PP APPROVAL RECORD

Planning Permission

Salem district, Tamil Nadu

APPROVAL TYPE
Building Plan

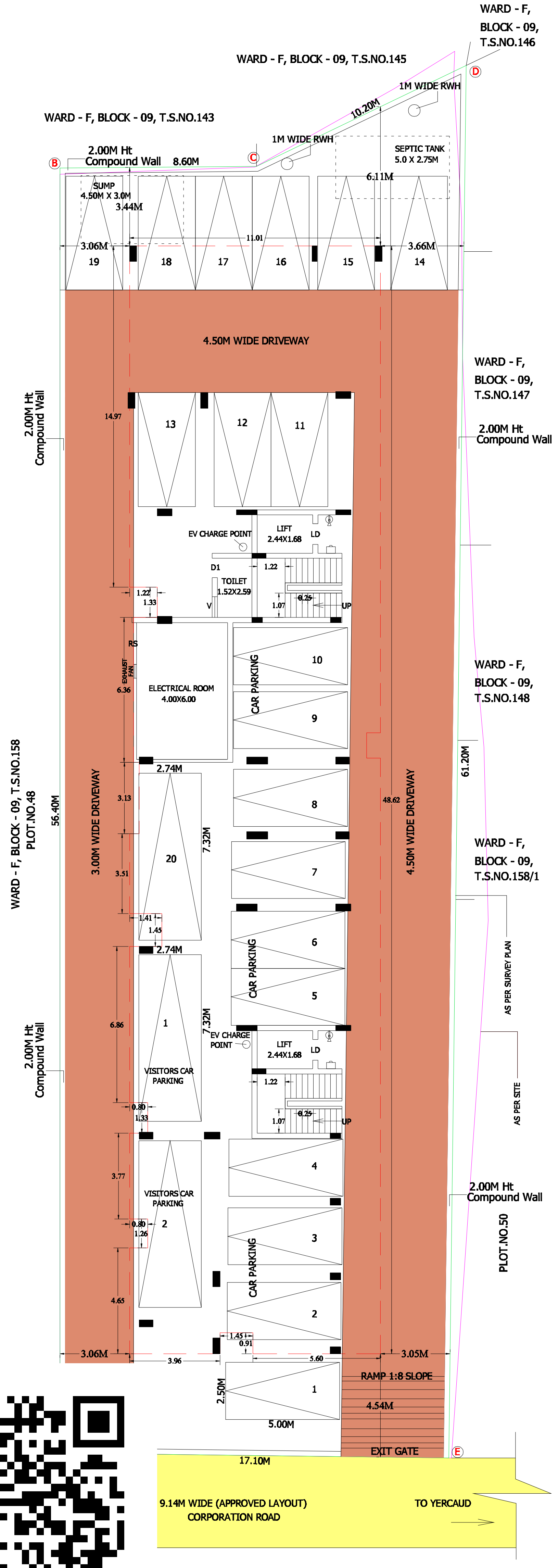
ISSUING AUTHORITY
DTCP

