PP APPROVAL RECORD

Planning Permission

Salem

Salem district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

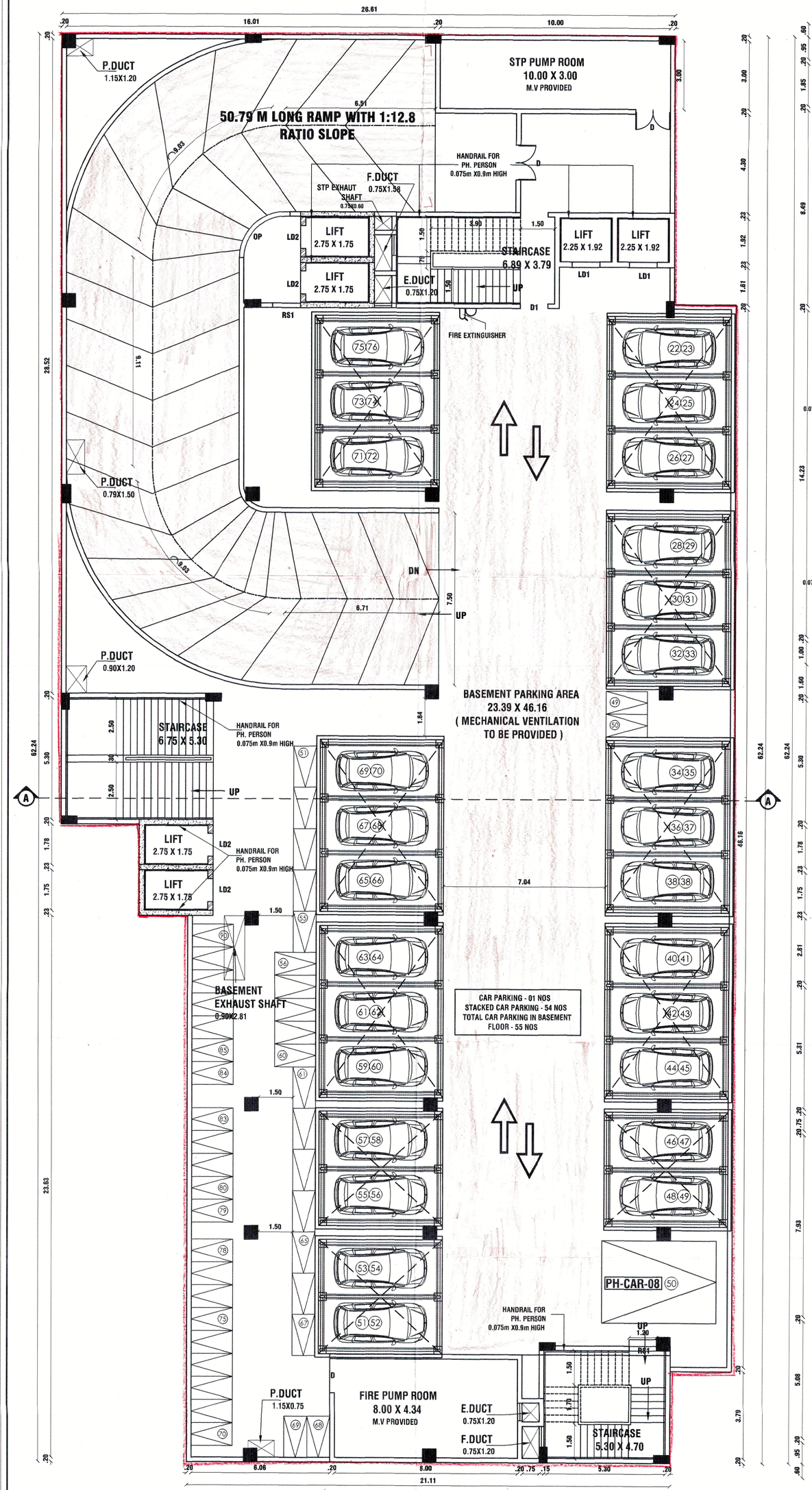
The approval as the planning authority issued it, reproduced in full behind this page.

