REFERENCE
SWP/BPA/012851/2023

ISSUED
23 December 2023

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.

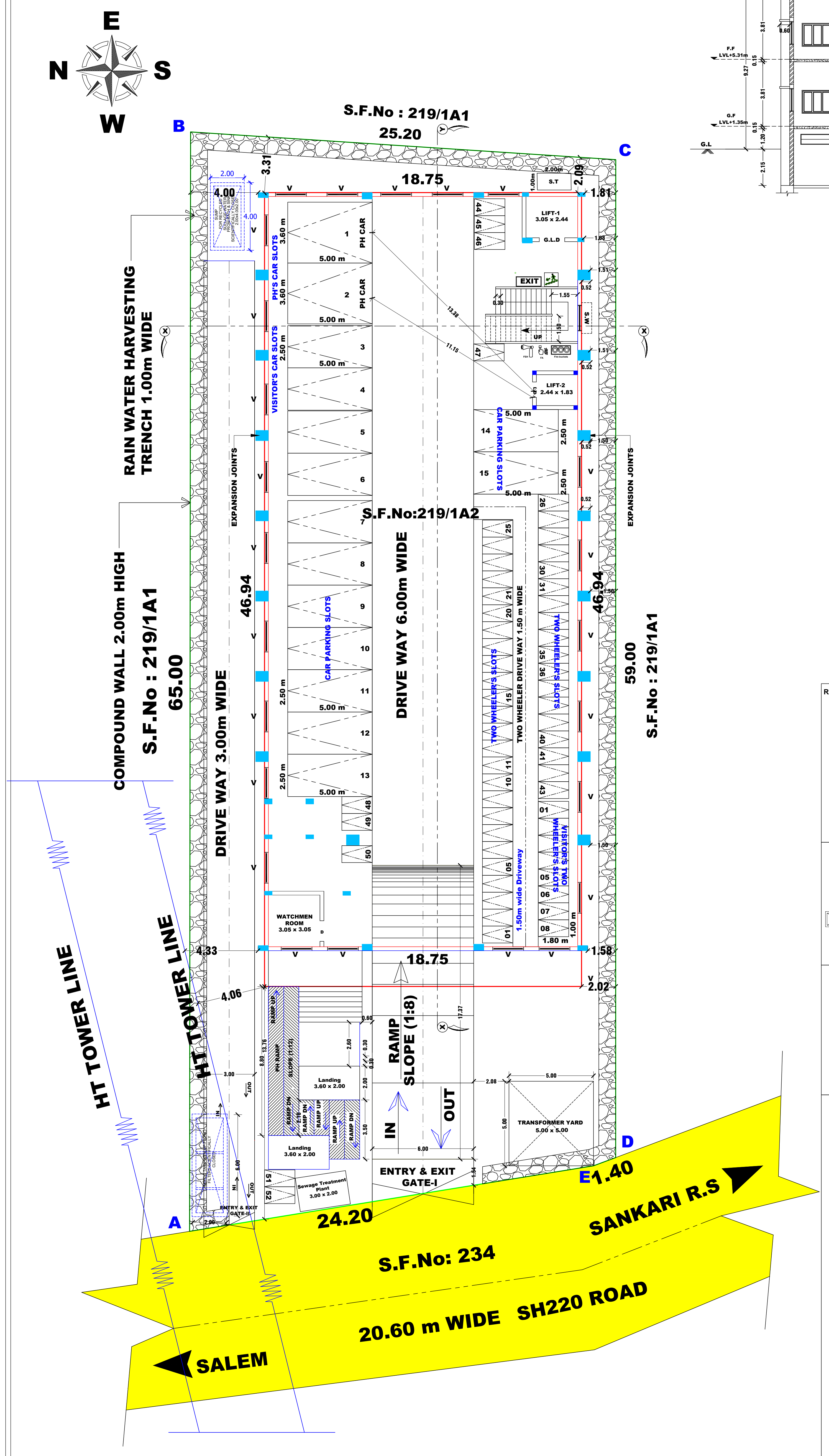
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C TERRACED ROOF COMMERCIAL PROFESSIONAL CONSULTING OFFICE (BASEMENT,G+1 FLOORS) BUILDING IN S.F.No : 219/1A2 AT SANKARI VILLAGE AND TOWN PANCHAYAT , SANKARI TALUK, SALEM DISTRICT.

