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™

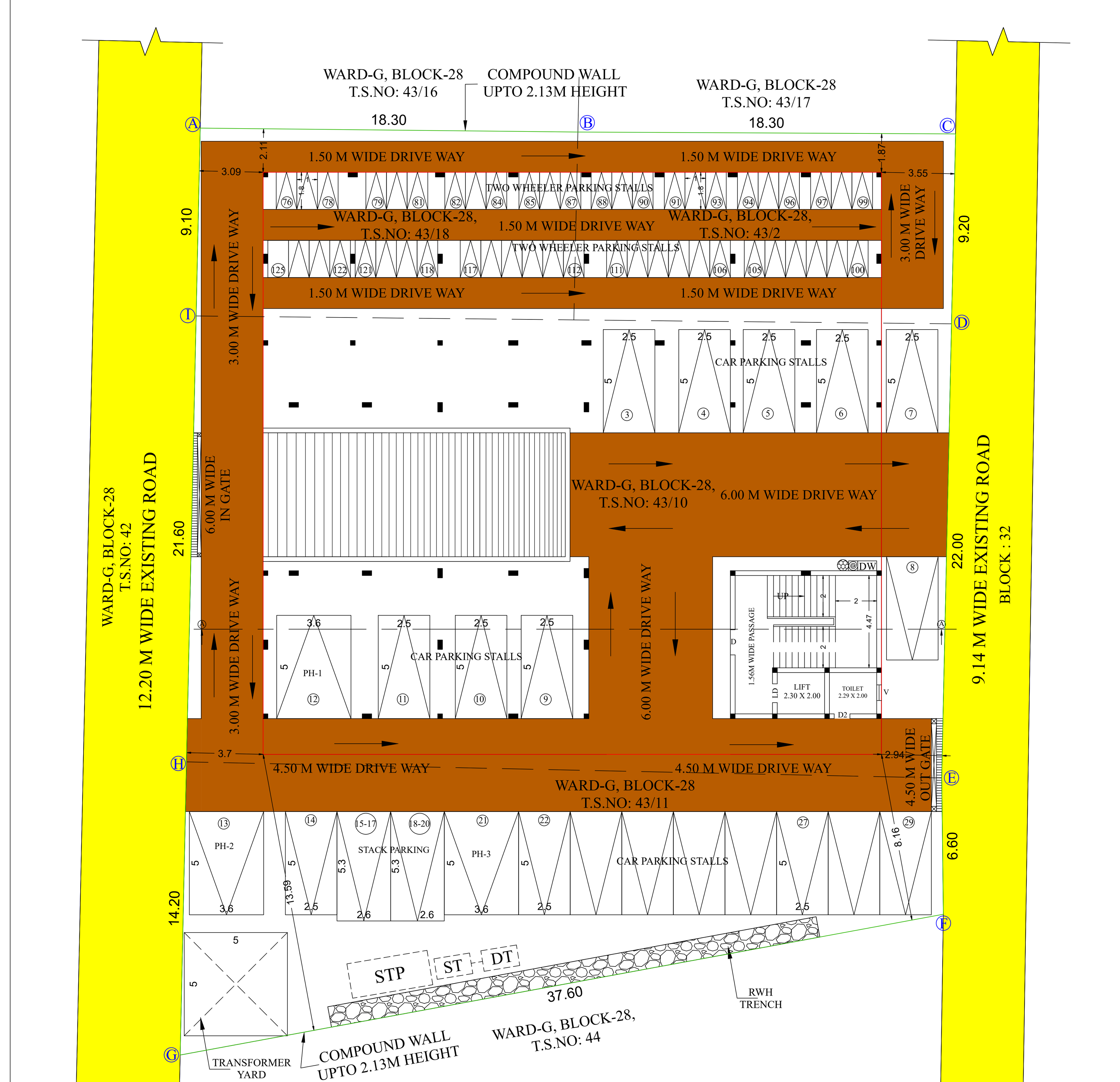
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