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

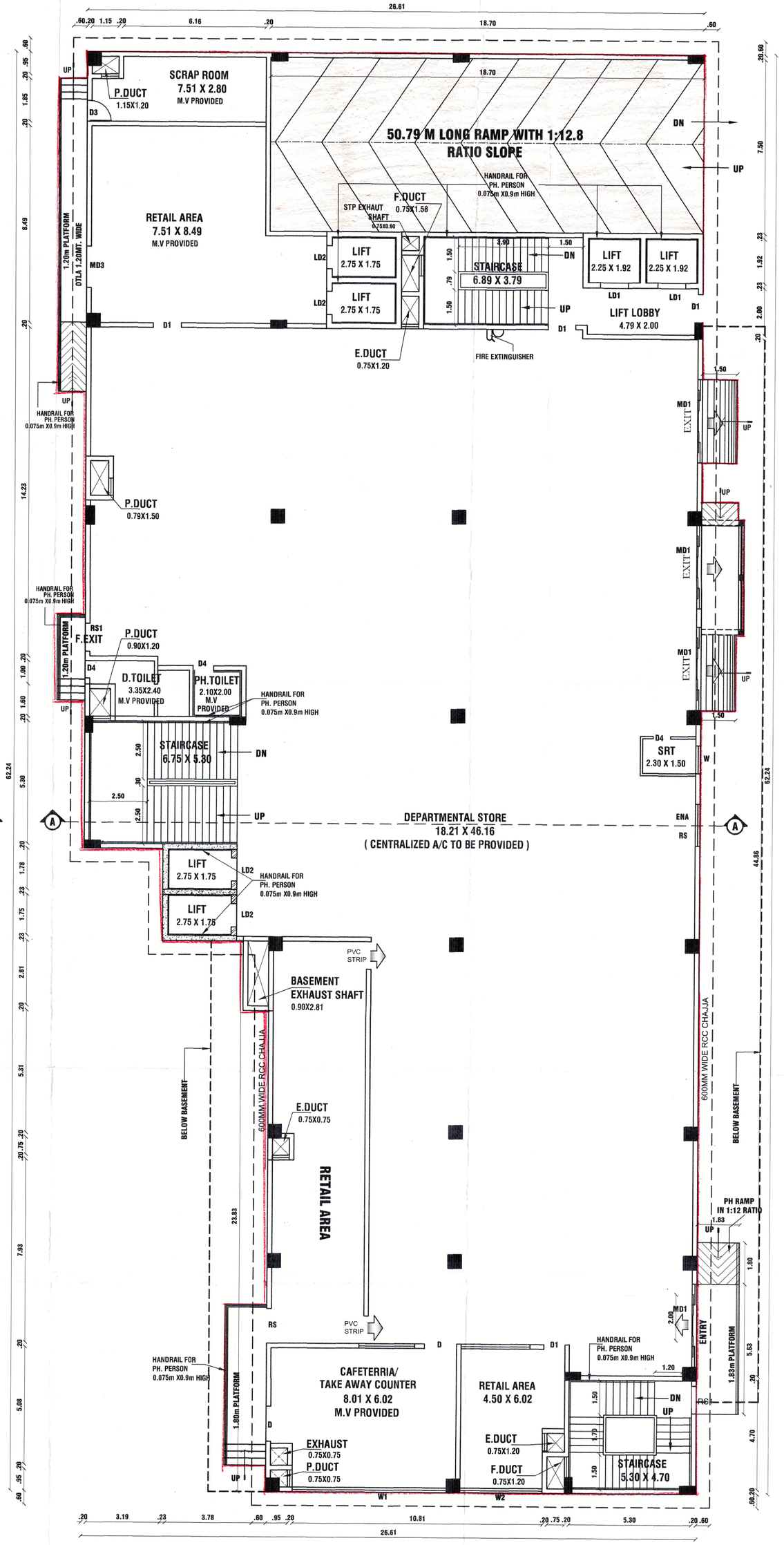
SHEET NO-1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT + GROUND +2 FLOOR DEPARTMENTAL STORE BUILDING IN WARD A A, BLOCK-6, NEW T.S.No: 58/2, 58/3, 65/1, 65/2, 65/3, 66/1, 68/1, 68/2, 85, & 86, ANNADHANAPATTI VILLAGE & SALEM SOUTH TALUK, SALEM CORPORATION, SALEM DISTRICT.

