PP APPROVAL RECORD

Planning Permission

Salem district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

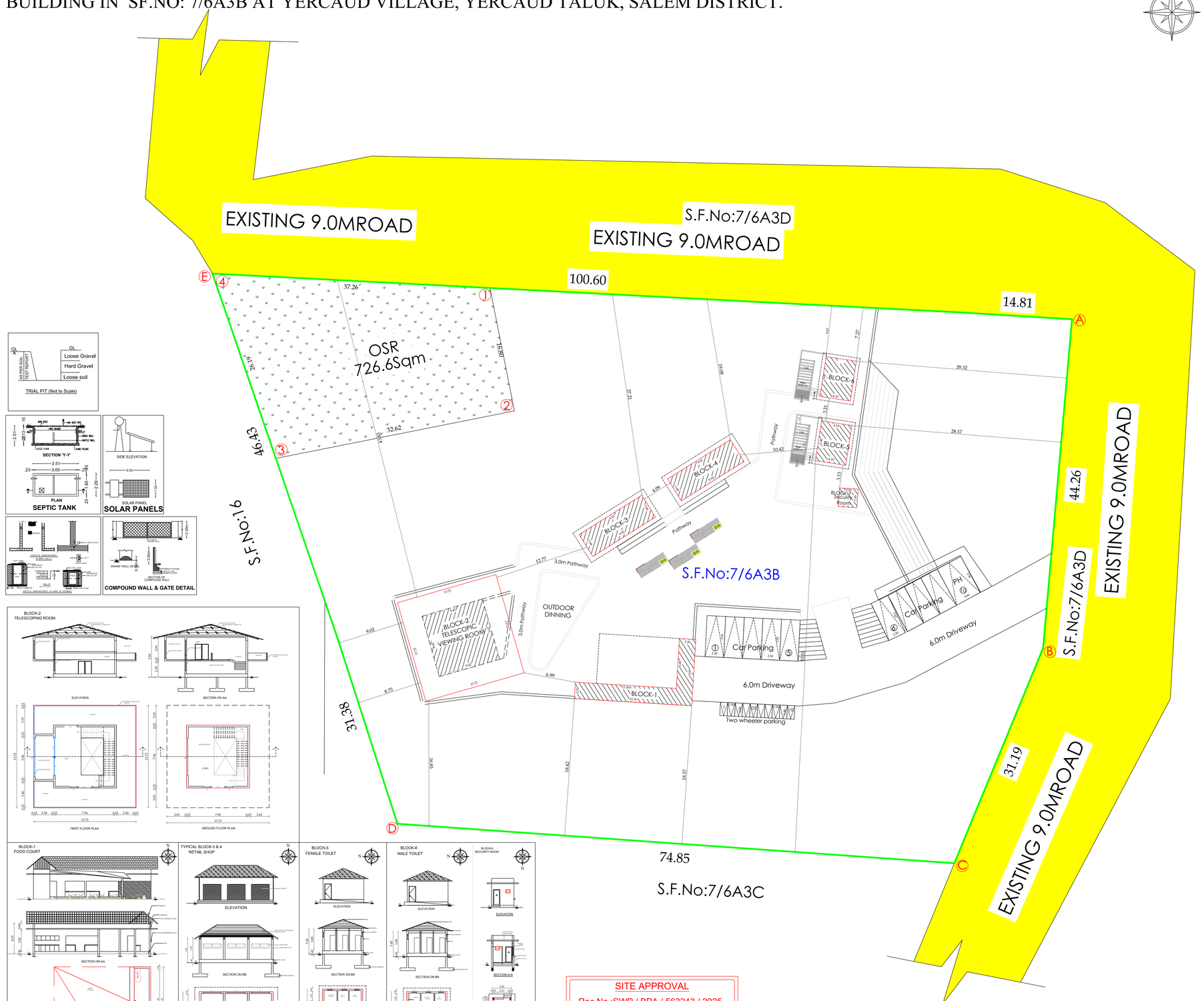
The approval as the planning authority issued it, reproduced in full behind this page.

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,
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PLAN SHOWING PROPOSED CONSTRUCTION OF RCC & SHEET ROOF GROUND FLOOR FOOD COURT & RETAIL SHOP BUILDING IN SF.NO: 7/6A3B AT YERCAUD VILLAGE, YERCAUD TALUK, SALEM DISTRICT.



