

PP

APPROVAL RECORD

Planning Permission

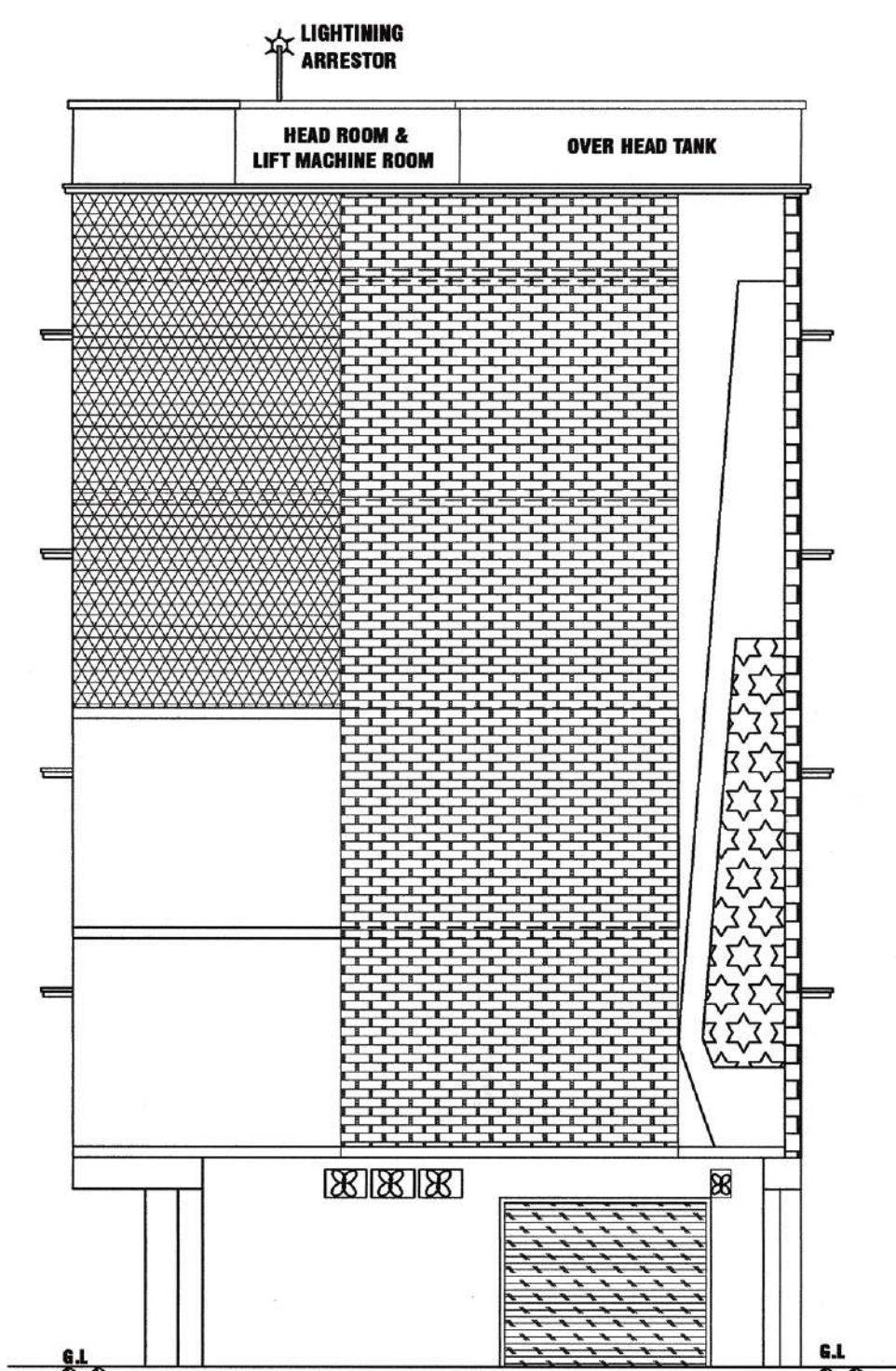
Salem

Salem district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
DTCPPURPOSE
Residential

