PP APPROVAL RECORD

Planning Permission

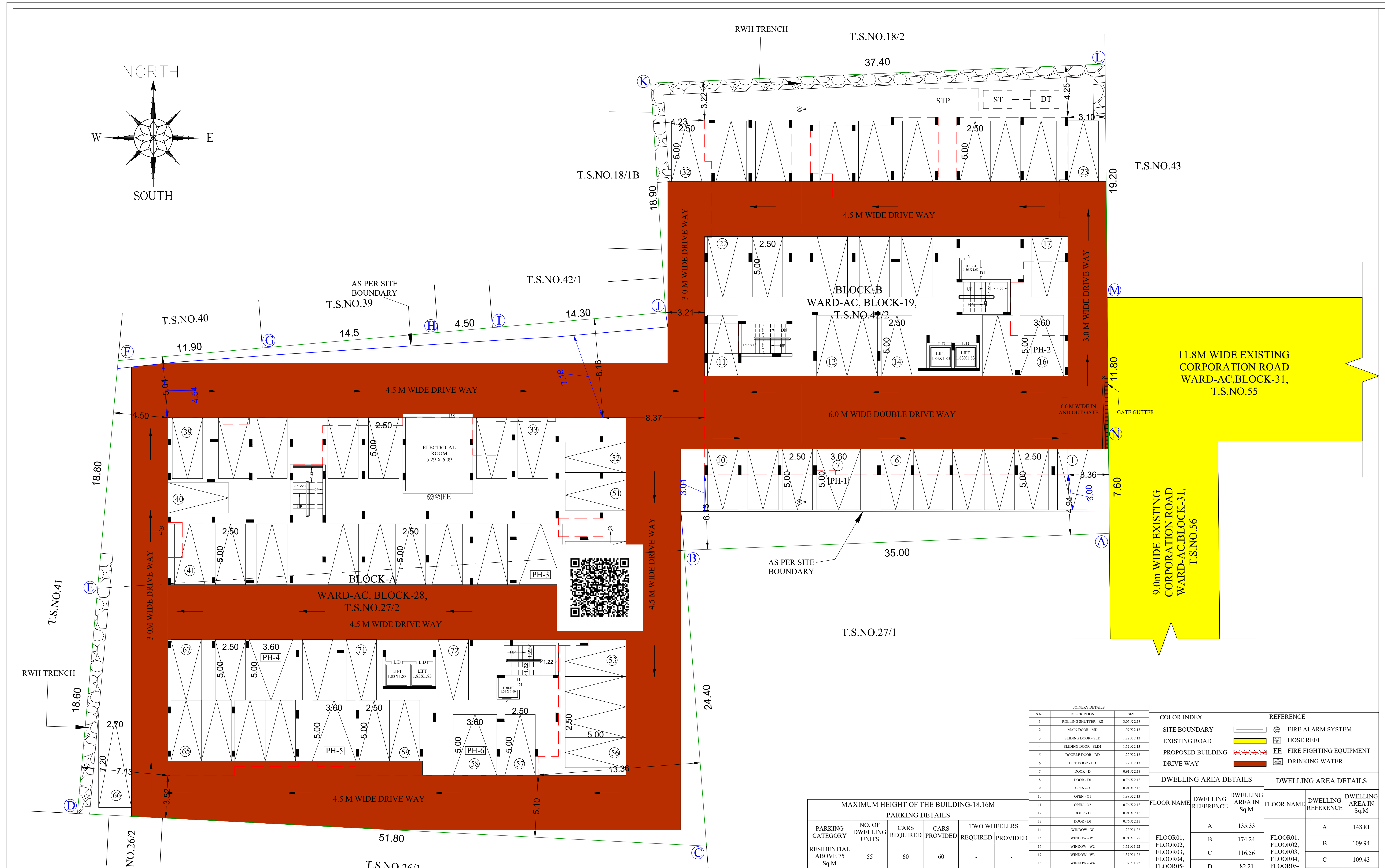
Salem
Salem district, Tamil Nadu

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.


