PP APPROVAL RECORD

Planning Permission

Salem

Salem district, Tamil Nadu

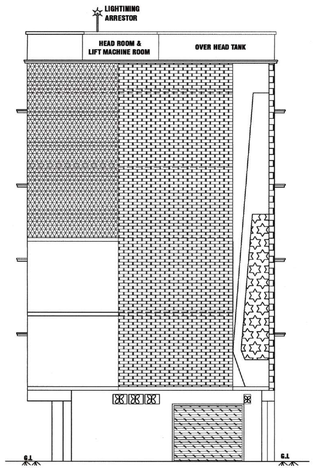
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

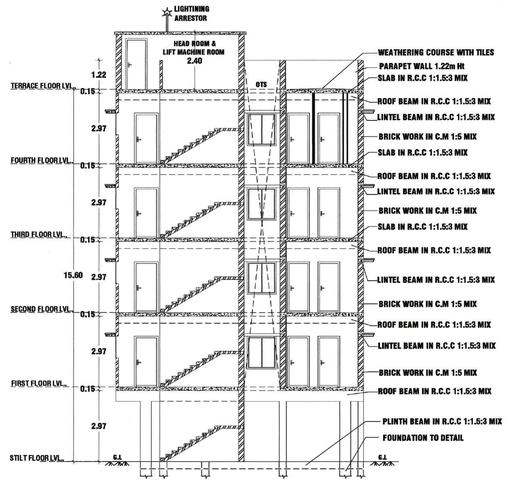
PURPOSE
Residential

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

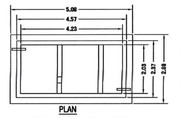
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



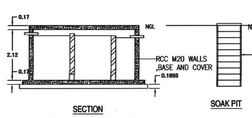
FRONT ELEVATION



SECTION - 'A - A'

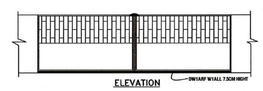


PLAN
SEPTIC TANK OF 30000 LITRES



SECTION
SEPTIC TANK OF 30000 LITRES

SOAK PIT

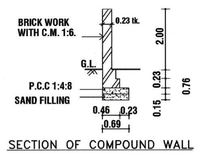


ELEVATION

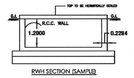
3.50m WIDE
PLAN OF COMPOUND WALL



MAIN GATE ELEVATION

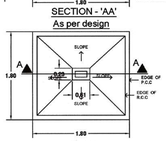


SECTION OF COMPOUND WALL



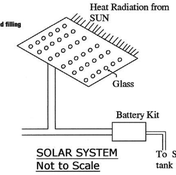
RWH SECTION (SAMPLE)

RWH_CAPACITY_L=2000LTRS

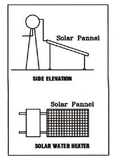


SECTION - 'AA'

PLAN

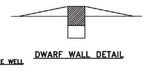


SOLAR SYSTEM
Not to Scale

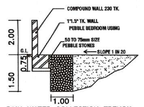




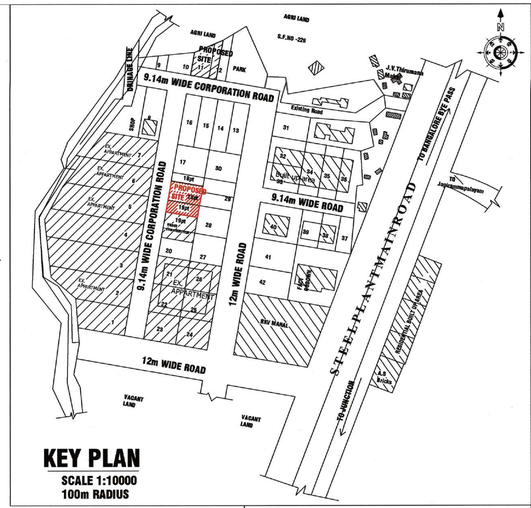
DETAILS OF BORE WELL



DWARF WALL DETAIL



RAIN WATER COLLECTION TRENCH
(SCALE-1:100)



KEY PLAN

SCALE 1:10000
100m RADIUS

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILIT +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.

