Verified RealEstate™

REFERENCE
SWP/BPA/044705/2023

ISSUED
08 March 2024

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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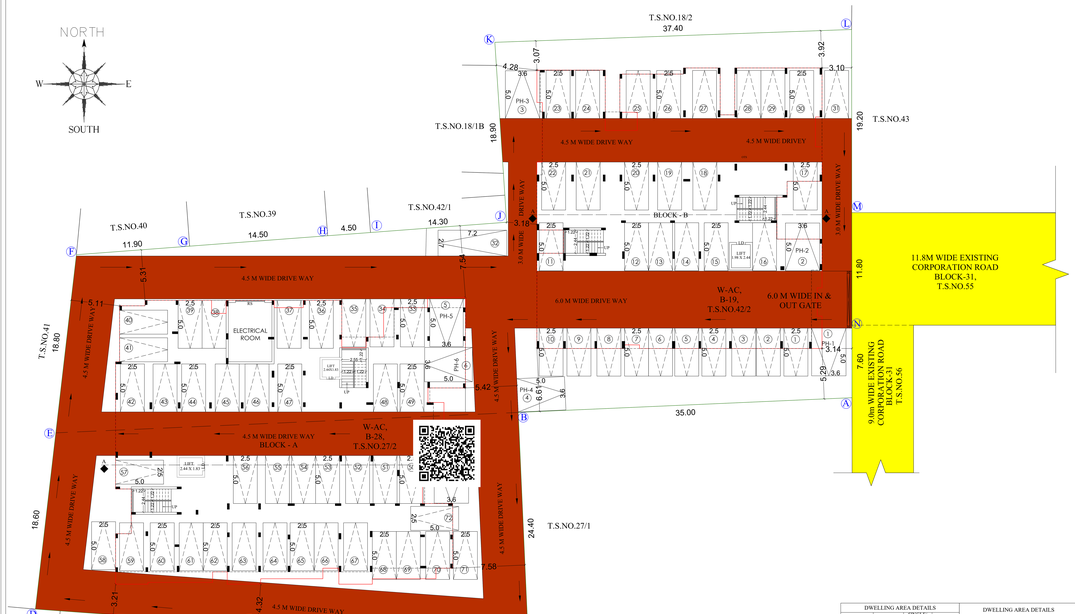
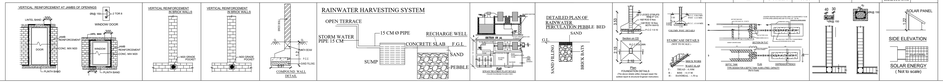
DIGITALLY VERIFIED RECORD

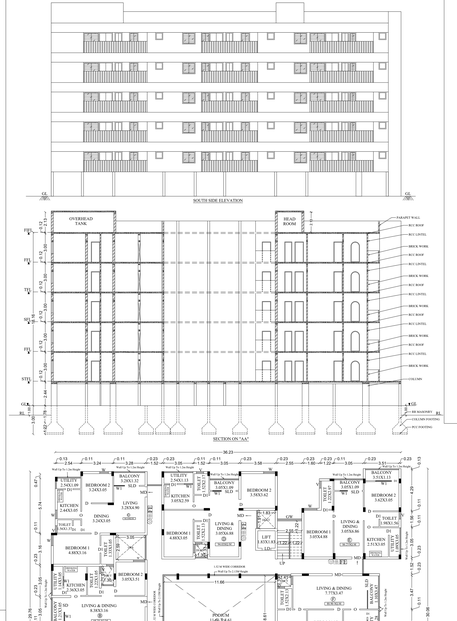


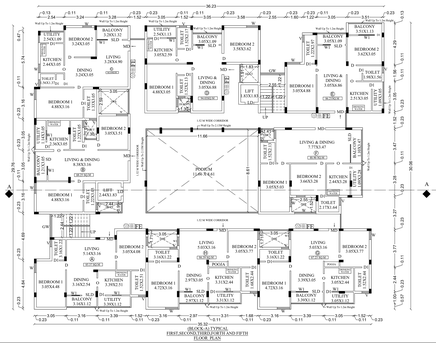
SITE CUM STILT FLOOR PLAN
SCALE - (1:100)

