

PP

APPROVAL RECORD

Planning Permission

Salem

Salem district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

DTCP

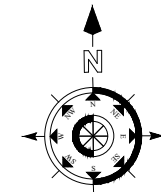
The approval as the planning authority issued it, reproduced in full behind this page.

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

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL BUILDING HAVING STILT + 5 FLOORS IN S.F.NO:31/1 NEW WARD - F, BLOCK - 1, T.S.NO:4/6 AT AYYAMPERUMALPATTY VILLAGE, SALEM CORPORATION, SALEM TALUK, SALEM DISTRICT

APPLICATION NO: SWP/BPA/0192812/2024

APPLICANTS : ANIL H. BATHUA, ROHIT A. BATHUA, MANAV A. BATHUA



ALL DIMENSIONS ARE IN METER

AREA AS PER DOCUMENT	- 0.335 Acres
AREA AS PER PATTA	- 1356.0 Sq.m
AREA AS PER SUPERIMPOSED SITE AREA	- 1356.00 Sq.m

AREA DETAILS :

S.NO	DESCRIPTION	FSI	NON FSI	TOTAL BUILD UP AREA	NO. OF DWELLING UNITS
1	STILT FLOOR	-	783.58	783.58	-
2	FIRST FLOOR	719.73	63.85	783.58	7
3	SECOND FLOOR	719.73	63.85	783.58	7
4	THIRD FLOOR	719.73	63.85	783.58	7
5	FOURTH FLOOR	639.18	63.85	703.03	6
6	FIFTH FLOOR	639.18	63.85	703.03	6
7	TERRACE FLOOR	-	45.65	45.65	-
TOTAL		3437.55	1148.48	4586.03	33

TOTAL FSF 3437.55 = 2.535< 2.60 PREMIUM FSI
1356.000

HEIGHT OF THE BUILDING - 18.27 M

DWELLING AREA DETAILS

TYPICAL FLOOR -1,2,3

A	2BHK	80.55 SQ.MT
B	3BHK	113.45 SQ.MT
C	2BHK	74.35 SQ.MT
D	2BHK	74.50 SQ.MT
E	3BHK	84.36 SQ.MT
F	2BHK	111.20 SQ.MT
G	2BHK	80.83 SQ.MT

TYPICAL FLOOR -4,5

A	3BHK	113.45 SQ.MT
B	2BHK	74.35 SQ.MT
C	2BHK	74.50 SQ.MT
D	3BHK	84.36 SQ.MT
E	2BHK	111.20 SQ.MT
F	2BHK	80.83 SQ.MT

Color Index

Site Boundary	
Existing Road	
Proposed Building	
Drive Way	

AR. SUNDARAMOORTHY
CA/2013/61483
Chief Architect

REGISTERED ARCHITECT

Er.C.PALANISAMY, B.E.,
Registered Engineer - TDRREG-17023/05001
Registered Structural Engineer - TDRREG-10223/05001
Licensed Building Surveyor - 032/20210-2017
Consulting Civil Engineer
RQ Builders No - 591, Swarna Towers (Third Floor),
Sangeetha Road 4th Street, Avinashi Main Road,
Tirupur - 641602, Cell No: 9944042540
E-mail: cpeamy.rqbuilders@gmail.com

REGISTERED STRUCTURAL ENGINEER

Er.K.G. SANKARANARAYANAN, M.E.,
Registered Geo-Tech Engineer
Regn. No: CGLRGN/RTS/2019/08/017
Apple Ridge Apartment, Sri Ram Nagar,
Alagapuram, Salem-636 016.

REGISTERED GEO-TECH ENGINEER

Er.A.P. CHANDRASEKARAN, B.E.,
Registered Construction Engineer
Reg. No: 09/2022-2023CE
No:7/135, Housing Board,
Thalavapatty, SALEM-636 902.