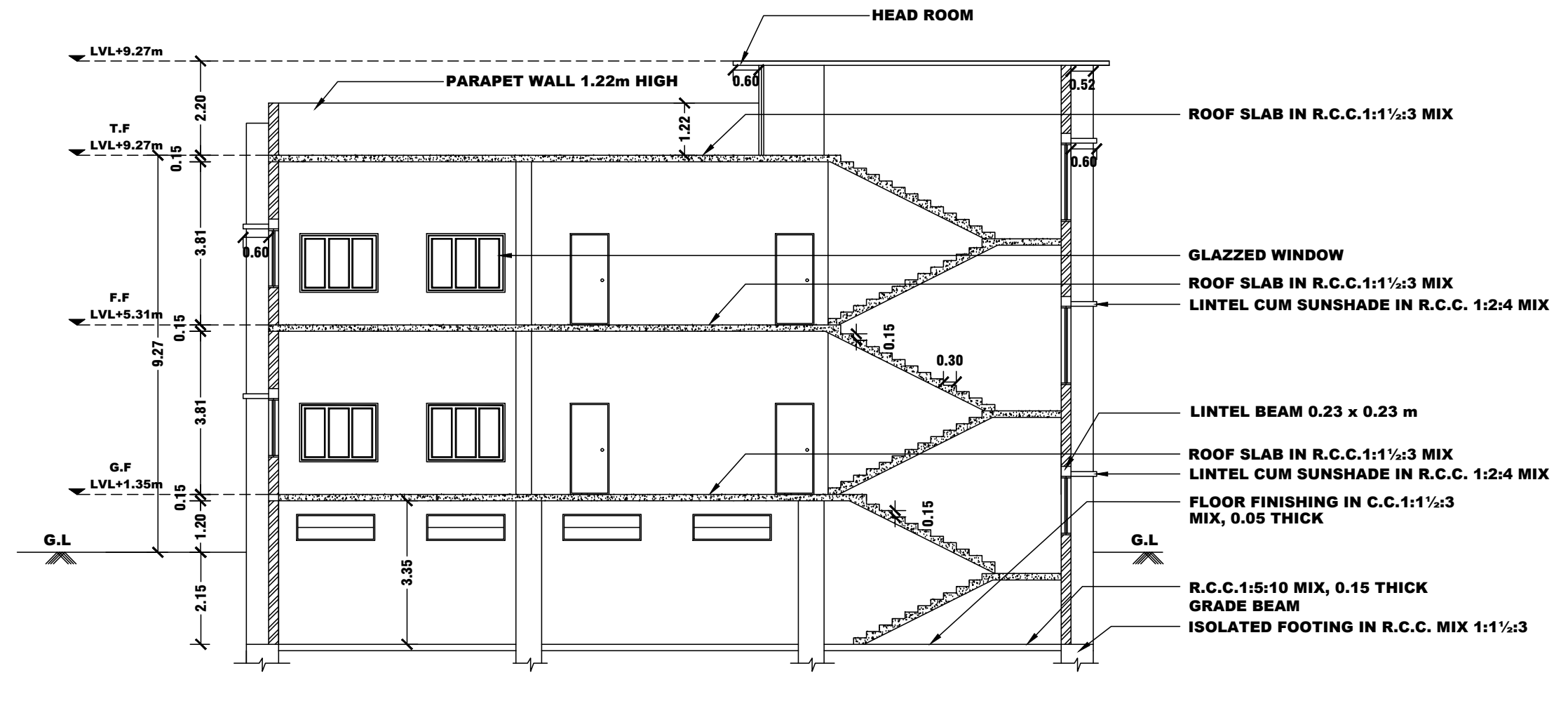
APPLICANT :- Mrs.N.INDIRANI W/o Mr.A.NATESAN.