SITE APPROVAL

Roc No.:SWP / BPA / 563243 / 2025
Site Boundary shown as "A to E" and numbered as SWP / DTCP/ SALEM / Site Approval No: 122/2026

TECHNICAL APPROVAL

Roc No.:SWP / BPA / 563243 / 2025
SWP / DTCP/ SALEM / BP No: 13/2026

SCALE 1:100 | SHEET NO: 1/1

ONLINE APPLICATION : SWP/BPA/563243/2025
BP/AD- DTCP (SALEM) : /2025

AREA DETAILS OF THE SITE

S.NO.	SF.No	VILLAGE NAME	AREA AS PER DOCUMENT	AREA AS PER PATTA
1	7/6A3B	YERCAUD	7138.30 SQM. OR 1.76 acre	0.71.38 HECT.
		TOTAL AREA =	7138.30SQM. OR 1.76 acre	0.71.38 HECT.

TOTAL AREA OF THE SITE ... ---- 7138.30SQM. ---- 1.76Acre.

BUILDING AREA DETAILS

SL.NO	BLOCK NO	BUILDING AREA DETAILS	F.S.I AREA SQ.M	NONF.S.I SQ.M	TOTAL BUILTUP AREA IN SQ.M
1.	1 Food Court	GROUND FLOOR	49.39	-----	49.39
2.	2 Telescope room	GROUND FLOOR	188.24	-----	188.24
3.	2 Telescope room	FIRST FLOOR	188.24	-----	188.24
4.	3 SHOP	GROUND FLOOR	34.37	-----	34.37
5.	4 SHOP	GROUND FLOOR	34.37	-----	34.34
6.	5 TOILET	GROUND FLOOR	22.14	-----	22.14
7.	6 TOILET	GROUND FLOOR	22.14	-----	22.14
8.	7 Security Room	GROUND FLOOR	6.25	-----	6.25
		TOTAL =	545.14	-----	545.14SQ.M

I. PLOT COVERAGE AREA: BUILDING AREA / SITE AREA X 100 % = 545.14 / 7138.30 X 100 % = 7.636%

II. FLOOR SPACE INDEX : FSI AREA / SITE AREA = 545.14 / 7138.30 = 0.0763

PARKING DETAILS:

	DESCRIPTION	REQ.	PROVIDED
Block - 1 Food Court (49.39Sqm)	1 CAR SPACE FOR EVERY 100 Sqm	-	05
	1 TWO WHEELER SPACE FOR EVERY 50 Sqm	-	05
Block - 3 & 4 Shop (68.74Sqm)	1 CAR SPACE FOR EVERY 75 Sqm	-	05
	1 TWO WHEELER SPACE FOR EVERY 75 Sqm	-	05

COLOUR INDEX

OWNER'S BOUNDARY SHOWN AS (A,B,C,D,E) .....
PROPOSED CONSTRUCTION SHOWN AS .....
EXISTING ROAD SHOWN AS
DRIVE WAY SHOWN AS

NOTE:-
HEIGHT OF THE BUILDING - 5.5M
ALL DIMENSIONS ARE IN METERS

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	WIDTH	HEIGHT
RS	ROLLING SHUTTER	2.40	2.40
D	DOOR	1.00	2.13
DD	DOUBLE DOOR	1.83	2.40
SD	SLIDING DOOR	2.00	2.40
D2	DOOR	0.90	2.40
GW	GLASS WINDOW	4.50	1.83
W	WINDOW	1.80	1.20
W1	WINDOW	0.90	2.40
V1	VENTILATOR	0.90	1.20
V	VENTILATOR	2.00	0.60

OWNER 'S SIGNATURE

B. SENTHILKUMAR, M.E.(Structural)
Licenced Building Surveyor
Coimbatore LPA/SE/GR-I/19/03/13
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641 029
Cell: 98658 52255

STRUCTURAL ENGINEER

V.MANIKANDAN B.E
Engineer Grade - II (RE)
COIMBATORE LPA/RE/GR-II/05/2021
No.50, Anjugamnagar,
Chinnavedampatti (P.O),
Coimbatore - 641 049.

REGISTERED ENGINEER SIGNATURE

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.