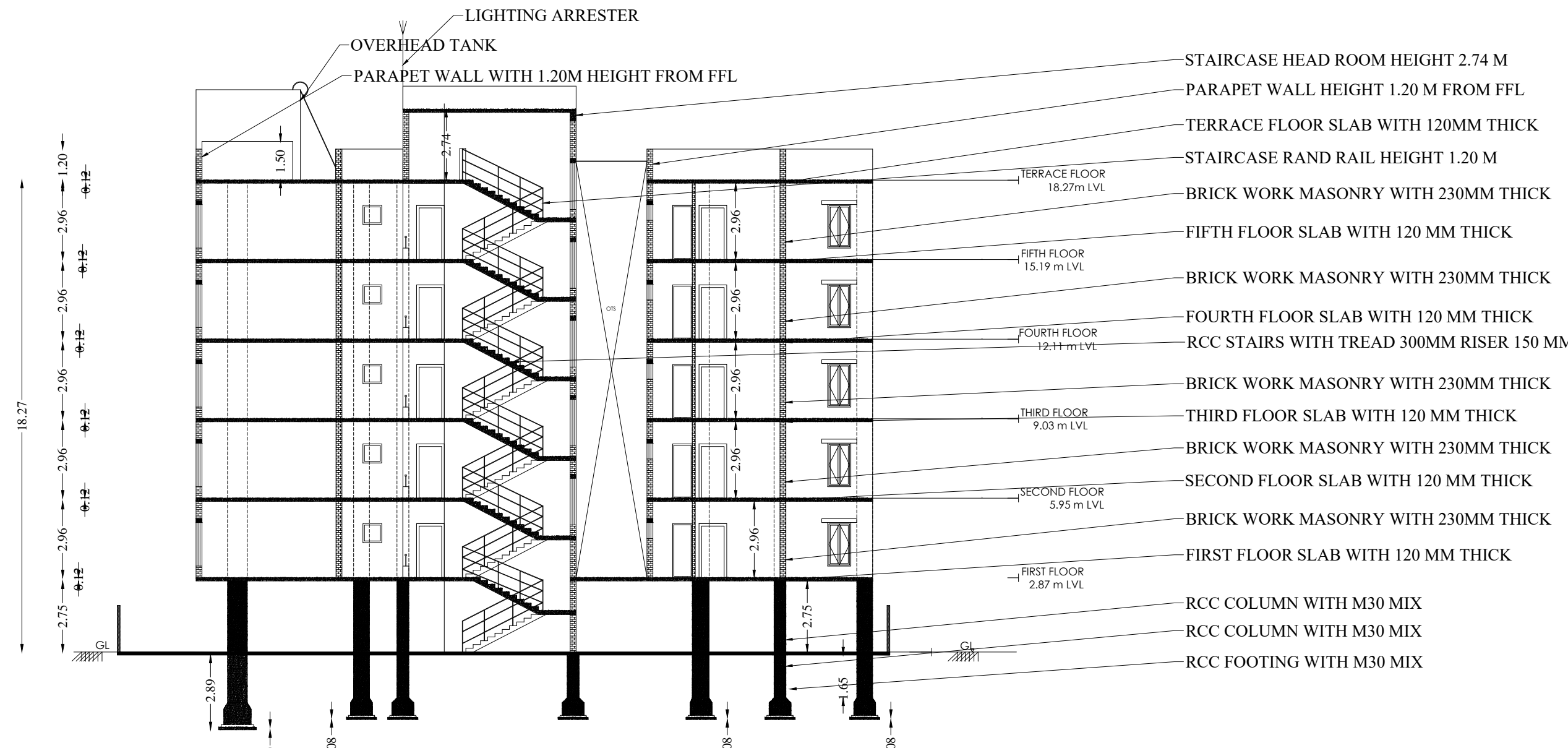
REGISTERED CONSTRUCTION ENGINEER