SITE PLAN

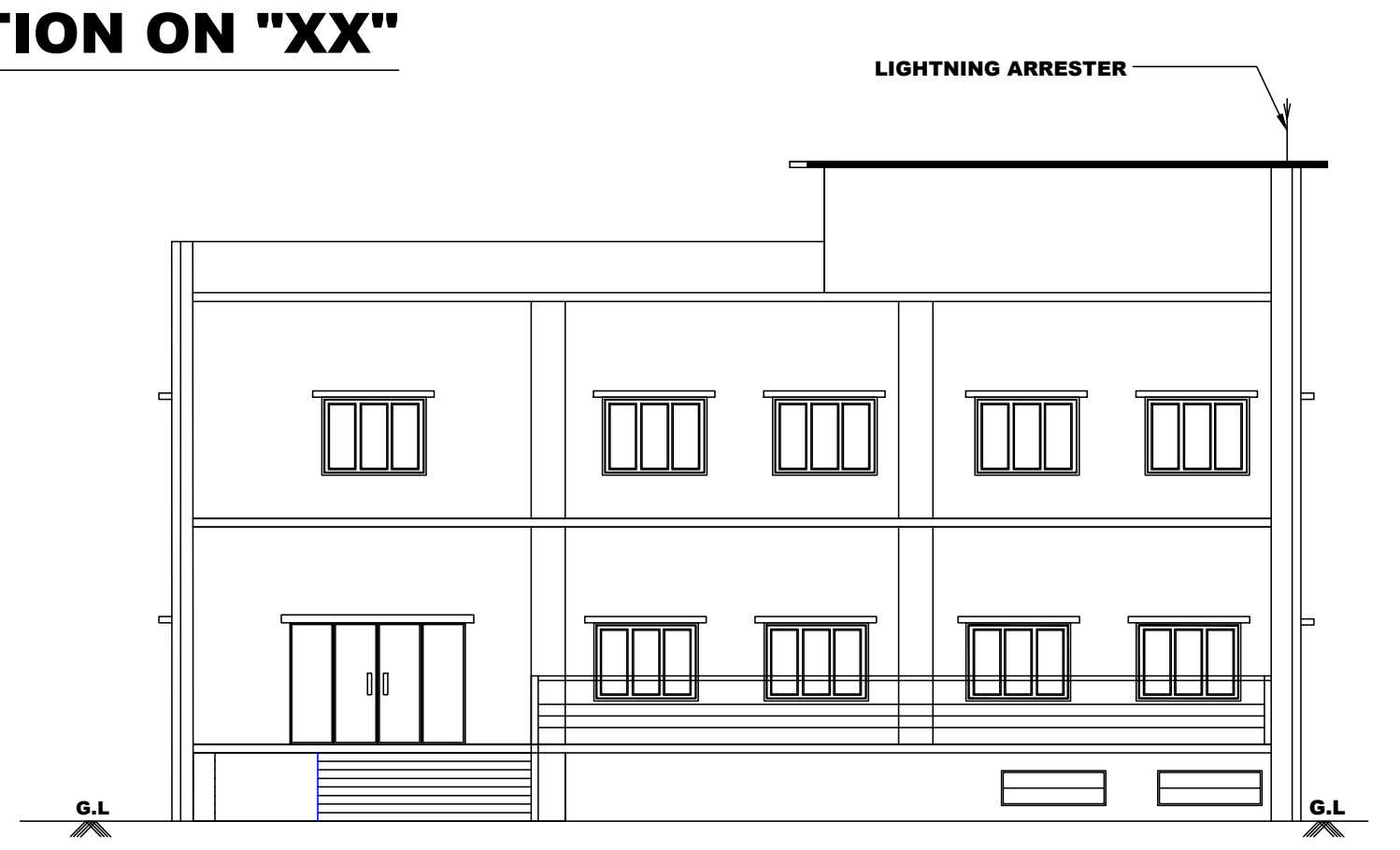
SCALE 1:100


E
N
S
W
S.F.No : 219/1A1
25.20
18.75
B
C
A
D
E
S.F.No:219/1A2
RAIN WATER HARVESTING TRENCH 1.00m WIDE
COMPOUND WALL 2.00m HIGH
S.F.No : 219/1A1
65.00
DRIVE WAY 3.00m WIDE
DRIVE WAY 6.00m WIDE
46.94
46.94
59.00
S.F.No : 219/1A1
EXPANSION JOINTS
VISITOR'S CAR SLOTS
CAR PARKING SLOTS
TWO WHEELER'S SLOTS
PH CAR
EXIT
LIFT-1
LIFT-2
WATCHMEN ROOM
4.33
4.06
18.75
1.58
2.02
1.81
2.09
3.31
4.00
RAMP SLOPE (1:8)
IN
OUT
TRANSFORMER YARD
ENTRY & EXIT GATE-I
1.40
24.20
HT TOWER LINE
HT TOWER LINE
S.F.No: 234
SANKARI R.S
20.60 m WIDE SH220 ROAD
SALEM

