Verified RealEstate™

REFERENCE
SWP/BPA/088808/2023

ISSUED
09 March 2024

PP APPROVAL RECORD

Planning Permission

Salem

Namakkal 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,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

OFFICE USE

Online Application No: SWP/BPA/0088808/2023

Site Boundary is marked as "A to E" and

Building Approval No: SWP/DTCP/Namakkal/BP.No: 06/2024,

(SWP Online Approval)

E-Signed by

Assistant Director

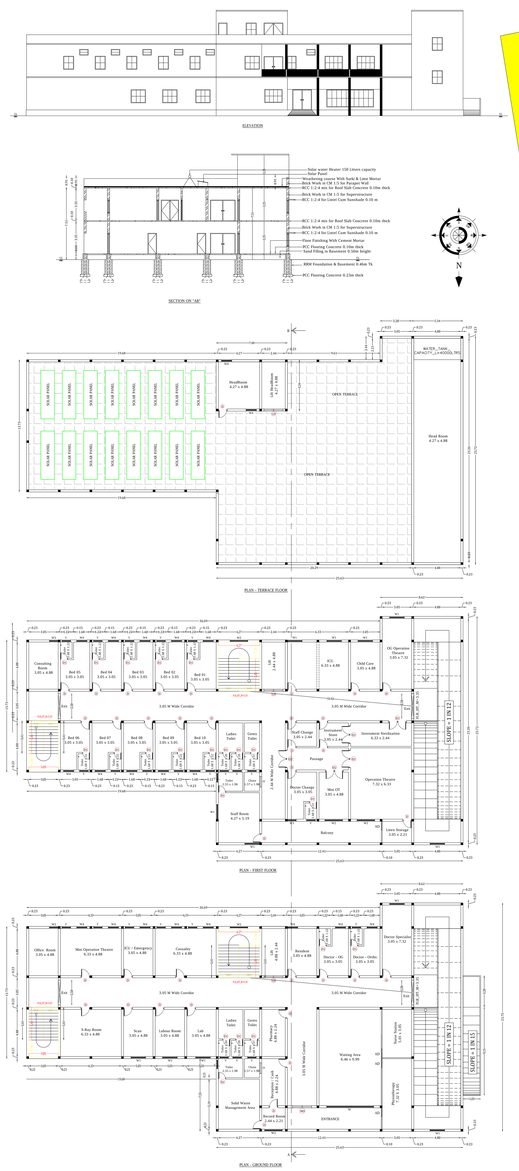
District Town and Country Planning Office

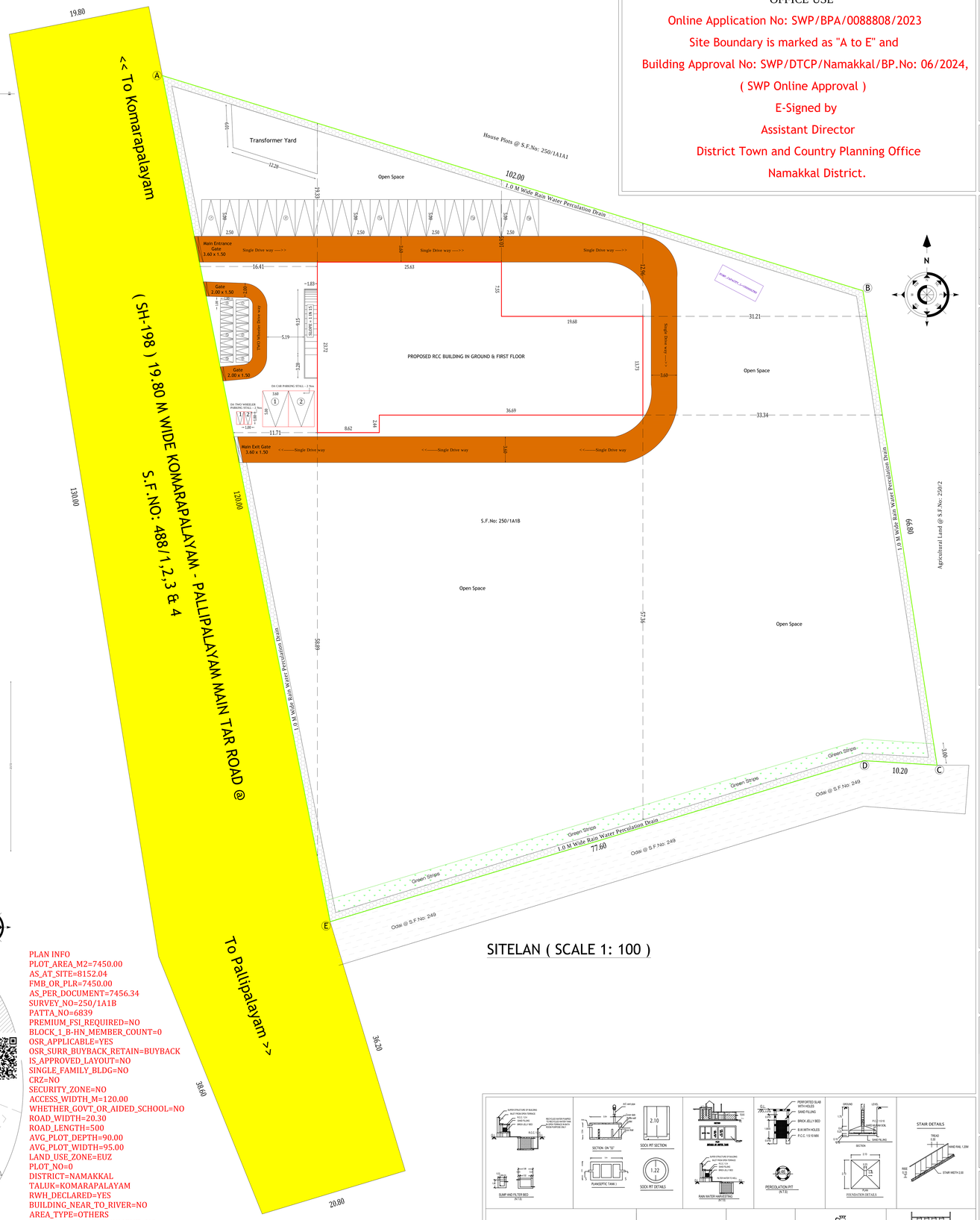
Namakkal District.