SCALE 1:100

JOINERY DETAILS	IN FEET	IN METER
L.DOOR (LD)	4'0" X 6'10.5"	1.22 X 2.10
G.DOOR (GD)	5'0" X 9'0"	1.52 X 2.75
G.DOOR (GD1)	4'4" X 9'0"	1.32 X 2.75
E.DOOR (ED)	3'3.5" X 6'10.5"	1.00 X 2.10
DOOR (D1)	3'0" X 6'10.5"	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 9'6"	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)-G100.00sq.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	258.50	258.50	-	258.50
FIRST FLOOR	258.50	3.75	254.75	-
SECOND FLOOR	258.50	3.75	254.75	-
THIRD FLOOR	258.50	3.75	254.75	-
FOURTH FLOOR	252.97	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 : 8Nos +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

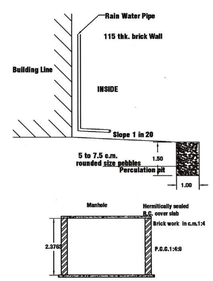
NOTE:-

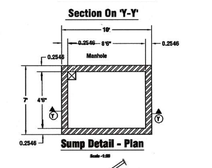
1. ALL DIMENSIONS ARE IN METER.
2. MECHANICAL VENTILATION TO BE PROVIDED WHEREVER NECESSARY
3. ALL SUNSHADE PROJECTIONS ARE LESS THEN OR EQUAL TO 0.60m
4. APPROVED LAYOUT No.-
   ப.மை/ந.மை.இ.எண்: 602/1997

FOR OFFICE USE ONLY

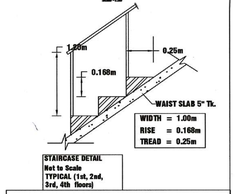
SITE APPROVAL
Roc No:SWP/BPA/0007792/2023
Site Boundary Shown as "A to D" and numbered as SWP/DTCP/SALEM/
Site Approval No:104 /2023

PLANNING PERMISSION
Roc No:SWP/BPA/0007792/2023
Planning Permission No:49/2023.

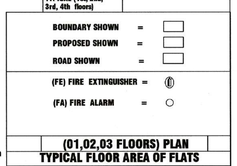




Section On 'Y-Y'



Sump Detail - Plan

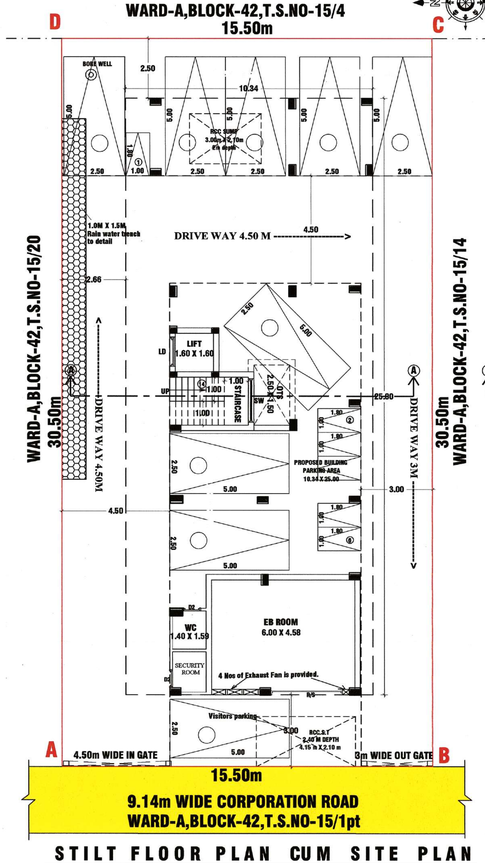


STAIRCASE DETAIL
Not to Scale
TYPICAL (1st, 2nd, 3rd, 4th floors)

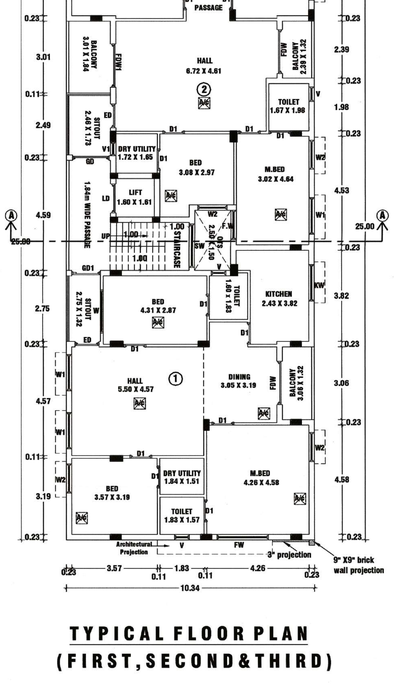
BOUNDARY SHOWN	=
PROPOSED SHOWN	=
ROAD SHOWN	=
(FE) FIRE EXTINGUISHER	= (E)
(FA) FIRE ALARM	= ○