SITE CUM BASEMENT FLOOR PLAN

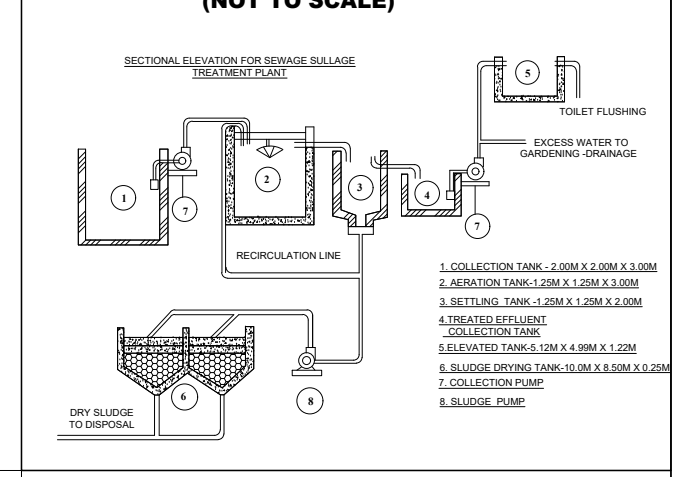

HEAD ROOM
PARAPET WALL 1.22m HIGH
ROOF SLAB IN R.C.C.1:1½:3 MIX
GLAZZED WINDOW
ROOF SLAB IN R.C.C.1:1½:3 MIX
LINTEL CUM SUNSHADE IN R.C.C. 1:2:4 MIX
LINTEL BEAM 0.23 x 0.23 m
ROOF SLAB IN R.C.C.1:1½:3 MIX
LINTEL CUM SUNSHADE IN R.C.C. 1:2:4 MIX
FLOOR FINISHING IN C.C.1:1½:3 MIX, 0.05 THICK
R.C.C.1:5:10 MIX, 0.15 THICK GRADE BEAM
ISOLATED FOOTING IN R.C.C. MIX 1:1½:3
G.L

SECTION ON "XX"

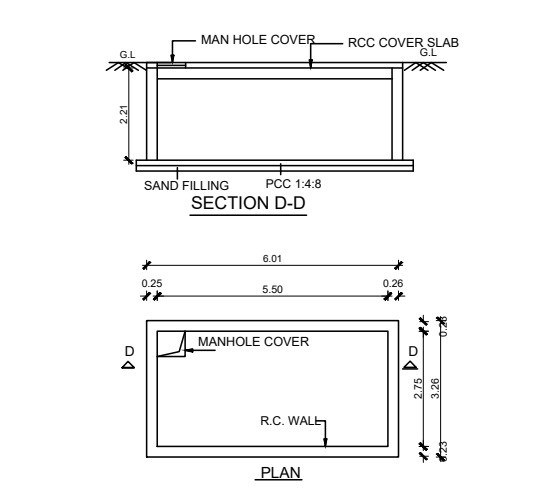

LIGHTNING ARRESTER
G.L
G.L

FRONT ELEVATION

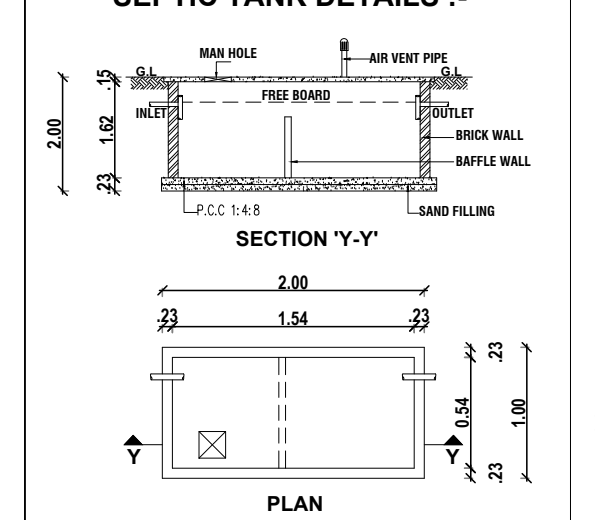
SEWAGE TREATMENT PLANT:-
(NOT TO SCALE)



