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™

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OMR Thoraipakkam,
Chennai 600 097, India

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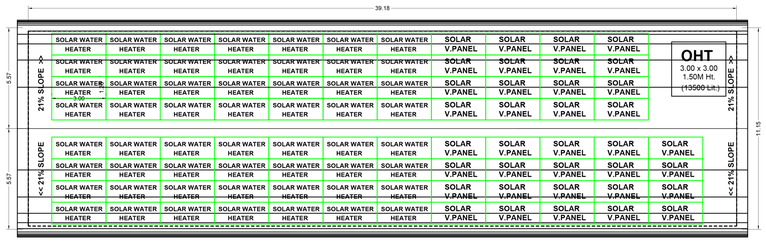
REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUME SHEET ROOF COMMERCIAL RESTAURENT BUILDING IN OLD S.NO:205/6A1 FOR NEW WARD-A, BLOCK-11, T.S.NO:19/4 AT OMALUR MAIN ROAD, JAGIR AMMAPALAYAM VILLAGE IN SALEM CITY MUNICIPAL CORPORATION LIMIT, ZONE-I, DIV-01.

APPLICANT : Mr.K.MUTHUSAMY, S/O.Mr.P.M.KANAGASABAPATHY GOUNDAR

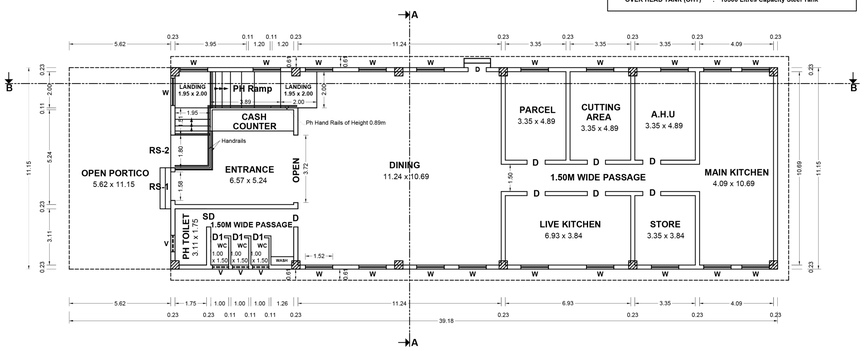
LAND SUB-DIVISION REGULARAISATION NO:005826/2023/E9, DATED:16.05.2023

SALEM CORPORATION APPROVAL:
PLANNING PERMIT NO.049/BL/2023/00754, DATED:13.06.2023.
BUILDING PERMIT NO.049/BPA/2023/00781, DATED:13.06.2023.



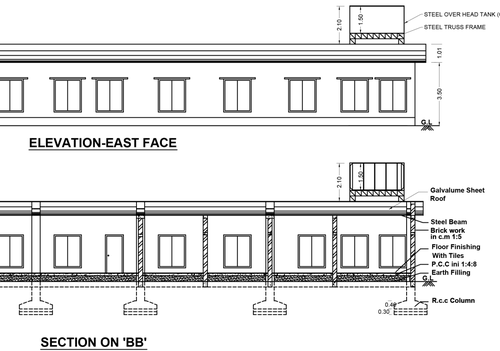
ROOF PLAN

SOLAR WATER HEATER	:	3.00m x 1.20m x 56 Nos.	: 201.60 Sq.M
SOLAR V.PANEL	:	3.00m x 1.20m x 36 Nos.	: 129.60 Sq.M
OVER HEAD TANK (OHT)	:	13500 Litres Capacity Steel Tank	

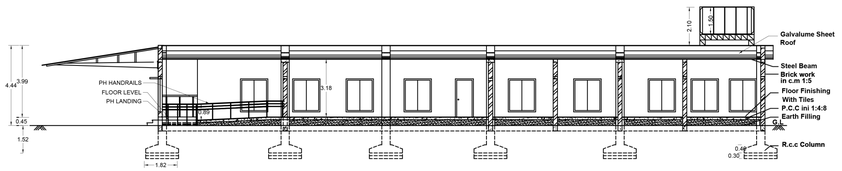


GROUND FLOOR PLAN

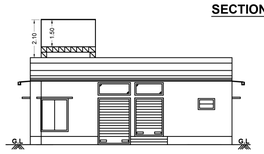
SCALE 1:100



ELEVATION-EAST FACE

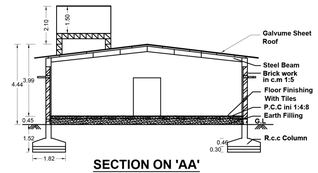


SECTION ON 'BB'



ELEVATION-SOUTH FACE

(ROAD SIDE)



SECTION ON 'AA'

SCALE

ALL DIMENSIONS ARE IN FEET & METER

SCALE 1: 100 OR 1" = 8'0"

JOINERY DETAILS :-

S.NO	JOINERY DETAILS		SIZE IN METRE
1.	RS-1	- ROLLING SHUTTER	1.58m X 2.14m
1.	RS-2	- ROLLING SHUTTER	1.80m X 2.75m
2.	D	- DOOR	0.91m X 2.14m
3.	D1	- DOOR	0.76m X 2.14m
3.	SD	- SWING DOOR	1.00m X 2.14m
4.	W	- WINDOW	1.52m X 1.83m
5.	V	- VENTILATOR	0.91m X 0.61m