DWELLING AREA DETAILS			
FLOOR NAME	DWELLING REFERENCE	SINGLE/ DUPLEX/ MULTI BEDROOM	DWELLING AREA IN Sq.M
FLOOR01, FLOOR02, FLOOR03, FLOOR04, FLOOR05, TYPICAL (BLOCK-A)	A	DUPLEX	83.37
	B	DUPLEX	88.25
	C	DUPLEX	84.15
	D	DUPLEX	94.03
	E	DUPLEX	86.21
	F	DUPLEX	88.90
	G	DUPLEX	87.23
	H	DUPLEX	86.39

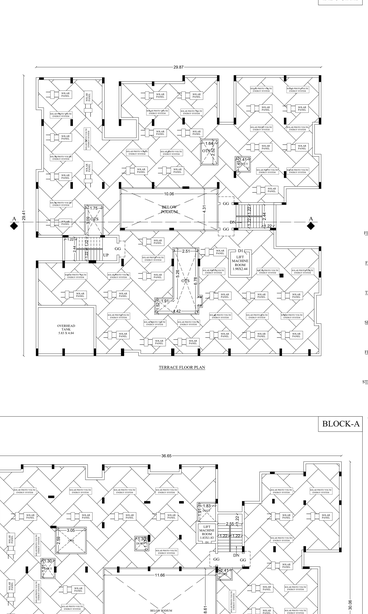
DWELLING AREA DETAILS			
FLOOR NAME	DWELLING REFERENCE	SINGLE/ DUPLEX/ MULTI BEDROOM	DWELLING AREA IN Sq.M
FLOOR01, FLOOR02, FLOOR03, FLOOR04, FLOOR05, TYPICAL (BLOCK-B)	A	MULTI BEDROOM	148.36
	B	MULTI BEDROOM	109.90
	C	MULTI BEDROOM	109.43
	D	MULTI BEDROOM	113.34
	E	MULTI BEDROOM	145.57



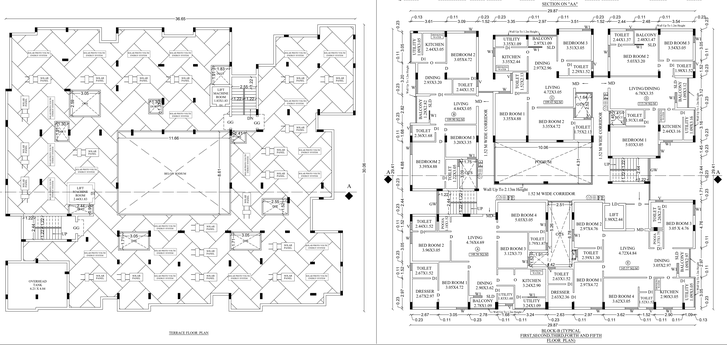




BLOCK-B



BLOCK-A



SITE & DETAIL PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL BUILDING BLOCK-A, BLOCK-B, BLOCK-A(TYPICAL), BLOCK-B(TYPICAL) AT SARAGADU, T.S.NO.27/2, WARD -34C, BLOCK-19, T.S.NO.42/2 AND B-WARD-D, BLOCK-10, T.S.NO-4/3, 7/1 & 7/2) AT PERIYERI VILLAGE, SALEM CORPORATION, SALEM TALUK, SALEM DISTRICT

SCALE - 1 : 100

ALL DIMENSIONS ARE IN METER

ONLINE APPLICATION NO:SWP/BPA/044705/2023

NAME OF THE APPLICANT
CHOLA CHONA BUILDERS PRIVATE LIMITED
By Its Managing Directors
Mr.M.K.Sundar S/o. Mr.MM.Periyasih
Mr.M.K.Sasikumar Kumar S/o. Mr. Sivaji krishnan