NORTH
W
E
SOUTH
RWH TRENCH
T.S.NO.18/2
37.40
STP
ST
DT
T.S.NO.18/1B
T.S.NO.43
4.5 M WIDE DRIVE WAY
BLOCK-B
WARD-AC, BLOCK-19,
T.S.NO.42/2
AS PER SITE BOUNDARY
T.S.NO.39
T.S.NO.42/1
T.S.NO.40
11.90
14.5
4.50
14.30
11.8M WIDE EXISTING CORPORATION ROAD
WARD-AC,BLOCK-31,
T.S.NO.55
6.0 M WIDE DOUBLE DRIVE WAY
GATE GUTTER
ELECTRICAL ROOM
BLOCK-A
WARD-AC, BLOCK-28,
T.S.NO.27/2
35.00
AS PER SITE BOUNDARY
9.0m WIDE EXISTING CORPORATION ROAD
WARD-AC,BLOCK-31,
T.S.NO.56
T.S.NO.27/1
T.S.NO.41
RWH TRENCH
3.0M WIDE DRIVE WAY
4.5M WIDE DRIVE WAY
51.80
T.S.NO.26/2
T.S.NO.26/1

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

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	1.22 X 2.13
4	SLIDING DOOR - SLD1	1.52 X 2.13
5	DOUBLE DOOR - DD	1.22 X 2.13
6	LIFT DOOR - LD	1.22 X 2.13
7	DOOR - D	0.91 X 2.13
8	DOOR - D1	0.76 X 2.13
9	OPEN - O	0.91 X 2.13
10	OPEN - O1	1.98 X 2.13
11	OPEN - O2	0.76 X 2.13
12	DOOR - D	0.91 X 2.13
13	DOOR - D1	0.76 X 2.13
14	WINDOW - W	1.22 X 1.22
15	WINDOW - W1	0.91 X 1.22
16	WINDOW - W2	1.52 X 1.22
17	WINDOW - W3	1.37 X 1.22
18	WINDOW - W4	1.07 X 1.22
19	WINDOW - W5	1.52 X 1.52
20	SLIDING WINDOW - SW	2.44 X 1.22
21	KITCHEN WINDOW - KW	0.91 X 1.22
22	KITCHEN WINDOW - KW1	1.22 X 1.22
23	VENTILATOR - V	0.76 X 0.76

COLOR INDEX:

