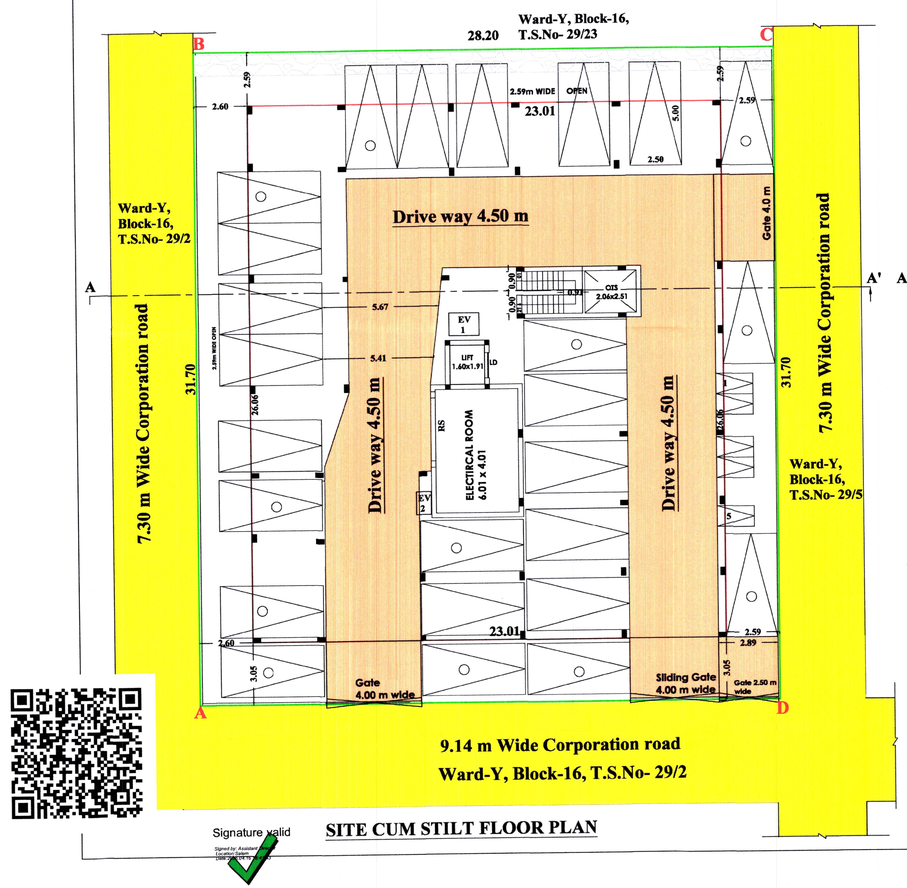
DWELLING AREA DETAILS

Floor Name	Dwelling Reference	Single / Duplex	Dwelling Area
Floor01, Floor02, Floor03, Floor04 - Typical	A	Single	84.11
	B	Single	78.12
	C	Single	60.72
	D	Single	98.33
	E	Single	106.08
	F	Single	102.00

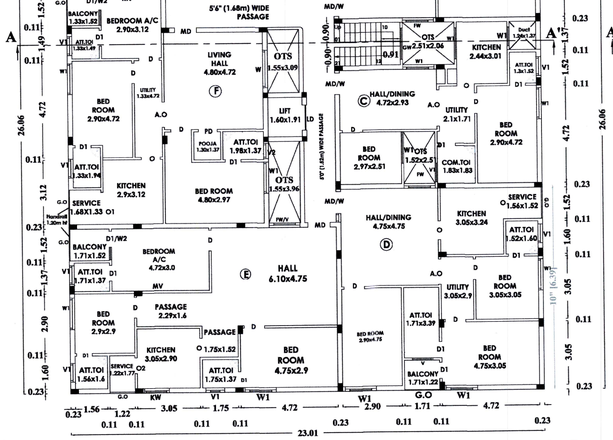
PARKING DETAILS

Parking Category	Dwelling Units	Cars Required	Cars Provided	Two Wheelers Required	Two Wheelers Provided
Residential from 50 to 75	4	2	2	4	4
Residential Above 75	20	20	20	-	-
Visitor's Parking 10%	-	3	3	1	1
Total	24	25	25	5	5

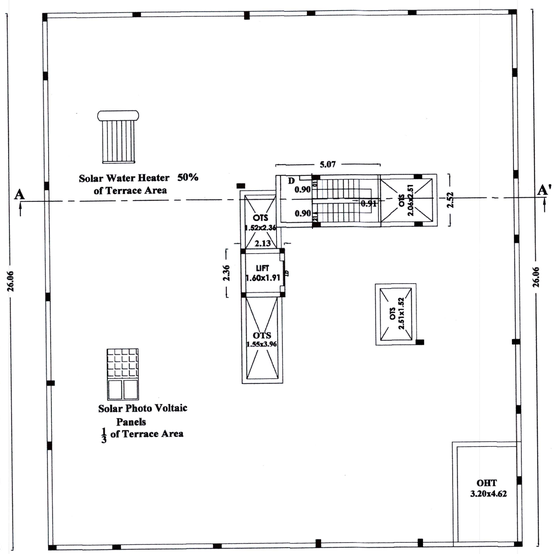
Common Area Includes Staircase, Lift & Passage per Floor : 18.30 Sq.m
OTS per Floor : 25.93 Sq.m



SITE CUM STILT FLOOR PLAN



FIRST,SECOND,THIRD,FOURTH FLOOR PLAN - TYPICAL



TERRACE FLOOR PLAN

SITE APPROVAL
ROC NO: SWP/BPA/738587/2025
Site Boundary Shown as "A to D" and Numberd as SWP/DTCP/SALEM/ Site Approval No:51/2026.Dated :11.02.2026

PLANNING PERMISSION
ROC NO: SWP/BPA/802926/2026
Planning Permission No:85/2026
(This is Revised as planning Permission No:34/2026)

Signature valid

APPLICANT

STRUCTURAL ENGINEER

N. CHANDRAMOULI, M.E.,
Registered Structural Engineer Grade-I
DTCP/SALEM/29/RSE-I/2024
Email: nskassociates2015@gmail.com
Mobile No: 98946 09342

REGISTERED ENGINEER/ARCHITECT

D. Arvinthkumar, M.Arch.,
CA/2014/64330
Cell: 97517 88788.

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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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.