

PP

APPROVAL RECORD

Planning Permission

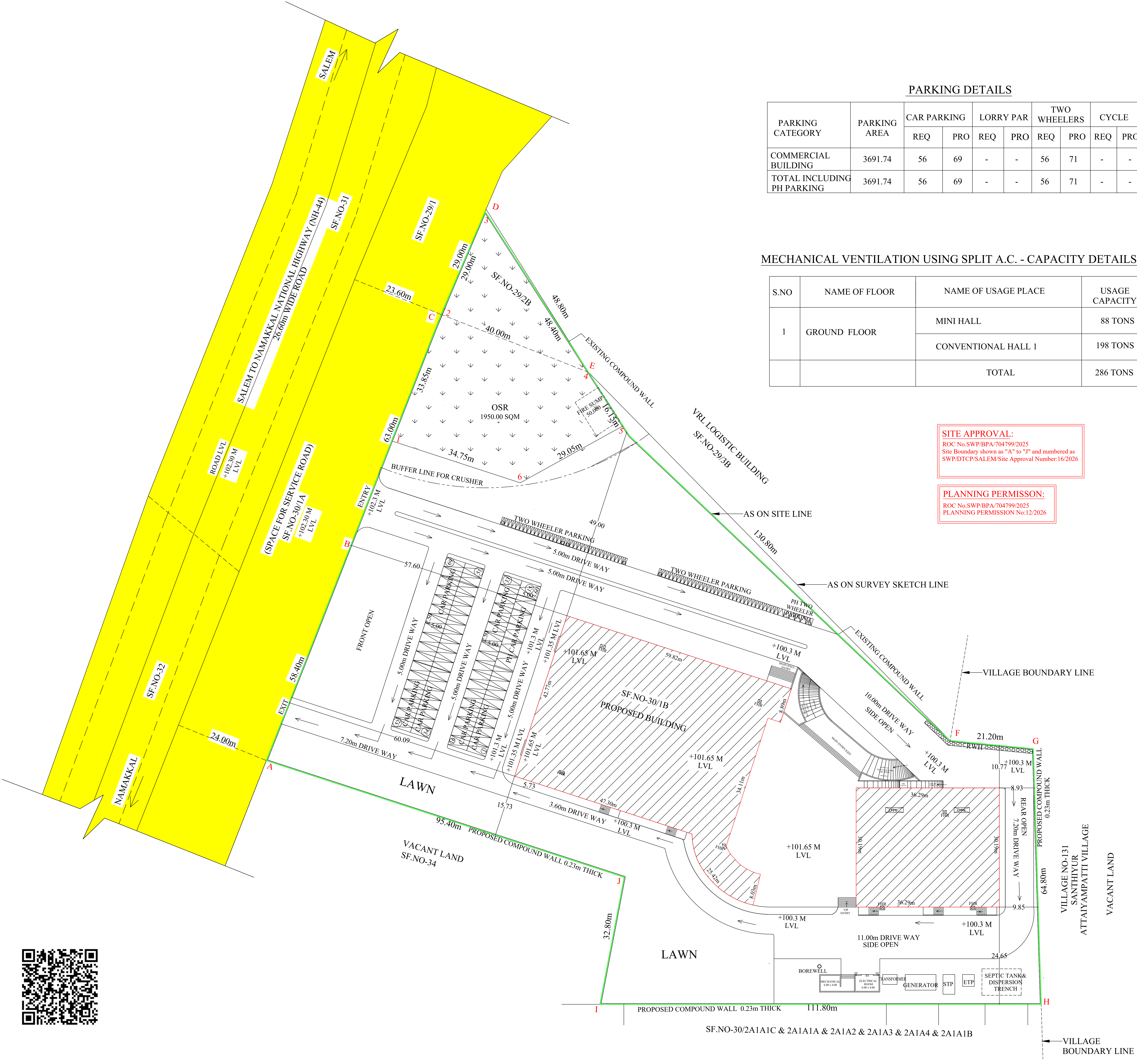
Salem district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

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.



SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF G.I.SHEET ROOFING & RCC TERRACED ROOF COMMERCIAL BUILDING "TRADE FACILITATION CENTRE" IN GROUND FLOOR FOR "M/s. SALEM TRADE CENTRE PRIVATE LIMITED (SPV)" AT S.F.No: 29/2B & 30/1B, SANTHIYUR VILLAGE, PANAMARATHUPATTI PANCHAYAT UNION, SALEM TALUK, SALEM DISTRICT.