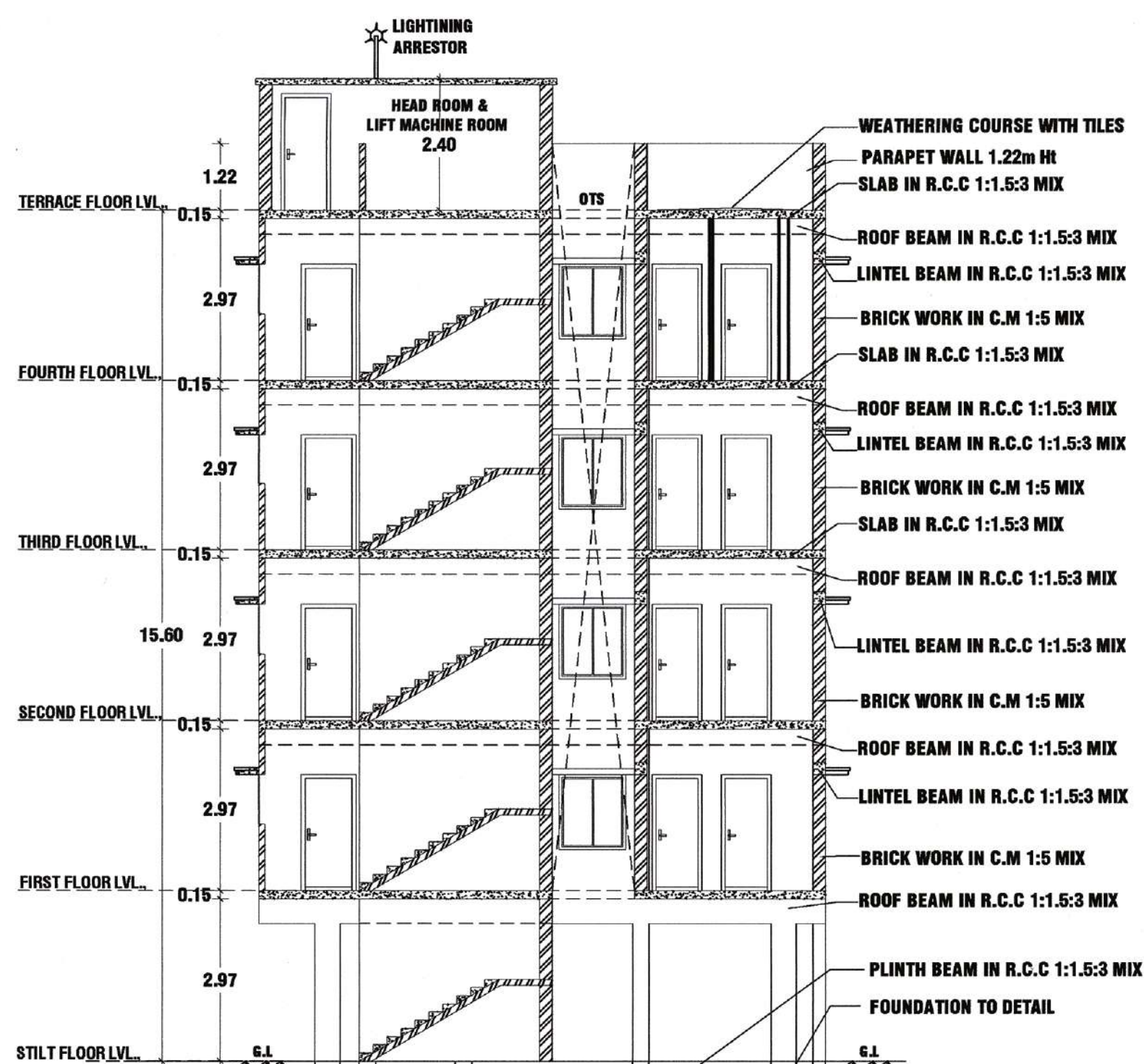
The approval as the planning authority issued it, reproduced in full behind this page.

