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REFERENCE
SWP/BPA/199726/2024

ISSUED
08 June 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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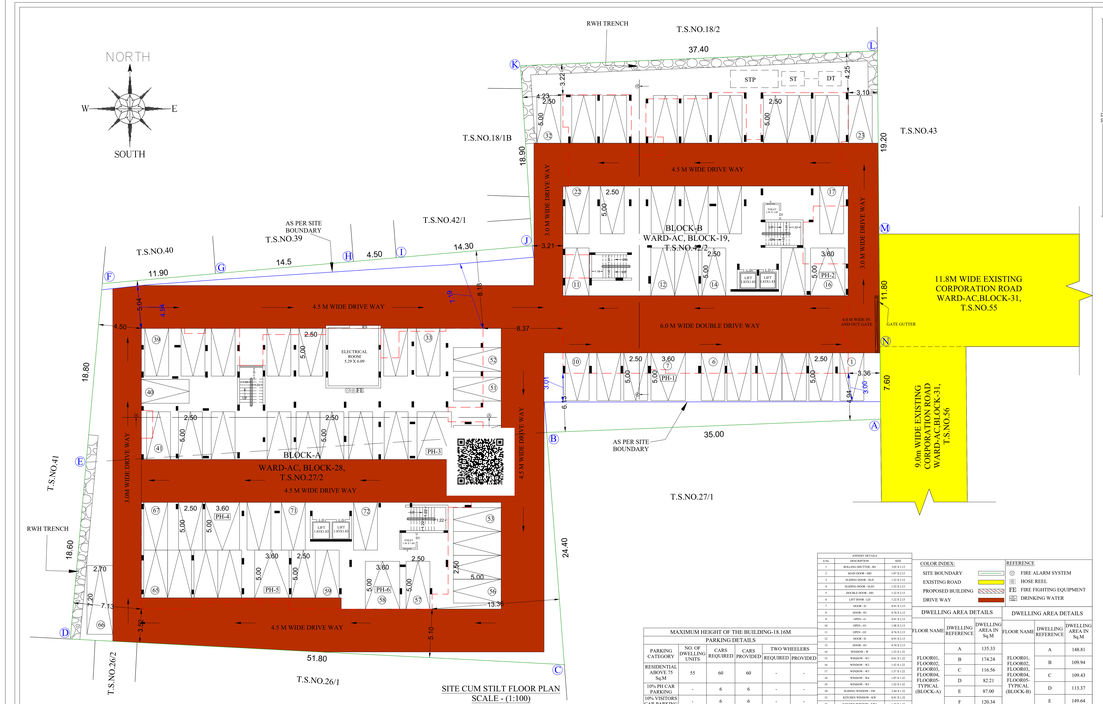
DIGITALLY VERIFIED RECORD



S.No	DESCRIPTION	SIZE
1	WALL(SECTION -AB)	1.0 X 1.0
2	DOO(DOOR -MD)	1.0 X 2.1
3	SLIDING DOOR - SLD	1.5 X 2.1
4	SLIDING DOOR - SLD1	1.5 X 2.1
5	DOUBLE DOOR - DD	2.0 X 2.1
6	LIFT DOOR -LD	1.2 X 2.1
7	DOOR - D	0.9 X 2.1
8	DOOR - D1	0.75 X 2.1
9	GRILL - G	1.0 X 1.0
10	GRILL - G1	1.0 X 2.1
11	GRILL - G2	0.9 X 1.0
12	GRILL - G3	0.9 X 2.1
13	DOOR - D2	0.75 X 2.1
14	WINDOW - W	1.0 X 1.2
15	WINDOW - W1	0.9 X 1.2
16	WINDOW - W2	1.5 X 1.2
17	WINDOW - W3	1.5 X 1.2
18	WINDOW - W4	1.0 X 1.2
19	WINDOW - W5	1.2 X 1.2
20	SLIDING WINDOW - SW	2.0 X 1.2
21	KITCHEN WINDOW - KW	0.6 X 1.2
22	KITCHEN WINDOW - KW1	0.9 X 1.2
23	VENTILATOR - V	0.9 X 0.6