NAME OF THE APPLICANTS:
M/s. SALEM TRADE CENTRE PRIVATE LIMITED (SPV)

SCALE 1:100
ALL DIMENSIONAL ARE IN METER

COLOUR INDEX:
PROPOSED BUILDING
SITE BOUNDARY LINE
EXISTING ROAD

SITE AREA DETAILS:				
S.No	VILLAGE	S.F.No	EXTENT IN DOCUMENT ACRE	EXTENT IN PATT HECT
1	SANTHIYUR	29/2B	4.93	0.06.00
2		30/1B		1.93.50
TOTAL			4.93	1.99.50

AREA STATEMENT:	
DESCRIPTION	AREA IN SQ.M
AREA OF SITE AS PER PATT A	19950.00
AREA OF SITE AS PER DOCUMENT	19951.02
AREA OF SITE AS PER SUPERIMPOSED	19495.76

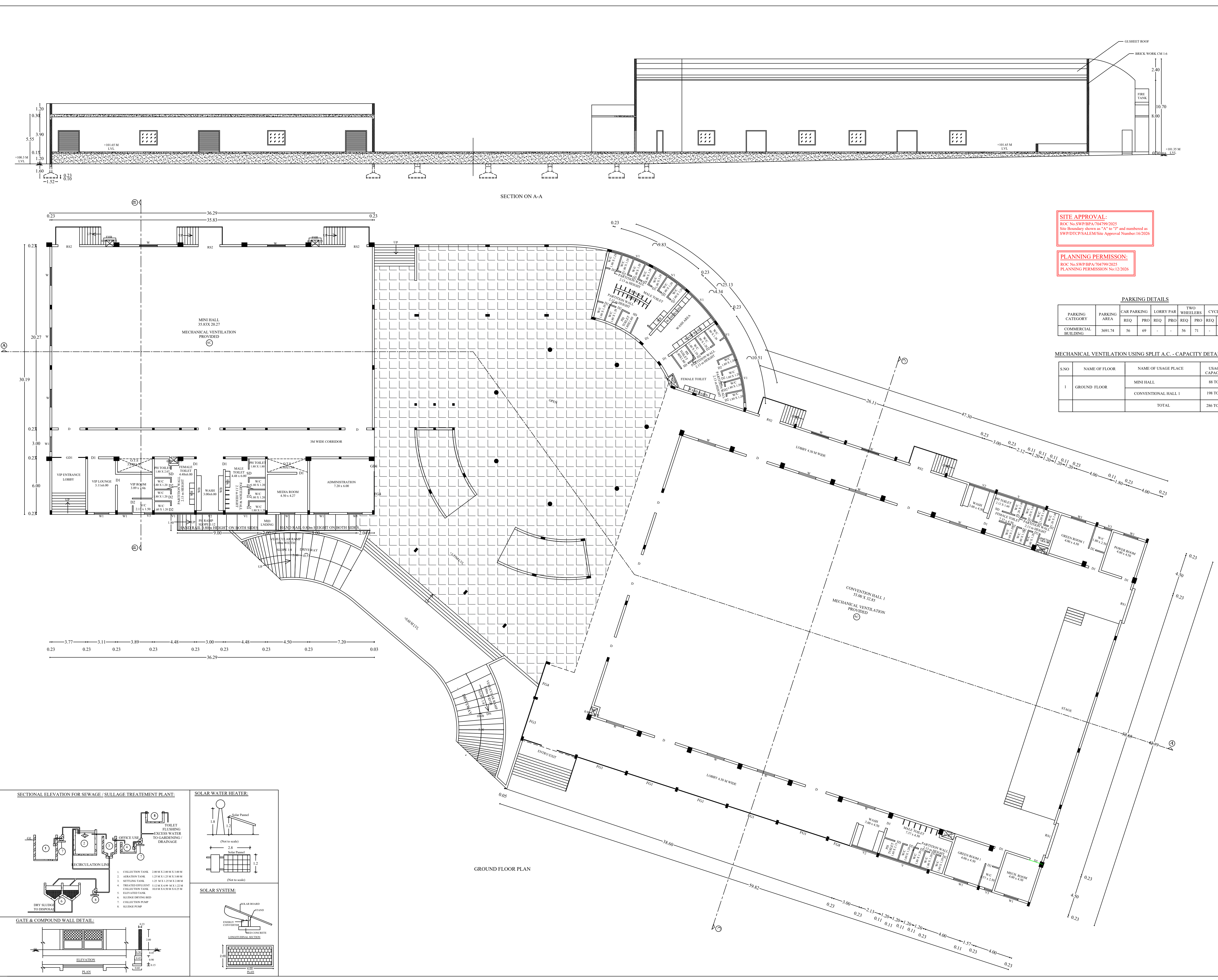
PROPOSED BUILDING AREA DETAILS:					
DESCRIPTION	PORTIONS	ROOF CATEGORY	BUILTUP AREA IN SQ.M	NON FSI AREA /DEDUCTION IN SQ.M	FSI AREA IN SQ.M
GROUND FLOOR	MINI HALL	RCC	1095.74	-	1095.74
	CONVENTION HALL 1	GI SHEET	1780.93	-	1780.93
		RCC	815.07	-	815.07
TOTAL			3691.74	-	3691.74

