

PP

APPROVAL RECORD

Planning Permission

Salem

Salem district, Tamil Nadu

APPROVAL TYPE

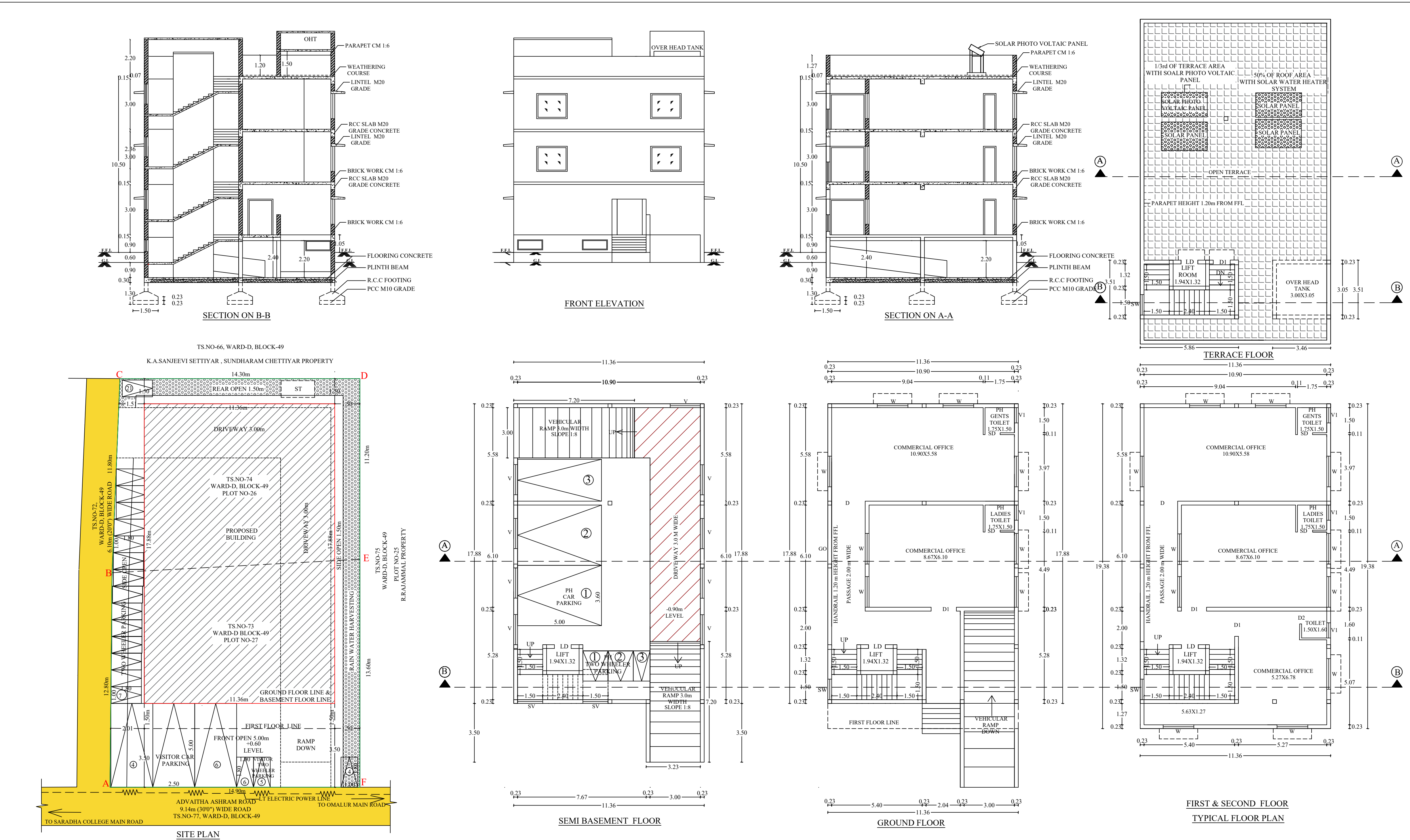
Building Plan

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 OFFICE BUILDING AFTER DEMOLISHING THE EXISTING BUILDING IN SEMI BASEMENT FLOOR, GROUND FLOOR, FIRST FLOOR AND SECOND FLOOR AT (OLD SF.No-106/17 & 106/18, ALAGAPURAM VILLAGE), NEW TS.No-73 & 74, WARD-D, BLOCK-49, PLOT No-26 & 27, D.No-23 & 25, ADVAITHA ASHRAM ROAD, SALEM CITY MUNICIPAL CORPORATION, SALEM DISTRICT. ZONE-II, DIVISION-17.