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

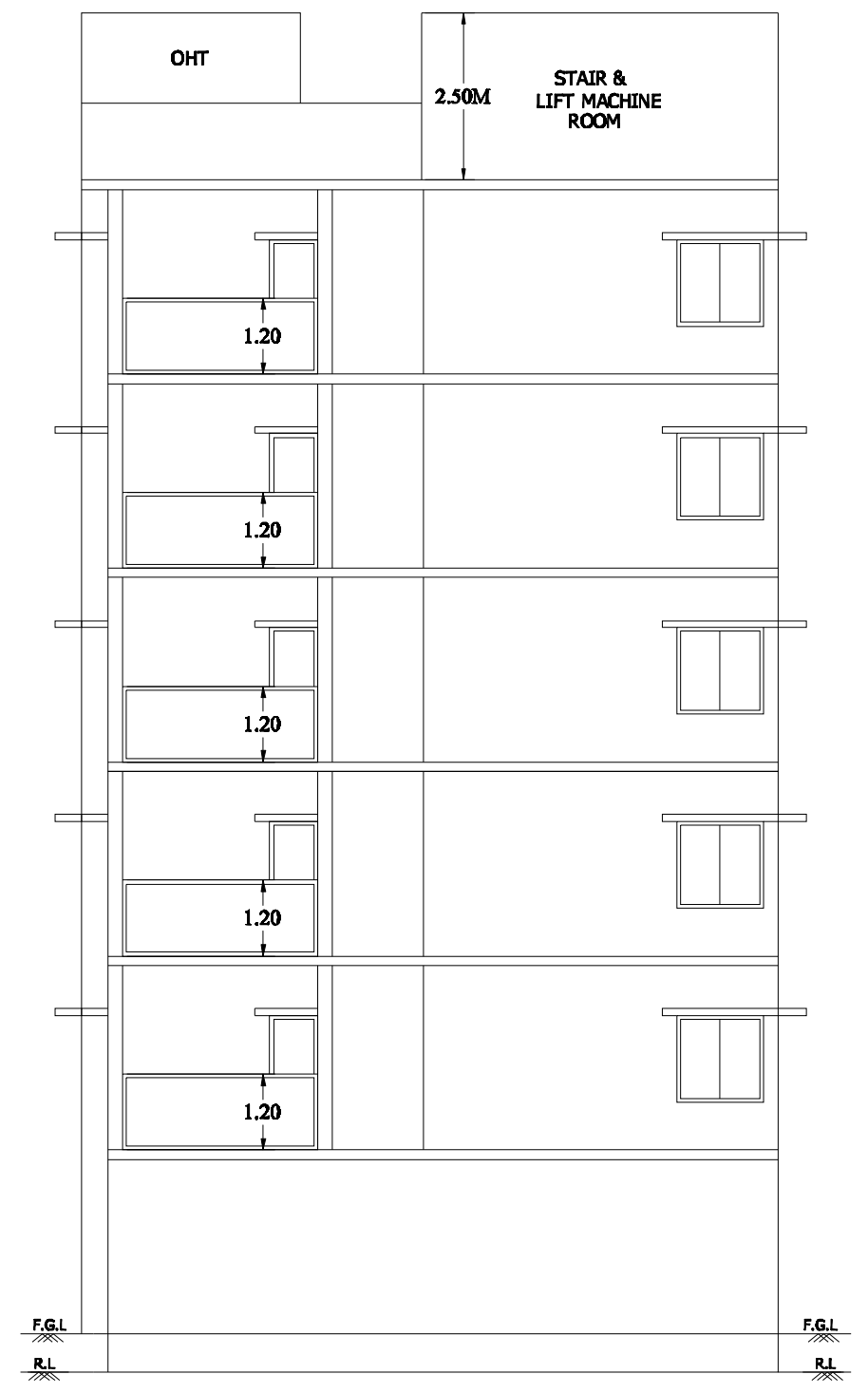
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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