SITE BOUNDARY	🟩
EXISTING ROAD	🟨
PROPOSED BUILDING	▨
DRIVE WAY	🟥

REFERENCE

⚽	FIRE ALARM SYSTEM
◎	HOSE REEL
FE	FIRE FIGHTING EQUIPMENT
DW - Drinking Water	DRINKING WATER

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

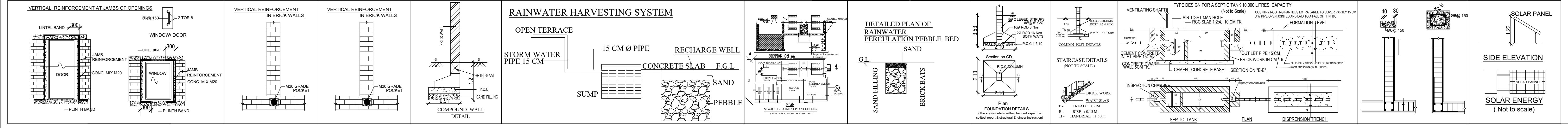
DWELLING AREA DETAILS

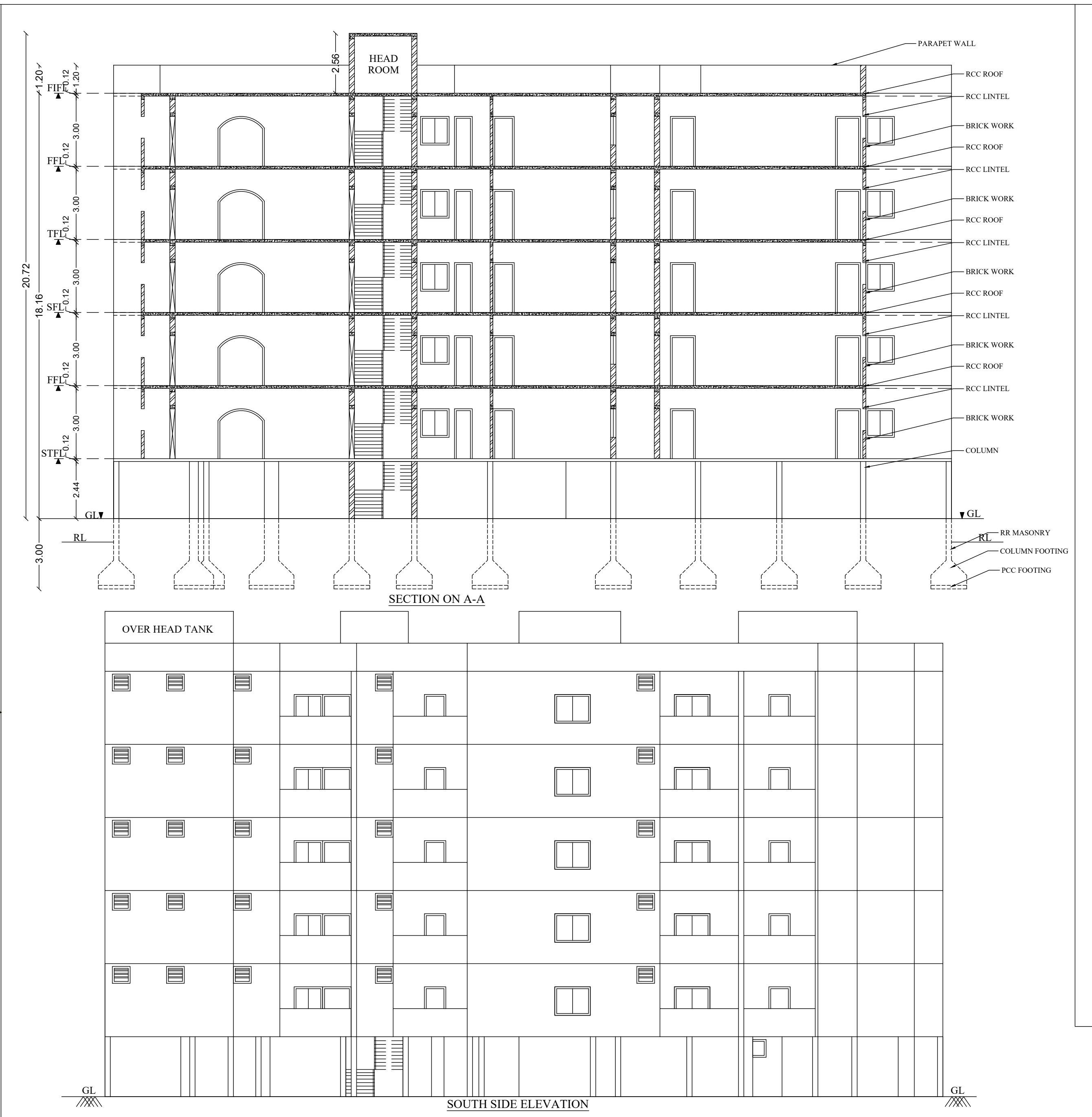
FLOOR NAME	DWELLING REFERENCE	DWELLING AREA IN Sq.M
FLOOR01, FLOOR02, FLOOR03, FLOOR04, FLOOR05-TYPICAL (BLOCK-B)	A	148.81
	B	109.94
	C	109.43
	D	113.37
	E	149.64