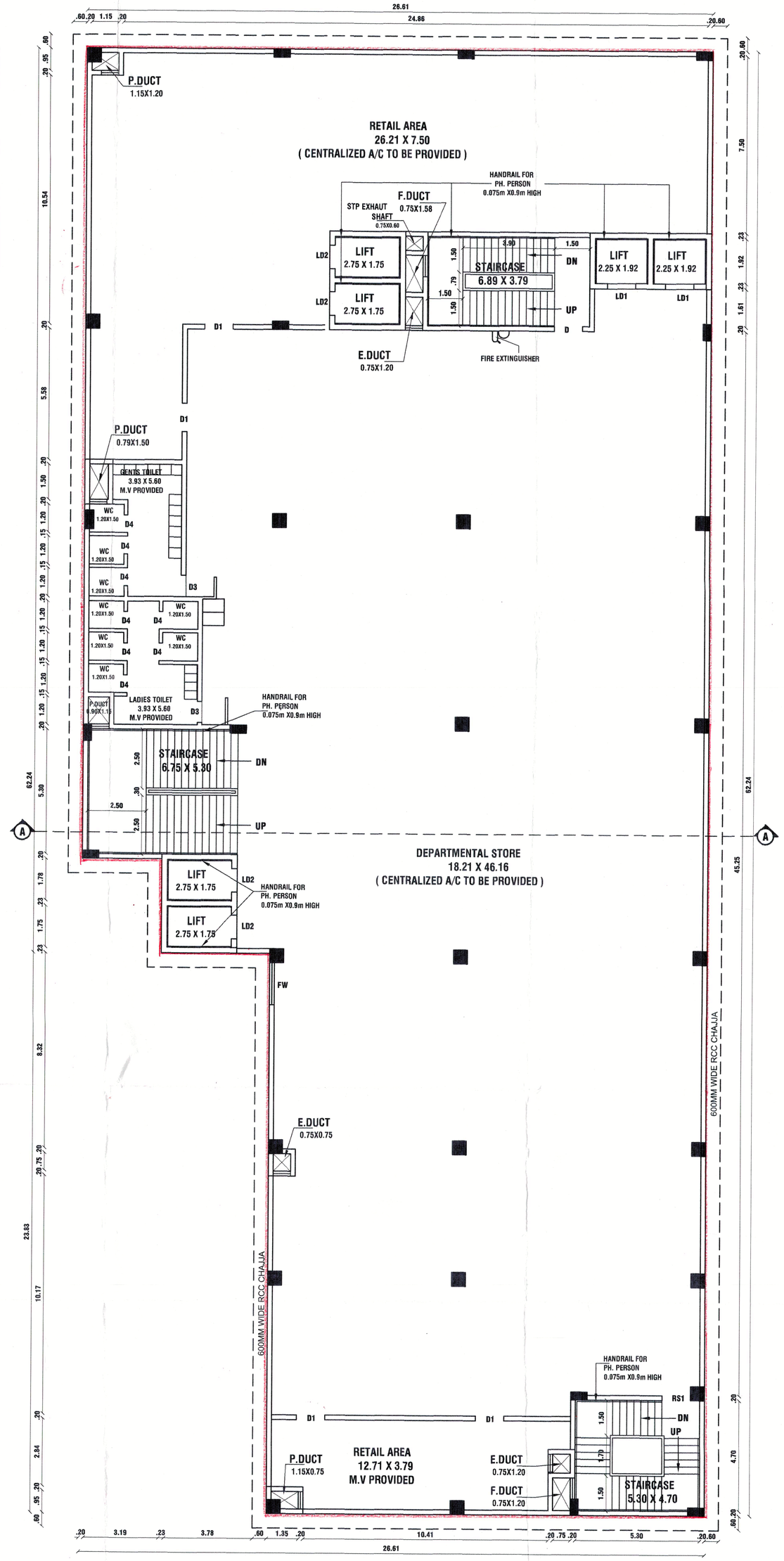
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



COLOUR INDEX	
SITE BOUNDARY	
PROPOSED BUILDING	
DRIVEWAY	
ROAD	

NORTH POINT

N

SCALE: 1 : 100)

for AVR BUILDERS
PARTNER
2. S. Chandrasekaran
3. AVR. Siddharth

OWNER SIGNATURE

J BENNY GABRIEL, B.E., M.Tech.,
Structural Engineer Grade - I (SE)
Reg.No.RSE-II/TO/TCP/Decmember/83/2022
No:11-A/1,Toovipuram 11th Street,
Thoothukudi - 628003. M : 9994289005.
Email : bennygabriel@gmail.com

REGISTERED STRUCTURAL ENGINEER

M.MOHIDEEN BASHA, B.E.,(Civil Engg.)
Construction Engineer (CE)
DTCP Reg. No. CGLDIST/RCE/2022/02/002
A3 Helios Apartment, Kanchi Street, Pallikkaranai,
Chennai - 600 100, Mob: 8056892444.
Email : mohideenbasha.m@gmail.com

