Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Salem Corporation / Municipality

Online Application No : LL55HZ3T Generated on: 07/05/2025

PERMIT FOR CONSTRUCTION OF BUILDING BY SELF CERTIFICATION

BUILDING PERMIT/LICENSE NO.			
SWP/SCM/DTCP/CMA/0180538/2025			
Zone	Ward	Date of receipt of application	Date of Approval
HASTHAMPATTY	WD-15	07/05/2025	07/05/2025

A. DETAILS OF APPLICANT		
1	Name of the Owner	Mrs.Elaveni R
2	Son/Wife/Daughter of	W/o-Ramadas
3	Address for correspondence	292/65 G, Rajarajan Nagar, Alagapuram Periyapudhur, Salem. , Alagapuram Pudur -Village, Salem -Taluk, Salem -District, 636016
4	Mobile Number	9442547030

B. DETAILS OF THE PLOT		
1	Extent of plot in Sq.ft.	1500
2	Plot No./Door No.	4
3	SF No./TS No.	3/20
4	Name of Street	PARAIKADU
5	Ward No. and Block No.	WD-15 -Ward No.
6	Village Name and / or Local Body Name	Alagapuram Pudur -Village, Salem -LocalBody.

7	Taluk and District	Salem West -Taluk, Salem -District.			
C. DETAILS OF THE PROPOSED BUILDING					
1	Type of Building Permission (New building/Revision to earlier approved plan/Additional construction)	New			
2	Usage	Residential			
3	Number of Dwelling Units	Ground Floor	First Floor		
		1	0		
4	Floor wise built up area	Ground Floor area (sq.ft)	First Floor area (sq.ft)		
		1020	1020		
5	Total Built Up area (in sq.ft)	2040			
6	Height of the building (in m)	6.33			
7	Setbacks (in m)	Front	Rear	Side 1	Side 2
		1.52	0.46	1.00	1.00
D. DETAILS OF PAYMENT					
1	Fees paid (in Rupees)	170568			

Permission is granted to the construction of the aforesaid building, self-certified by the applicant,subject to the following conditions.

1	This Building Permit/License is valid from 07/05/2025 to 07/05/2030 (5 Years).
2	This building permit/license issued does not confer any ownership right of the applicant over the land/plot and cannot be produced as an evidence in proof of the title of the applicant in court of law.
3	If the land/plot under reference falls in Govt. land / Municipal land / open space reservations of approved or regularised layout, lands prohibited for development,lands earmarked for public purpose in the Master Plan, Detailed Development Plan, New Town Development Plan, lands earmarked for roads in the grid of roads plan,waterbodies, CRZ area, HACA and development prohibited/restricted areas in Rule 19 (Annexure XVII) of TNCD&BR, 2019, lands classified as Agriculture, Institution,Special & Hazardous , Non Urban, Open Space and Recreational Use Zone and site falling in street alignment/ road widening, the Building Permit/License will stand cancelled and action will be initiated against the building as per the provisions of the Tamil Nadu Town and Country Planning Act,1971, Tamil Nadu Urban Local Bodies Act, 1998, Tamil Nadu Panchayats Act, 1994.
4	The building shall be constructed in compliance with the rules in Annexure XXIV of TNCD&BR, 2019. If the building is constructed in violation of the rules and the conditions therein, action will be taken against the building as per the provisions of the Tamil Nadu Town and Country Planning Act, 1971, Tamil Nadu Urban Local Bodies Act, 1998, Tamil Nadu Panchayats Act, 1994.
5	Post verification of the details self certified by the applicant and the plan generated will be carried out by the officials as per the rules in Annexure XXIV of the Tamil Nadu Combined Development and Building Rules, 2019.

6	This is a self certified and self generated permit, any fraud or misrepresentation of material facts in contravention of the provisions of the relevant Acts and rules shall make the applicant liable for prosecution and punishment under section 236 of the Bharatiya Nyaya Sanhita, 2023 (Central Act 45 of 2023) and section 379 of the Bharatiya Nagarik Surakhsa Sanhita, 2023 (Central Act 46 of 2023) and any other law applicable thereto for furnishing false information and wrong documents.
7	The structural design of foundations, elements of masonry, timber, plain concrete, reinforced concrete, pre-stressed concrete and structural steel must comply with Rule 51(2) Annexure XI of Tamil Nadu Combined Development and Building Rules, 2019
8	In unsewered areas, septic tank shall be provided as per Rule 54(3)(b) of Tamil Nadu Combined Development and Building Rules, 2019
9	Rainwater harvesting structures must be constructed as per Rule 63(1) of Tamil Nadu Combined Development and Building Rules, 2019 on the premises of the building failing to which the construction shall be deemed as unauthorised and in violation of the rules and relevant action will be initiated.
10	Separate Sump shall be constructed as per Rule 63(2)(c) of Tamil Nadu Combined Development and Building Rules, 2019
11	No construction material/debris should be dumped on the public streets.
12	It is obligatory to file return for assessment of property tax within thirty days from the date of completion of construction or date of occupation whichever is earlier as per rule no.256 and 258 of ULB Rules, 1998.

Applicant Name: Mrs.Elaveni R

Date : 07/05/2025

Note: This is a computer-generated letter and doesn't require any signature of the official.

DIRECTORATE OF MUNICIPAL ADMINISTRATION

PAYMENT RECEIPT

CONSTRUCTION OF BUILDING BY SELF CERTIFICATION

Date : 07/05/2025

Applicant : Elaveni R

Application No : LL55HZ3T

Fees Type : **Selfcertification Fees**

Receipt : 20250507180538

Transaction ID : 6987797

Payment Splitup

S.No	Description	Amount
1	Selfcertification Fees	170568
2	Regularization charges	-
3	Development charges	-
4	Labour Fund charges	-
	Total Fees	**170568**

Amount In Words : Rupees One Lakh Seventy Thousand Five Hundred Sixty Eight Only

With Regards,
CMA

Tamil Nadu Power (TNPDCL)

₹2,257

Pay bill

Bill date	**Due date**
Dec 22, 2025	Jan 12, 2026
Bill number	**Bill period**
044550032205	MONTHLY
Account holder	**Consumer number**
R.ELAVANI	044550032205

Payments may take up to 3 working days to reflect in your Tamil Nadu Power Distribution Corporation Limited (TNPDCL) account

Bharat Connect

G Pay

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.