MAXIMUM HEIGHT OF THE BUILDING-18.16M

PARKING DETAILS

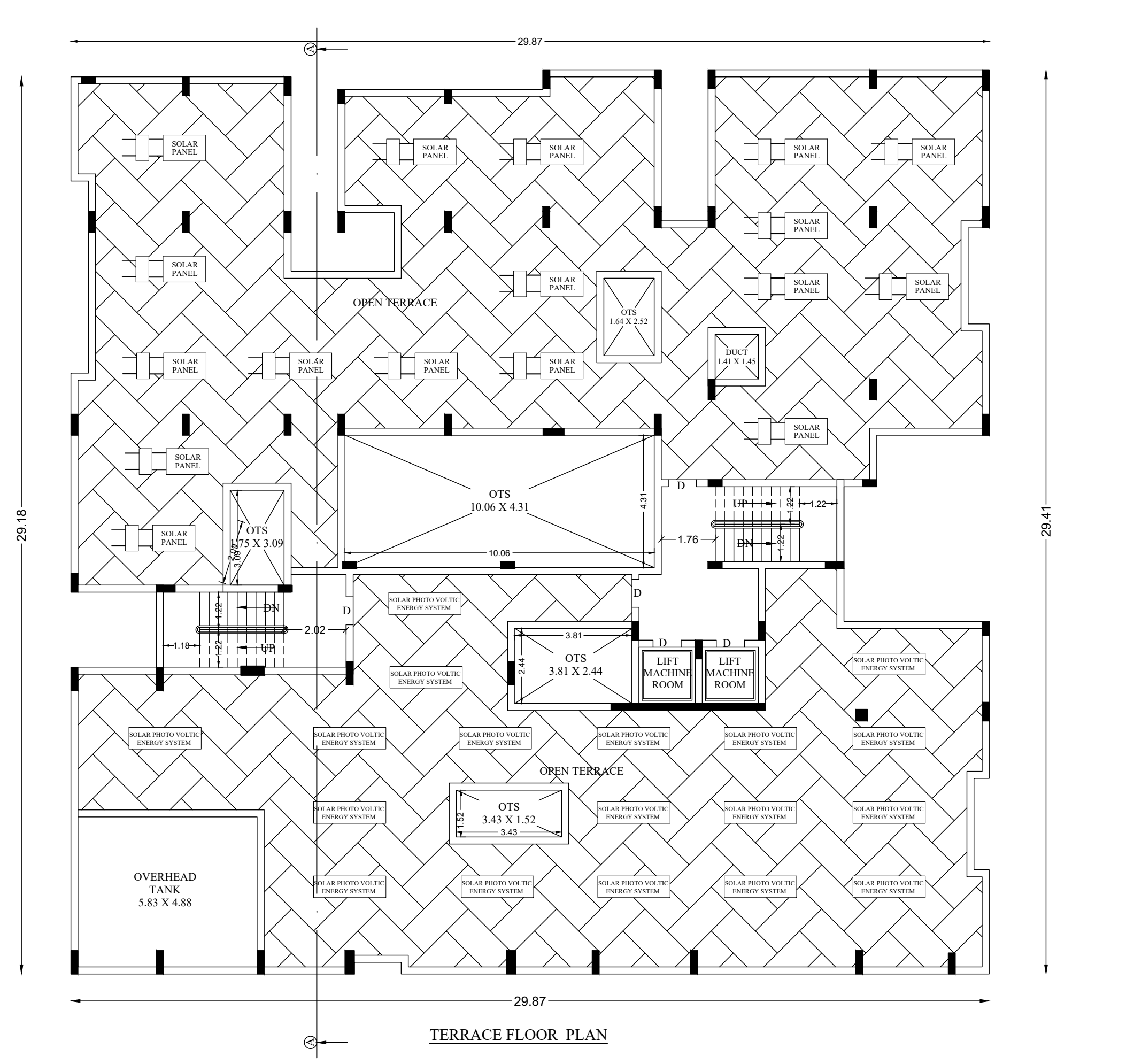
PARKING CATEGORY	NO. OF DWELLING UNITS	CARS REQUIRED	CARS PROVIDED	TWO WHEELERS	
				REQUIRED	PROVIDED
RESIDENTIAL ABOVE 75 Sq.M	55	60	60	-	-
10% PH CAR PARKING	-	6	6	-	-
10% VISITORS CAR PARKING	-	6	6	-	-
TOTAL	55	72	72	-	-


VERTICAL REINFORCEMENT AT JAMBS OF OPENINGS
RAINWATER HARVESTING SYSTEM
OPEN TERRACE
STORM WATER PIPE 15 CM
15 CM Ø PIPE
RECHARGE WELL
CONCRETE SLAB
SUMP
SAND
PEBBLE
DETAILED PLAN OF RAINWATER PERCULATION PEBBLE BED
SAND
G.L.
Section on CD
COLUMN POST DETAILS
STAIRCASE DETAILS
TYPE DESIGN FOR A SEPTIC TANK 10,000 LITRES CAPACITY
(Not to Scale)
VENTILATING SHAFT
AIR TIGHT MAN HOLE
RCC SLAB 1:2:4, 10 CM TK
FROM WC
CEMENT CONCRETE
INLET PIPE 15CM
OUT LET PIPE 15 CM
COUNTRY ROOFING PANTILES EXTRA LAREE TO COVER PARTLY 15 CM
S W PIPE OPEN JOINTED AND LAID TO A FALL OF 1 IN 100
FORMATION LEVEL
SOLAR PANEL
SIDE ELEVATION
SOLAR ENERGY
(Not to scale)


