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

hello@verified.realestate
+91 9996 12 9996
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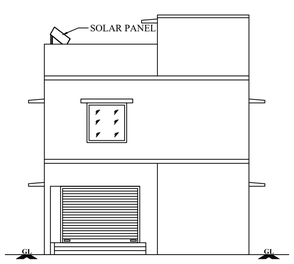
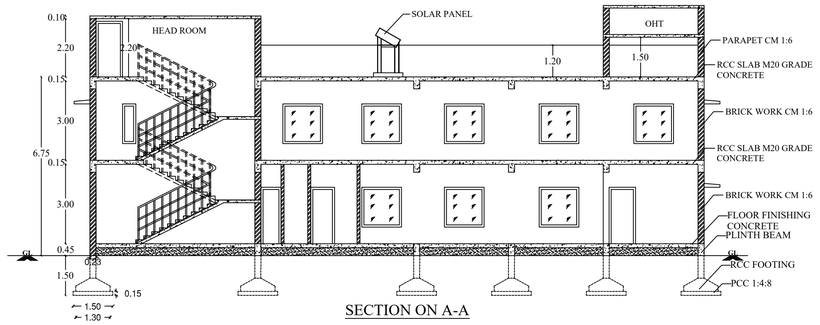
SITE APPROVAL:
ROC No.SWP/BPA/725931/2025
Site Boundary shown as "A" to "D" and numbered as SWP/DTCP/SALEM/Site Approval Number:60/2026

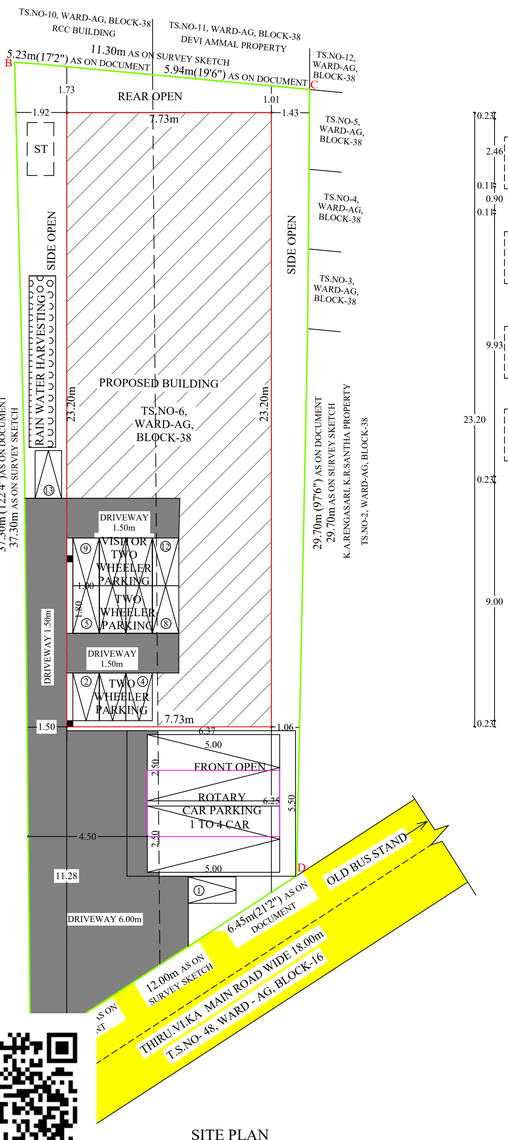
PLANNING PERMISSON:
ROC No.SWP/BPA/725931/2025
PLANNING PERMISSION No: 41/2026