AREA IN SQM	
LAND AREA	: 19495.76
OPEN SPACE RESERVATION PROVIDED	: 1950.00
F.S.I : $\frac{\text{SQ.M (AREA OF BUILDING)}}{\text{SQ.M (AREA OF SITE)}} = \frac{3691.74}{19495.76} = 0.19$	

REGISTERED CONSTRUCTION ENGINEER:	REGISTERED STRUCTURAL ENGINEER:
 E.R. S. MANICKAM, M.E. (Struct.) Registered Construction Engineer (SLPA/14/REG-2024) D. S. P. ASSOCIATES 10, 21/2A DS, Madhavapatti, Madhavapatti (Po) Omarur (TN), Salem - 636 011. Cell: 98227 44515 Email: manic_chi@yahoo.in	 E. S. PANNEER SELVAM, M.E. (Str.) Registered Structural Engineer (SLPA/14/REG-2024) D. S. P. ASSOCIATES S.P. Complex, 2-nd Floor, Omarur Main Road, Narasothipatti, SALEM-4.Cell: 98427 44515 Email: dspanneerselvam@gmail.com

APPLICANT:
For Salem Trade Centre Private Limited
Managing Director

ARCHITECT:	REGISTERED ENGINEER:
Ar.R.G.ANDIYHAPPAN, B.Arch., Regd.Architect.C.A.40681/2007 No: 19, Ashok Nagar, 1-st Cross, Narasothipatti, Salem-636 004. Cell : 98949 66555	 E. S. PANNEER SELVAM, M.E. (Str.) Registered Engineer (SLPA/43/RE-1/2024) SRI VIJAY CONSTRUCTIONS S.P. Complex, 2-nd Floor, Omarur Main Road, Narasothipatti, SALEM-4.Cell: 98427 44515 Email: dspanneerselvam@gmail.com



PLAN SHOWING THE PROPOSED CONSTRUCTION OF G.I.SHEET ROOFING & RCC TERRACED ROOF COMMERCIAL BUILDING "TRADE FACILITATION CENTRE" IN GROUND FLOOR FOR "M/s. SALEM TRADE CENTRE PRIVATE LIMITED (SPV)" AT S.F.No: 29/2B & 30/1B, SANTHIYUR VILLAGE, PANAMARATHUPATTI PANCHAYAT UNION, SALEM TALUK, SALEM DISTRICT.

NAME OF THE APPLICANTS:
M/s. SALEM TRADE CENTRE PRIVATE LIMITED (SPV)

SCALE 1:100
ALL DIMENSIONAL ARE IN METTER

JOINERY DETAIL:

RS1	ROLLING SHUTTER	: 3.60 X 2.40
RS2	ROLLING SHUTTER	: 2.40 X 2.40
GD1	GLASS DOOR	: 1.20 X 2.40
D	DOOR	: 2.40 X 2.40
D1	DOOR	: 1.20 X 2.40
D2	DOOR	: 0.76 X 2.13
SD	SLIDING DOOR	: 0.90 X 2.13
W	WINDOW	: 2.00 X 1.65
W1	WINDOW	: 1.65 X 1.65
V	VENTILATOR	: 1.65 X 1.25
V1	VENTILATOR	: 1.65 X 1.25
V2	VENTILATOR	: 1.00 X 1.25
V3	VENTILATOR	: 0.90 X 0.60
FG1	FIXED GLASS	: 5.68 X 2.40
FG2	FIXED GLASS	: 4.40 X 2.40
FG3	FIXED GLASS	: 3.90 X 2.40
FG4	FIXED GLASS	: 2.50 X 2.40
FG5	FIXED GLASS	: 2.50 X 2.40

FIRE

FIRE EXTINGUISHER APPARATUS
PROVIDED IN NECESSARY PLACES.

* SOLAR

* SOLAR APPARATUS TO BE PROVIDED

* RAIN

* RAIN WATER HARVESTING SYSTEM &
SULLAGE WATER TREATMENT PLANT
ARE PROVIDED AS PER STANDARD
PROVISIONS.