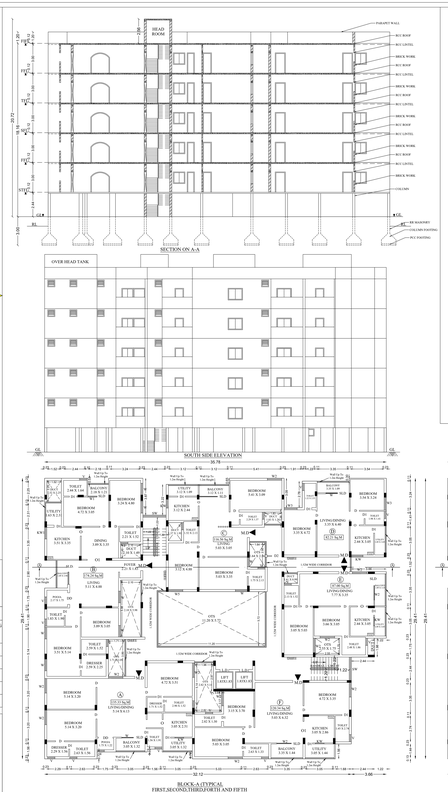
COLOR INDEX:
SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING
DRIVE WAY

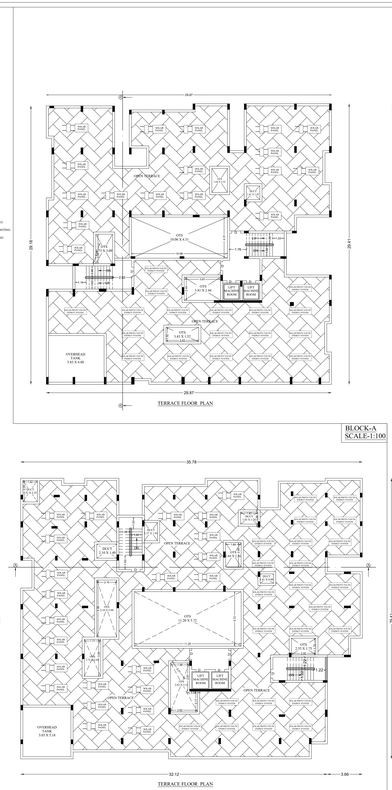
REFERENCE	
FS	FIRE ALARM SYSTEM
HR	HOSE REEL
FE	FIRE FIGHTING EQUIPMENT
D	DRINKING WATER

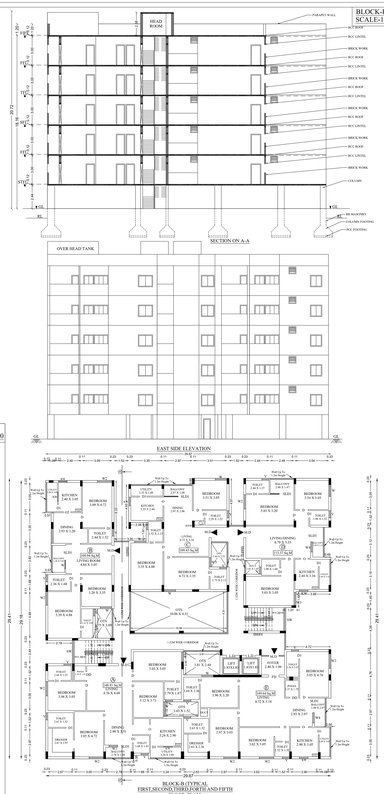
MAXIMUM HEIGHT OF THE BUILDING-18.16M				
PARKING DETAILS				
PARKING CATEGORY	NO. OF DWELLING UNITS	CARS		TWO WHEELERS	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
RESIDENTIAL ABOVE 75 Sq.M	55	60	60	-	-
10% PH CAR PARKING	-	6	6	-	-
10% VISITORS CAR PARKING	-	6	6	-	-
TOTAL	55	72	72	-	-

DWELLING AREA DETAILS		
FLOOR NAME	DWELLING REFERENCE	DWELLING AREA IN Sq.M
FLOOR01, FLOOR02, FLOOR03, FLOOR04, FLOOR05, TYPICAL (BLOCK-A)	A	135.33
	B	174.24
	C	116.56
	D	82.21
	E	87.00
	F	120.34

DWELLING AREA DETAILS		
FLOOR NAME	DWELLING REFERENCE	DWELLING AREA IN Sq.M
FLOOR01, FLOOR02, FLOOR03, FLOOR04, FLOOR05, TYPICAL (BLOCK-B)	A	148.81
	B	109.94
	C	109.43
	D	113.37
	E	149.64







REVISED SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL BUILDING BLOCK-A, BLOCK-B, HAVING STILT + FIVE FLOORS IN WARD -AC, BLOCK-28, T.S.NO.27/2 AND BLOCK-A, BLOCK-B WARD-AB, BLOCK-19, T.S.NO-42/2, 39/1 & 7/2 AT PERIYERI VILLAGE, SALEM CORPORATION, SALEM TALUK, SALEM DISTRICT.