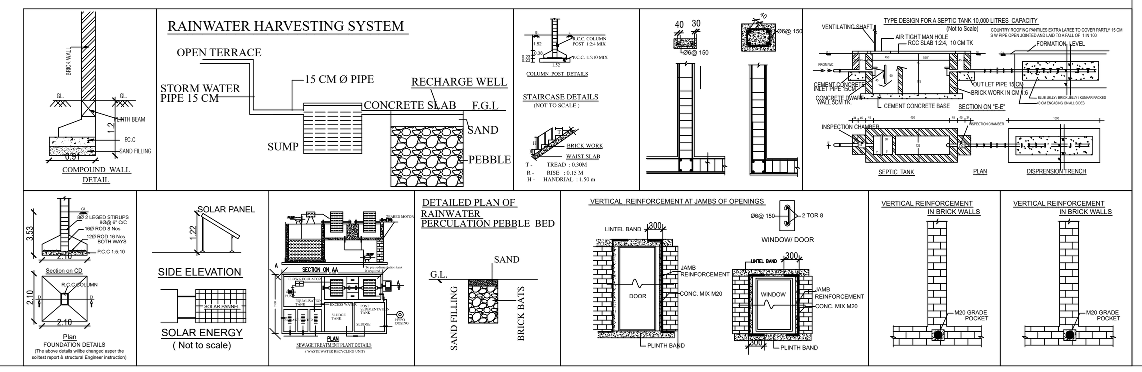
verified.realestate

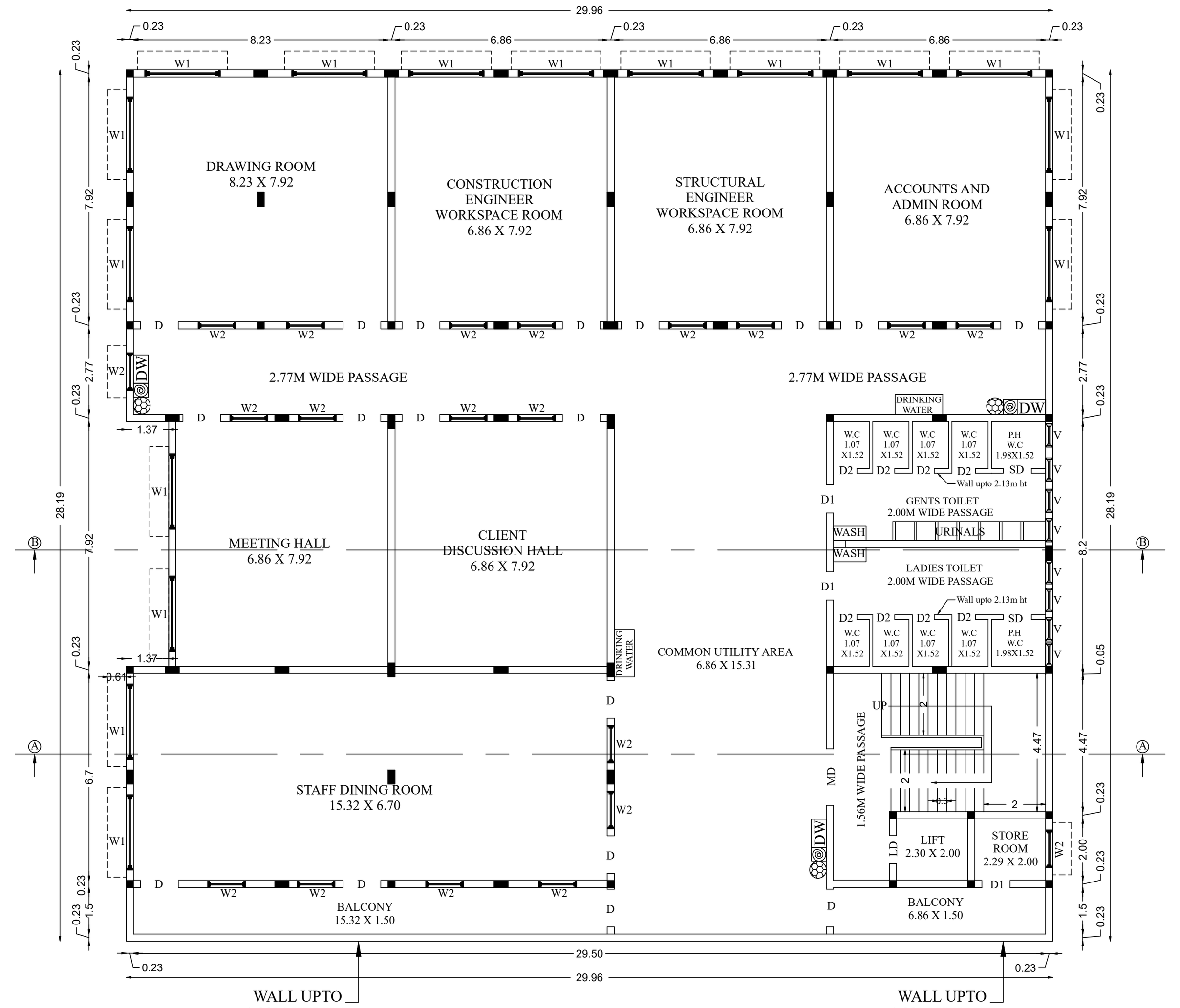
SCALE 1:100