Anil H. Bathua
Rohit A. Bathua
Manav A. Bathua

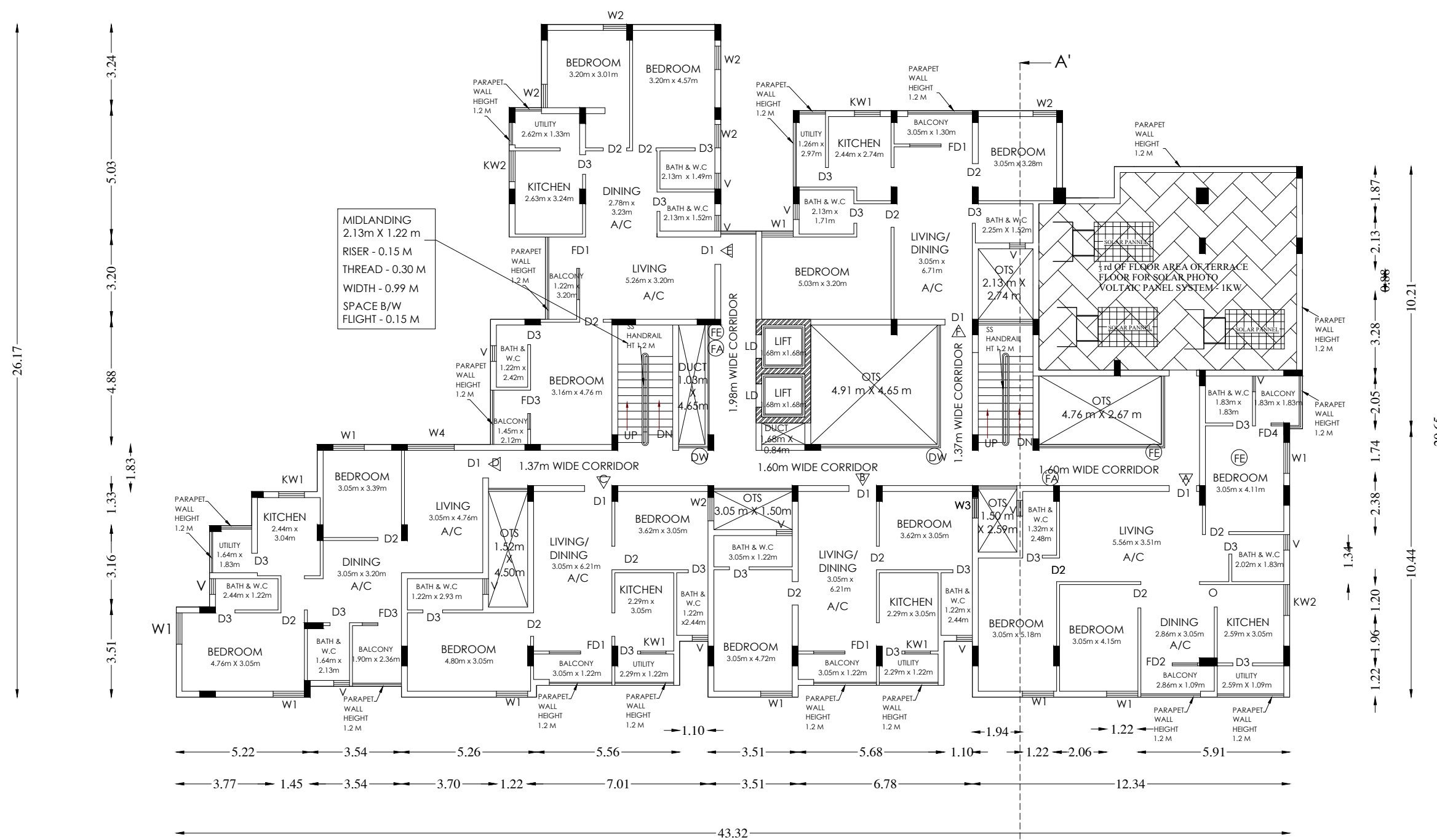