S.NO	AREA DETAILS	IN SQ. MT
1.	TOTAL SITE EXTENT AS PER DOCUMENT(2933/2016)	729.00 Sq.Mt.
2.	TOTAL SITE EXTENT AS PER PATTA	729.00 Sq.Mt.
3.	TOTAL SITE EXTENT AS PER SITE	729.00 Sq.Mt.
4.	GROUND FLOOR AREA-(Roof Sheet) - NET_FSI	436.85 Sq.Mt.
5.	AREA OF OPEN SPACE	292.15 Sq.Mt.
6.	FLOOR SPACE INDEX [FSI] CONST. AREA / AREA OF SITE = 436.85 Sq.Mt / 729.00 Sq.Mt = 0.59	
7.	PLOT COVERAGE [PC] = 436.85 Sq.Mt / 729.00 Sq.Mt = 0.5992 X 100 % = 59.92 %	

PARKING DETAILS (75% OF PLINTH AREA OF BUILDING):-

1	OPEN CAR PARKING AREA (2.5 m x 5.0 m x 05 nos) (2.7 m x 7.2 m x 01 nos) REQUIRED - 06 & PROVIDED - 06	81.94 Sq.Mt
2	TWO WHEERLER PARKING AREA (1.0 m x 1.8 m x 15 nos) REQUIRED - 13 & PROVIDED - 15	27.00 Sq.Mt

APPLICANT:

GEO-TECH ENGINEER:

Er.K.PRAKASH, M.E. (Geotech) MIGS.,
Geotechnical Consultant
Reg. No: LPA/GTE/CBE/19/05/063
prakash.ch057@gmail.com Ph: 98947 10258

REGISTERED ENGINEER/ REGISTERED STRUCTURAL ENGINEER:

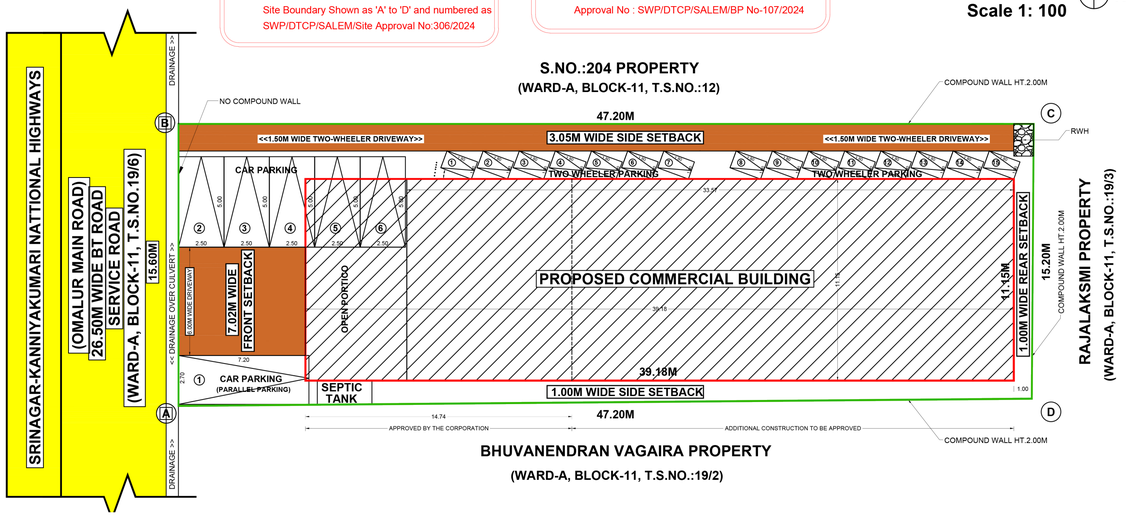
Er. V. RAVI SANKAR, M.E. (Struct).,
Registered Engineer Grade-1 (RE)
Registration No: 01/2021, RE-GR-1 on 10/01/2022
MADHUMITHA CONSTRUCTION
124/178, Angalamman Kovil Street,
Sivadhapuram, Salem-636 302. Cell:73041 51485.
Mail id:mmc_ravisankar@yahoo.co.in

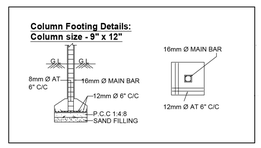
SITE APPROVAL :
Roc No: SWP/BPA/0338407/2024
Site Boundary Shown as 'A' to 'D' and numbered as SWP/DTCP/SALEM/Site Approval No:306/2024

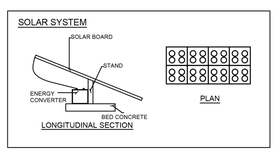
APPROVAL NO :
Online Application No : SWP/BPA/0338407/2024
Approval No : SWP/DTCP/SALEM/BP No-107/2024

Site Plan
Scale 1: 100

N



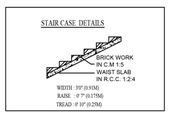


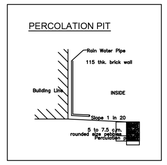


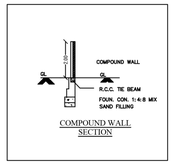
FA - FIRE ALARAM PROVIDED.
FE - FIRE SAFETY MEASURES PROVIDED.
SB - SAND BUCKET PROVIDED

SCALE
ALL DIMENSIONS ARE IN FEET & METER
SCALE 1: 100 OR 1" = 8'0"

BOUNDARY SHOWN IN-
PROPOSED SHOWN IN-
ROAD SHOWN IN -







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.