REG.CONSTRUCTION ENGINEER

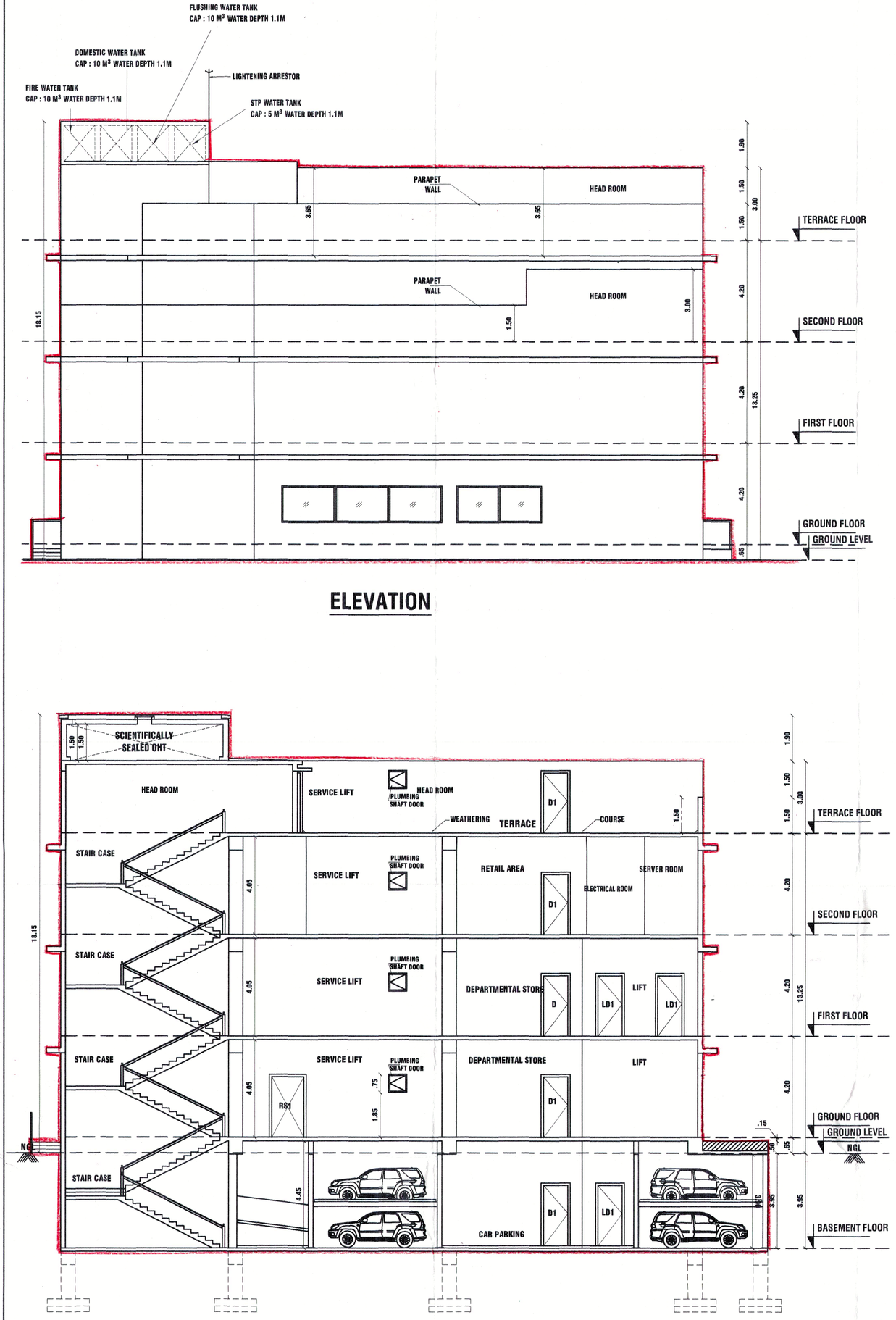
RAYYAN IBRAHIM, M.Arch.,
Reg. No. CA/2007/26324, COLRONRAG/12019/06/009
RAYAN IBRAHIM ARCHITECTS PVT. LTD.
3rd Floor, Omega Wing, Raheja Towers,
No. 177, Anna Salai, Chennai-600 002.
Mob: 95000 96906, 80568 92444
Email: rayan@rayanarchitects.com

REGISTERED ARCHITECTS / ENGINEER

TAMILNADU STATE WIDE SINGLE WINDOW PORTAL
DCR Number : DCR112022SKVBC
Online Application : SWP/BPA/005565/2023
Scrutiny Reference : WO6ISQAK