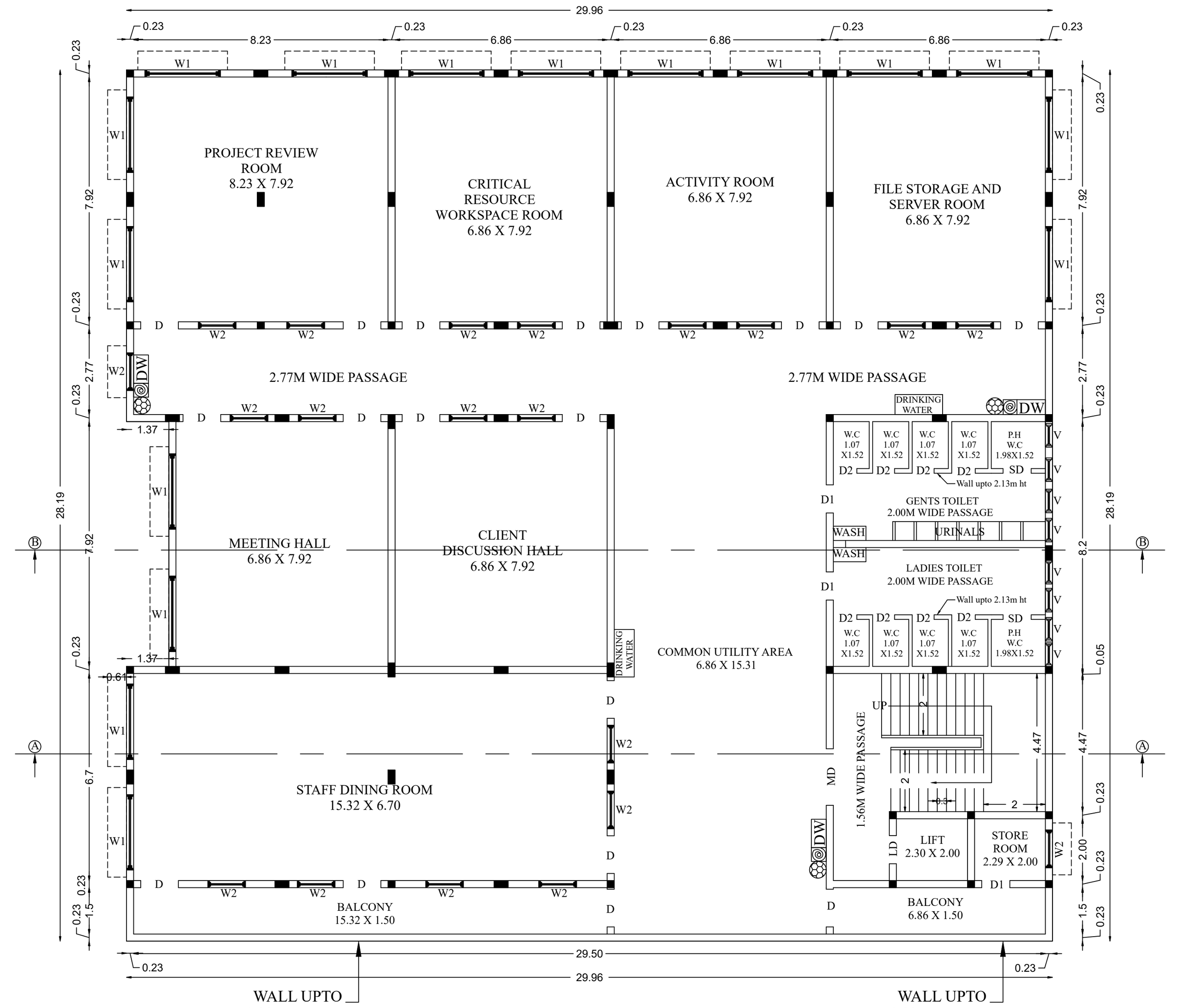
SITE PLAN CUM STILT FLOOR PLAN

SCALE 1:100





FIRST FLOOR PLAN



THIRD FLOOR PLAN

SITE APPROVAL :