FIRE

FIRE HOSE RACK

SITE AREA DETAILS:

S.No	VILLAGE	S.F.No	EXTENT IN DOCUMENT ACRE	EXTENT IN PATTI BECT
1	SANTHIYUR	29/2B	4.93	0.06.00
2		30/1B		1.93.50
TOTAL			4.93	1.99.50

AREA STATEMENT:

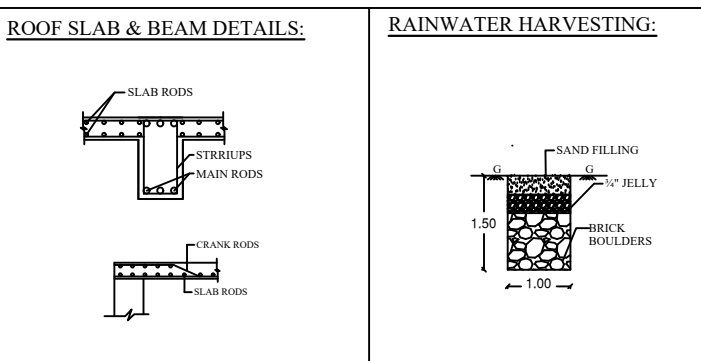
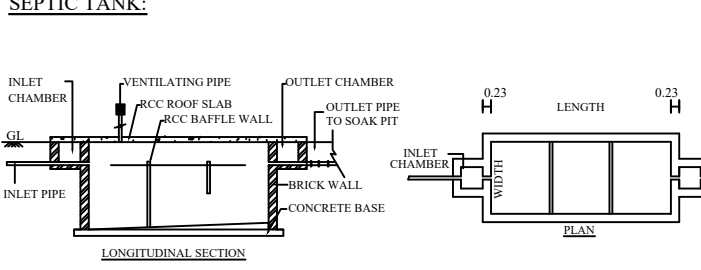
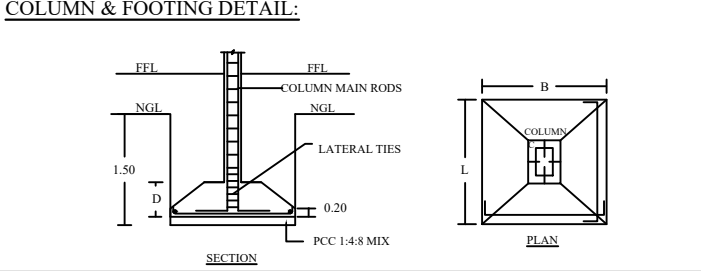
DESCRIPTION	AREA IN SQ.M
AREA OF SITE AS PER PATTI	1995.00
AREA OF SITE AS PER DOCUMENT	1995.02
AREA OF SITE AS PER SUPERIMPOSED	19495.76

PROPOSED BUILDING AREA DETAILS:

DESCRIPTION	PORTIONS	ROOF CATEGORY	BUILTUP AREA IN SQ.M	NON FSI AREA DEDUCTION IN SQ.M	FSI AREA IN SQ.M
GROUND FLOOR	MINI HALL	RCC	1095.74	-	1095.74
	CONVENTION HALL 1	RCC	1780.93	-	1780.93
		RCC	815.07	-	815.07
TOTAL			3691.74	-	3691.74

LAND AREA : 19495.76
OPEN SPACE RESERVATION PROVIDED : 1950.00

F.S.I : $\frac{\text{SQ.M (AREA OF BUILDING)}}{\text{SQ.M (AREA OF SITE)}} = \frac{3691.74}{19495.76} = 0.19$



ARCHITECT:
A.R.GANDIYHAPPAN, B.Arch.,
Regd.Architect C.A.40681/2007,
No: 19, Ashok Nagar, 1st Cross,
Narasohipatti, Salem-636 004.
Cell: 98949 66555

REGISTERED CONSTRUCTION ENGINEER:

E.S.MANICKAM, M.E. (RVC)
Registered Construction Engineer (RVA/43/REG/2024)
No: 21/2A CD, Nalamangalam, Madhavaram (P),
Chennai-60, Salem-636 011, Cell: 98427 44515
Email: manickam_e@yahoo.in

REGISTERED STRUCTURAL ENGINEER:

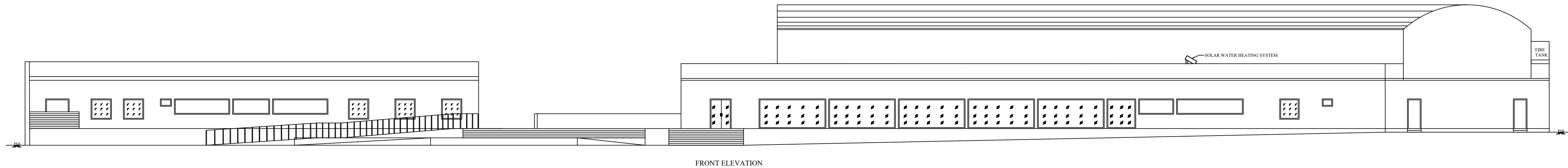
Dr.Ds.PANNER SELVAM, M.E. (Str.)
Registered Structural Engineer (RVA/14/REG/2024)
S.P. Complex, 2nd Floor, Chander Main Road,
Narasohipatti, SALEM-636 004, Cell: 98427 44515
Email: dspannerselvam@gmail.com

APPLICANT:
For Salem: Trade Centre Private Limited

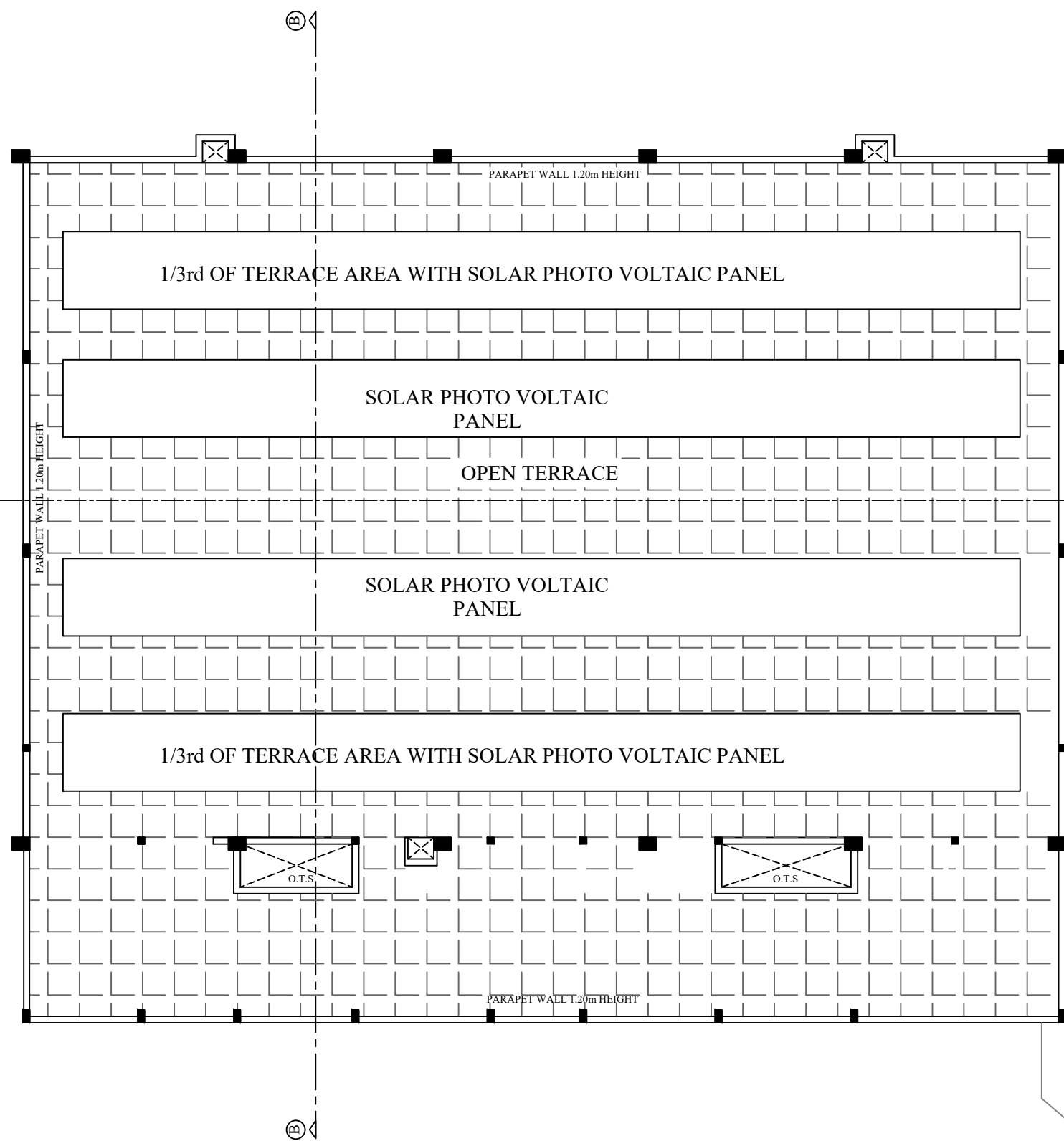
Managing Director

REGISTERED ENGINEER:

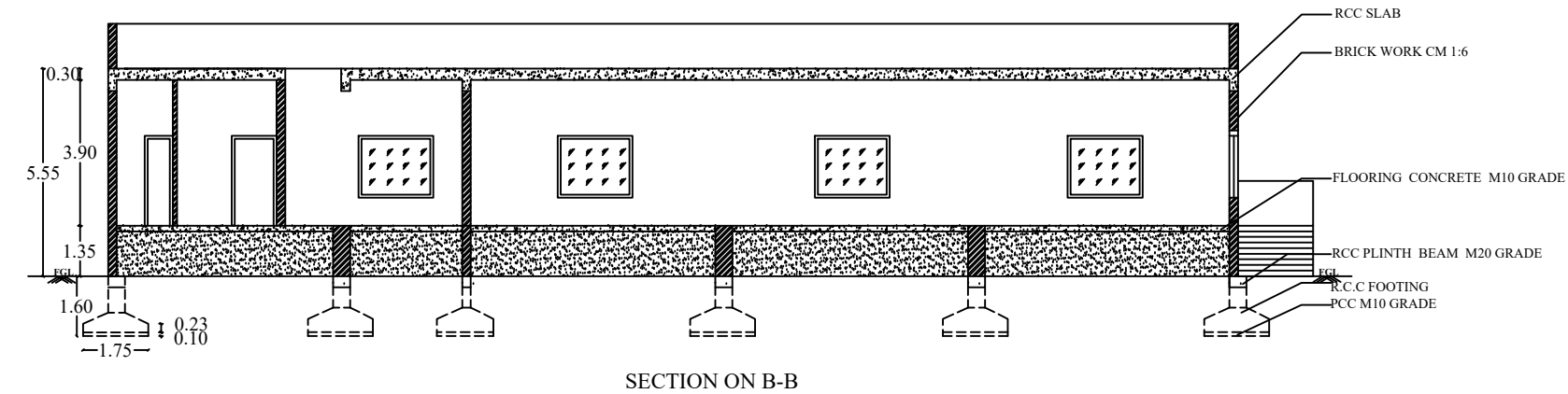
Dr.Ds.PANNER SELVAM, M.E. (Str.)
Registered Engineer (RVA/43/REG/2024)
SRI VIJAY CONSTRUCTIONS
S.P. Complex, 2nd Floor, Chander Main Road,
Narasohipatti, SALEM-636 004, Cell: 98427 44515
Email: dspannerselvam@gmail.com