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

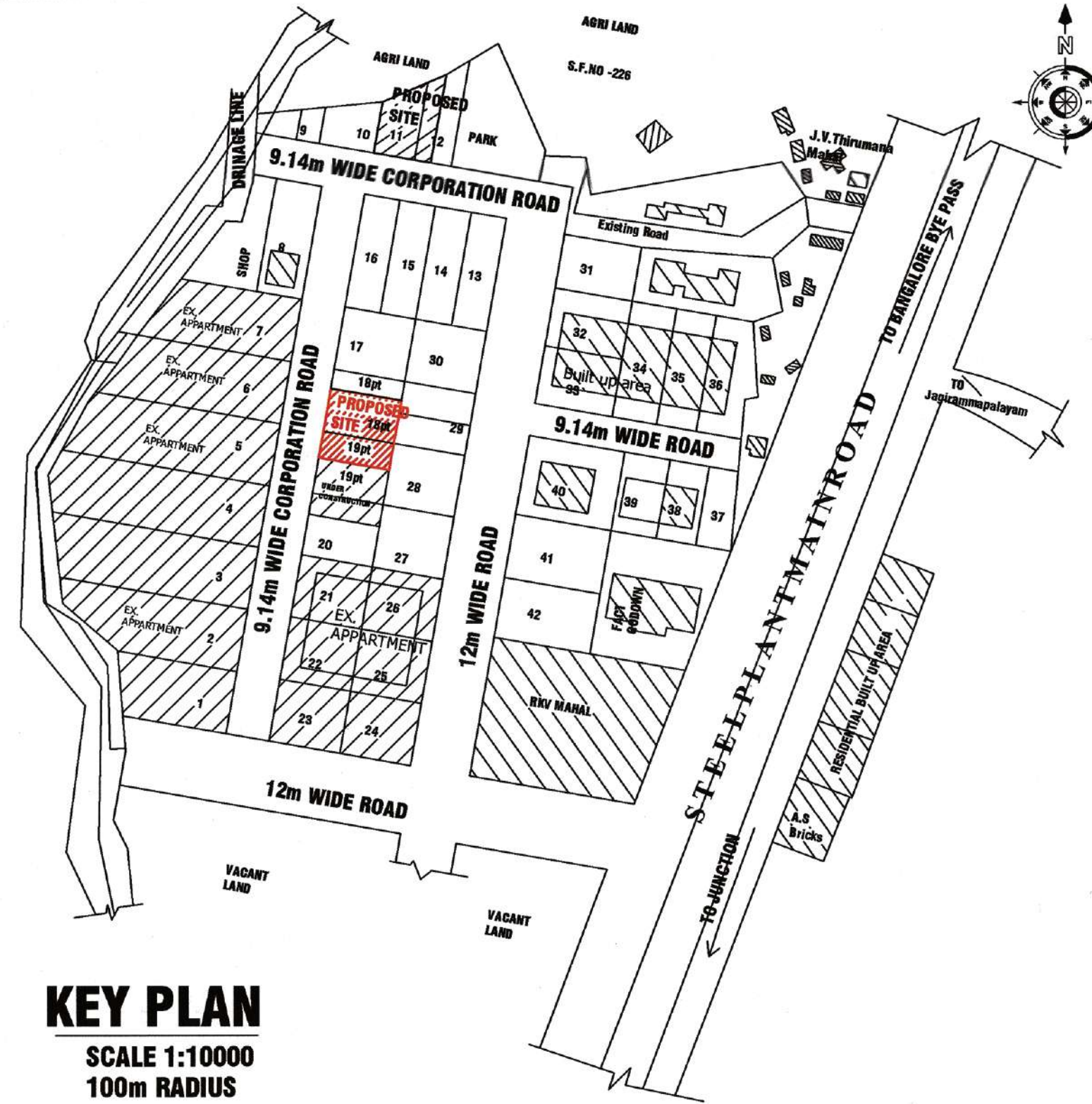
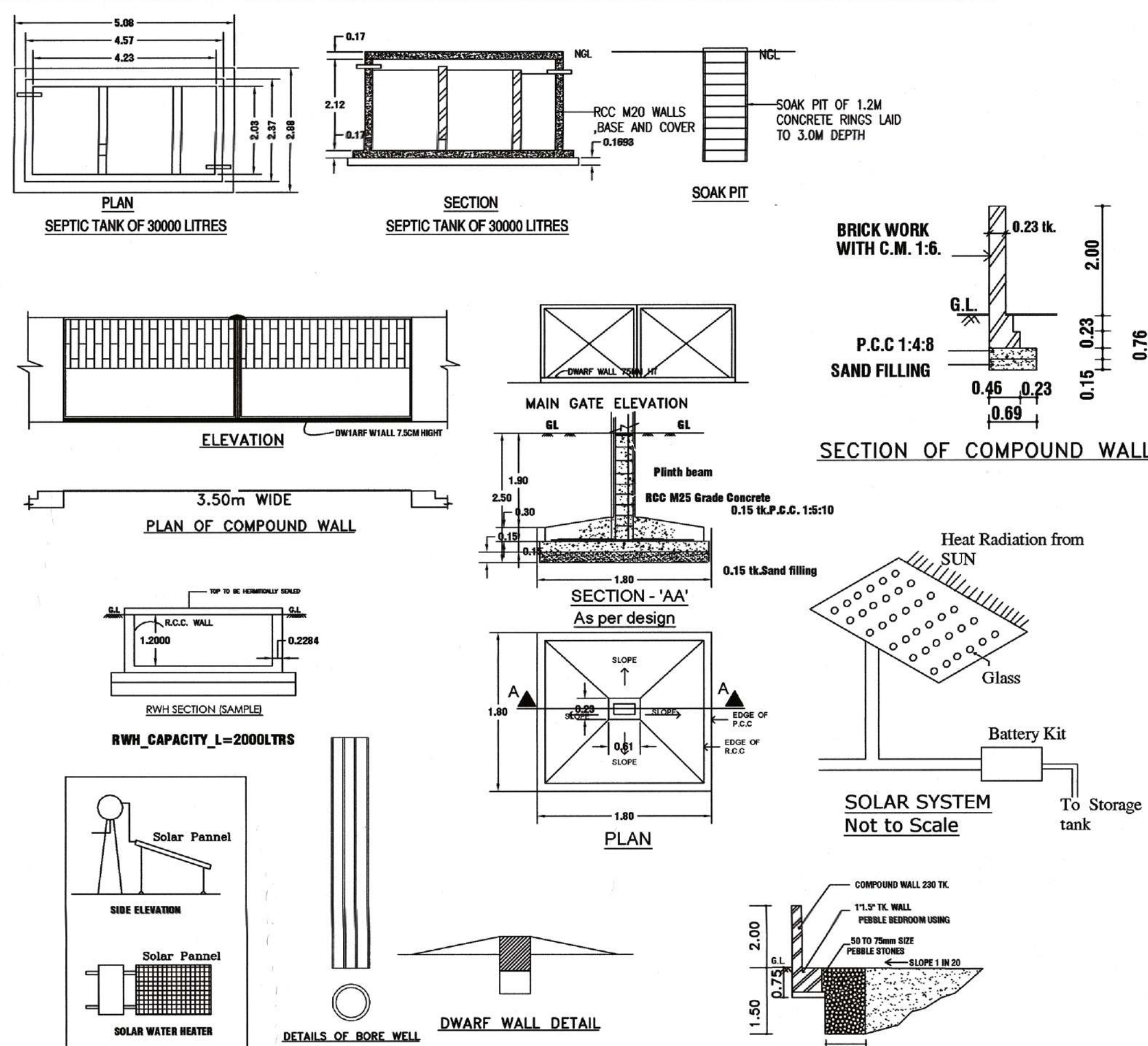