HEAD ROOM
PARAPET WALL
RCC ROOF
RCC LINTEL
BRICK WORK
COLUMN
RR MASONRY
COLUMN FOOTING
PCC FOOTING
OVER HEAD TANK

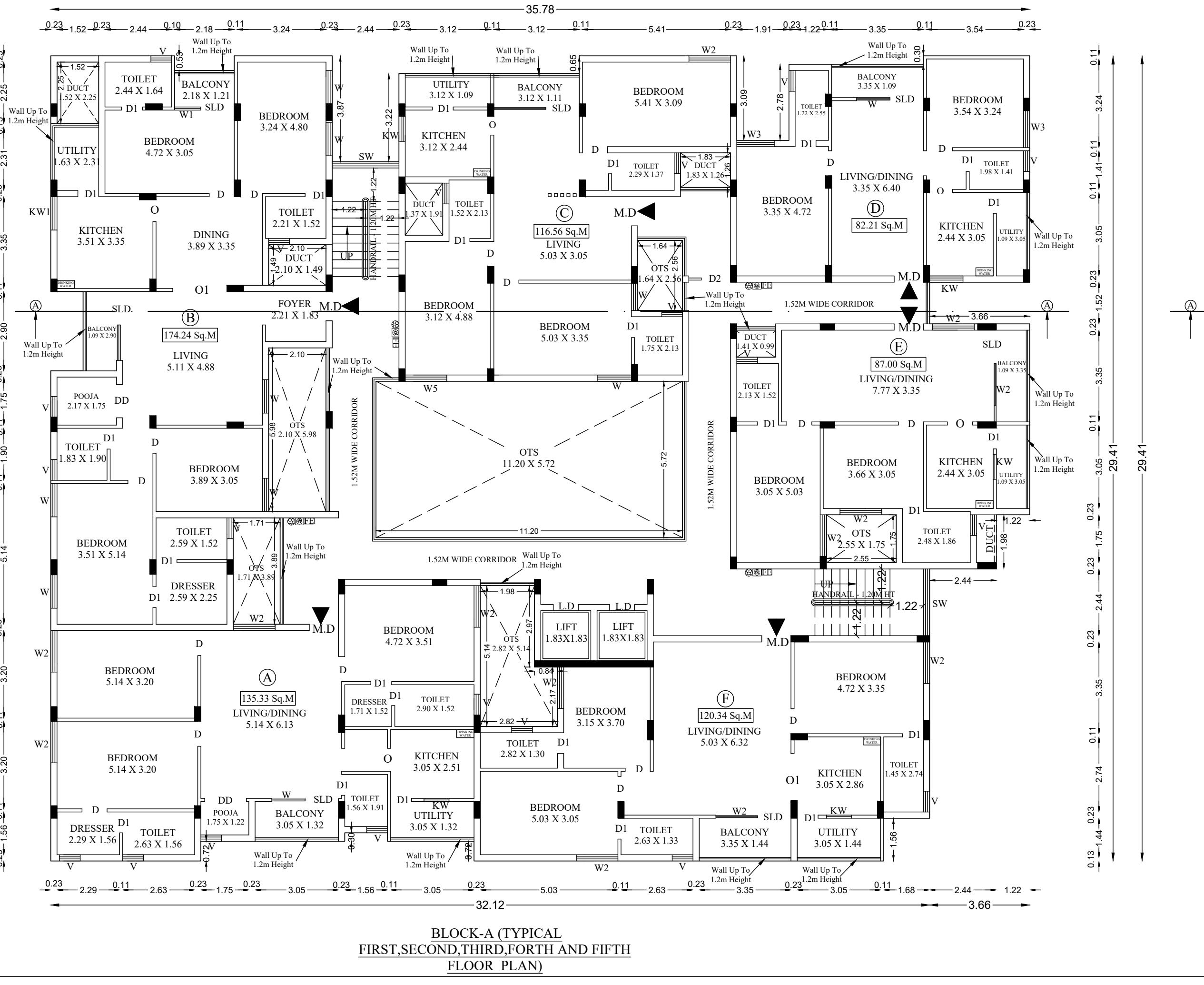