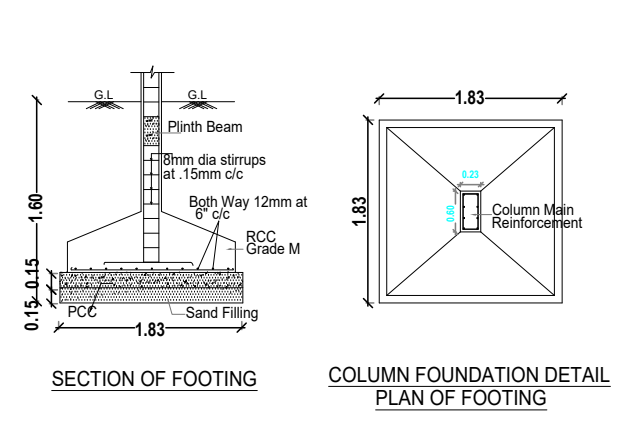
RAINWATER COLLECTION SUMP DETAILS:-



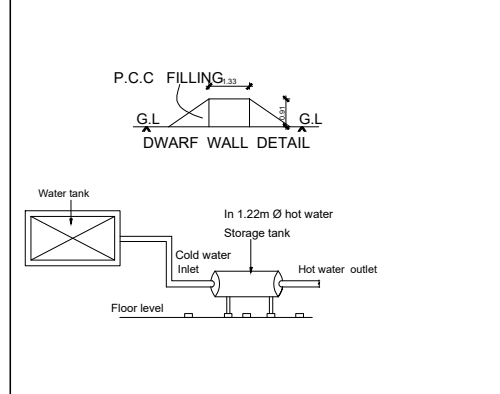
SEPTIC TANK DETAILS :-


SECTION "Y-Y"
PLAN

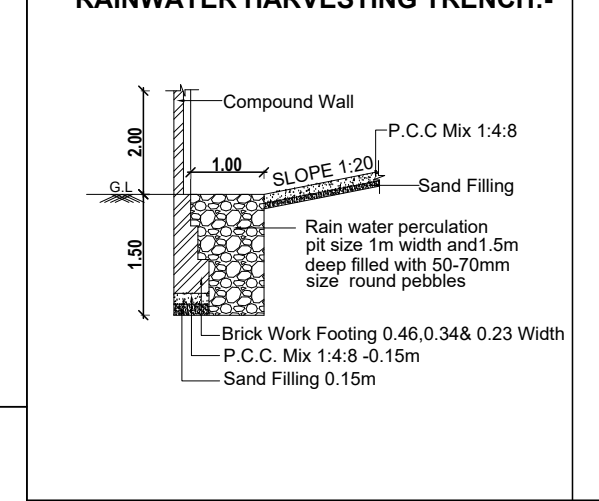
FOUNDATION DETAILS:-


SECTION OF FOOTING
COLUMN FOUNDATION DETAIL PLAN OF FOOTING

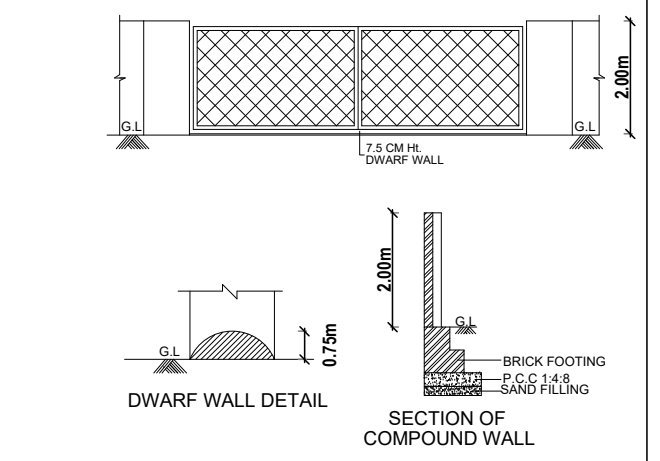
SOLAR HOT WATER SYSTEM DETAILS:-

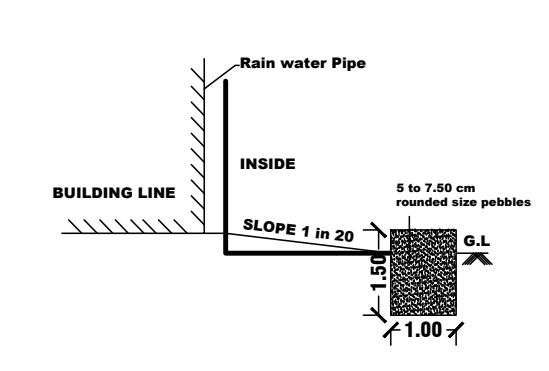


RAINWATER HARVESTING TRENCH:-



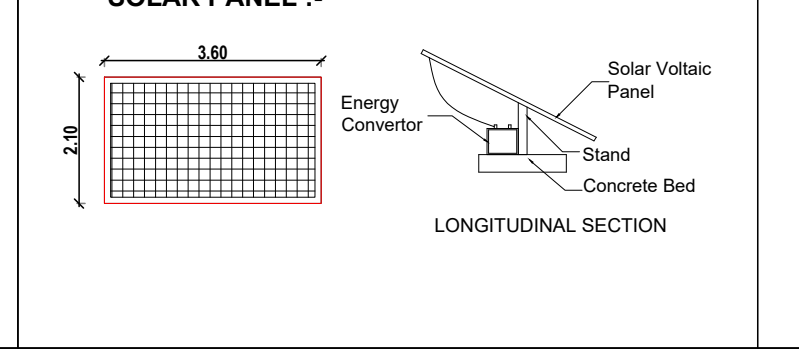
COMPOUND WALL & GATE DETAIL:-


DWARF WALL DETAIL
SECTION OF COMPOUND WALL

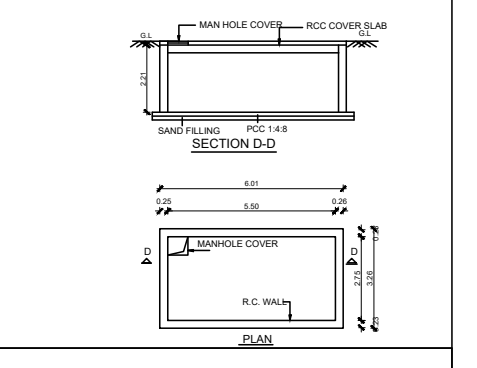


RAIN WATER HARVESTING DETAILS:-
RWH_CAPACITY_L= 5000 LRS

SOLAR PANEL :-


LONGITUDINAL SECTION

DOMESTIC WATER SUMP DETAILS :-



FOR OFFICE USE ONLY

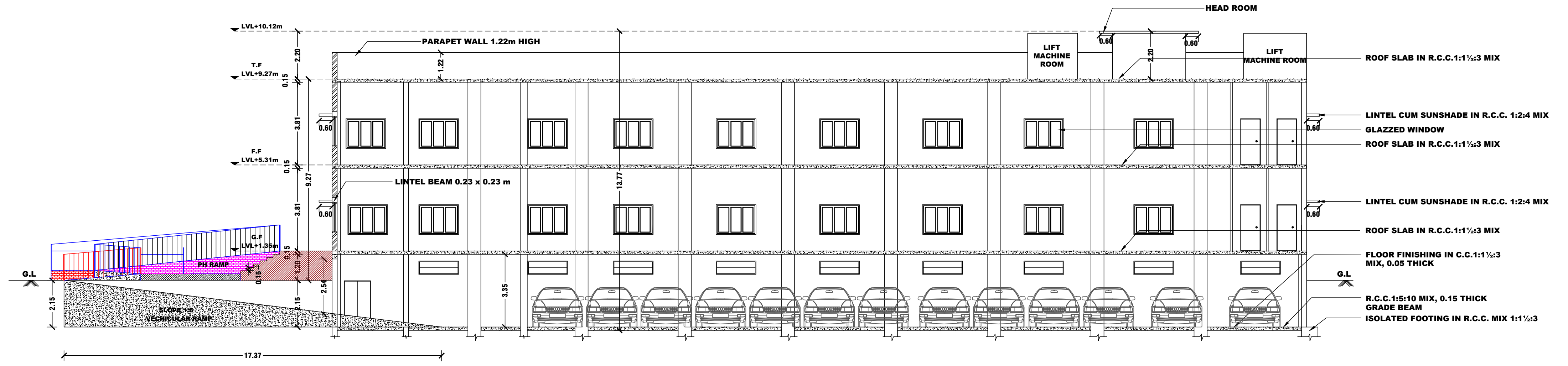
ONLINE APPLICATION NO : SWP/BPA/012851/2023
Site Boundary Shown as "A TO E " at
SITE APPROVAL NO:310/2023
BUILDING APPROVAL NO : SWP/DTCP/SLM/BP.NO.08/2023

(SWP- ONLINE APPROVAL)