FRONT ELEVATION

WARD-A,BLOCK-42,T.S.NO-15/4
15.50m



SECTION - 'A-A'



KEY PLAN
SCALE 1:10000
100m RADIUS

PLAN SHOWING THE PROPOSED CONSTRUCTION OF
STILT + 4 FLOORS RESIDENTIAL APARTMENT BUILDING
(DWELLING UNITS-8Nos) IN OLD S.F.NO-229/1Bpt, NEW WARD-A,
BLOCK-42, T.S.NO-15/21, PLOT NOS-18pt & 19pt,
JAGIR AMMAPALAYAM VILLAGE, SALEM CITY MUNICIPAL-
CORPORATION, SALEM TALUK & DISTRICT.
(APPROVED LAYOUT NO- L.P.D.T.C.P. NO-602/97).

NAME OF THE APPLICANT:-
Mrs.H.SHANTHI (MANAGING DIRECTOR)
(POWER AGENT)
M/s DEN HOMES PRIVATE LIMITED.

JOINERY DETAILS	IN FEET	IN METER
L.DLOOR (LD)	4'0" X 6'10.5"	1.22 X 2.10
G.DLOOR (GD)	5'0" X 9'0"	1.52 X 2.75
G.DLOOR (GB1)	4'4" X 9'0"	1.32 X 2.75
G.DLOOR (GB)	3'3.5" X 6'10.5"	1.00 X 2.10
DLOOR (D1)	3'0" X 9'10.5"	0.91 X 2.10
R/SHUTTER (RS)	10'0" X 9'0"	3.05 X 2.75
WINDOW (W)	6'0" X 5'0"	1.83 X 1.52
WINDOW (W1)	5'0" X 6'0"	1.52 X 1.83
WINDOW (W2)	4'0" X 6'0"	1.22 X 1.83
WINDOW (W3)	4'0" X 4'0"	1.22 X 1.22
S.WINDOW (SW)	6'0" X 4'0"	1.83 X 1.22
K.WINDOW (KW)	5'0" X 3'0"	1.52 X 0.90
FIXED WINDOW (F.W)	4'0" X 6'0"	1.22 X 1.83
F.WINDOW (FW)	4'0" X 7'0"	1.22 X 2.13
F.D.WINDOW (FDW)	7'0" X 7'0"	2.13 X 2.13
F.D.WINDOW1 (FDW1)	5'0" X 8'6"	1.52 X 2.59
VENTILATOR (V1)	2'0" X 3'0"	0.61 X 0.90

AREA DETAILS				
PARTICULARS		SQ.MT		
AREA OF THE SITE (AS PER DEED)-5100.00sq.ft		473.80		
AREA OF THE SITE (AS PER FMB)		474.00		
AREA OF THE SITE (AS PER SUPER IMPOSED PLOT BOUNDARY)		472.75		
FLOOR NAME	TOTAL BUILT UP AREA	DEDUCTION	FSI AREA	NON FSI AREA
STILT FLOOR	259.50	259.50	-	259.50
FIRST FLOOR	259.50	3.75	254.75	-
SECOND FLOOR	259.50	3.75	254.75	-
THIRD FLOOR	259.50	3.75	254.75	-
FOURTH FLOOR	252.87	3.75	249.22	-
HEAD ROOM AND LIFT MACHINE ROOM	20.30	-	-	20.30
TOTAL	1307.27	273.50	1013.47	278.80
TOTAL BUILT UP AREA		1307.27		
AREA OF THE VACANT SITE		214.25		