AREA DETAILS :
AS PER PATTA/CTS/LR - 3077.00 Sq.m
AS PER DOCUMENT - 3078.00 Sq.m
AS PER SUPER IMPOSED SITE AREA - 3375.41 Sq.m

S.NO	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILT UP AREA (SQ.M)	NO.OF DWELLING UNITS
BLOCK -A					
1	STILT FLOOR	-	987.31	987.31	-
2	FIRST FLOOR	853.02	134.29	987.31	8
3	SECOND FLOOR	853.02	134.29	987.31	8
4	THIRD FLOOR	853.02	134.29	987.31	8
5	FOURTH FLOOR	853.02	134.29	987.31	8
6	FIFTH FLOOR	853.02	134.29	987.31	8
7	TERRACE FLOOR	-	46.45	46.45	-
BLOCK -B					
1	STILT FLOOR	-	810.26	810.26	-
2	FIRST FLOOR	735.02	75.24	810.26	5
3	SECOND FLOOR	735.02	75.24	810.26	5
4	THIRD FLOOR	735.02	75.24	810.26	5
5	FOURTH FLOOR	735.02	75.24	810.26	5
6	FIFTH FLOOR	735.02	75.24	810.26	5
7	TERRACE FLOOR	-	30.04	30.04	-
TOTAL :		7880.20 / 20265.71	1206.71 / 10866.91	8086.91	65

JOINERY DETAILS

S.No	DESCRIPTION	SIZE
1	ROLLING SHUTTER - RS	3.05 X 2.13
2	MAIN DOOR - MD	1.07 X 2.13
3	SLIDING DOOR - SLD	1.52 X 2.13
4	DOOR - D	0.91 X 2.13
5	DOOR - D1	0.76 X 2.13
6	WINDOW - W	1.22 X 1.22
7	WINDOW - W1	0.91 X 1.22
8	VENTILATOR - V	0.76 X 0.76
9	LIFT DOOR - LD	1.22 X 2.13
10	GLASS WINDOW - GW	1.22 X 1.22
11	GRILL GATE - GG	1.22 X 2.13

FLOOR SPACE INDEX : FSI AREA - 7880.20 / 3077.00 = 2.56 > 2.0 (Premium FSI)
FLOOR SPACE INDEX
ALLOWABLE FSI = 2.0
PREMIUM FSI = 2.6
PREMIUM FSI
APPROVED ROAD WIDTH 9 M TO BELOW 12 M — 30% OF NORMALLY ALLOWABLE FSI
FLOOR SPACE INDEX = 2.56 (INCLUDING PREMIUM FSI)
FSI AREA = 7940.20 Sq.m
NORMALLY ALLOWABLE FSI AREA = 6154.00 Sq.m
PREMIUM FSI AREA = 1786.20 Sq.m

MAXIMUM HEIGHT OF THE BUILDING:18.16M

PARKING DETAILS

PARKING CATEGORY	NO. OF DWELLING UNITS	CARS REQUIRED	CARS PROVIDED	TWO WHEELERS REQUIRED	TWO WHEELERS PROVIDED
RESIDENTIAL AREA > 300 Sq.M	65	65	65	-	-
10% PH CAR PARKING	7	7	7	-	-
10% VISITORS CAR PARKING	7	7	7	-	-
TOTAL	79	79	79	-	-

COLOR INDEX :

SITE BOUNDARY	
EXISTING ROAD	
PROPOSED BUILDING	
DRIVE WAY	

REFERENCE

- FIRE ALARM SYSTEM
- HOSE REEL
- FIRE FIGHTING EQUIPMENT
- DRINKING WATER

REGISTERED STRUCTURAL ENGINEER

REGISTERED ARCHITECT

APPLICANT:

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

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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

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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.