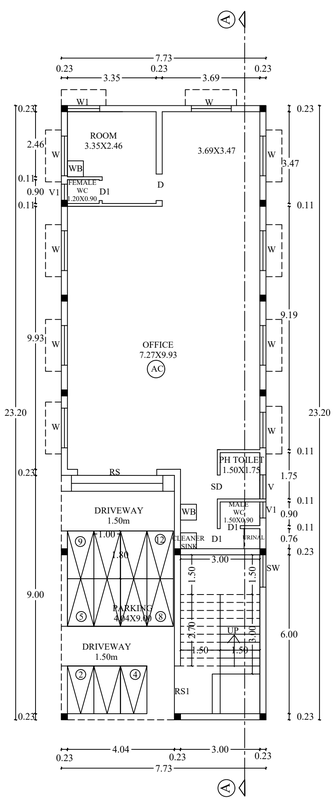
FRONT ELEVATION



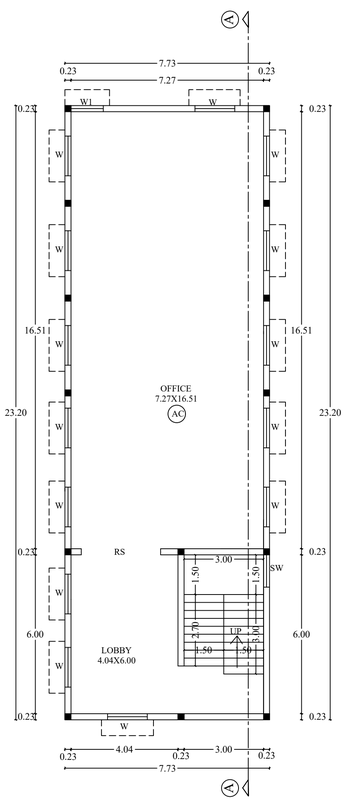
SECTION ON A-A



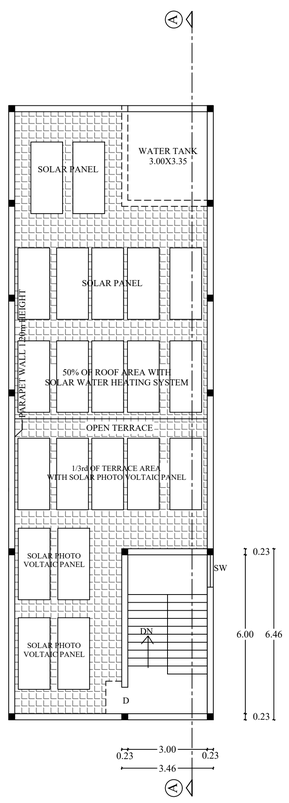
SITE PLAN



GROUND FLOOR

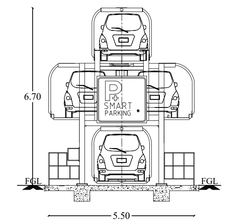


FIRST FLOOR

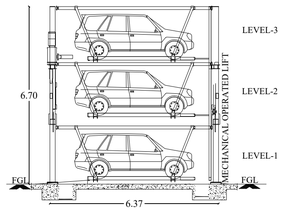


TERRACE FLOOR

ROTARY CAR PARKING:



FRONT VIEW



SIDE ELEVATION

SANITARY DETAILS:

S.NO	FLOOR NAME	PERSONS	PERSONS COUNT	SANITARY NAME	SANITARY REQUIREMENT	SANITARY PROVIDED
1	GROUND FLOOR	MALE	15 Nos	WC	ONE FOR EVERY 25 PERSONS	1 Nos
		FEMALE	5 Nos	WC	ONE FOR EVERY 15 PERSONS	1 Nos
2		DIFFERENTLY ABLED		SPECIAL WC	ONE FOR SET OF TOILETS	1 Nos
3		COMMON MALE AND FEMALE		DRINKING WATER	ONE FOR EVERY 100 PERSONS WITH A MINIMUM OF ONE ON EACH FLOOR	1 Nos
4		MALE	15 Nos	WASH BASIN	ONE FOR EVERY 25 PERSONS	1 Nos
		FEMALE	5 Nos	WASH BASIN	ONE FOR EVERY 25 PERSONS	1 Nos
5		MALE	15 Nos	URINALS	1 FOR 7-20 PERSONS	1 Nos
6		COMMON		CLEANERS SINK	ONE PER MINIMUM, PREFERABLYIN OR ADJACENT TO SANITARY ROOMS	1 Nos

CAR PARKING DETAILS

DETAILS		FLOOR AREA SQ.M	CAR PARKING REQUIRED	CAR PARKING PROVIDED	TWO WHEELER REQUIRED	TWO WHEELER PROVIDED
COMMERCIAL OFFICE	PARKING	358.70	3 Nos	3 Nos	11 Nos	11 Nos
	VISITOR PARKING (10%)		1 Nos	1 Nos	2 Nos	2 Nos
TOTAL CAR PARKING		-	4 Nos	4 Nos	13 Nos	13 Nos

CAR PARKING STALL SIZE - 2.50M X 5.00M
TWO WHEELER PARKING STALL SIZE - 1.00M X 1.80M

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C TERRACED ROOF COMMERCIAL OFFICE BUILDING IN GROUND FLOOR AND FIRST FLOOR AT (OLD TS.No-11/2A2, WARD-M, BLOCK-17), NEW TS.No-6, WARD-AG, BLOCK-38, THIRU.VI.KA MAIN ROAD, SALEM CITY MUNICIPAL CORPORATION, SALEM DISTRICT. ZONE-III , DIVISION-41.