SCALE - 1 : 100

ALL DIMENSIONS ARE IN METER

ONLINE APPLICATION NO:SWP/BPA/0199726/2024

NAME OF THE APPLICANT :
CHOLA CHONA BUILDERS PRIVATE LIMITED
By-In-Managing Directors
Mr.PR. Ganesan S/o. Mr.MM.Periyasuth
Mr.Sunil Kumar S/o. Mr. Sivagi krishnan

AREA DETAILS :
AS PER PATTA/TSLR - 3077.00 Sq.m
AS PER DOCUMENT - 3070.00 Sq.m
AS PER SUPER IMPOSED SITE AREA - 3360.73 Sq.m

TECHNICAL CONCURRENCE HAS BEEN ISSUED BY DIRECTOR OF TOWN AND COUNTRY PLANNING NUMBERED AS B.P DTCP.NO.432/2023, DATED:20.11.2023 AND ALSO ALREADY APPROVED BY THE ASSISTANT DIRECTOR / MEMBER SECRETARY, DISTRICT TOWN AND COUNTRY PLANNING OFFICE SALEM DISTRICT THE PLANNING PERMISSION NO.23/2024, DATED:09.03.2024

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	-	35.04	35.04	-
	TOTAL :	7940.20	2926.74	10866.91	65

REVISED AREA DETAILS

S.NO	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	DEDUCTION AREA (SQ.M)	TOTAL BUILT UP AREA (SQ.M)	NO.OF DWELLING UNITS
BLOCK -A						
1	STILT FLOOR	37.71	933.28	-	970.99	-
2	FIRST FLOOR	851.39	-	117.87	851.39	6
3	SECOND FLOOR	851.39	-	117.87	851.39	6
4	THIRD FLOOR	851.39	-	117.87	851.39	6
5	FOURTH FLOOR	851.39	-	117.87	851.39	6
6	FIFTH FLOOR	851.39	-	117.87	851.39	6
7	TERRACE FLOOR	-	53.92	-	53.92	-
BLOCK -B						
1	STILT FLOOR		810.27		810.27	-
2	FIRST FLOOR	740.26	-	70.01	740.26	5
3	SECOND FLOOR	740.26	-	70.01	740.26	5
4	THIRD FLOOR	740.26	-	70.01	740.26	5
5	FOURTH FLOOR	740.26	-	70.01	740.26	5
6	FIFTH FLOOR	740.26	-	70.01	740.26	5
7	TERRACE FLOOR	-	57.75	-	57.75	-
	TOTAL :	7995.96	1855.22	939.40	9851.18	55

FLOOR SPACE INDEX :

FSI AREA	7995.96	2.599 > 2.0 (Premium FSI)
SITE AREA	3077.00	

ALLOWABLE FSI	= 2.0	
PROPOSED FSI	= 2.6	
PREMIUM FSI		
APPROVED ROAD WIDTH 9.M TO BELOW 12 M	=	30% OF NORMALLY ALLOWABLE FSI
FLOOR SPACE INDEX	= 2.599	(INCLUDING PREMIUM FSI)
PERMISSIBLE FSI	= 2.600	
NORMALLY ALLOWABLE FSI AREA	= 7995.96 Sq.m	
PREMIUM FSI AREA	= 1611.96 Sq.m	

S.P.Sudhir Kumar

Dr. S.K. SENTHIL KUMAR, B.E.(C.E.), STRUCTURAL ENGINEER EN18-0 REG. NO: EN/2022/ 0000000 REGISTERED ON 11-01-22. GREENWAYS ROAD, PAPPANAIKI, SALEM -636 015. PH: 0427-2443752 (Rs.) 98427 94032

REGISTERED STRUCTURAL ENGINEER

M. SUNDARAMOORTHY
CA/2012/51483
Chief Architect

REGISTERED ARCHITECT

For CHOLA CHONA BUILDERS PVT. LTD.
Managing Director

For CHOLA CHONA BUILDERS PVT. LTD.
S.P.Sudhir Kumar
Managing Director

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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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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OMR Thoraipakkam,
Chennai 600 097, India
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+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.