SECTION ON A-A

SOUTH SIDE ELEVATION

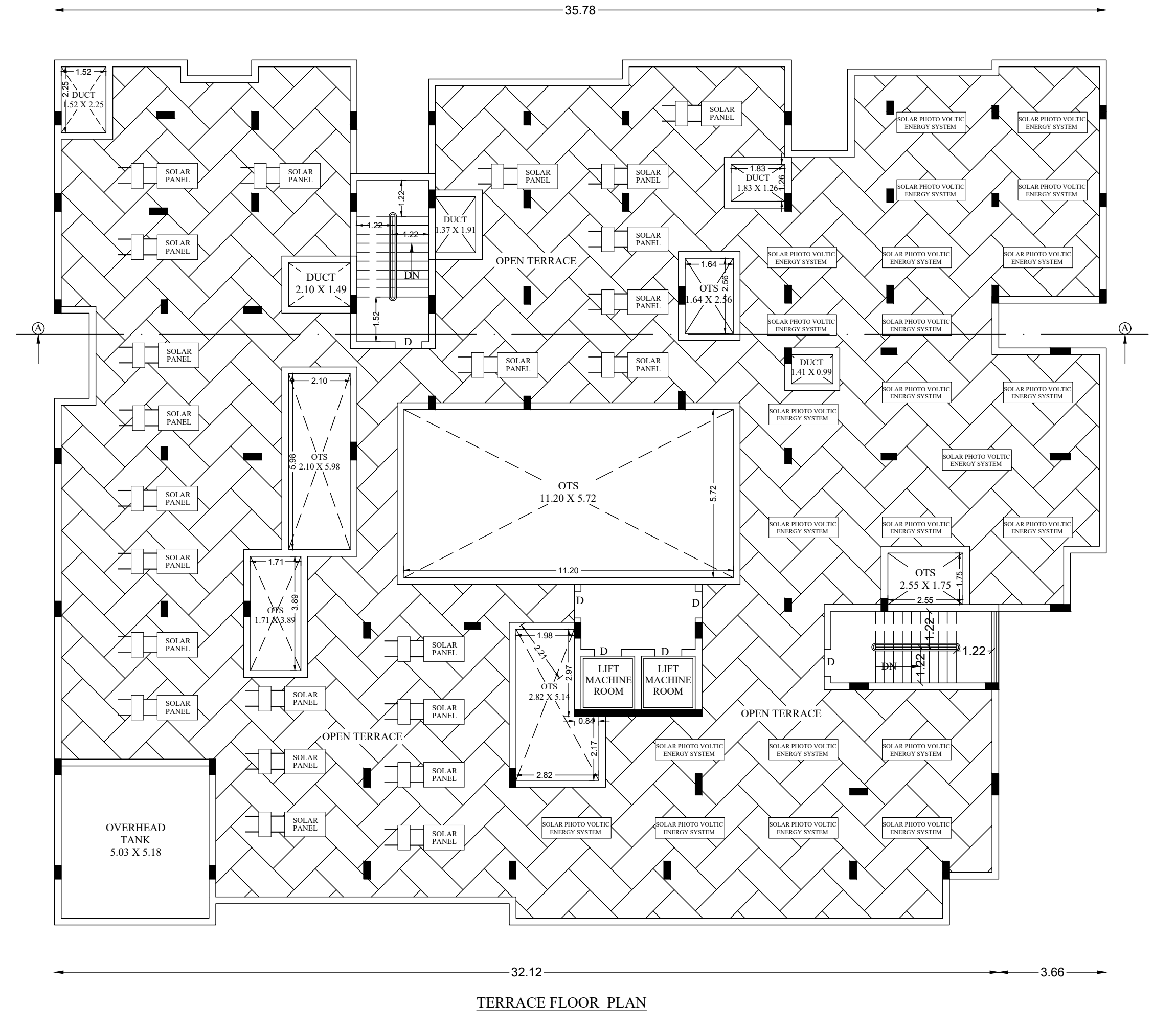

OPEN TERRACE
OTS
OVERHEAD TANK

TERRACE FLOOR PLAN

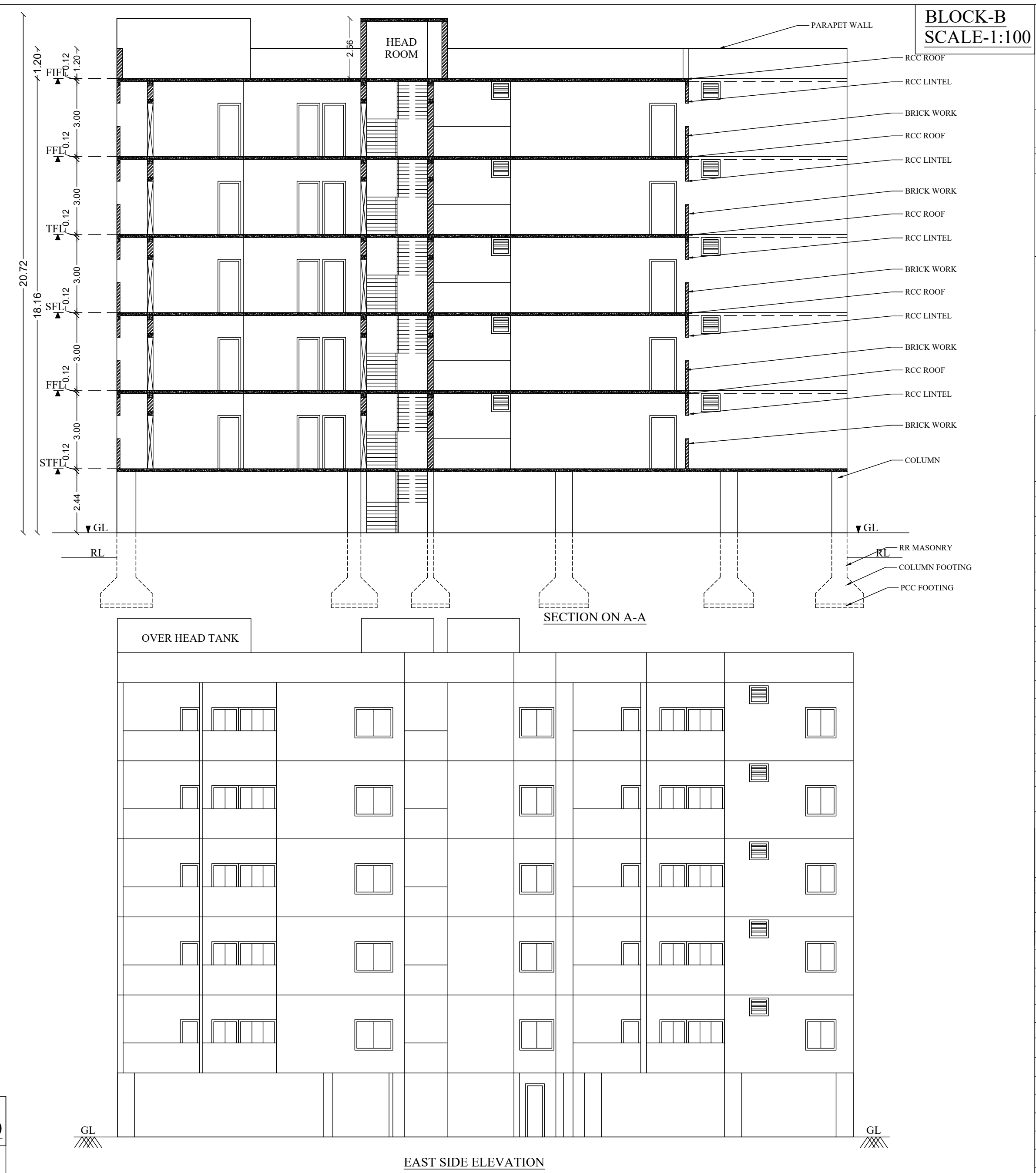
BLOCK-A
SCALE-1:100


BEDROOM
TOILET
KITCHEN
DINING
LIVING
BALCONY
UTILITY
OTS
LIFT

BLOCK-A (TYPICAL FIRST,SECOND,THIRD,FORTH AND FIFTH FLOOR PLAN)