FLOOR SPACE INDEX (FSI) = 1013.47 / 472.75 = 2.14
PLOT COVERAGE (PC) = 258.50 / 472.75 X 100 = 54.68%
NO OF REQUIRED CAR PARKING : 8 Nos +1 No of Visitor's Parking
NO OF PROVIDED CAR PARKING : 8 Nos +1 No of Visitor's Parking (2.50 X 5.00)
NO OF REQUIRED TWO WHEELER PARKING : 0 NOS
NO OF PROVIDED TWO WHEELER PARKING : 6 Nos X 1.00 X 1.80

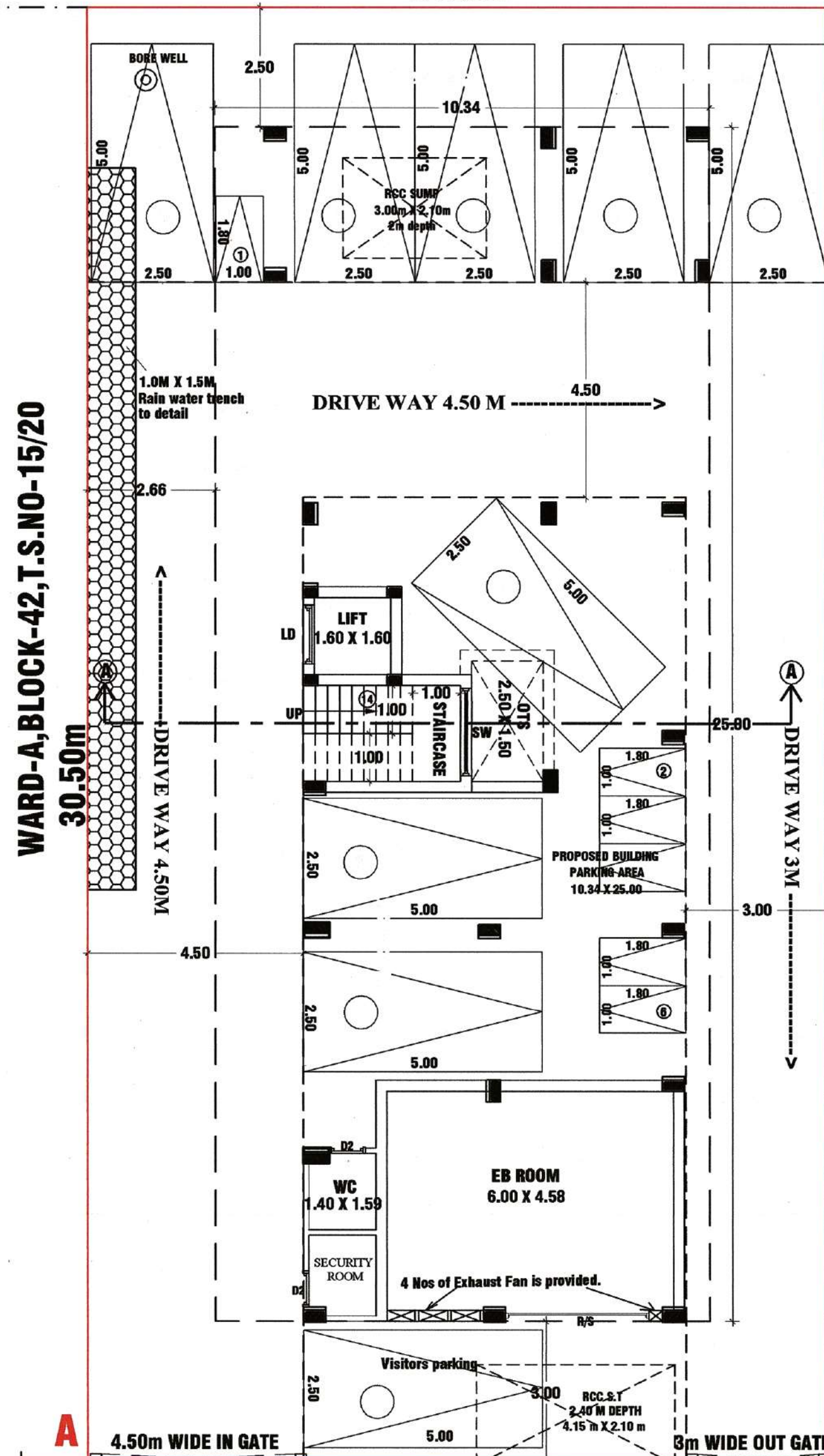
NOTE:-
1. ALL DIMENSIONS ARE IN METER.
2. MECHANICAL VENTILATION TO BE PROVIDED WHEREVER NECESSARY
3. ALL SUNSHADE PROJECTIONS ARE LESS THEN OR EQUAL TO 0.60m
4. APPROVED LAYOUT NO.-
10.31/2.99.0.51501: 602/1997