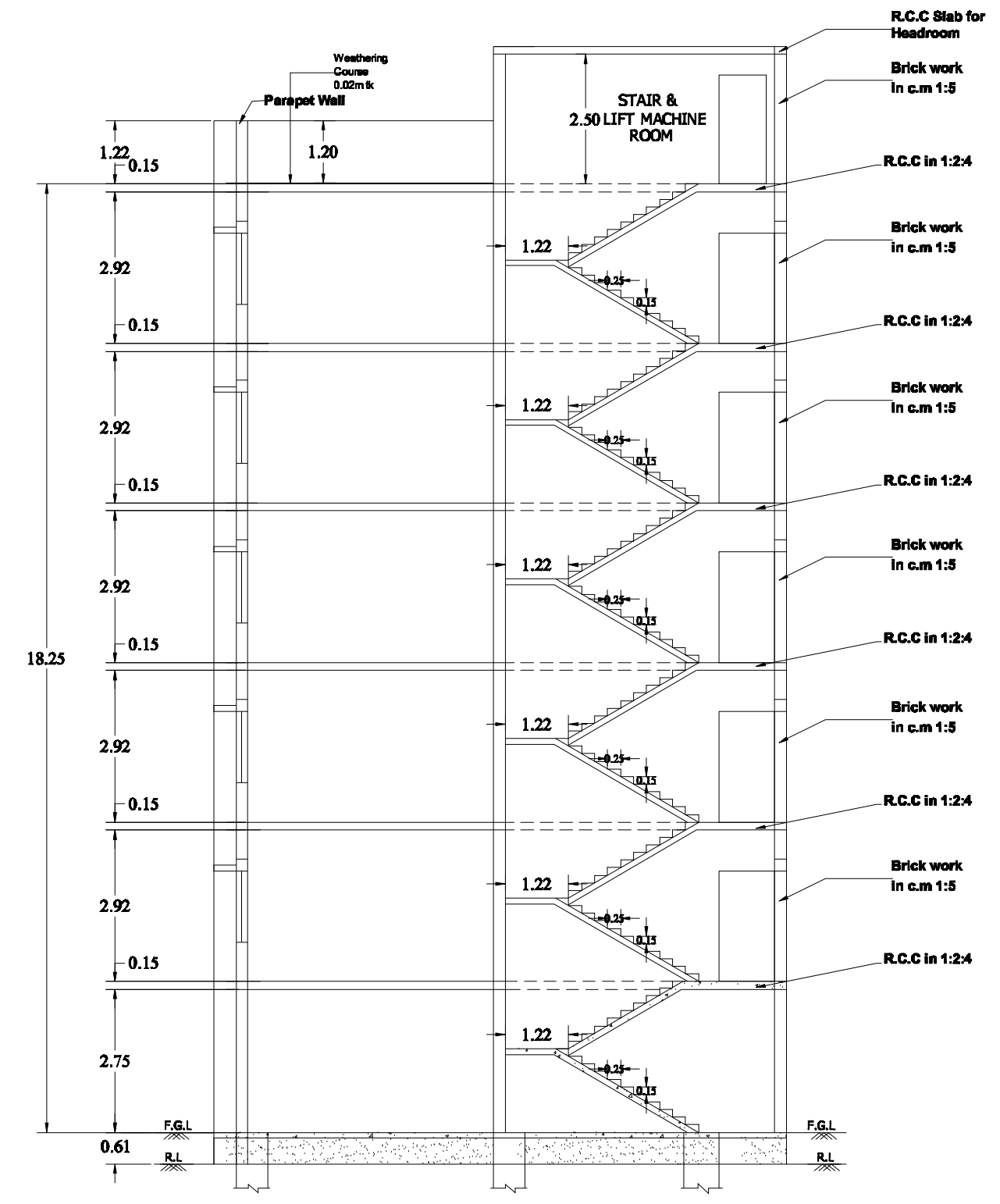
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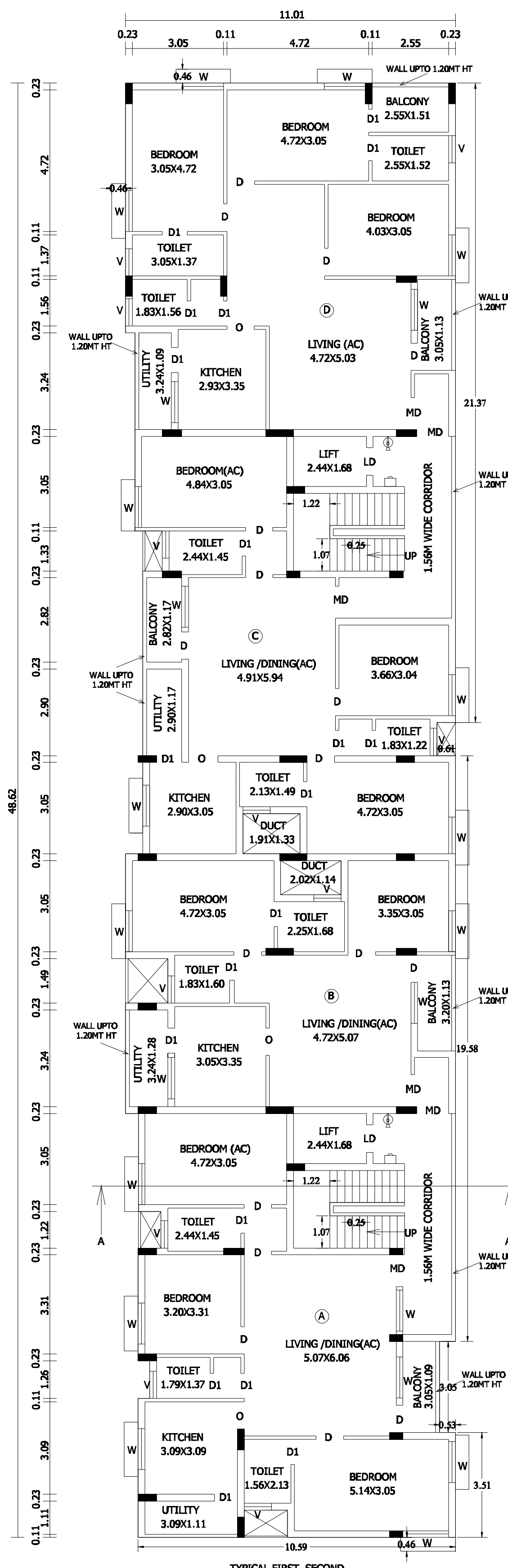
SITE CUM STILT FLOOR PLAN