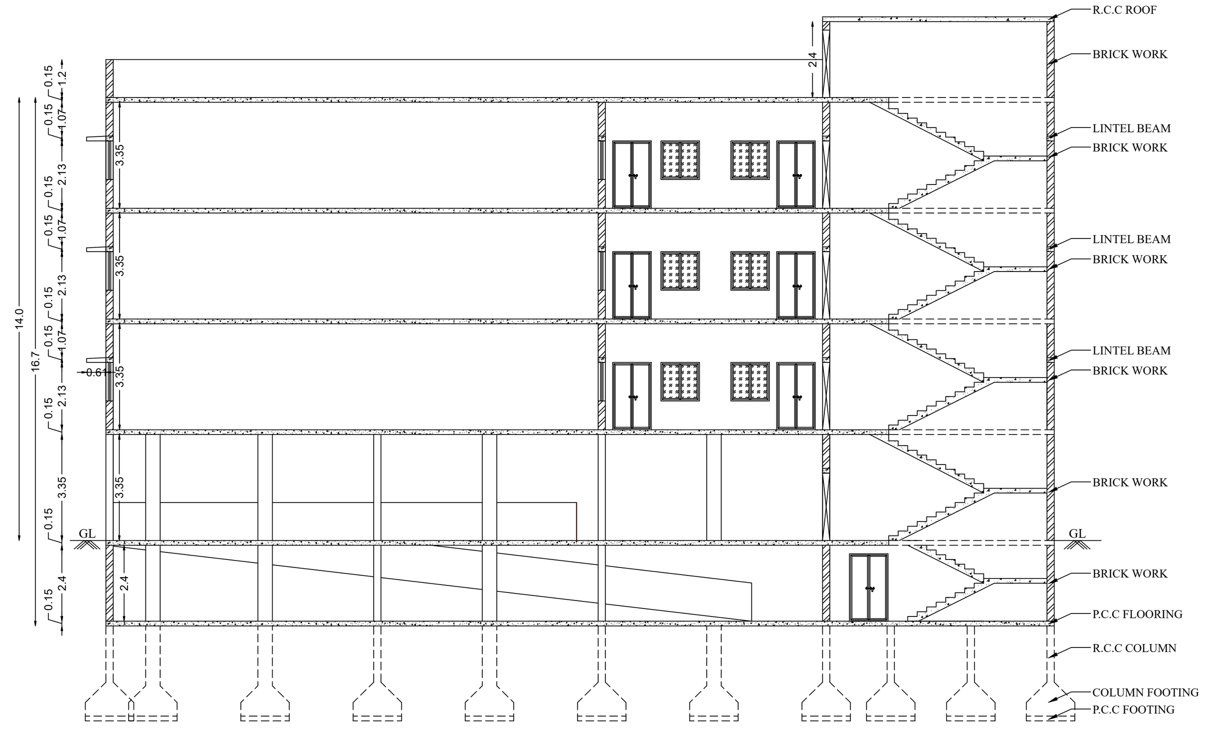
Roc No: SWP/BPA/302578/2024

Site Boundary Shown as 'A' to 'I' and numbered as SWP/DTCP/SALEM/Site Approval No : 292/2024

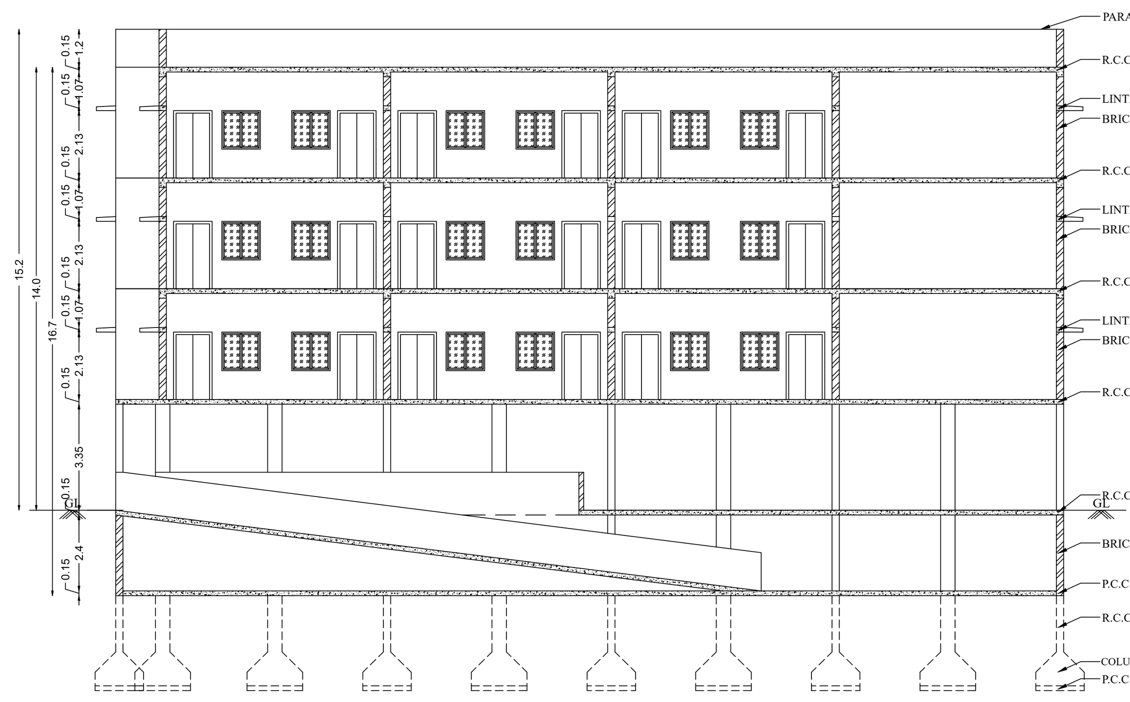
APPROVAL NO :