APPLICANT



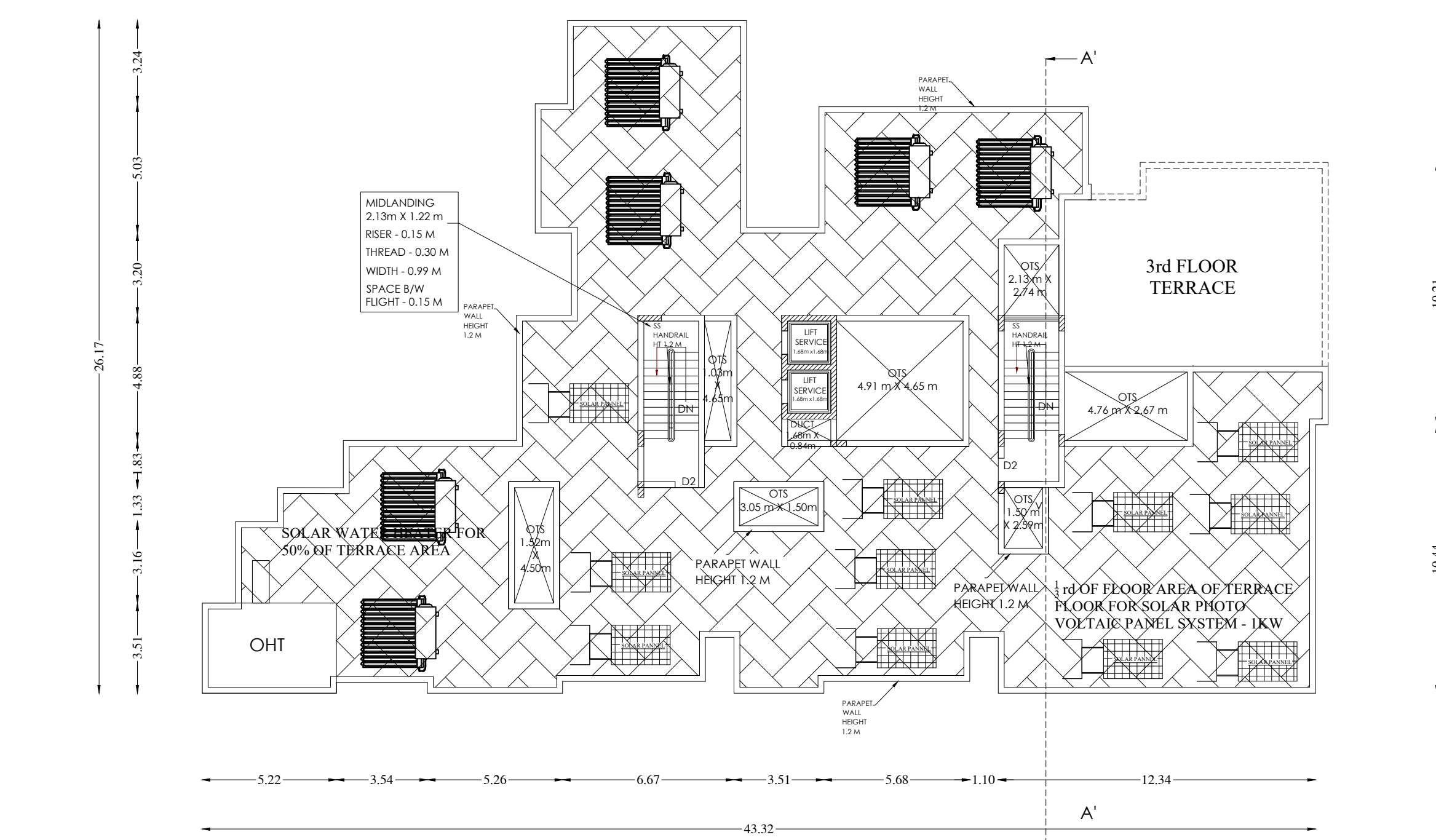