FRONT ELEVATION



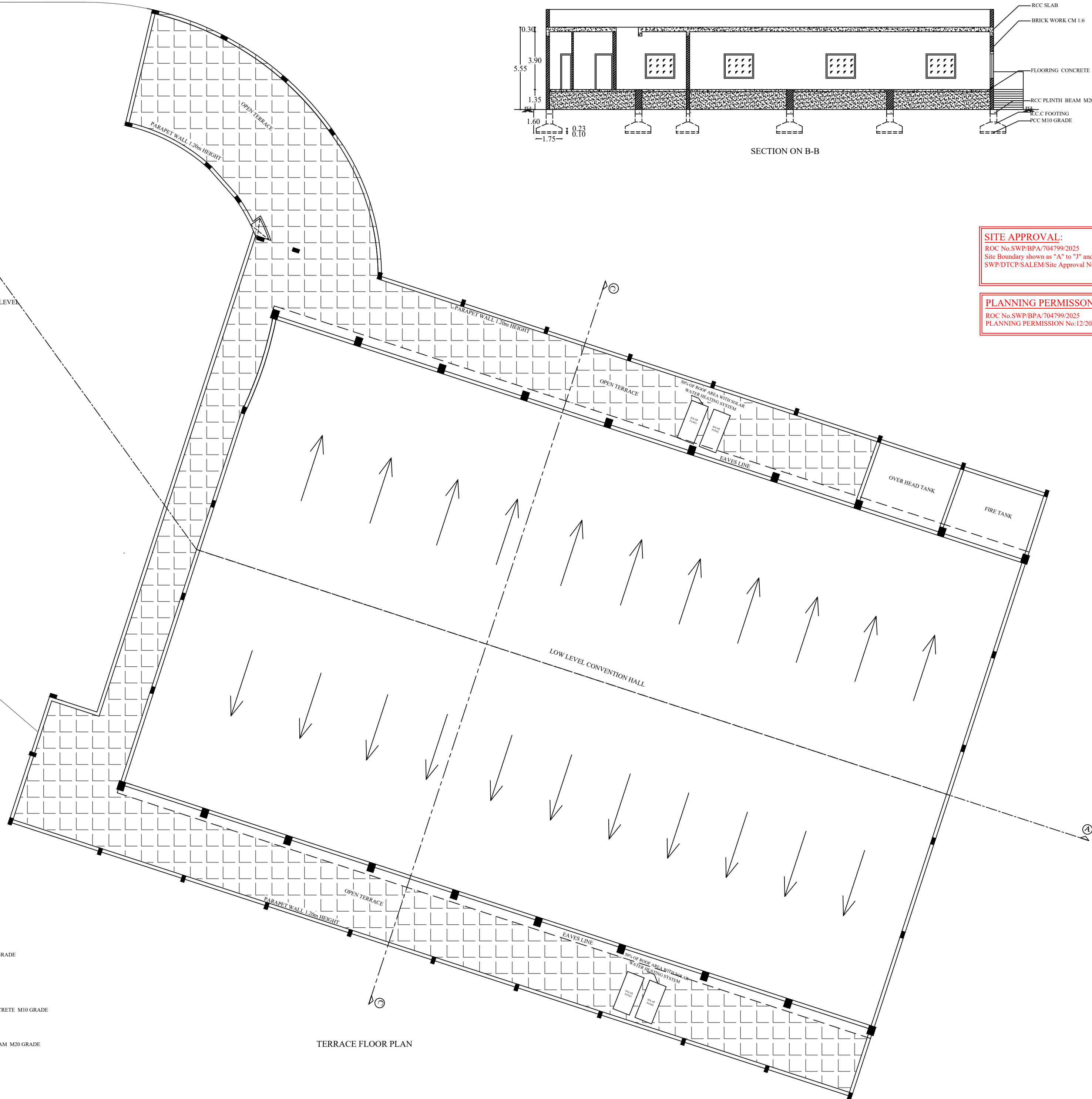
LOW LEVEL



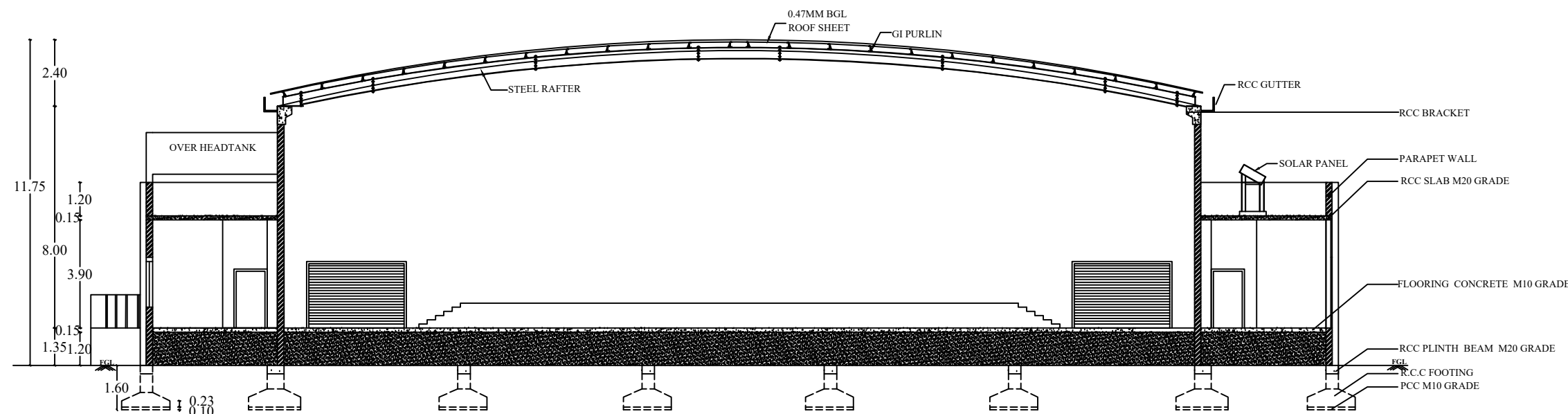
SECTION ON B-B

SITE APPROVAL:
ROC No SWP/BPA/704799/2025
Site Boundary shown as "A" to "F" and numbered as SWP/DTCP/SALEM/Sac Approval Number:16/2026

PLANNING PERMISSION:
ROC No SWP/BPA/704799/2025
PLANNING PERMISSION No:12/2026



TERRACE FLOOR PLAN



SECTION ON C-C

PLAN SHOWING THE PROPOSED CONSTRUCTION OF G.I.SHEET ROOFING & RCC TERRACED ROOF COMMERCIAL BUILDING "TRADE FACILITATION CENTRE" IN GROUND FLOOR FOR "M/s. SALEM TRADE CENTRE PRIVATE LIMITED (SPV)" AT S.F.No: 29/2B & 30/1B, SANTHIYUR VILLAGE, PANAMARATHUPATTI PANCHAYAT UNION, SALEM TALUK, SALEM DISTRICT.