REG.CONVS. ENGINEER:-
Er.M.MAHADEVAN, M.E.AMIE,MSTE
NANA BUILDERS
Registered Construction Engineer
Reg. No: 51/RCE/2019
D.No:2/5, Santhosh Nagar, PACB Backside,
Chinnathurpally, SALEM-636 008.
Mobile: 99409 91640, 99447 88924.
Email: mahabuildersdevan@gmail.com

REG.STRUCTURAL ENGINEER:-
N.MANIVASAGAM, M.E.AMIE,MSTE
Chartered Engg. Reg. No: M 1696275
Reg. Structural Engineer Grade:1
CMAA Reg. No: SE/SR/1/2020/117/284
GCC Reg. No: RSE 101292020
Salem LPA Reg. No: 24/RSE-1/2019
218/17-4, KMS Garden, Lotus Nagar,
SALEM-16. (C)867766102, 9068622951

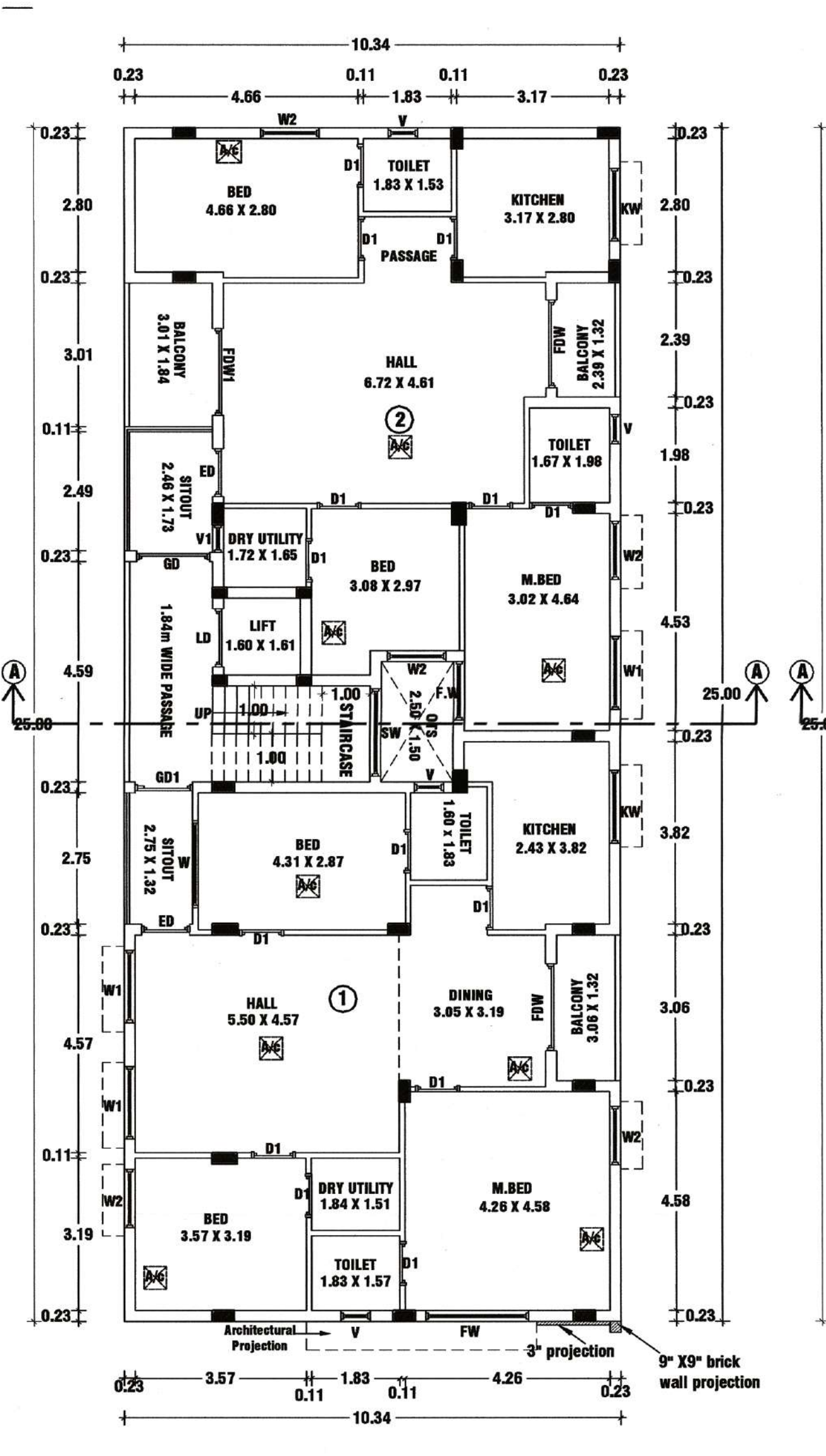
APPLICANT:-
For DEN HOMES PRIVATE LIMITED
H.Shanthi
Managing Director
DIN: 09857065.