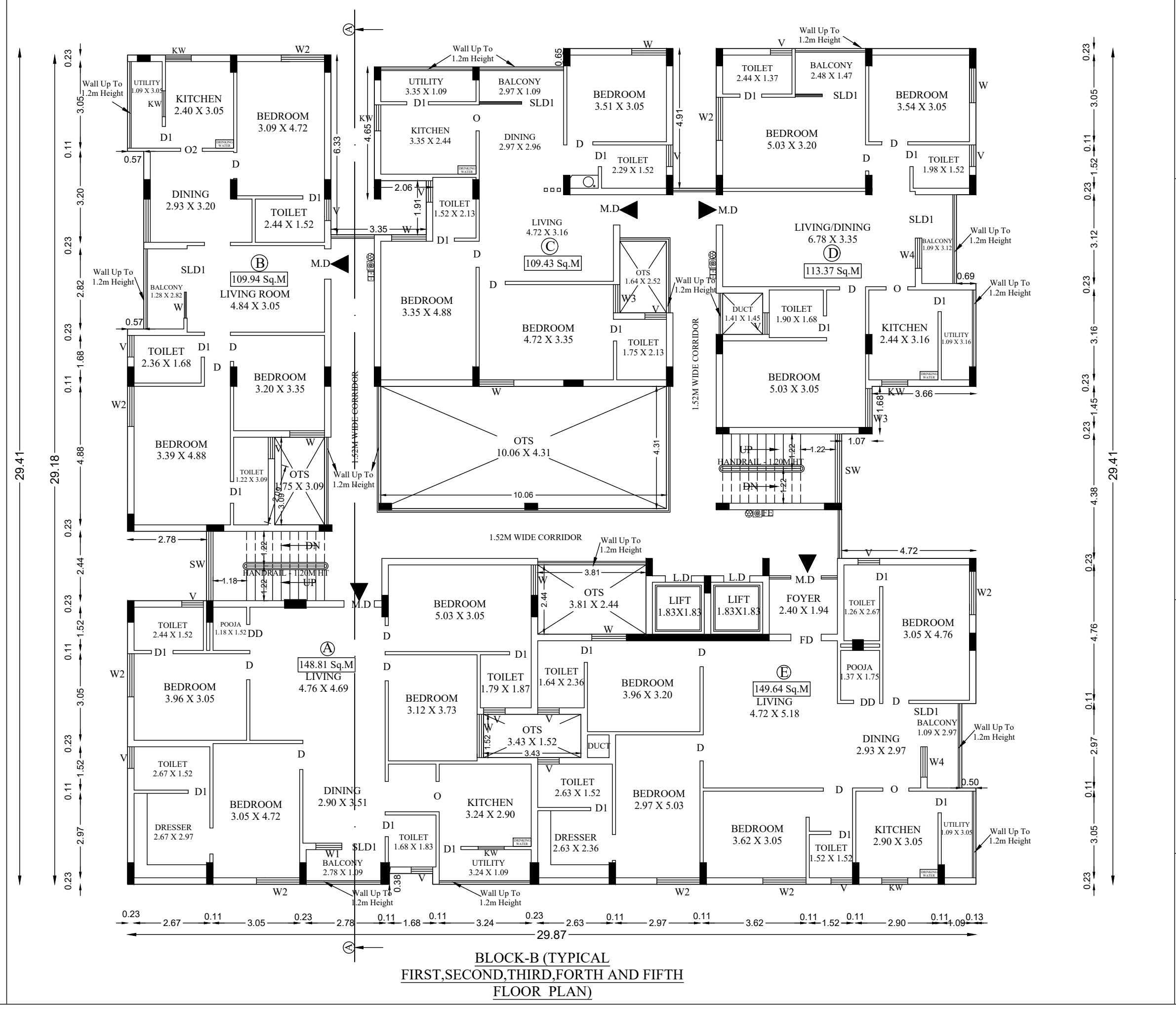

OPEN TERRACE
OTS
OVERHEAD TANK

TERRACE FLOOR PLAN


HEAD ROOM
PARAPET WALL
RCC ROOF
RCC LINTEL
BRICK WORK
COLUMN
RR MASONRY
COLUMN FOOTING
PCC FOOTING
OVER HEAD TANK

SECTION ON A-A

EAST SIDE ELEVATION


Wall Up To 1.2m Height
BEDROOM
TOILET
KITCHEN
DINING
LIVING
BALCONY
UTILITY
OTS
LIFT

BLOCK-B (TYPICAL FIRST,SECOND,THIRD,FORTH AND FIFTH FLOOR PLAN)

BLOCK-B
SCALE-1:100

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, WARD -AC, BLOCK-19, T.S.NO.42/2 (OLD WARD-D, BLOCK-19, 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/0199726/2024

NAME OF THE APPLICANT :
CHOLA CHONA BUILDERS PRIVATE LIMITED
By Its Managing Directors
Mr.PR. Ganesan S/o. Mr.MM.Periyaiah
Mr.S.K.Senthil Kumar S/o. Mr. Sivaji krishnan

AREA DETAILS :
AS PER PATTA/TSLR - 3077.00 Sq.m
AS PER DOCUMENT - 3078.00 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-08.03.2024

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	2926.71	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

$$\text{FLOOR SPACE INDEX} = \frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{7995.96}{3077.00} = 2.599 > 2.0 \text{ (Premium FSI)}$$

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 = 2.599 (INCLUDING PREMIUM FSI)
FSI AREA = 7995.96 Sq.m
NORMALLY ALLOWABLE FSI AREA = 6154.00 Sq.m
PREMIUM FSI AREA = 1841.96 Sq.m

S.K. Senthil Kumar
Er. S.K. SENTHIL KUMAR, B.E.,F.I.V.,
STRUCTURAL ENGINEER GRADE-II
REG. NO: 04/2022
CHOLA BUILDERS,
119-C, GREENWAYS ROAD,
FAIRLANDS, SALEM-636 016.
PH: 0427-2445752 CELL: 98427 44352

REGISTERED STRUCTURAL ENGINEER

AR. SUNDARAMOORTHY
CA/2013/61483
Chief Architect
Studio GMS Salem

REGISTERED ARCHITECT

For CHOLACHONA BUILDERS PVT. LTD.
Managing Director.

For CHOLACHONA BUILDERS PVT. LTD.
S.K. Senthil 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

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.