EAST SIDE ELEVATION



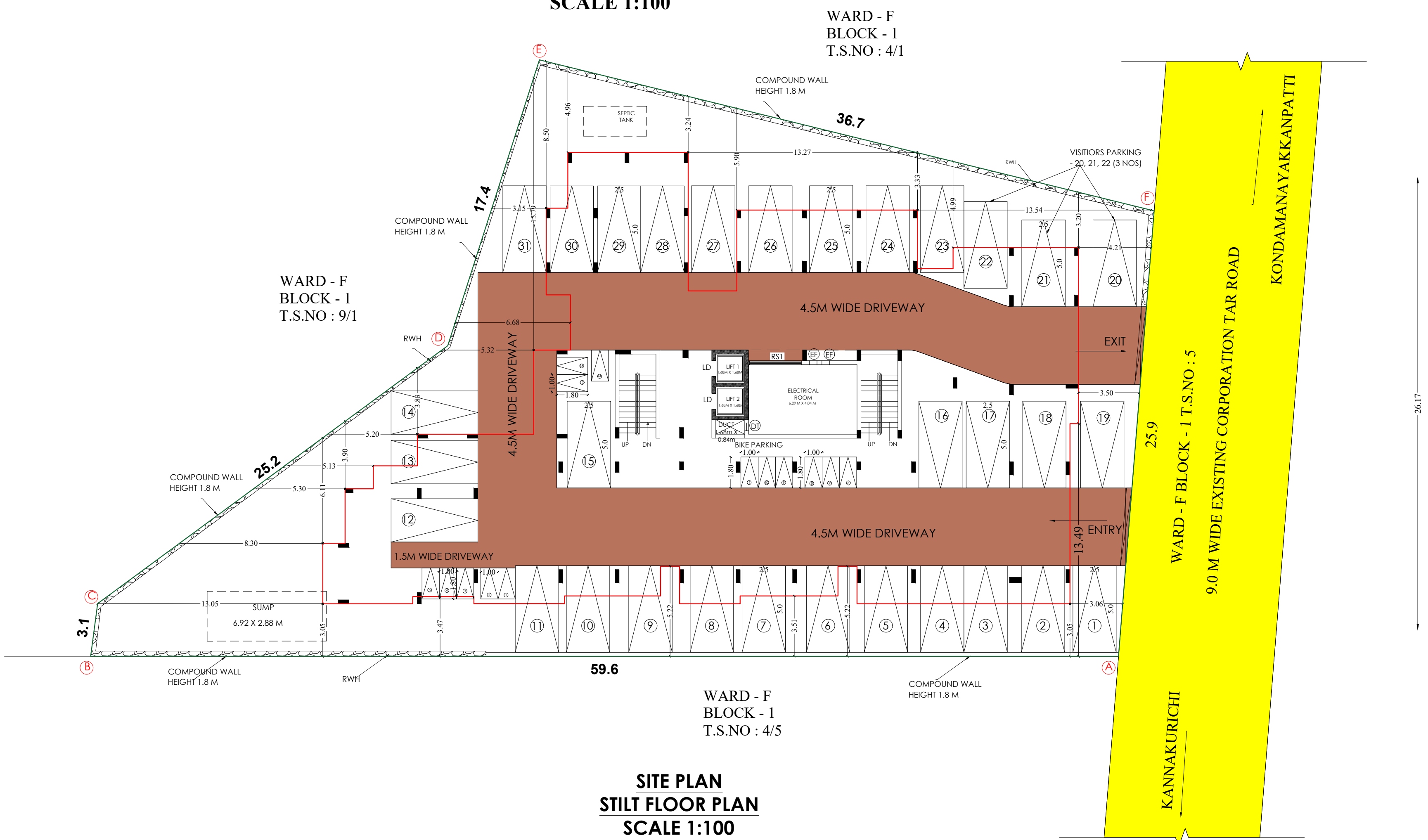
SECTION AA'