REGISTERED ENGINEER:-
L.K.K. SURESH, M.E.AMIE,MSTE
R.R. SURESH, M.E.AMIE,MSTE
REGISTERED ENGINEER GRADE-1
L.S.NO-40/19-20
6-8-40/17, 2nd KRISHNA HIGH WYD, NATYATHAM
RAJ BOW GARDEN, PUDUCHI ROAD,
KANNARUKULI,SALEM- 636008.
CELL -94632-41726.

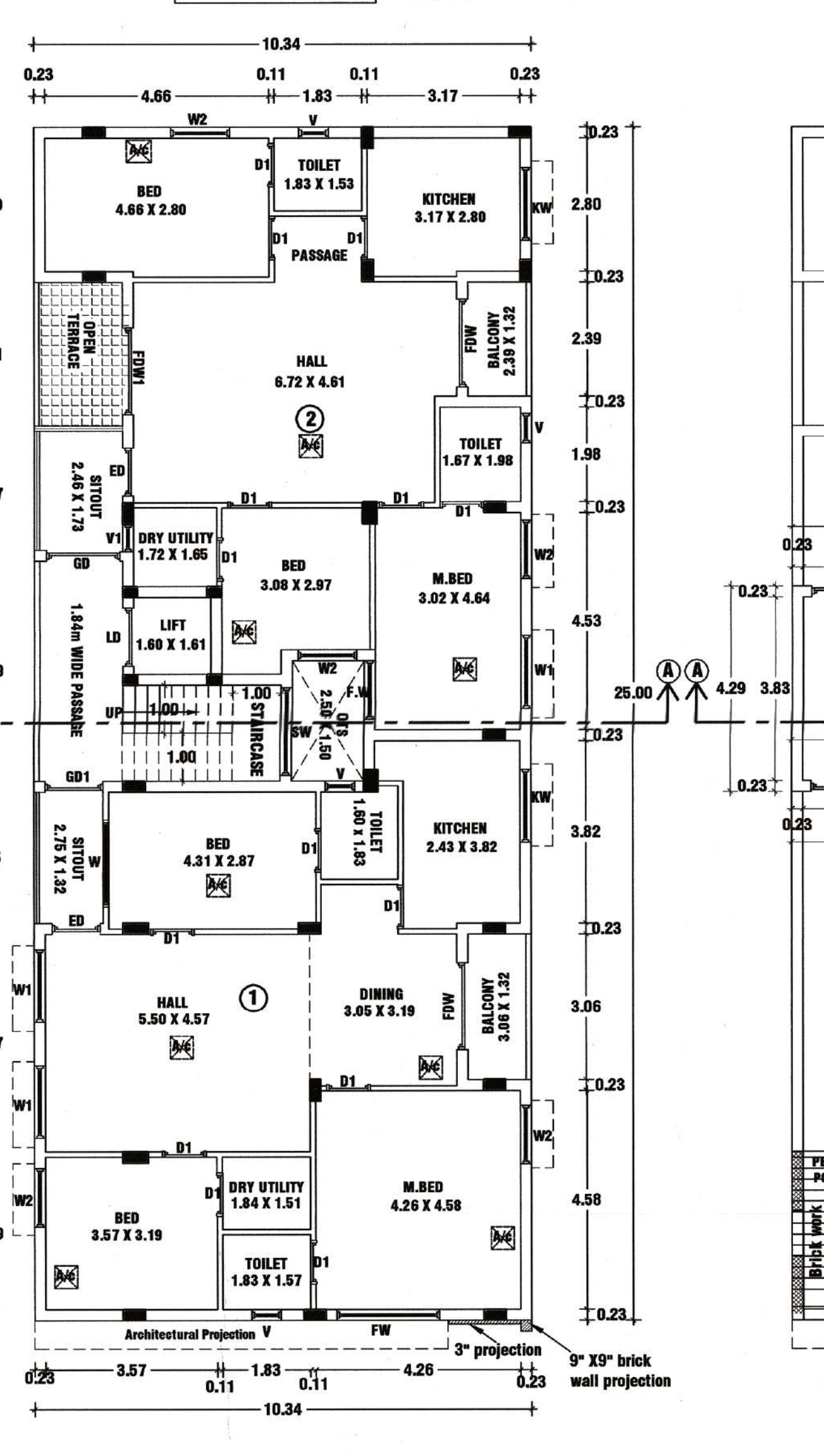


WARD-A,BLOCK-42,T.S.NO-15/1pt
9.14m WIDE CORPORATION ROAD
WARD-A,BLOCK-42,T.S.NO-15/1pt

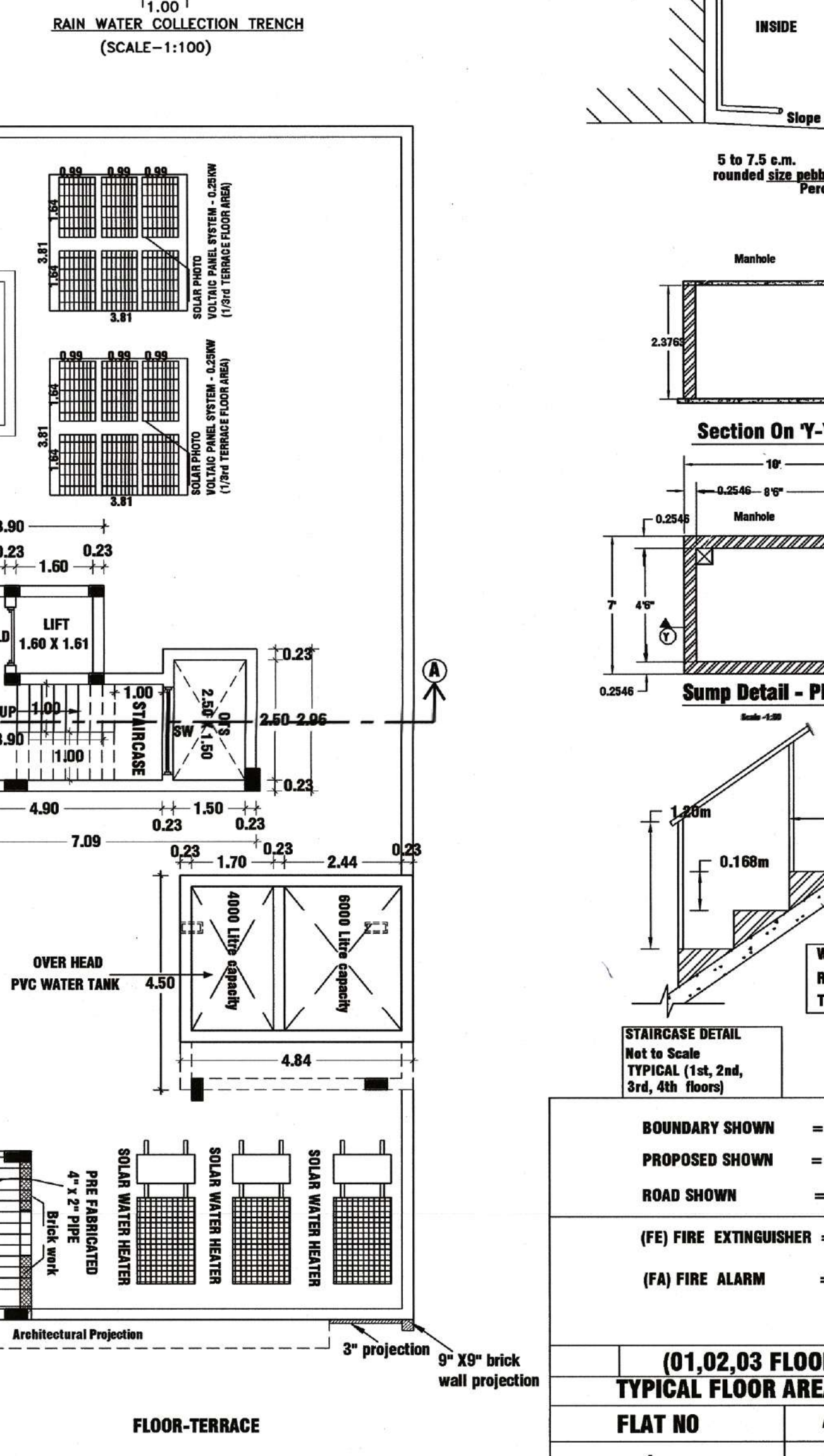
STILT FLOOR PLAN CUM SITE PLAN



TYPICAL FLOOR PLAN
(FIRST, SECOND & THIRD)



FOURTH FLOOR PLAN



TERRACE FLOOR PLAN

BOUNDARY SHOWN = ☐	
PROPOSED SHOWN = ☐	
ROAD SHOWN = ☐	
(FE) FIRE EXTINGUISHER = ☒	
(FA) FIRE ALARM = ☐	
(01,02,03 FLOORS) PLAN	
TYPICAL FLOOR AREA OF FLATS	
FLAT NO	AREA IN SQ.M
1	120.28
2	115.66
4TH FLOOR AREA OF FLATS	
FLOOR AREA OF FLATS	
FLAT NO	AREA IN SQ.M
1	120.28
2	110.13

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](#)



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



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.