Online Application No: SWP/BPA/302578/2024

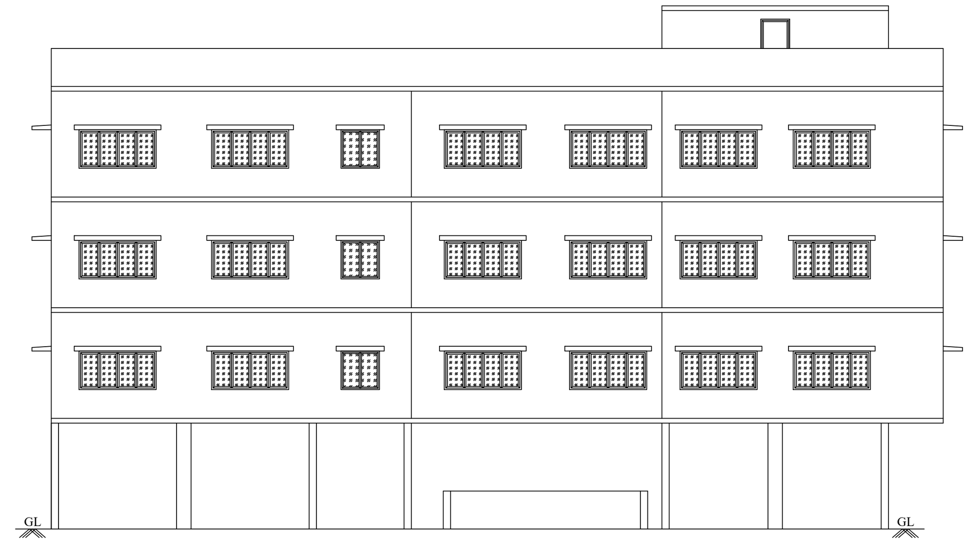
Approval No : SWP/DTCP/SALEM/BP No-100/2024