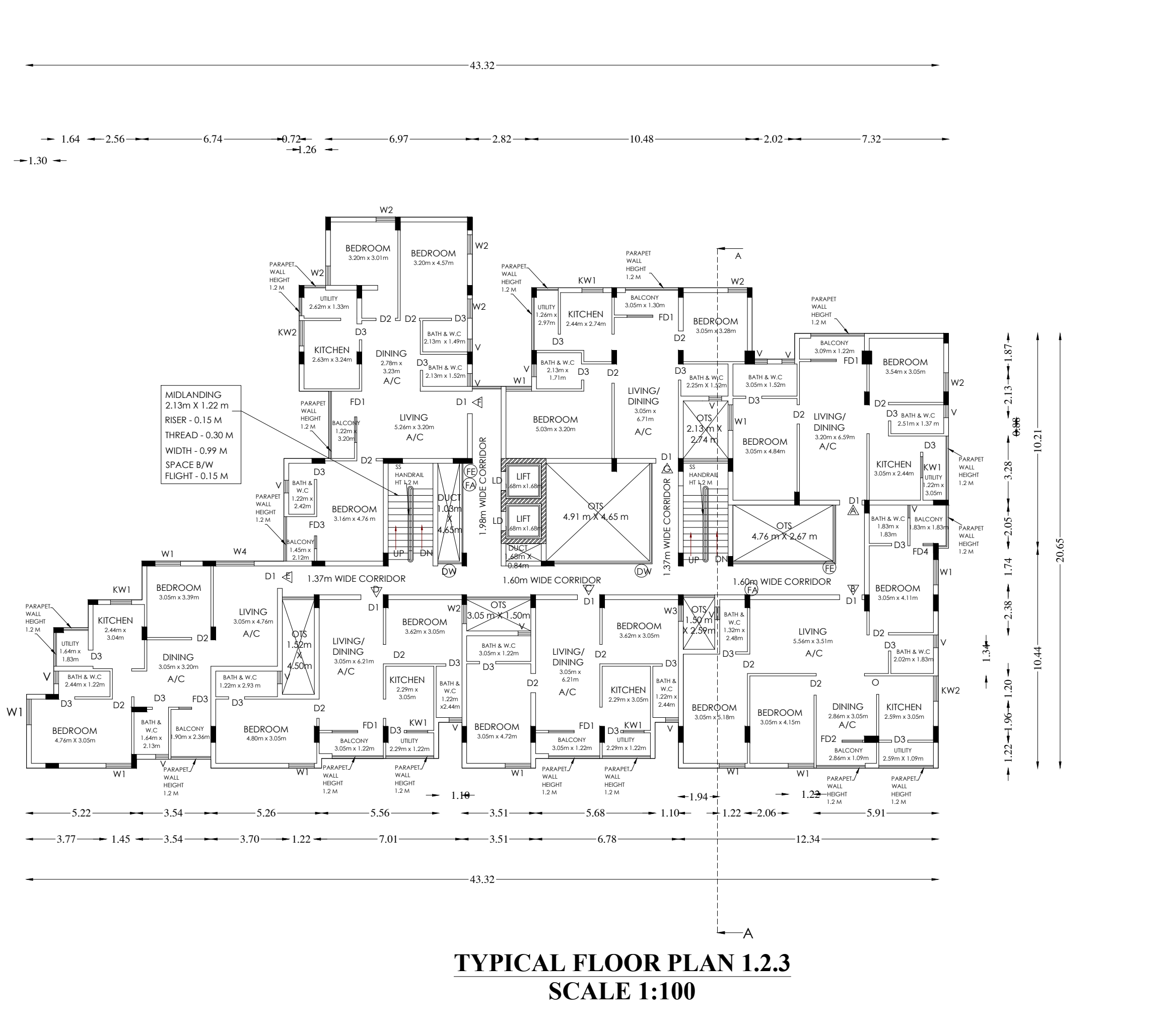
TYPICAL FLOOR PLAN 4,5
SCALE 1:100



TERRACE FLOOR PLAN
SCALE 1:100



SITE PLAN
STILT FLOOR PLAN
SCALE 1:100



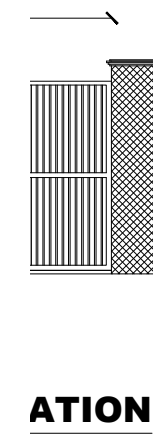
TYPICAL FLOOR PLAN 1,2,3
SCALE 1:100

SITE APPROVAL :
ROC No.SWP/BPA/0192812/2024
Site Boundary Shown as R/L & P & F and numbered as
SWP/DTCP/SALEM/MSF No.233/2024

APPROVAL NO:
Online Application No.SWP/BPA/0192812/2024
Approval No: SWP/DTCP/SALEM/MSF No-47/2024

FA - FIRE ALARM
FE - FIRE EXTINGUISHER
DW - DRINKING WATER
EF - EXHAUST FAN

PARKING DETAILS	DWELLING		TWO WHEELER		CAR	
	NOS	REQ	PRO	REQ	PRO	
DWELLING WITH FLOOR AREA ABOVE 50 sq.m AND UPTO 75 sq.m	10	10	10	5	5	
DWELLING WITH FLOOR AREA ABOVE 75 sq.m	23	-	-	23	23	
10% EXTRA FOR VISITORS PARKING	-	4	4	3	3	
TOTAL	33	14	14	31	31	
JOINERY DETAILS						
D1	DOOR	1.06 X 2.10 M				
D2	DOOR	0.90 X 2.10 M				
D3	DOOR	0.76 X 2.10 M				
FD1	DOOR	2.40 X 2.10 M				
FD2	DOOR	2.21 X 2.10 M				
FD3	DOOR	1.50 X 2.10 M				
LD	LIFT DOOR	1.50 X 2.10 M				
RS1	ROLLING SHUTTER	3.00 X 2.10 M				
W1	WINDOW	1.20 X 1.8 M				
W2	WINDOW	0.90 X 1.8 M				
W3	WINDOW	0.76 X 1.95 M				