NAME OF THE APPLICANT :
Mr.M.PRABHAKARAN, s/o. Mr.MUTHU KRISHNAN
Mrs.R.V.DIVYA, w/o.Mr.M.PRABHAKARAN

SCALE 1:100
ALL DIMENSIONAL ARE IN METER

COLOUR INDEX:
SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
PROPOSED DRIVE WAY

SOLAR APARATUS TO BE PROVIDED
RAIN WATER HARVESTING SYSTEM & SULLAGE WATER TREATMENT PLANT & TANKS ARE PROVIDED AS PER STANDARD PROVISIONS.

N

SITE AREA STATEMENT:

Sl. No.	TS.No.	WARD	BLOCK	EXTENT AS PER DOCUMENT IN SQ.M	EXTENT AS PER PATTA IN SQ.M
1	6	AG	38	369.74	378.50
TOTAL				369.74	378.50

DESCTRIPTION	SQ.M

BUILDING AREA DETAILS:

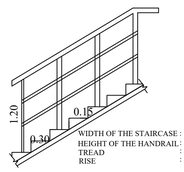
DESCRIPTION	BUILT UP AREA IN SQ.M	NON FSI AREA /DEDUCTION IN SQ.M	FSI AREA IN SQ.M
GROUND FLOOR AREA	179.35	39.42	139.93
FIRST FLOOR AREA	179.35	-	179.35
TOTAL BUILTUP AREA	358.70	-	319.28
HEAD ROOM AREA	22.35	22.35	-
GRAND TOTAL	381.05	61.77	319.28

JOINERY DETAIL:

RS	ROLLING SHUTTER	:	3.00 x 2.13
RS1	ROLLING SHUTTER	:	1.80 x 2.13
D	DOOR	:	1.00 x 2.13
D1	DOOR	:	0.76 x 2.13
SD	SWING OUT DOOR	:	0.90 x 2.13
W	WINDOW	:	1.50 x 1.50
W1	WINDOW	:	1.22 x 1.50
V	VENTILATOR	:	0.91 x 0.61
V1	VENTILATOR	:	0.61 x 0.91
SW	STAIR CASE WINDOW	:	1.22 x 1.22

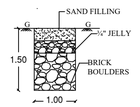
$$F.S.I : \frac{SQ.M\ (AREA\ OF\ BUILDING)}{SQ.M\ (AREA\ OF\ SITE)} = \frac{319.28}{369.74} = 0.86$$

STAIRCASE DETAILS:



WIDTH OF THE STAIRCASE : 1.50 m
HEIGHT OF THE HANDRAIL : 1.20 m
TREAD : 0.30 m
RISE : 0.15 m

RAINWATER HARVESTING:

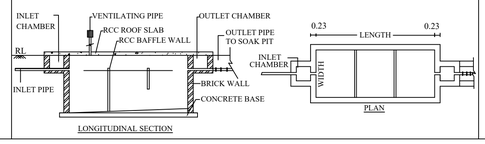


REGISTERED STRUCTURAL ENGINEER:

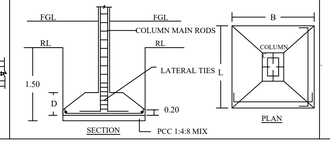
Er.DS.PANNEER SELVAM, M.E. (Stru.,)
Registered Structural Engineer (SLPA/14/RSE-I/2024)
D. S. P. ASSOCIATES
S.P. Complex, 2-nd Floor, Omalur Main Road,
Narasothipatty, SALEM-4.Cell: 98427 44515
Email: dspanneerselvam@gmail.com

APPLICANT

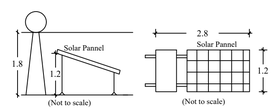
SEPTIC TANK:



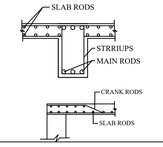
COLUMN & FOOTING DETAIL:



SOLAR WATER HEATER:



ROOF SLAB & BEAM DETAILS:



REGISTERED ENGINEER:

Er.DS.PANNEER SELVAM, M.E. (Stru.,)
Registered Engineer (SLPA/43/RE-I/2024)
SRI VIJAY CONSTRUCTIONS
S.P. Complex, 2-nd Floor, Omalur Main Road,
Narasothipatty, SALEM-4.Cell: 98427 44515
Email: dspanneerselvam@gmail.com

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.