ESIGNED BY
ASSISTANT DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING OFFICE
SALEM DISTRICT

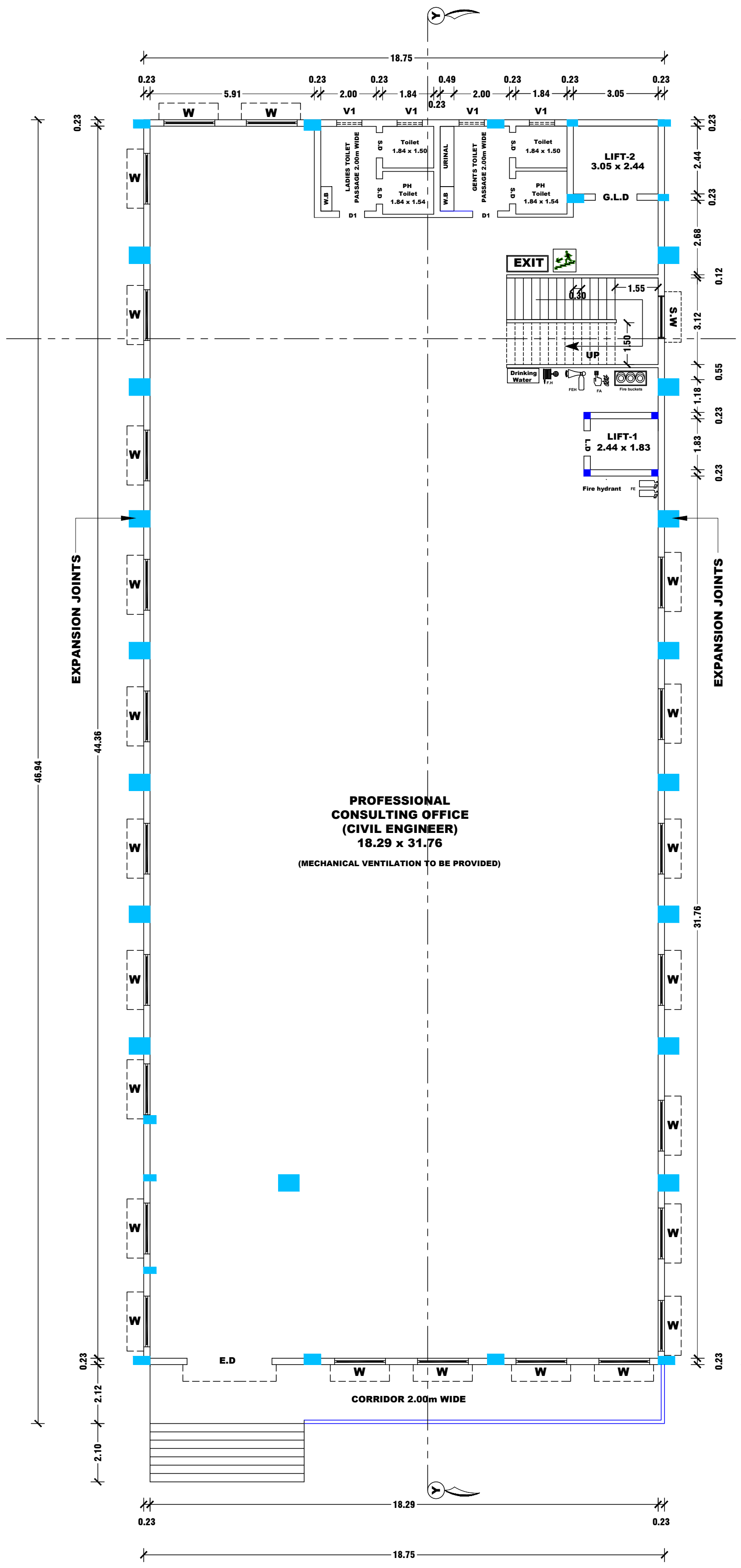
DESIGN OF UP-FLOW FILTER SEPTIC TANK

Total Area of the Floor	: 2625.04 Sq.m	
Number of Users	: 10 x 2 = 20 Nos.	
Total number of fixture units of fixture units per dwelling Assume a peaking factor of 6lpm. fixture units	: 20 x 6 = 120 lpm	
SEPTIC TANK		
Surface volume required for the septic tank	: 120x.92/10	= 11.04 sq.m
Volume of free board	: 11.04x0.30	= 3.31 cu.m
Volume of sedimentation	: 11.04x0.30	= 3.31 cu.m
Volume of digestion	: 50x0.032	= 1.60 cu.m
Volume of sludge	: 50x365x0.002	= 3.65 cu.m
Total volume	: 11.87 cu.m	
Depth of septic tank	: 11.87/11.04	= 1.07 m
Providing length : breadth	: 2.5 : 1	
Size of septic tank	: 3.00x2.54x1.10	
UP-FLOW FILTER		
Capacity of 20 users	: 20x0.045	= 0.90 sq.m
Depth (assumed)	: 0.80 (minimum)	
Hence area of final effluent sump	: 0.90/0.80	= 1.125 sq.m
Size of final effluent sump	: 2.00 x2.00 x1.10	
Size of up-flow filter (1)	: 1.00 x1.00 x 0.90	
Size of up-flow filter (2)	: 1.00 x 1.00 x 0.80	