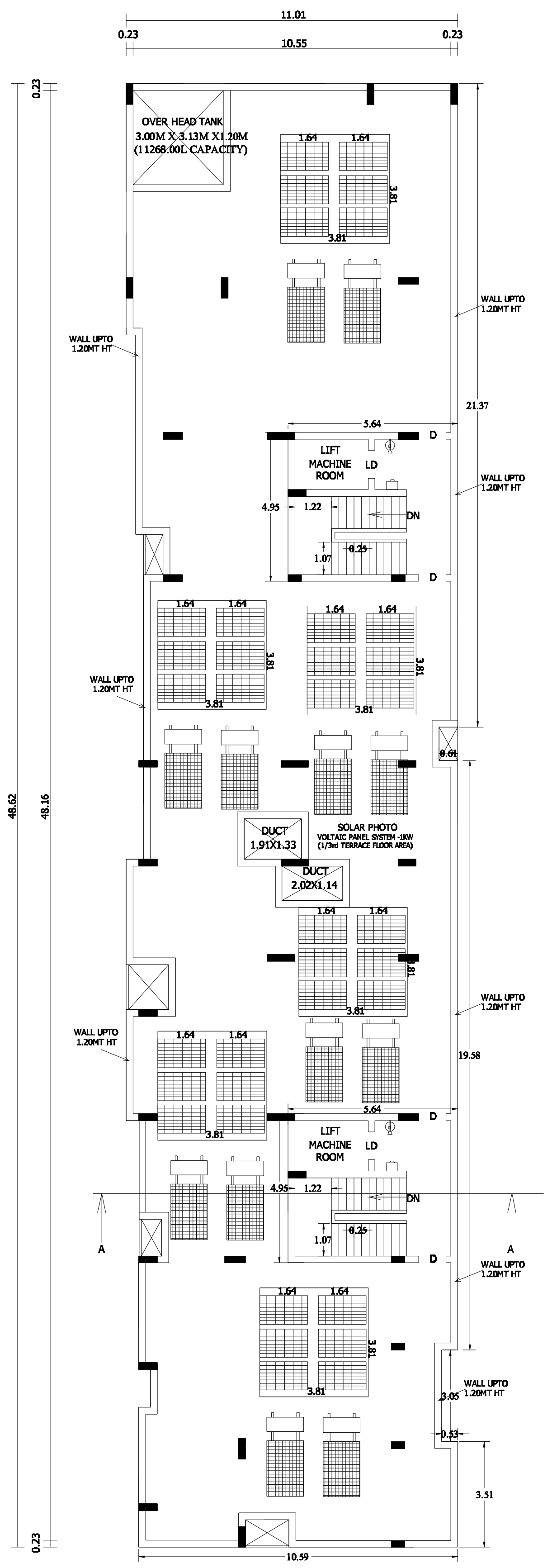
FRONT ELEVATION



SECTION ON A-A'



TYPICAL FIRST, SECOND, THIRD , FOURTH & FIFTH FLOOR PLAN



TERRACE FLOOR PLAN

SITE & DETAIL PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C TERRACED ROOF RESIDENTIAL APARTMENT BUILDING IN (20 NOS.OF DWELLING UNITS) STILT ,FIRST,SECOND,THIRD,FOURTH & FIFTH FLOOR IN PLOT.NO.49, R.S.F.NO.52/5C, WARD - F, BLOCK - 09,T.S.NO -158/7, AT SHANTHI NAGAR, MITTA AYYAMPERUMAMPATTI VILLAGE , SALEM MUNICIPAL CITY CORPORATION, SALEM TALUK, SALEM DISTRICT. APPROVED LAYOUT NO: 18/2015.