(01,02,03 FLOORS) PLAN TYPICAL FLOOR AREA OF FLATS	
FLAT NO	AREA IN SQ.M
1	120.28
2	115.66

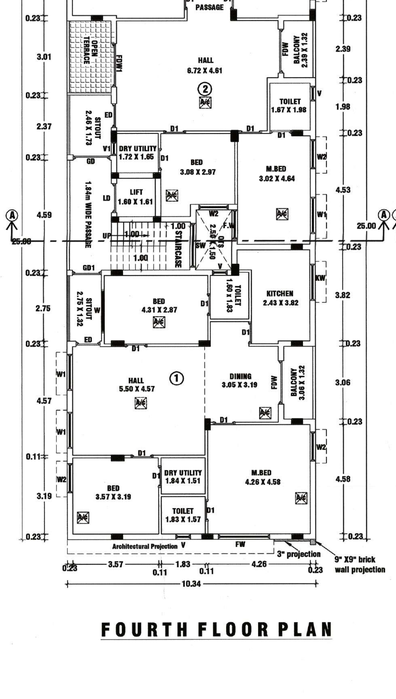
4TH FLOOR AREA OF FLATS FLOOR AREA OF FLATS	
FLAT NO	AREA IN SQ.M
1	120.28
2	110.13



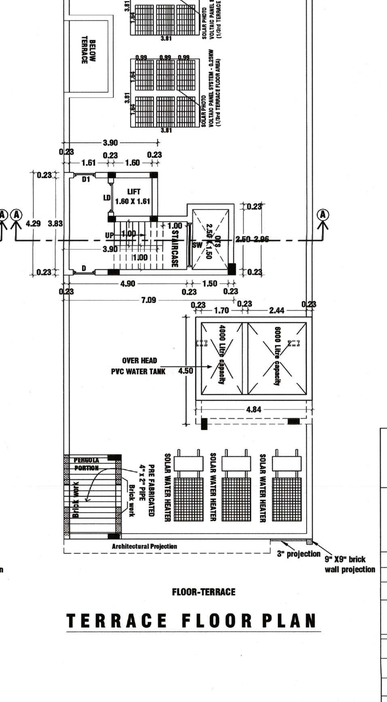
STILT FLOOR PLAN CUM SITE PLAN



TYPICAL FLOOR PLAN (FIRST, SECOND & THIRD)



FOURTH FLOOR PLAN



FLOOR-TERRACE

TERRACE FLOOR PLAN

REG.CONS. ENGINEER:-	REG.STRUCTURAL ENGINEER:-
Er.M.MAHADEVAN, M.E.,MIE.,MISTE MAHA BUILDERS Registered Construction Engineer Reg. No: 51/RCE/2019 D.No:2/5, Santhosh Nagar, PACB Backside, Chinnathirupathy, SALEM-636 008. Mobile: 99409 91640, 99447 88924, Email: mahabuildersdevan@gmail.com	N. MANIVASAGAM, M.Tech(Struct), M.I.I Chartered Engg. Reg. No: M 1696275 Reg. Structural Engineer Grade-1 CMDA Reg. No: SE/GR-1/2020/12/284 GCC Reg. No: RSE.101292020 Salem LPA Reg. No: 24/RSE-1/2019 218/17-4, KMS Garden, Lotus Nagar, SALEM-16. 9677666102, 9066622951

APPLICANT:-	REGISTERED ENGINEER:-
For DEN HOMES PRIVATE LIMITED H.Shanthi HARIHARAN SHANTHI Managing Director DIN: 09857065.	D.K.Krishna @ Krishna. B.E.,C.E(Struct).,D.C.P SRI BALAJI CONSTRUCTION ARCHITECT & ENGINEER REGISTERED ENGINEER GRADE-II/LPA-152/RE-I/18-24 LICENSED BUILDING SURVEYOR., L.B.S.NO -46/18-20 S.No- 61/B2, SRI KRISHNA MAIN ROAD , KATTUVATTAM SAIA BOW GARDEN , PUDHU ERI ROAD, KANNAMBOOVADI,SALEM -636006. CELL -94432 -41738.

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.