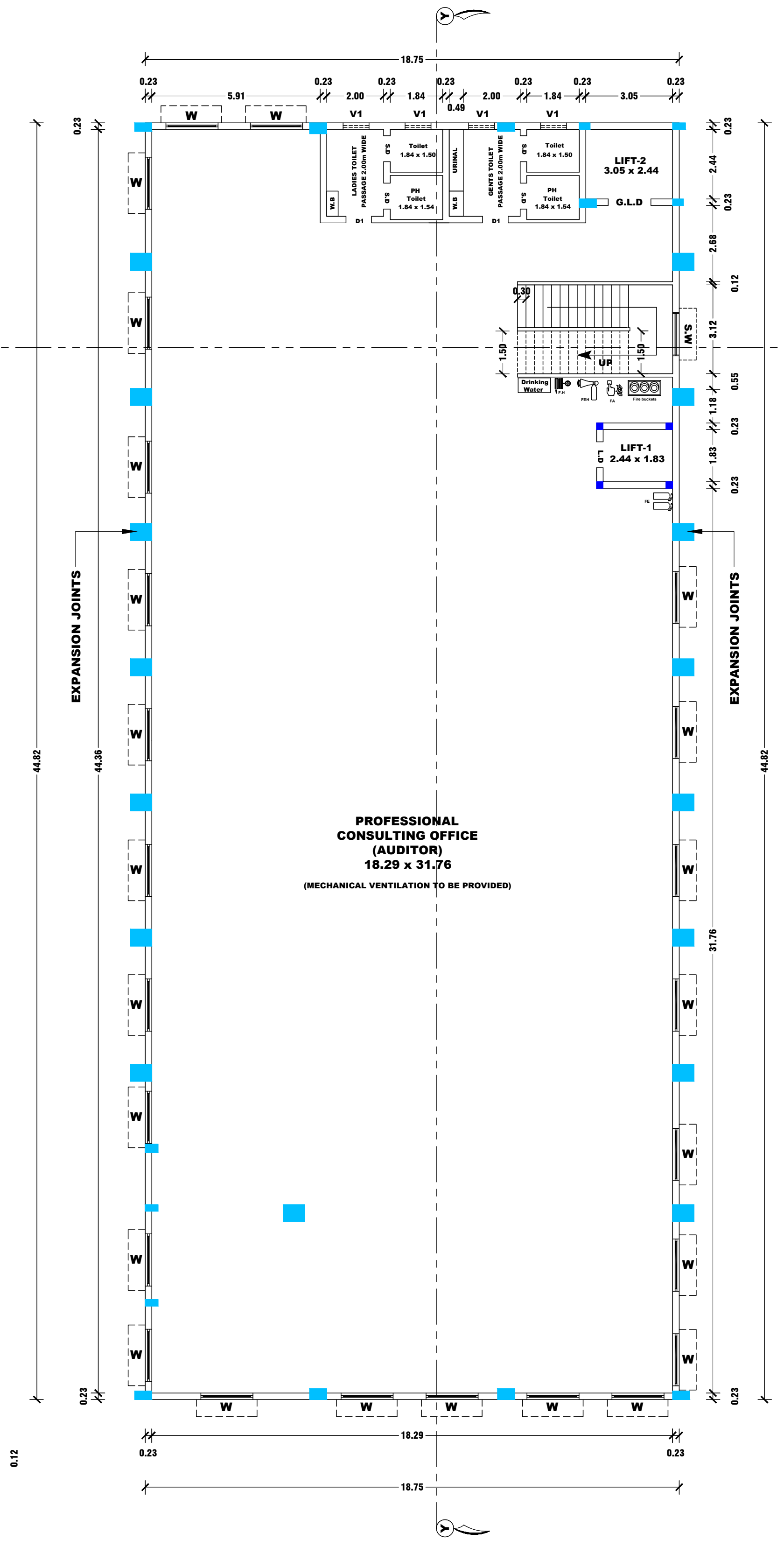

HEAD ROOM
PARAPET WALL 1.22m HIGH
LIFT MACHINE ROOM
LIFT MACHINE ROOM
ROOF SLAB IN R.C.C.1:1½:3 MIX
LINTEL CUM SUNSHADE IN R.C.C. 1:2:4 MIX
GLAZZED WINDOW
ROOF SLAB IN R.C.C.1:1½:3 MIX
LINTEL BEAM 0.23 x 0.23 m
LINTEL CUM SUNSHADE IN R.C.C. 1:2:4 MIX
ROOF SLAB IN R.C.C.1:1½:3 MIX
FLOOR FINISHING IN C.C.1:1½:3 MIX, 0.05 THICK
R.C.C.1:5:10 MIX, 0.15 THICK GRADE BEAM
ISOLATED FOOTING IN R.C.C. MIX 1:1½:3
PH RAMP
G.L
17.37

SECTION ON "YY"

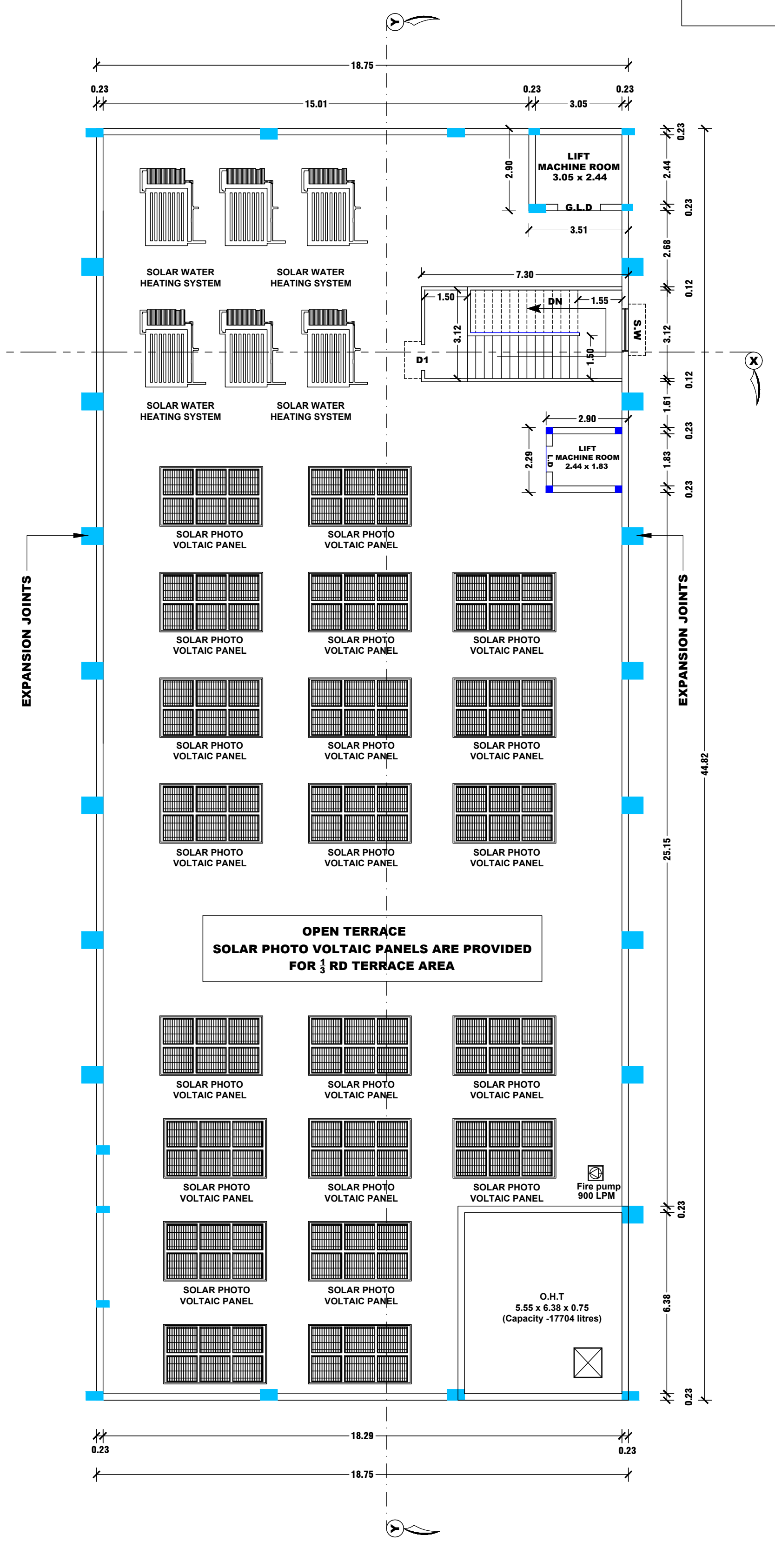
Fire Extinguisher(F.E)
Fire hydrant (F.H)
Fire pump (F.P)
Fire buckets (F.B)
Fire alarm (F.A)
Fire evacuation horn (F.E.H)
EXIT