NAME OF THE APPLICANT :

Mrs.S.JOTHI,W/O .Mr.SANTHOSHKUMAR.

AREA DETAILS : Sq.Mtrs

AS PER DOCUMENT	=	988.94
AS PER TSLR	=	989.00
SUPER IMPOSED AREA	=	1005.56
AS AT SITE	=	1041.47

AREA OF THE RCC ROOF CONSTRUCTION IN

DESCRIPTION	F.S.I AREA	NON -F.S.I		TOTAL BUILT UP AREA	NO.OF DWEL -LING UNITS
		DEDUC -TION			
STILT FLOOR AREA	27.72	497.46	----	525.18	----
FIRST FLOOR AREA	508.33	4.85	----	513.18	4
SECOND FLOOR AREA	508.33	4.85	----	513.18	4
THIRD FLOOR AREA	508.33	4.85	----	513.18	4
FOURTH FLOOR PLAN	508.33	4.85	----	513.18	4
FIFTH FLOOR PLAN	508.33	4.85	----	513.18	4
HEAD ROOM & LIFT AREA	-----	-----	64.02	64.02	----
AREA OF THE TOTAL CONSTRUCTION	2569.37	521.71	64.02	3155.10	20 NOS

FSI AREA = 2569.37 Sq.mt

FLOOR SPACE INDEX = $\frac{2569.37}{988.94}$ = 2.59

PLOT COVERAGE = $\frac{525.18}{988.94}$ X 100 = 53.10%

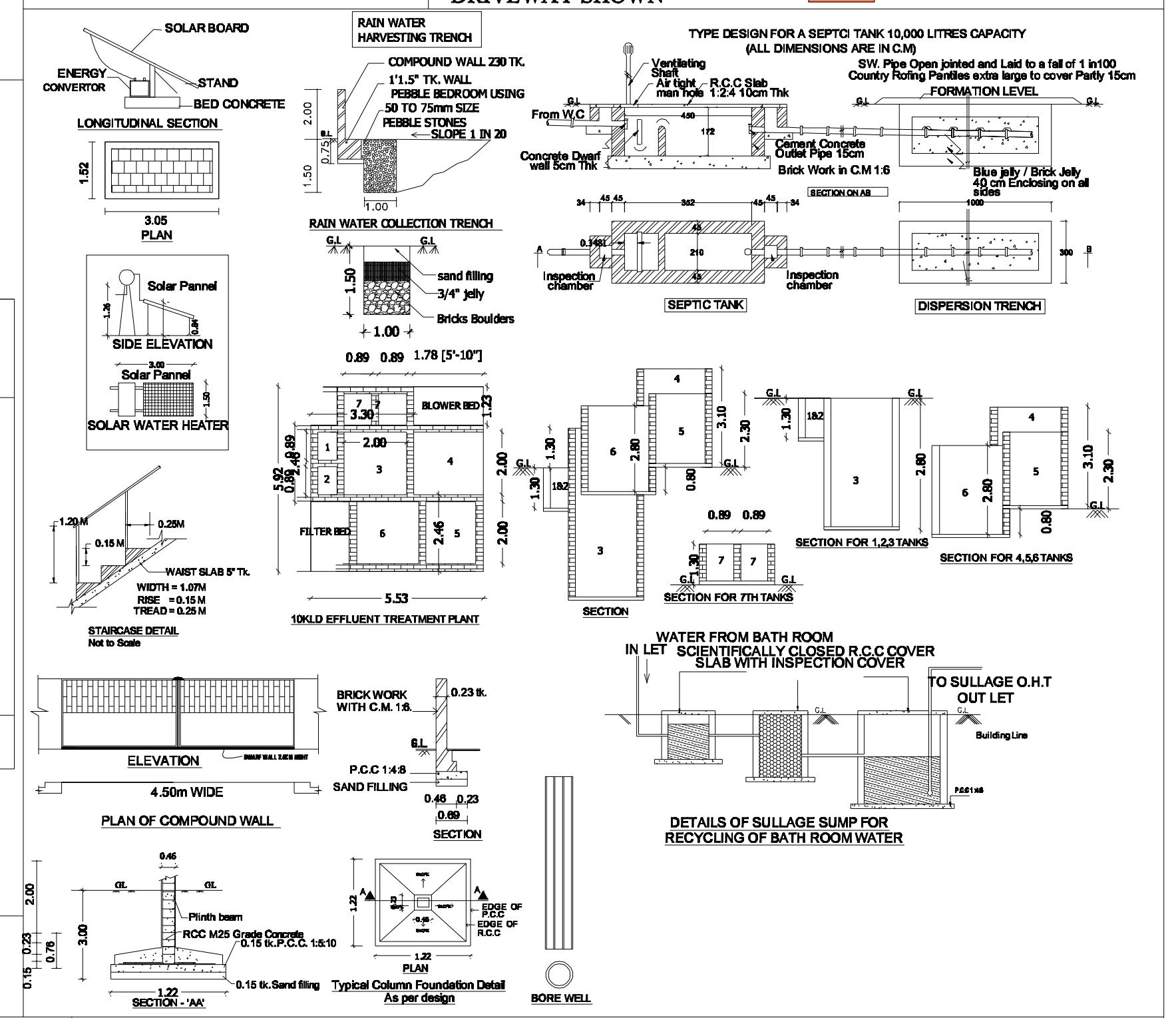
ALL DIMENSIONS ARE IN METER

SCALE 1:100

N SCALE 1:100

(FE) FIRE EXTINGUISHER	-	
(FA) FIRE ALARAM	-	
(RWH)RAIN WATER HARVESTING	-	

SITE BOUNDARY SHOWN AS Ⓐ TO Ⓔ	-
PROPOSED BUILDING SHOWN	-
EXISTING ROAD SHOWN	-
DRIVEWAY SHOWN	-



JOINERY DETAILS :

LD	LIFT DOOR	-	1.22 X 2.00
MD	MAIN DOOR	-	1.22 X 2.13
D	DOOR	-	0.91 X 2.13
O	OPEN	-	0.91 X 2.13
D1	DOOR	-	0.76 X 2.10
RS	ROLLING SHUTTER	-	1.83 X 2.13
W	WINDOW	-	1.83 X 1.52
V	VENTILATOR	-	0.91 X 0.61

PARKING DETAILS:-

PARKING CATEGORY	NO OF DWELLING UNITS	CAR		TWO WHEELER	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