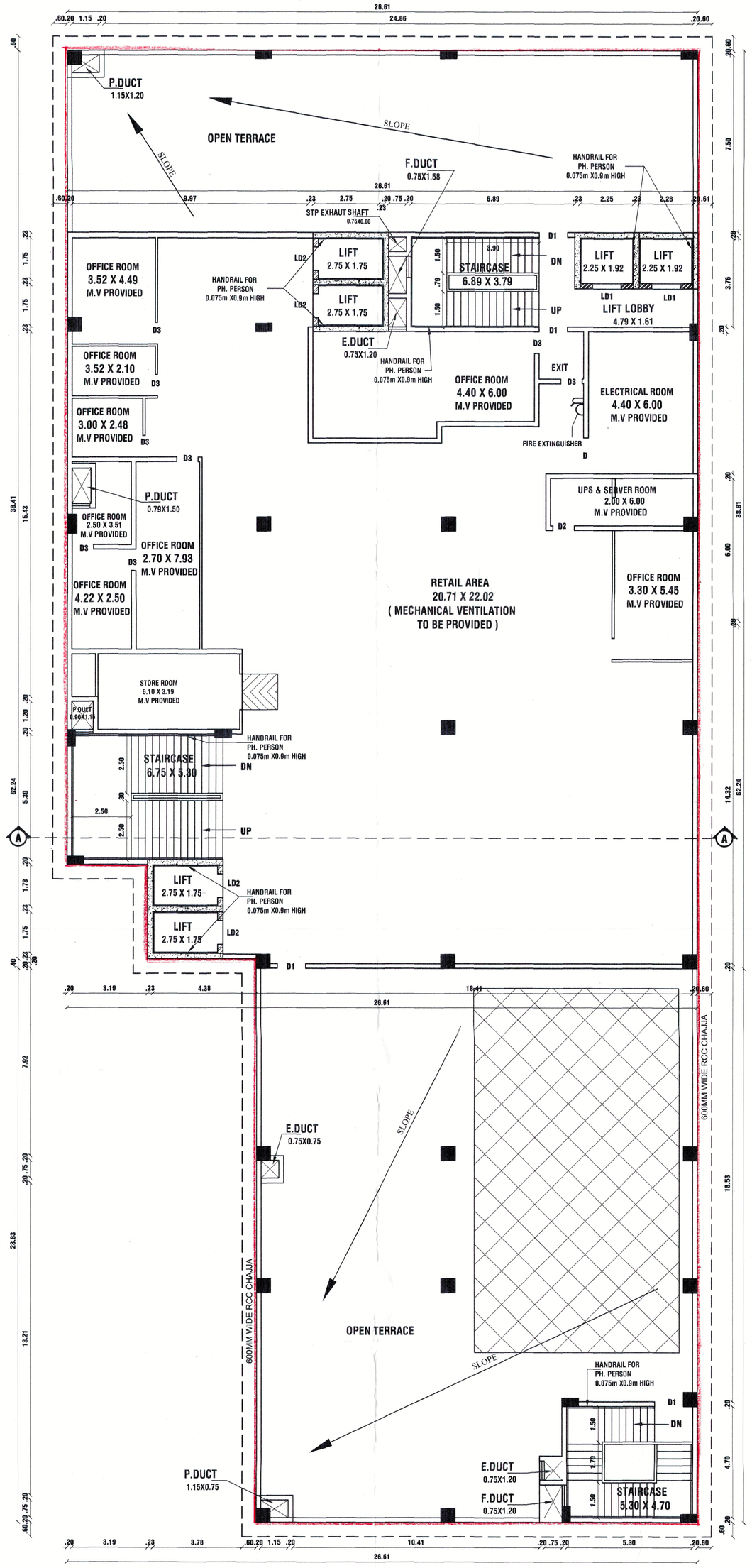
SHEET NO-2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT + GROUND +2 FLOOR DEPARTMENTAL STORE BUILDING IN WARD A A, BLOCK-6, NEW T.S.No: 58/2, 58/3, 65/1, 65/2, 65/3, 66/1, 68/1, 68/2, 85, & 86, ANNADHANAPATTI VILLAGE & SALEM SOUTH TALUK, SALEM CORPORATION, SALEM DISTRICT.