W4	WINDOW	1.80 X 1.8 M				
KW1	KITCHEN WINDOW	1.00 X 1.20 M				
KW2	KITCHEN WINDOW	1.20 X 1.20 M				
V	VENTILATOR	0.60 X 0.90 M				
DT	CABLE DUCT	0.45 X 0.75 M				



HORIZONTAL SEISMIC BANDS

VERTICAL REINFORCEMENT IN BRICK WALLS

SOLAR WATER HEATER (Not to scale) SIDE ELEVATION

SOLAR PANEL

TOP VIEW

DETAILED PLAN OF RAINWATER RECHARGE WELL

SAND

PEBBLES

T. TREAD - 0.30 M

R. RISE - 0.15 M

W. WIDTH - 0.90 M

HAND RAIL - 1.20 M

SOLAR PANEL (Not to scale) SIDE ELEVATION

SOLAR PANEL

TOP VIEW

RAINWATER HARVESTING SYSTEM

OPEN TERRACE

STORM WATER PIPE 15 CM

15 CM Ø PIPE

RECHARGE WELL

CONCRETE SLAB

E.G.L.

SAND

PEBBLES

TYPE DESIGN FOR A SEPTIC TANK 10,000 LITRES CAPACITY

VENTILATING SHAFT

SECTION ON CD

SECTION ON 'E'

PLAN

DISPERSION TRENCH

FOUNDATION DETAILS

(The above details will be changed upon the

approval of the concerned Engineering Department)

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

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

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

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.

