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REFERENCE
SWP/BPA/390728/2024

ISSUED
04 February 2025

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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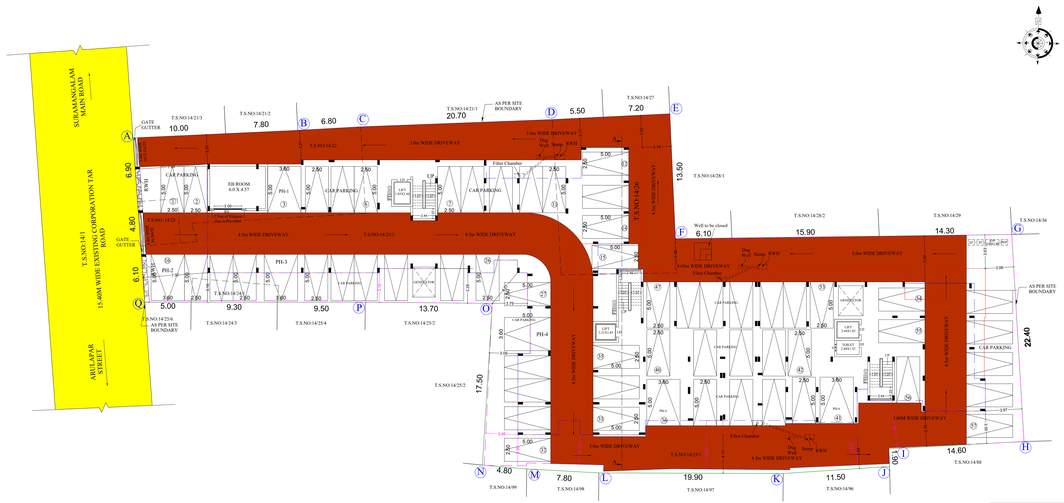
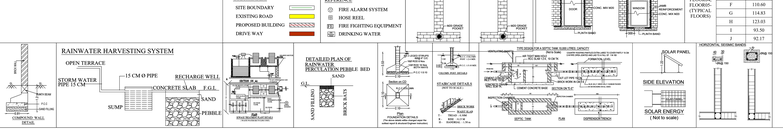
DIGITALLY VERIFIED RECORD



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

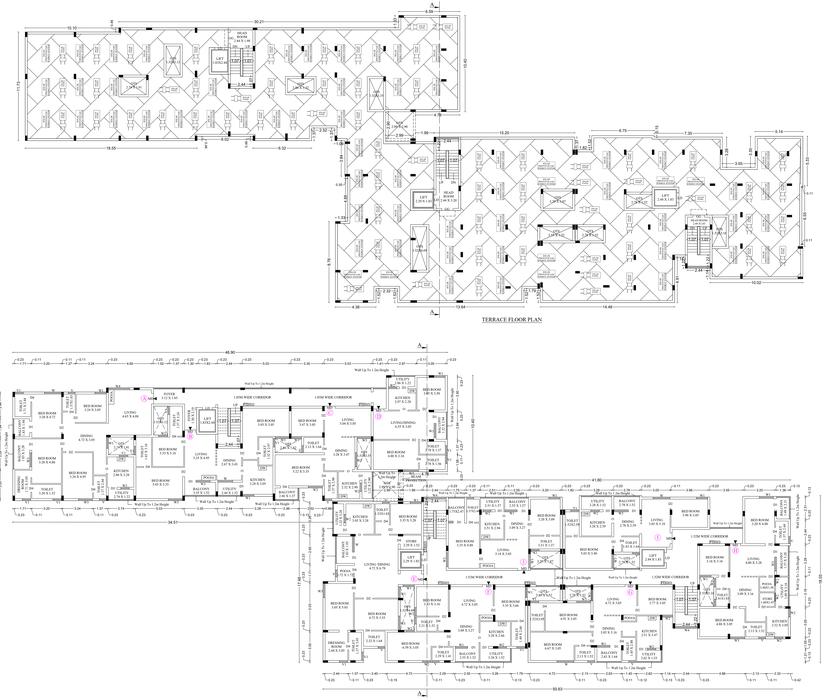
COLOR INDEX:
SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING
DRIVE WAY

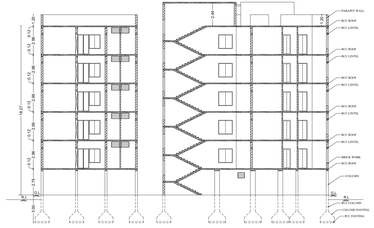
REFERENCE
- FIRE ALARM SYSTEM
- HOSE REEL
- FIRE FIGHTING EQUIPMENT
- DRINKING WATER



DWELLING AREA DETAILS

FLOOR NAME	DWELLING REFERENCE	DWELLING AREA IN Sq.M
FLOOR01, FLOOR02, FLOOR03, FLOOR04, FLOOR05- (TYPICAL FLOORS)	A	167.61
	B	127.69
	C	88.96
	D	82.99
	E	144.12
	F	110.60
	G	114.83
	H	123.03
	I	93.50
	J	92.17





SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL BUILDING HAVING STILT + FIVE FLOORS IN NORTH - TS. BLOCK-IA , T.S.NO:1422/1, 1422/3, 1422/5/1 AND 1428 AT SURAMANGALAM, BODINAYAKKANSPATTI, SALEM CORPORATION, SALEM WEST TALUK, SALEM TOWN, SALEM DISTRICT.