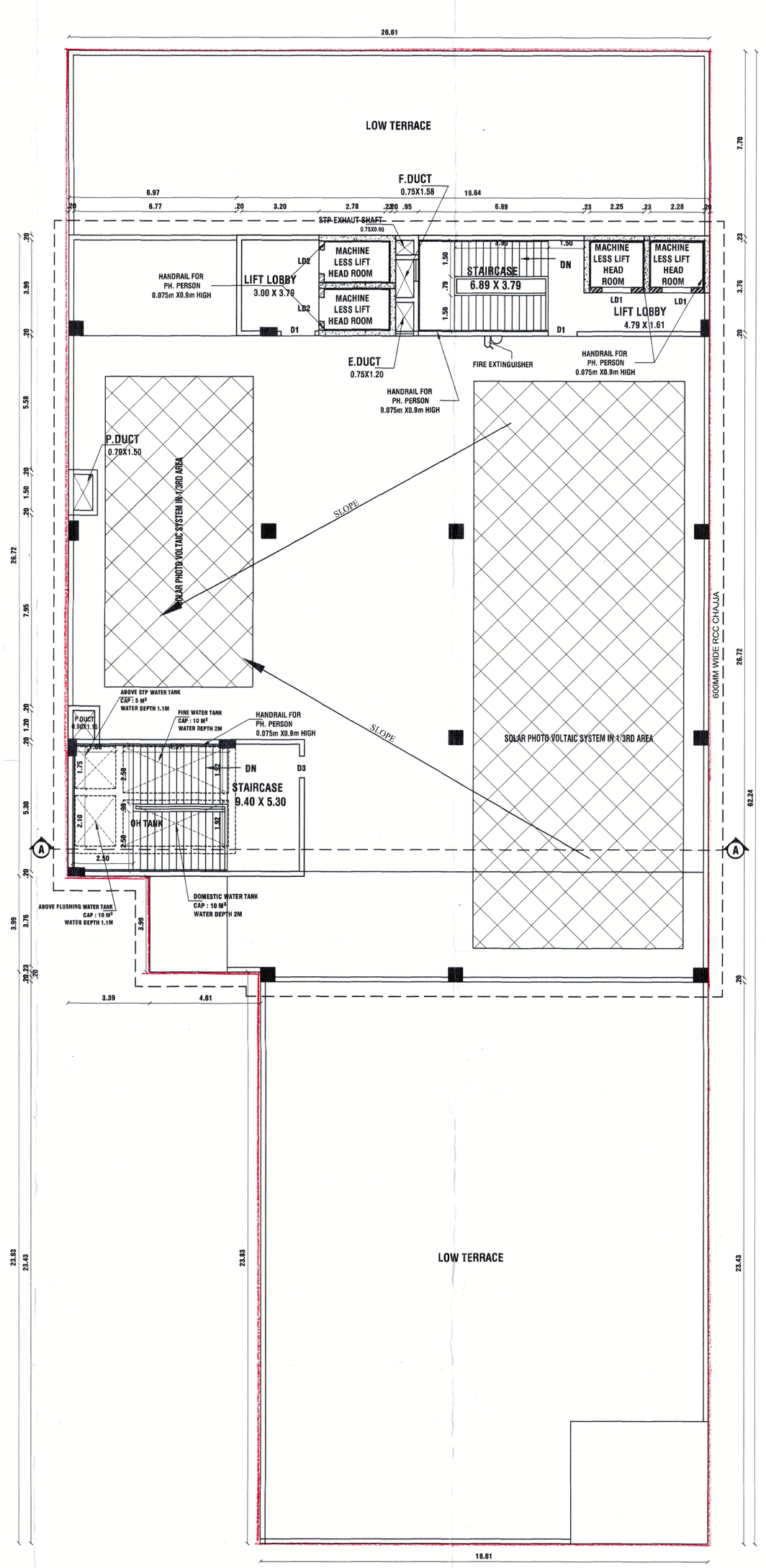


ELEVATION

SECTION - AA



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

COLOUR INDEX	
SITE BOUNDARY	
PROPOSED BUILDING	
DRIVEWAY	
ROAD	

NORTH POINT

N

SCALE: 1 : 100)

For AVR BUILDERS
A.V.R.
PARTNER S. Chandralekha

AVR Siddhu

OWNER SIGNATURE

J.JENNY GABRIEL, B.E., M.Tech.
Structural Engineer Grade - I (SE)
Reg.No.RSE-STKDTCP/December/523/2022
No:11-A/1,Tiruvipuram 11th Street,
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REGISTERED STRUCTURAL ENGINEER

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REG.CONSTRUCTION ENGINEER

RAYYAN IBRAHIM, M.Arch.,
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Mob: 95000 36906, 80568 92444
Email: rayan@rayanarchitects.com

