PP APPROVAL RECORD

Planning Permission

Salem

Salem district, Tamil Nadu

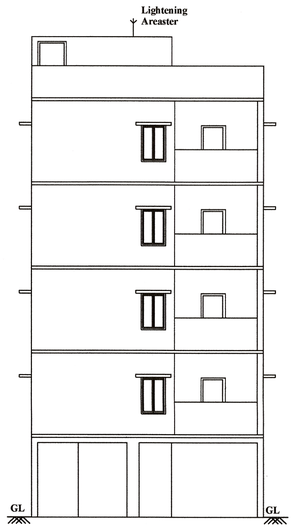
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

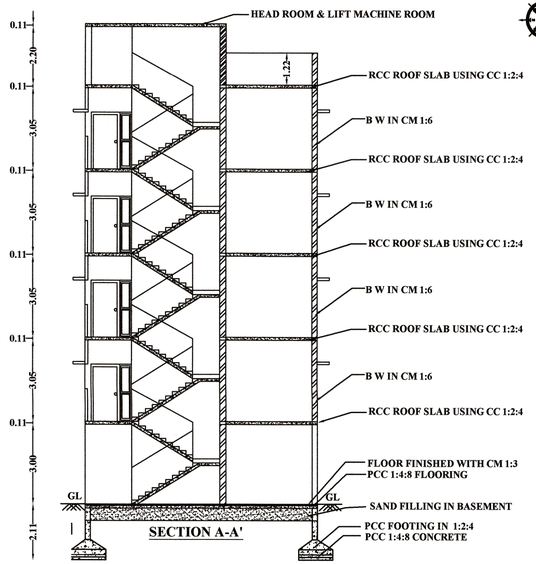
PURPOSE
Residential

The approval as the planning authority issued it, reproduced in full behind this page.

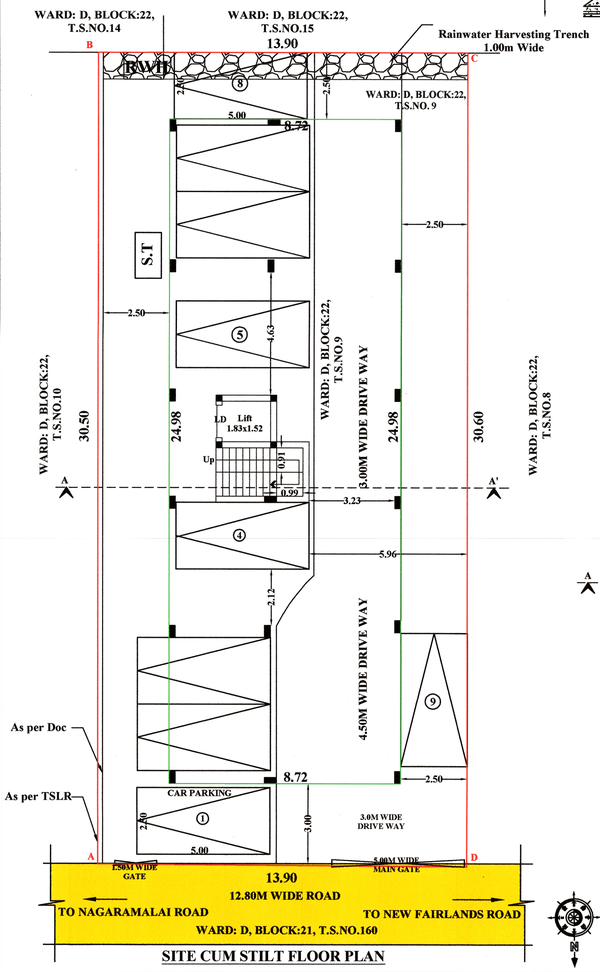
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