SCALE - 1 : 100

ALL DIMENSIONS ARE IN METER.

ONLINE APPLICATION NO - SWP/BPA/039072/2024

NAME OF THE APPLICANT :
M/s CHONA BUILDERS,
By Its Proprietor
Mr.P.R. Ganesan S/o. Mr.M.M.Periyaiah

AREA DETAILS :

AS PER PATTA/TSLR	- 2394.10 Sq.m
AS PER DOCUMENT	- 2393.88 Sq.m
AS PER SUPER IMPOSED SITE AREA	- 2375.00 Sq.m

S.NO	DESCRIPTION	FSI (SQ.M)	NON FSI (SQ.M)	DEDUCTION (SQ.M)	TOTAL BUILT UP AREA (SQ.M)	NO.OF DWELLING UNITS
1	STILT FLOOR	37.42	1222.94	-	1260.36	-
2	FIRST FLOOR	1318.91	-	59.97	1318.91	10
3	SECOND FLOOR	1318.91	-	59.97	1318.91	10
4	THIRD FLOOR	1318.91	-	59.97	1318.91	10
5	FOURTH FLOOR	1318.91	-	59.97	1318.91	10
6	FIFTH FLOOR	1318.91	-	59.97	1318.91	10
7	TERRACE FLOOR	-	76.97	-	76.97	-
	TOTAL	6631.97	1299.91	299.85	7931.88	50.00

FLOOR SPACE INDEX - TSI AREA - 2370.19
ALLOWABLE FSI PREMIUM FSI - 2.8
APPROVED ROAD WIDTH 12 M TO BELOW 18 M - 40% OF NORMALLY ALLOWABLE FSI

FLOOR SPACE INDEX - 2.796 (INCLUDING PREMIUM FSI)
FSI AREA - 6631.97 Sq.m
NORMALLY ALLOWABLE FSI AREA - 4748.20 Sq.m
PREMIUM FSI AREA - 1883.77 Sq.m

JOINERY DETAILS

S.No	DESCRIPTION	SIZE
1	MAIN DOOR - MD	1.14 X 2.13
2	DOOR - D	1.03 X 2.13
3	DOOR - D1	1.22 X 2.13
4	DOOR - D2	0.99 X 2.13
5	DOOR - D3	0.91 X 2.13
6	DOOR - D4	0.84 X 2.13
7	DOOR - D5	0.76 X 2.13
8	WINDOW - W	1.83 X 1.52
9	WINDOW - W1	1.22 X 1.52
10	WINDOW - W2	0.91 X 1.52
11	WINDOW - W3	1.52 X 1.52
12	WINDOW - W4	2.44 X 1.52
13	VENTILATOR - V	0.76 X 0.61
14	VENTILATOR - V1	0.91 X 0.61
15	LIFT DOOR - LD	0.91 X 2.13
16	GRILL GATE - GG	1.22 X 2.13
17	ROLLING SHUTTER - RS	3.00 X 2.44

MAXIMUM HEIGHT OF THE BUILDING-18.27 M

PARKING DETAILS

PARKING CATEGORY	NO.OF DWELLING UNITS	CARS REQUIRED	CARS PROVIDED	TWO-WHEELERS REQUIRED	TWO-WHEELERS PROVIDED
RESIDENTIAL ABOVE 75 DWELLINGS	50	51	51	DWELLING 0.5 Nos.	-
VISITORS CAR PARKING	50	6	6	-	-
TOTAL	50	57	57	-	-

Dr. PR. GANESAN, B.Tech
Registration No. 31/94 valid Upto
Regd.Govt Geotechnical Engineer
Regd.Govt Structural Engineer
Ph: 98843-66411, 98844-66411, 0427-2443411
Specialists : RFI, FTR
Ph: 0427-2443411 Tele: +91-9487180810

REGISTERED CONSTRUCTION ENGINEER

REGISTERED GEOTECHNICAL ENGINEER

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REGISTERED STRUCTURAL ENGINEER

AR. SUNDARAMOORTHY
CA/2015/61492
Chief Architect

REGISTERED ARCHITECT

For CHONA BUILDERS
Proprietor

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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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.