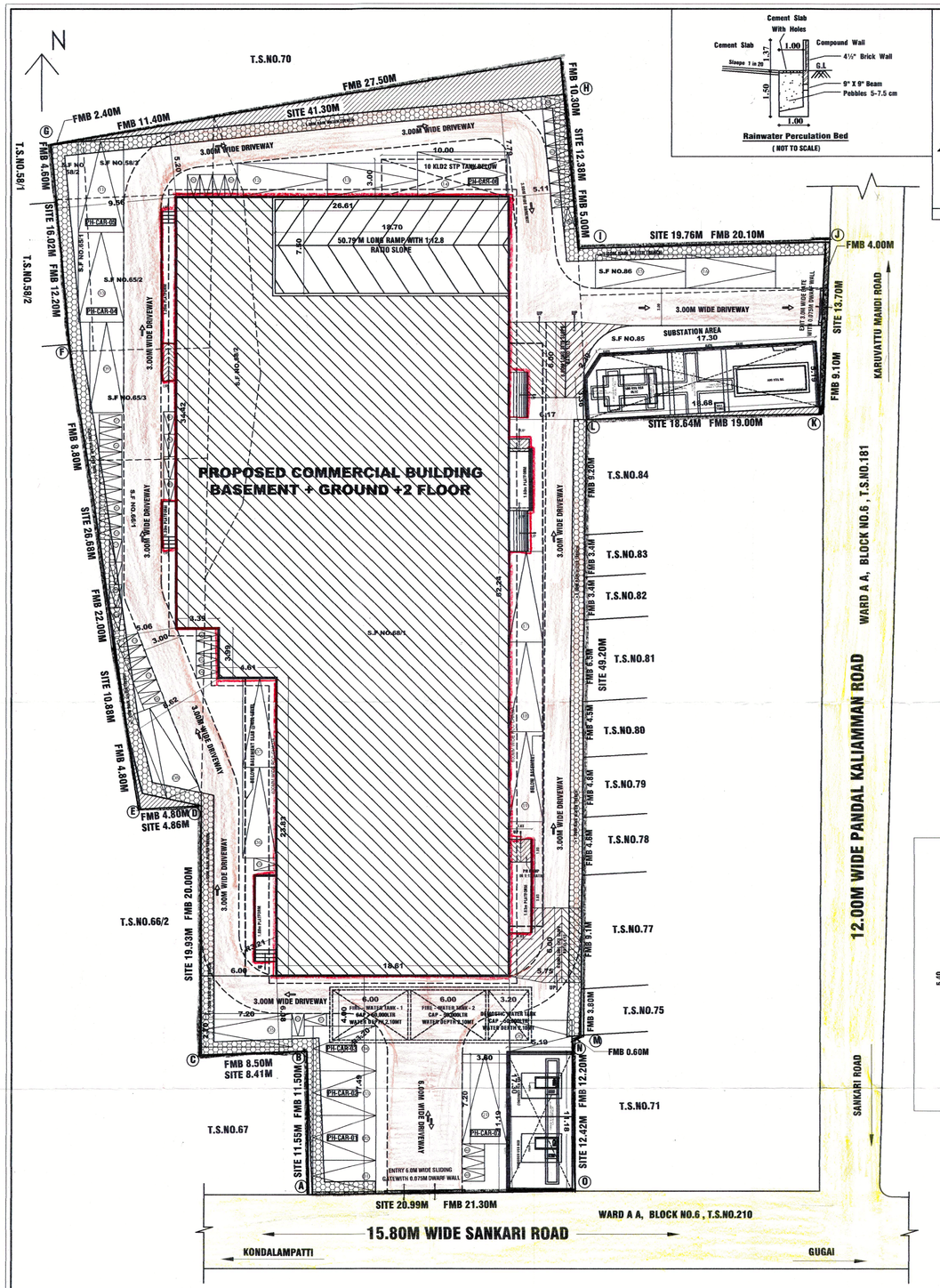
REGISTERED ARCHITECTS / ENGINEER

TAMILNADU STATE WIDE SINGLE WINDOW PORTAL

DCR Number : DCR112022SKVBC

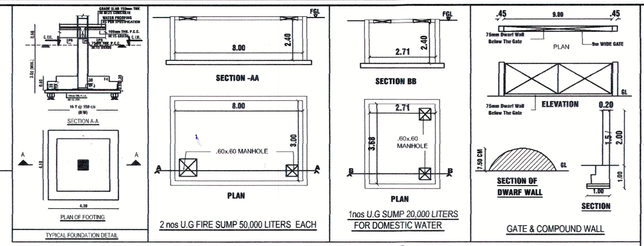
Online Application : SWP/BPA/005565/2023

Scrutiny Reference : W06ISQAK



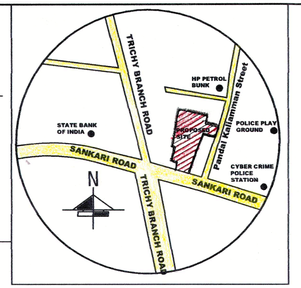
SITE PLAN

Rainwater Perculation Bed
(NOT TO SCALE)

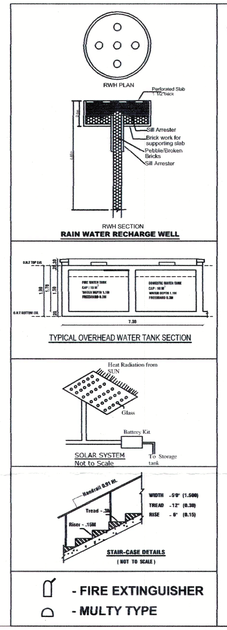


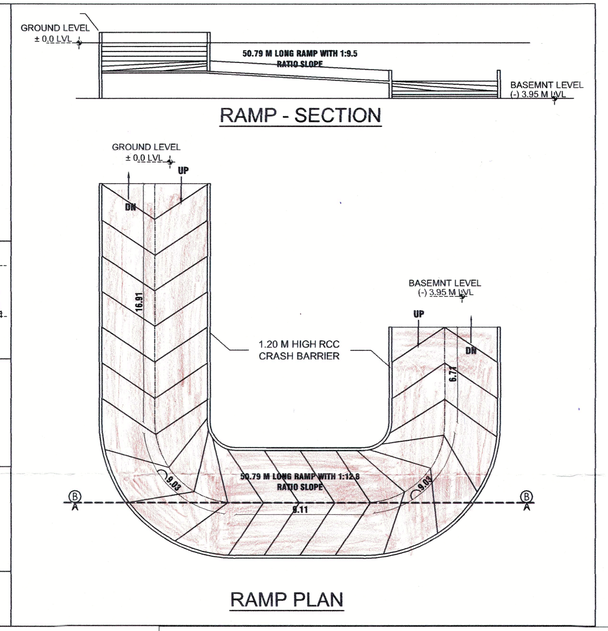
2 nos U.G FIRE SUMP 50,000 LITERS EACH

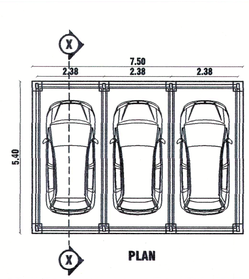
1nos U.G SUMP 20,000 LITERS FOR DOMESTIC WATER