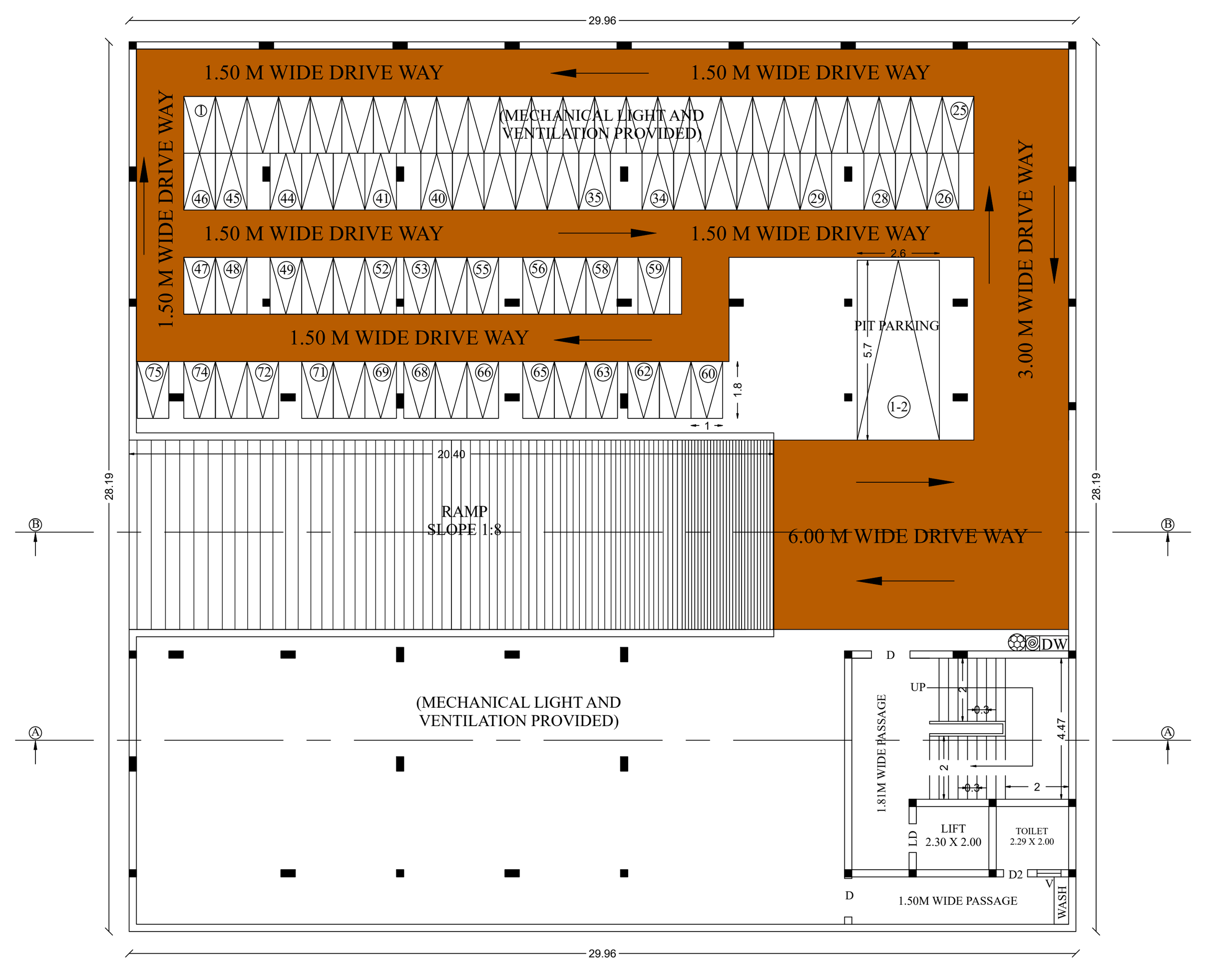
SECTION ON A-A



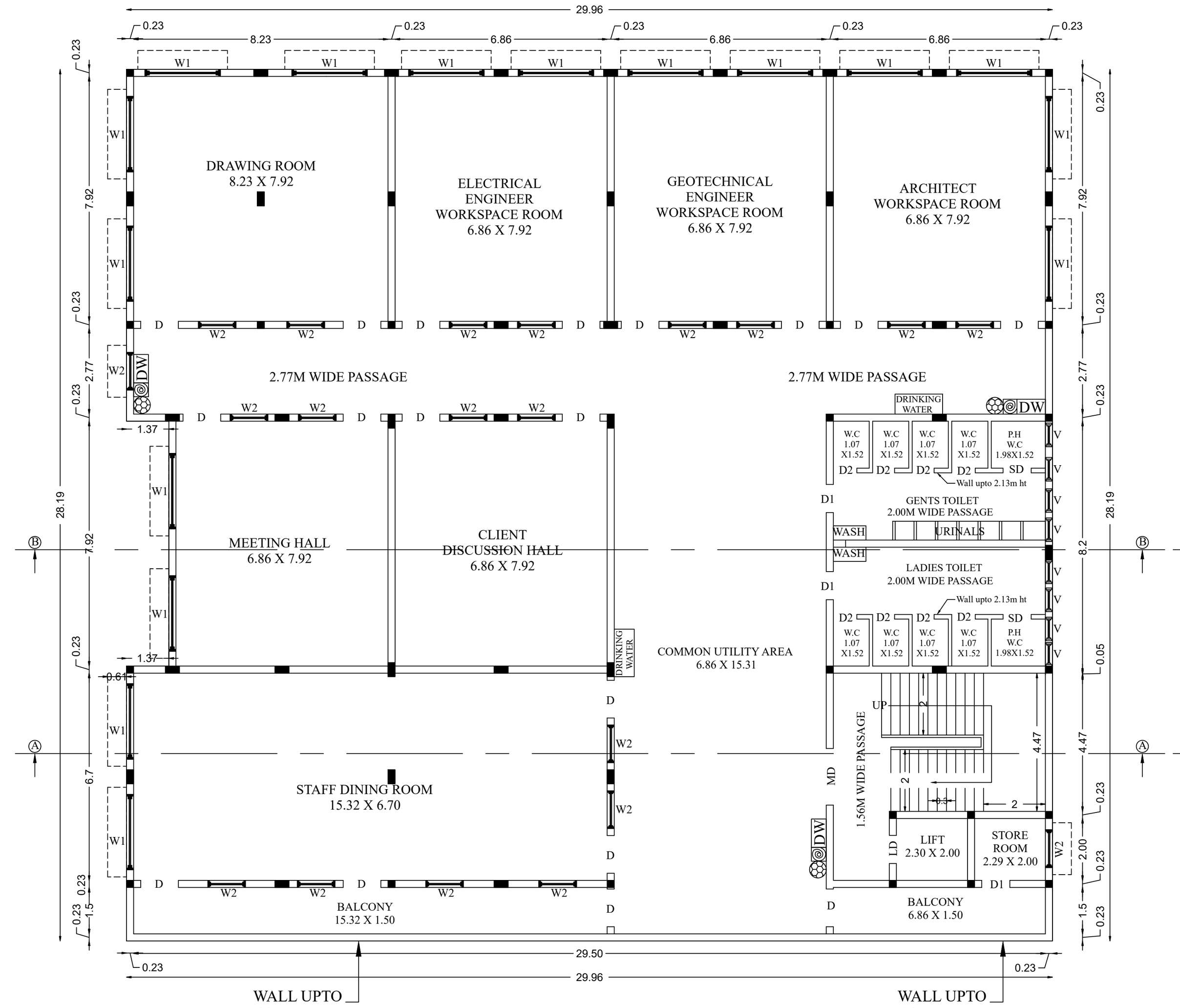
SECTION ON B-B



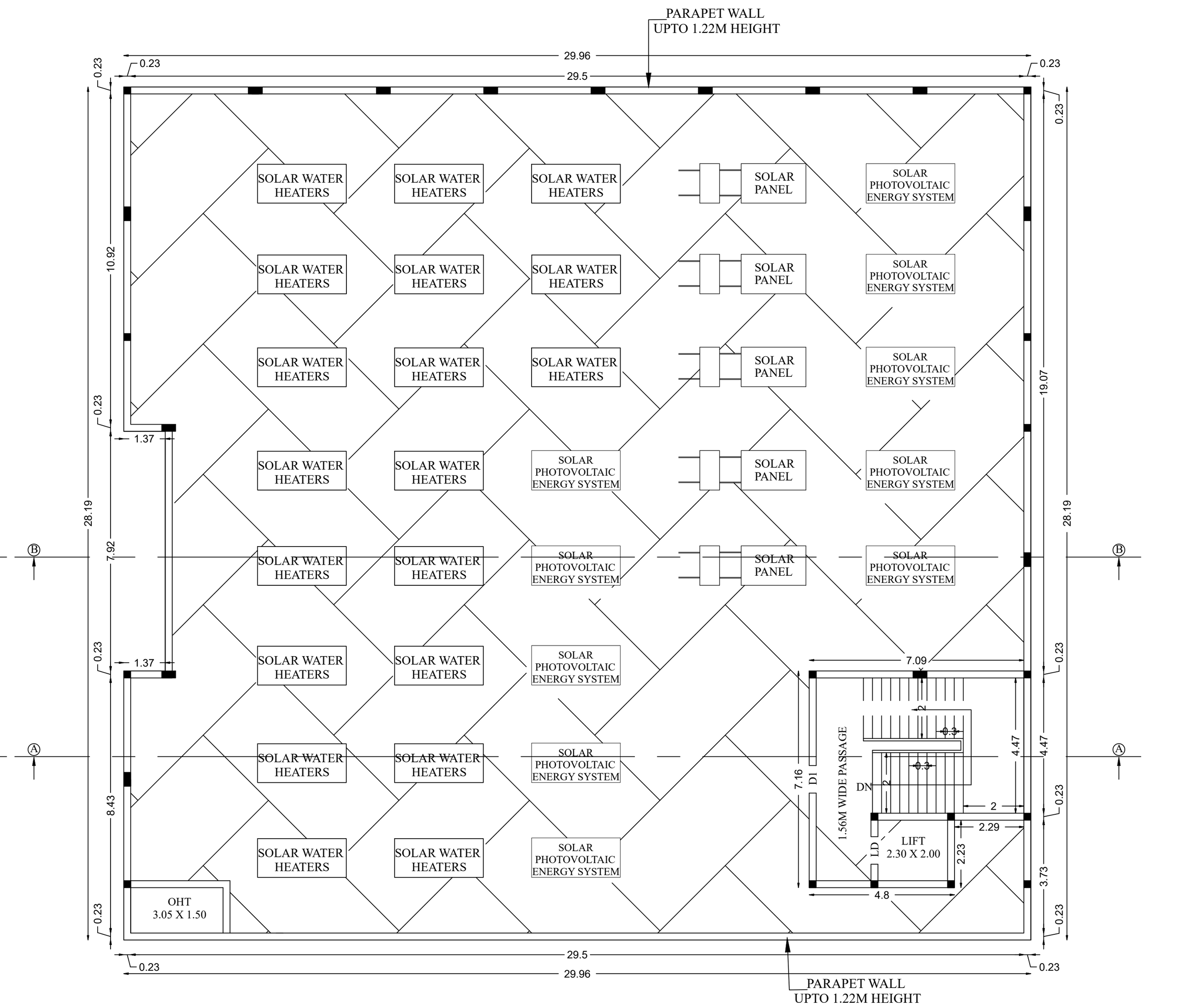
WEST SIDE ELEVATION



BASEMENT FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF PROFESSIONAL CONSULTING OFFICE BUILDING HAVING BASEMENT FLOOR + STILT FLOOR + 3 FLOORS IN WARD-G, BLOCK-28, T.S.NO.43/2, 43/10, 43/11, 43/18; PLOT NO.33, 34, 35, 52, 53, 54 AND 55 IN SALEM LOCAL PLANNING AUTHORITY APPROVED LAYOUT NO.88/1999, DATED ON 17.03.1999, "BALAJI NAGAR" AT SALEM TOWN, SALEM TALUK AND SALEM DISTRICT.