NAME OF THE APPLICANTS:
M/s. SALEM TRADE CENTRE PRIVATE LIMITED (SPV)

SCALE 1:100
ALL DIMENSIONAL ARE IN METER



- FE FIRE EXTINGUISHER APARATUS PROVIDED IN NECESSARY PLACES.
- * SOLAR APARATUS TO BE PROVIDED
- * RAIN WATER HARVESTING SYSTEM & SULLAGE WATER TREATMENT PLANT ARE PROVIDED AS PER STANDARD PROVISIONS.
- HH FIRE HOSE RACK

SITE AREA DETAILS:

S.No	VILLAGE	S.F.No	EXTENT IN DOCUMENT ACRE	EXTENT IN PATTA HECT
1	SANTHIYUR	29/2B	4.93	0.0600
2		30/1B		1.9350
TOTAL			4.93	1.9950

AREA STATEMENT:

DESCRIPTION	AREA IN SQ.M
AREA OF SITE AS PER PATTA	19950.00
AREA OF SITE AS PER DOCUMENT	19951.02
AREA OF SITE AS PER SUPERIMPOSED	19495.76

PROPOSED BUILDING AREA DETAILS:

DESCRIPTION	PORTIONS	ROOF CATEGORY	BUILTUP AREA IN SQ.M	NON FSI AREA DEDUCTION IN SQ.M	FSI AREA IN SQ.M
GROUND FLOOR	MINI HALL	RCC	1095.74	-	1095.74
	CONVENTION HALL 1	GI SHEET	1780.93	-	1780.93
		RCC	815.07	-	815.07
TOTAL			3691.74	-	3691.74

LAND AREA	AREA IN SQ.M
OPEN SPACE RESERVATION PROVIDED	19495.76
	1950.00

F.S.I. : $\frac{\text{SQ.M (AREA OF BUILDING)}}{\text{SQ.M (AREA OF SITE)}} = \frac{3691.74}{19495.76} = 0.19$

PARKING DETAILS

PARKING CATEGORY	PARKING AREA	CAR PARKING REQ	LORRY PAR REQ	TWO WHEELERS REQ	CYCLE REQ
COMMERCIAL BUILDING	3691.74	56	69	-	-

MECHANICAL VENTILATION USING SPLIT A.C. - CAPACITY DETAILS:

S.NO	NAME OF FLOOR	NAME OF USAGE PLACE	USAGE CAPACITY
1	GROUND FLOOR	MINI HALL	88 TON
		CONVENTIONAL HALL 1	198 TON
		TOTAL	286 TON

ARCHITECT:

Ar.R.G.ANDYHAPPAN, B.Arch.,
Regd.Architect C.A.406/1/2007
No: 19, Ashok Nagar, 1-st Cross,
Narasothipatti, Salem-636 004.
Cell : 98949 66555

REGISTERED CONSTRUCTION ENGINEER:

E.S.MANICKAM, M.E. (Spec.)
Registered Construction Engineer (S.P.14/1902/2014-25)
No: 27/2A D3, Madhavapatti, Madhavapatti (P),
Narasothipatti, SALEM-636 011, Call:98287 74854.
Email: manickam_e@yahoo.in

REGISTERED STRUCTURAL ENGINEER:

Dr.DS.PANNEER SELVAM, M.E. (Str.)
Registered Structural Engineer (S.P.14/1902/2014-25)
D. S. P. ASSOCIATES
S.P. Complex, 2-nd Floor, Crosser Main Road,
Narasothipatti, SALEM-636 011, Call: 98427 44515
Email: ds panneerselvam@gmail.com

APPLICANT:

For Salem: Trade Centre Private Limited
Managing Director

REGISTERED ENGINEER:

Dr.DS.PANNEER SELVAM, M.E. (Str.)
Registered Engineer (S.P.14/1902/2014-25)
SRI VIJAY CONSTRUCTIONS
S.P. Complex, 2-nd Floor, Crosser Main Road,
Narasothipatti, SALEM-636 011, Call: 98427 44515
Email: ds panneerselvam@gmail.com

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](#)



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



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.