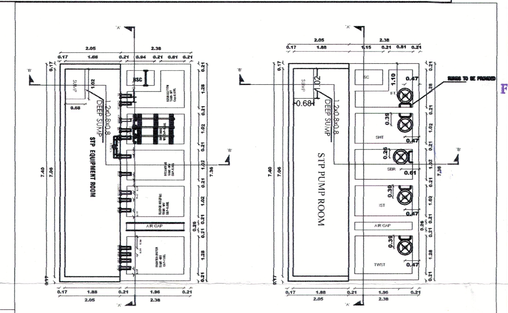
KEY PLAN

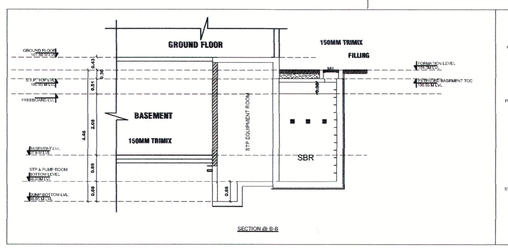


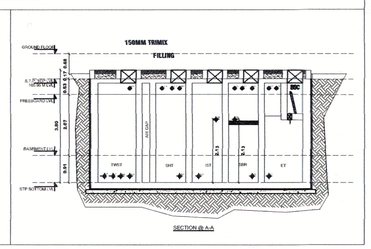




3 LEVEL STACK PARKING TYPICAL DETAIL







SHEET NO-3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT + GROUND +2 FLOOR DEPARTMENTAL STORE BUILDING IN WARD A A, BLOCK-6, NEW T.S.No: 58/2, 58/3, 65/1, 65/2, 65/3, 66/1, 68/1, 68/2, 85, & 86, ANNADHANAPATTI VILLAGE & SALEM SOUTH TALUK, SALEM CORPORATION, SALEM DISTRICT.

AREA OF THE PATTA	3255.00 Sq.M
AREA OF THE DOCUMENT	3263.10 Sq.M

APPROVED AREA DETAILS:

FLOOR NAME	Total Builtup Area(Sq.m)	NON FSI AREA (Sq.m)		FSI Area (Sq.m)
		Parking, Headroom	Deduction	
BASEMENT FLOOR	1636.38	1544.10	-	92.28
GROUND FLOOR	1452.04	-	151.33	1300.71
ELECTRICAL TRASFORMER	153.91	-	-	153.91
FIRST FLOOR	1452.04	-	8.43	1443.61
SECOND FLOOR	843.18	-	35.70	807.48
TERRACE FLOOR	136.35	136.35	-	-
TOTAL APPROVED AREA	5673.90	1680.45	195.46	3797.99

TOTAL BUILTUP AREA - 5673.90 Sq.m
NON FSI AREA - 1875.91 Sq.m
FSI AREA - 3797.99 Sq.m

$$FSI := \frac{3797.99}{3255.50} = 1.16$$

PARKING DETAILS:

SL.NO	DESCRIPTION	REQUIRED	PROVIDED
01	TWO WHEELER PARKING	76	90
02	CAR PARKING	76	76

TOTAL MEMBER COUNT - 100
Male Water Closet One for every 25 persons - 4
Female Water Closet One for every 15 persons - 7

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	IN METRE
MD1	DOOR	3.60 x 2.70
MD2	DOOR	3.00 x 2.70
MD3	DOOR	1.80 x 2.70
D	DOOR	1.50 x 2.40
D1	DOOR	1.20 x 2.40
D2	DOOR	1.00 x 2.40
D3	DOOR	0.90 x 2.10
D4	DOOR	0.75 x 2.10
RS1	ROLLING SHUTTER	1.20 x 2.70
FW	FIRE WINDOW	1.80 x 2.40
W	WINDOW	1.20 x 2.40
W1	WINDOW	6.66 X 1.50
W2	WINDOW	3.55 X 1.50
LD1	LIFT DOOR	1.20 X 2.40
LD2	LIFT DOOR	1.00 X 2.40

MECHANICAL VENTILATION PROVIDED

COLOUR INDEX	NORTH POINT
SITE BOUNDARY	N
PROPOSED BUILDING	
DRIVEWAY	
ROAD	SCALE: 1 : 200)

For AVR BUILDERS S.chandrasekaran
A.V.R. Siddharth
PARTNER
OWNER SIGNATURE

J.BENNY GABRIEL, B.E., M.Tech.,
Structural Engineer Grade - I (SE)
Reg.No.RSE-I/TKDTCP/December/03/2022
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Thoothukudi - 628003. M : 9884290905.
bennygabriel@gmail.com
REGISTERED STRUCTURAL ENGINEER

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Mob: 95000 36906, 80568 92444
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DCR Number : DCR112022SKVBC
Online Application : SWP/BPA/005565/2023
Scrutiny Reference : WO6ISQAK

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.