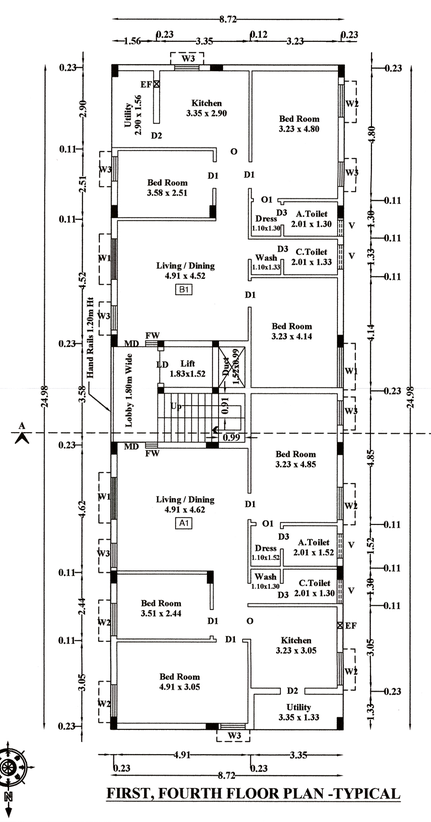
FRONT ELEVATION



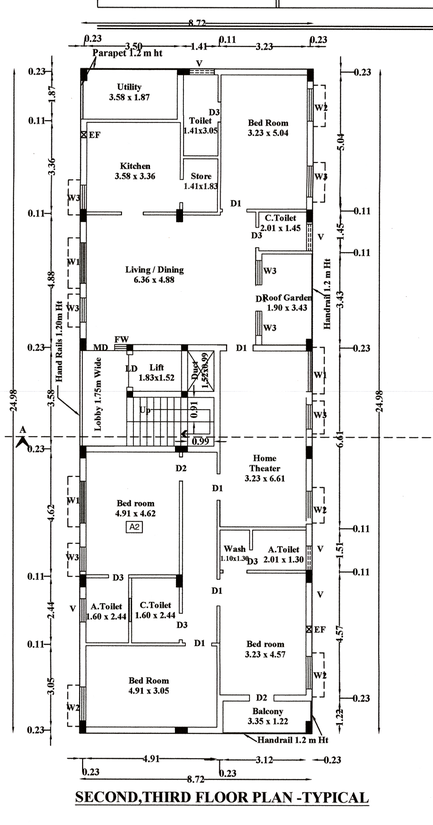
SECTION A-A'



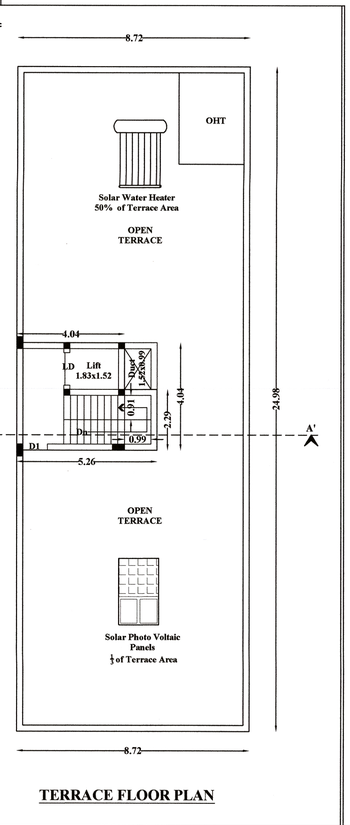
SITE CUM STILT FLOOR PLAN



FIRST, FOURTH FLOOR PLAN -TYPICAL

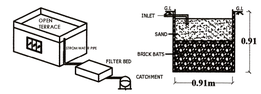


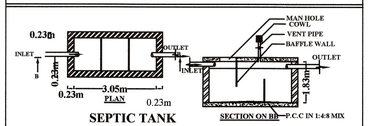
SECOND,THIRD FLOOR PLAN -TYPICAL



TERRACE FLOOR PLAN

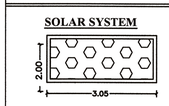
RAIN WATER HARVESTING

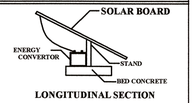




SEPTIC TANK

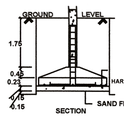
SOLAR SYSTEM



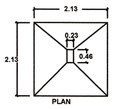


LONGITUDINAL SECTION

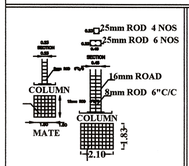
FOUNDATION DETAILS



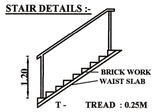
SECTION



PLAN



STAIR DETAILS :-



T - TREAD : 0.25M
R - RISE : 0.15M
W - WIDTH : 0.91 m

SITE APPROVAL:

ROC No.SWP/BPA/002142/2022
Site Boundary shown as 'A' to 'D' and numbered as SWP / DTCP / SALEM / Site Approval No. 48/2022

PLANNING PERMISSION:

ROC No.SWP/BPA/002142/2022
Planning Permission No. 77/202

PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF R.C.C TERRACED ROOF 6 DWELLINGS RESIDENTIAL BUILDING (After Demolishing the existing Building) AT OLD S.NO : 73/13, NEW WARD - D , BLOCK-22, T.S.NO: 9 , IN ALAGAPURAM VILLAGE, NEW FAIRLANDS 4TH CROSS, SALEM WEST TALUK & SALEM DISTRICT.

NAME OF THE APPLICANT:
M/s. CHOLA BUILDERS,
MANAGING PARTNER :
Mr.S.K.SENTHIL KUMAR

FLOOR WISE BREAKUP

Typical Block Name	Floor Name	Total Builtup Area	Non FSI Area			Residential Total covered Area
			Covered Parking	Deduction	Incidential structures	
Residential	Floor-Stilt	217.84	217.84	-	-	-
	Floor - 01	217.84	-	1.51	-	216.33
	Floor - 02	217.84	-	1.51	-	216.33
	Floor - 03	217.84	-	1.51	-	216.33
	Floor - 04	217.84	-	1.51	-	216.33
	Total	1089.20	217.84	6.04	-	865.32
Head Room & Lift Machine Room Area		19.10				

JOINERIES DETAILS

LIFT DOOR	LD	1.22x2.44	WINDOW	W1	1.52x1.37
MAIN DOOR	MD	1.07x2.13	WINDOW	W2	1.22x1.37
DOOR	D1	0.99x2.13	WINDOW	W3	0.91x1.37
DOOR	D2	0.91x2.13	VENTILATOR	V	0.61x0.91
DOOR	D3	0.76x2.13	FRENCH WINDOW	FW	0.46x2.13

EF- EXHAUST FAN

PARKING DETAILS

Parking Category	Dwelling Units	Cars Required	Cars Provided	Two Wheelers	
				Required	Provided
Residential Above 75	6	6	8	-	-
Visitors Parking 10%		1	1	-	-
Total	6	7	9	-	-

LEGEND

PLR/FMB AREA	418.00
DOCUMENT AREA	418.06
SUPER IMPOSED PLOT AREA	418.06
Plot Coverage	52.11%
Floor Space Index	= Total FSI Area / Super Imposed Plot Area = 865.32 / 418.00 = 2.07(Premium FSI)

DWELLING DETAILS

Floor Name	Dwelling Reference	Single/ Duplex	Dwelling Area
Floor01, Floor04 - Typical	A1	Single	101.25
	B1	Single	98.57
Floor02, Floor03, - Typical	A2	Single	198.68

REFERENCE:

SITE BOUNDARY SHOWN IN GREEN
PROPOSED CONSTRUCTION SHOWN IN RED
EXISTING ROAD SHOWN IN YELLOW
SCALE 1:100

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.

APPLICANT

Er. S. K. SENTHIL KUMAR, B.E.,F.I.V.,
REGISTERED DEVELOPER (R-I)
REG. NO: 08/RD/2019
CHOLA BUILDERS,
119-C, GREENWAYS ROAD,
FAIRLANDS, SALEM - 636 0
PH: 0427-2445752 CELL: 9842

STRUCTURAL ENGINEER

RTN ER.R.SRINIVASAN, M.E.,
STRUCTURAL ENGINEER
CONSULTING CIVIL ENGINEER
57/26, NARAYANA NAGAR 6TH CROSS,
SALEM-636 015.
SCMC NO: 0/2017-18 SLPA NO:38-RE-115-RSE-1/2019

ARCHITECT/ REGISTERED ENGINEER

Er. S.K. SENTHIL KUMAR, B.E.,F.I.V.,
REGISTERED ENGINEER GRADE-I (RE-I)
REG. NO: 17/RE-I/2019
CHOLA BUILDERS,
119-C, GREENWAYS ROAD,
FAIRLANDS, SALEM - 636 016.
PH: 0427-2445752 CELL: 9842744352

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
3/350/2 Mettukuppam,
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.