NAME OF THE APPLICANT :
Mr.C.KANAGARAJU, s/o. Mr.M.CHINNAPAIYAN
Mrs.K.KAVITHA, w/o. Mr.C.KANAGARAJU

COLOUR INDEX
SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
PROPOSED DRIVE WAY

SCALE - 1:100
ALL DIMENSIONAL ARE IN METER
FIRE EXTINGUISHER APRATUS PROVIDED IN NECESSARY PLACES.
FIRE ALARAM

* SOLAR APARATUS TO BE PROVIDED
* RAIN WATER HARVESTING SYSTEM & SULLAGE WATER TREATMENT PLANT & TANKS ARE PROVIDED AS PER STANDARD PROVISIONS.

JOINERY DETAIL:
D DOOR : 2.00 x 2.13
D1 DOOR : 1.50 x 2.13
LD LIFT DOOR : 1.00 x 2.13
D2 DOOR : 0.76 x 2.13
SD SWING OUT DOOR : 0.90 x 2.13
W WINDOW : 1.83 x 1.50
V VENTILATOR : 1.80 x 0.61
V1 VENTILATOR : 0.91 x 0.61
SW STAIR WINDOW : 1.22 x 1.22
SV STAIR VENTILATOR : 1.50 x 0.61

PLANNING PERMISSON:
ROC No:SWP/BPA/0020756/2023
PLANNING PERMISSON No:04/2024

SITE APPROVAL:
ROC No:SWP/BPA/0020756/2023
Site Boundary shown as "A" to "F" and numbered as SWP/DTCP/SALEM/Site
Approval Number:19/2024

SITE AREA STATEMENT:

Sl. No.	TS.NO	WARD	BLOCK	EXTENT AS PER DOCUMENT IN SFT	EXTENT AS PER DOCUMENT IN SQM	EXTENT AS PER PATTA
1	73	D	BLOCK-49	1960.00	182.08	200.00
1	74	D	BLOCK-49	1960.00	182.08	200.00
TOTAL				3920.00	364.16	400.00

DESCRIPTION SQ.M
AREA OF SITE AS PER DOCUMENT 1 - 182.08
AREA OF SITE AS PER DOCUMENT 2 - 182.08
TOTAL - 364.16
AREA OF SITE AS PER PATTA - 200.00
AREA OF SITE AS PER PATTA - 200.00
TOTAL - 400.00
AREA OF SITE AS PER SUPER IMPOSED - 358.33

BUILDING AREA STATEMENT:

DESCRIPTION	TOTAL BUILTUP AREA IN SQ.M	NON FSI AREA IN SQ.M Covered Parking	FSI AREA IN SQ.M
SEMI BASEMENT FLOOR	203.08	203.08	-
GROUND FLOOR	203.08	-	203.08
FIRST FLOOR	220.11	-	220.11
SECOND FLOOR	220.11	-	220.11
TOTAL BUILT UP AREA	846.38	-	643.30
HEAD ROOM AREA & LIFT ROOM	20.58	20.58	-
GRAND TOTAL BUILT UP AREA	866.96	223.66	643.30

CAR PARKING DETAILS

DETAILS	FSI AREA SQ.M	CAR PARKING REQUIRED	CAR PARKING PROVIDED	TWO WHEELER REQUIRED	TWO WHEELER PROVIDED
PARKING AREA	643.30	5 Nos	5 Nos	19 Nos	19 Nos
VISITOR PARKING	-	1 Nos	1 Nos	2 Nos	2 Nos
TOTAL INCLUDING PH PARKING	643.30	6 Nos	6 Nos	21 Nos	21 Nos

F.S.I : $\frac{\text{SQ.M (AREA OF BUILDING)}}{\text{SQ.M (AREA OF SITE)}} = \frac{643.30}{364.16} = 1.77$

REGISTERED STRUCTURAL ENGINEER:
E.DS.PANNEER SELVAM, ME.,
Registered Structural Engineer (SLPA/43/RE-I/2019)
S.P.Complex 2nd Floor,
Omalar Main Road, Near Five Roads,
Narasodipatty, Salem-636004.
Mobile - 98427 44515.
E-mail - dipanneerselvam@gmail.com

APPLICANT:
Mr.C.KANAGARAJU, s/o. Mr.M.CHINNAPAIYAN
Mrs.K.KAVITHA, w/o. Mr.C.KANAGARAJU

REGISTERED ENGINEER:
E.DS.PANNEER SELVAM, ME.,
Registered Engineer (SLPA/43/RE-I/2019)
Registered Engineer (SCMC/18/RE-I/2019)
S.P.Complex 2nd Floor,
Omalar Main Road, Near Five Roads,
Narasodipatty, Salem-636004.
Mobile - 98427 44515.
E-mail - dipanneerselvam@gmail.com

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
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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.