PLAN SHOWING THE PROPOSED RCC TERRACED GROUND & FIRST FLOOR HOSPITAL CONSTRUCTION FOR "MSV HOSPITAL" AT R.S.F.NO: 250/1A1B, PATTA NO: 6839, KOMARAPALAYAM AGRAHARAM VILLAGE, KUPPANDAPALAYAM PANCHAYAT, KOMARAPALAYAM - PALLIPALAYAM ROAD, KUPPANDAPALAYAM, KOMARAPALAYAM TALUK, NAMAKKAL DISTRICT.

APPLICANT :-

TMT.SOUMYA, W/O.THIRU.MASILAMANI.





AREA DETAILS	SQ.M
Applicant Site (As on Document) - 1.8425 Acre	7456.34
Applicant Site (As on Patta) - 74.50 Are	7450.00
Super Imposed Area	7450.00

BLOCK 1

FLOOR	OCCUPANCY / SUB-OCCUPANCY	FSI Area (in Sq.Mtr)	Non FSI Area (in Sq.Mtr)	Total Area (in Sq.Mtr)
GROUND	HOSPITAL / NURSING HOMES	836.65	0	836.65
FIRST	HOSPITAL / NURSING HOMES	836.65	0	836.65
HEAD ROOM	HOSPITAL / NURSING HOMES	0	166.18	166.18
TOTAL		1673.30	166.18	1839.48

Non FSI Area Details (Proposed)

Area Details	Area in m²
Head Room Area	151.92
Lift Area	14.26
Total	166.18

HEIGHT OF THE BUILDING - 7.51 M

FLOOR SPACE INDEX (MAXIMUM - 2.00)

FLOOR SPACE INDEX (FSI) CALCULATION

FLOOR SPACE INDEX = TOTAL FLOOR AREA / LAND AREA = 1673.30 / 7450.00 = 0.2246 < 2.00

PLOT COVERAGE AREA = GROUND FLOOR AREA / LAND AREA = 836.65 / 7450.00 = 0.1123

JOINERY DETAILS:-

Main Door	MD	3.05 x 2.13 (10'0"x 7'0")
Door	D	0.91 x 2.13 (3'0" x 7'0")
Door	D1	1.83 x 2.13 (6'0" x 7'0")
Window	W	4.88 x 2.44 (16'0" x 8'0")
Window	W1	1.52 x 1.37 (5'0" x 4'6")
Window	W2	1.83 x 1.37 (6'0" x 4'6")
Window	W3	0.91 x 1.37 (3'0" x 4'6")
Window	W4	1.07 x 1.37 (3'6" x 4'6")
Ventilator	V	0.91 x 0.61 (3'0" x 2'0")
Lift Door	LD	1.98 x 2.13 (6'6" x 7'0")
Alu Door	AD	0.91 x 2.13 (3'0" x 7'0")

NOTE :

* SCALE 1 : 100
* ALL DIMENSIONS ARE IN "METRE"
* ALL ROOMS ARE HAVING SUFFICIENT VENTILATION

NOTE:

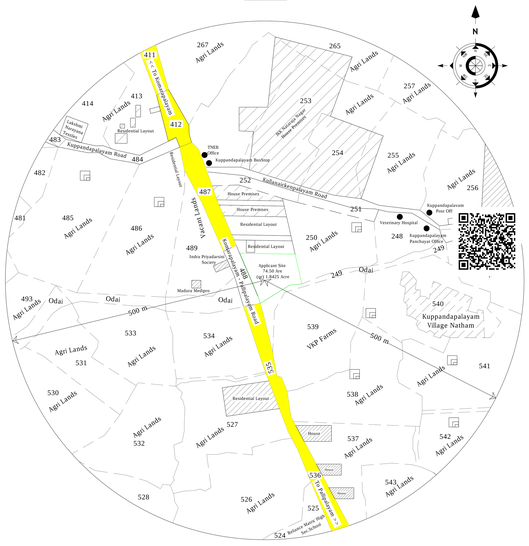
- Exhaust Fan to be provided
- Storm Water drainage system to be provided
- Rain Water Harvesting / Conservation of
- Rain Water Structures to be provided
- Bath and wash basin water should be treated and
- Reused for toilet and gardening purpose
- Rain Water Recycling System to be provided
- Fire protecting and fire Extinguisher System
  Emergency Alarm to be provided
  to be provided as per TNCBDR-2019 Annexure -XV
- Solar Photovoltaic Panels provided
- Lightening protection to be provided
- Solar Assisted Water heating system to be provided
- Solid waste tub to be provided
- Drinking water Facilities to be provided
- Acoustics, Sound insulation and noise control system to be provided
- Building to be designed for handicapped people

PARKING DETAILS :

NUMBER OF CAR PARKING STALLS PROVIDED	= 18 Nos
NUMBER OF DA CAR PARKING STALLS PROVIDED	= 2 Nos
NUMBER OF TWO WHEELER PARKING STALLS PROVIDED	= 16 Nos
NUMBER OF DA TWO WHEELER PARKING STALLS PROVIDED	= 2 Nos

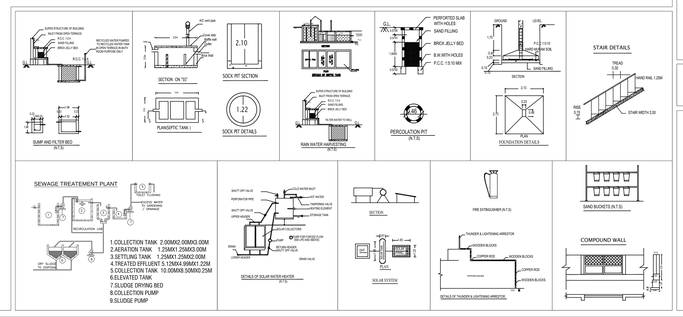
COLOUR INDEX :

* SITE BOUNDARY
* PROPOSED BUILDING
* EXISTING ROAD
* DRIVEWAY



TOPOPLAN (SCALE 1: 2000)

PLAN INFO
PLOT_AREA_M2=7450.00
AS_AT_SITE=8152.04
FMB_OR_PLR=7450.00
AS_PER_DOCUMENT=7456.34
SURVEY_NO=250/1A1B
PATTA_NO=6839
PREMIUM_FSI_REQUIRED=NO
BLOCK_1_B-HN_MEMBER_COUNT=0
OSR_APPLICABLE=YES
OSR_SURR_BUYBACK_RETAIN=BUYBACK
IS_APPROVED_LAYOUT=NO
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=120.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=20.30
ROAD_LENGTH=500
AVG_PLOT_DEPTH=90.00
AVG_PLOT_WIDTH=95.00
LAND_USE_ZONE=EUZ
PLOT_NO=0
DISTRICT=NAMAKKAL
TALUK=KOMARAPALAYAM
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
ORGANIZATION_TYPE=PRIVATE
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=YES
NOC_FIRE_DEPT=YES
JURISDICTION_TYPE=VILLAGE PANCHAYAT
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



APPLICANT	ARCHITECT	REGISTERED ENGINEER
M. Soumya	Ar. K.K.KARTHE M.Arch, M.S(UK), M.Sc(R.E & Val), REGISTERED ARCHITECT GRADE - I, (COA No : CA/2014/62467), ELPA Reg. No : 01/2019/RA-GR-1/ELPA, "GURU ILLAM", 6/113, Vasuki 5th Street, Erode - 638 001. Ph : 0424 - 2258955, Cell : 89039 59000	D. Siva Kumar, B.E., M.E., Registered Engineer Grade I (RE-Gr.I) Regd. No: 07/2020/RE-Gr.I/EDTCP

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

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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.