ALL DIMENSIONS ARE IN METER

ONLINE APPLICATION NO : SWP/BPA/302578/2024 DATED : 23.07.2024

NAME OF THE APPLICANT :

JAIRAM EDUCATIONAL TRUST
BY ITS CHAIRMAN
J.RAJENDRAPRASAD, S/o. JAYARAMAN

AREA DETAILS :

AS PER DOCUMENT - 16290 Sq.ft (or) 1513.38
AS PER PATTA - 1512.00 Sq.m
AS PER SUPER IMPOSED AREA - 1513.99 Sq.m

AREA DETAILS :

S.NO	DESCRIPTION	FSI AREA (Sq.m)	NON FSI AREA (Sq.m)	TOTAL BUILT UP AREA (Sq.m)
1	BASEMENT FLOOR	-	844.57	844.57
2	STILT FLOOR	-	844.57	844.57
3	FIRST FLOOR	833.72	-	833.72
4	SECOND FLOOR	833.72	-	833.72
5	THIRD FLOOR	833.72	-	833.72
6	HEAD ROOM	-	46.79	46.79
TOTAL :		**2501.16**	**1735.93**	4237.09

FLOOR SPACE INDEX $= \frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{2501.16}{1512.00} = 1.65 < 2.0$

MAXIMUM HEIGHT OF THE BUILDING - 14.00M

OSR REQUIRED $= \frac{\text{SITE AREA X 10}}{100} = \frac{1513.99 \text{ X } 10}{100} = 151.39$ Sqm (10.00%)

VEHICLE TYPE	AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 100 Sqm OF OFFICE FLOOR AREA	2501.16	26	26 (Including 3 PH)
10% VISITORS CAR PARKING	-	3	3
1 TWO WHEELER SPACE FOR EVERY 25 Sqm OF OFFICE FLOOR AREA	2501.16	101	110
10% VISITORS TWO WHEELER PARKING	-	11	15

JOINERY DETAILS

NOTE	DESCRIPTION	SIZE
MD	Main Door - MD	1.83 X 2.13
D	Door - D	1.22 X 2.13
D1	Door - D1	0.91 X 2.13
D2	Door - D2	0.76 X 2.13
SD	Swing Door - SD	0.91 X 2.13
W1	Window-W1	2.44 X 1.22
W2	Window-W2	1.22 X 1.22
V	Ventilator	0.76 X 0.46
LD	Lift Door	0.91 X 2.13

REFERENCE

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

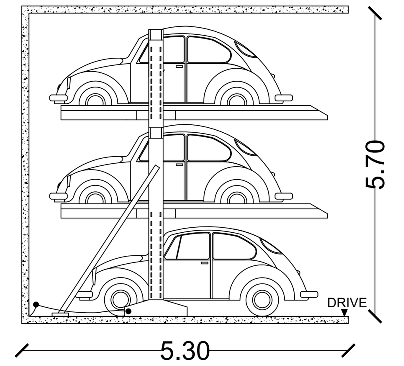
COLOR INDEX:

- SITE BOUNDARY
- EXISTING ROAD
- PROPOSED BUILDING
- DRIVE WAY

THREE LEVEL STACK CAR PARKING

Vehicle height (upper)150 - 180 cm
Vehicle height (middle)150 - 180 cm
Vehicle height (Lower) 150 - 180 cm
Type : Parklift 421
Stack height : 500 - 590 cm

DETAILS:
No. of Stack Car Parking - 11 Nos
No. of Cars in Each Stack Parking - 3 Nos
Total Number of Cars in Stack Parking - 11 X 3 = 33 Nos



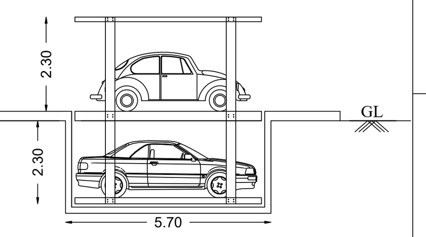
Er.C.PALANISAMY, B.E.,
Registered Engineer - TD/RE/Gr-I/2023/05/001
Registered Structural Engineer - TD/RSE/Gr-II/2024/06/003
Licensed Building Surveyor - 032/26/2016-2017
Consulting Civil Engineer
RG Builders No : 59/1, Swapna Towers (Third Floor), Stanes Road 4th Street, Avinashi Main Road, Tirupur -641602, Cell No: 9894042540
E.mail :cpsamy.rgbuilders@gmail.com

REGISTERED STRUCTURAL ENGINEER

PIT CAR PARKING

Vehicle height (upper)220 - 235 cm
Vehicle height (Lower) 175 - 230 cm
Type : Comblift 542

DETAILS:
No. of Pit Car Parking - 1 Nos
No. of Cars in Each Pit Parking - 1 Nos
Total Number of Cars in Pit Parking - 1 X 2 = 2 Nos



Er.C.PALANISAMY, B.E.,
Registered Engineer - TD/RE/Gr-I/2023/05/001
Registered Structural Engineer - TD/RSE/Gr-II/2024/06/003
Licensed Building Surveyor - 032/26/2016-2017
Consulting Civil Engineer
RG Builders No : 59/1, Swapna Towers (Third Floor), Stanes Road 4th Street, Avinashi Main Road, Tirupur -641602, Cell No: 9894042540
E.mail :cpsamy.rgbuilders@gmail.com

REGISTERED ENGINEER

For JAIRAM EDUCATIONAL TRUST

CHAIRMAN

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

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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.