18.75
LIFT-2 3.05 x 2.44
LIFT-1 2.44 x 1.83
EXIT
EXPANSION JOINTS
EXPANSION JOINTS
PROFESSIONAL CONSULTING OFFICE (CIVIL ENGINEER) 18.29 x 31.76
(MECHANICAL VENTILATION TO BE PROVIDED)
CORRIDOR 2.00m WIDE
18.29
18.75

GROUND FLOOR PLAN


18.75
LIFT-2 3.05 x 2.44
LIFT-1 2.44 x 1.83
EXPANSION JOINTS
EXPANSION JOINTS
PROFESSIONAL CONSULTING OFFICE (AUDITOR) 18.29 x 31.76
(MECHANICAL VENTILATION TO BE PROVIDED)
18.29
18.75

FIRST FLOOR PLAN


18.75
LIFT MACHINE ROOM
SOLAR WATER HEATING SYSTEM
SOLAR PHOTO VOLTAIC PANEL
EXPANSION JOINTS
EXPANSION JOINTS
OPEN TERRACE
SOLAR PHOTO VOLTAIC PANELS ARE PROVIDED FOR ⅓ RD TERRACE AREA
O.H.T
18.29
18.75

TERRACE FLOOR PLAN

AREA STATEMENT

SHEET No : 1 OF 1

DESCRIPTIONS		Sq.METER
SITE AREA :-		
AS PER DEED AREA	0.3865 ACRES	1564.09
AS PER PLR / FMB AREA	15.64 ARES	1564.00
SUPER IMPOSED PLOT AREA		1564.00

BUILDING AREA :-

FLOOR NAME	FSI AREA (IN Sq.m)	NON FSI AREA (IN Sq.m)	BUILTUP AREA (IN Sq.m)
BASEMENT FLOOR	---	880.12	880.12
GROUND FLOOR	880.12	---	880.12
FIRST FLOOR	840.37	---	840.37
HEAD ROOM	---	24.43	24.43
LIFT ROOM	---	16.81	16.81
GRAND TOTAL	1720.49	921.36	2641.85

FLOOR SPACE INDEX (F.S.I) :-

$$\frac{\text{F.S.I AREA}}{\text{PLOT AREA}} = \frac{1720.49}{1564.00} = 1.100 < 2$$

SCALE 1:100

ALL DIMENSIONS ARE IN 'METRE'

PLOT COVERAGE (P.C) :-

$$\frac{\text{MAX FLOOR AREA AT ANY FLOOR}}{\text{PLOT AREA}} \times 100 = \frac{880.12}{1564.00} \times 100 = 56.27\ \%$$

PARKING DETAILS

DESCRIPTIONS	REQUIRED	PROVIDED
CAR SLOTS	11 Nos.	11 Nos.
TWO WHEELERS	52 Nos.	52 Nos.
VISITOR'S CAR SLOTS	02 Nos.	02 Nos.
VISITOR'S TWO WHEELERS	08 Nos.	08 Nos.
P.H CAR SLOTS	02 Nos.	02 Nos.

COLOUR INDEX

SITE BOUNDRY SHOWN	🟩
PROPOSED BUILDING SHOWN	🟥
DRIVEWAY SHOWN	▨
EXISTING ROAD SHOWN	🟨

E
N S
W

JOINERY DETAILS

REFERENCE	DESCRIPTIONS	SIZE (IN METER)
D	DOOR	1.22 x 2.13
D1	DOOR	0.91 x 2.13
S.D	SWING DOOR	0.91 x 2.13
M.D	ENTRANCE DOOR	1.52 x 2.13
G.D	GLAZZED DOOR	1.22 x 2.13
LD	LIFT DOOR	0.91 x 2.13
GLD	GOODS LIFT DOOR	1.50 x 2.13
W	WINDOW	1.83 x 1.52
SW	STAIR WINDOW	1.83 x 1.52
V	VENTILATOR	1.83 x 0.60
V1	VENTILATOR	0.91 x 0.60

APPLICANT:-

N.Indiri

REGISTERED ENGINEER:-

Er. A. SOUNDAR RAJAN, B.E., M.E.,(Struct).
RDD SALEM/RE-II/Reg.No.001/2020
G.V. VISUAL CREATIONS,
BUILDING CONTRACTOR & PROMOTERS.
Suthari Complex 1st Floor,
Junction Main Road, Near Sona College,
Salem - 636 005. Cell: 9578270663

STRUCTURAL ENGINEER:-

Er. A. SOUNDAR RAJAN,B.E.,M.E.,(Struct).,
RDD SALEM/RSE-II/Reg.No.002/2019
CLASSIC CONSTRUCTION
Building Contractor & Promoters,
12/192-E,Thirunavukkarasar Street.
Advaitha Ashramam Road,
Fairlands, Salem-636 004.
Cell: 95782 70663

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.