RESIDENTIAL ABOVE 75 Sq.mt	20	20	20	----	----
RESIDENTIAL BELOW 75 Sq.mt	------	0	0	----	----
VISITORS CAR PARKING(10%)	------	2	2	----	----

CAR SIZE - 2.50M X 5.00M

FLOOR NAME	DECRIPTION	FSI AREA (Sq.mt)
FLOOR -01,02,03,04,05	DWELLING UNIT - A	115.90
	DWELLING UNIT - B	88.88
	DWELLING UNIT - C	115.74
	DWELLING UNIT - D	128.38
	TOTAL DWELLING UNIT AREA	448.90
TOTAL DWELLING UNIT 20 NOS		

STRUCTURAL ENGINEER :-

N. MANIVASAGAM, M.Tech(Struct), M.I.E
Chartered Engg. Reg. No: M 1696275
Reg. Structural Engineer Grade-1
CMDA Reg. No: SE/GR-1/2020/12/284
GCC Reg. No: RSE 101292020
Salem LPA Reg. No: 24/RSE-1/2024
216/17-4, KMS Garden, Lotus Nagar,
SALEM-16. ✆:9677666102, 9066622951

APPLICANT :

CONSTRUCTION ENGINEER :-

Er. P. ASAITHAMBI,
B.E., M.Tech.,M.B.A.,M.I.E., F.I.V., M.Sc(RV)
Asst. Executive Engineer, PWD (Retd),
Chartered Civil Engineer & Approved Valuer &
Govt. Approved Panel Engineer under TNPB Act. 1965
Fairlands Co-operative Housing Society Building,
Opp. to Canara Bank, Saradha College Road,
Fairlands, Salem - 636 016.
REG.NO. 83/RCE/2024

REGISTERED ARCHITECT :-

AR.SUNDARA MOORTHY
CA / 2013 / 61483
CHIEF ARCHITECT
STUDIO GMS RESEARCH AND DESIGN PVT. LTD,
16E, SATHYANARAYANA STREET,
SWARNAPURI, SALEM (Dt)-636 004. TAMILNADU.INDIA

SITE APPROVAL
Roc No : SWP/BPA/739795/2025
Site Boundary Shown as "A to E" and
Numbered as SWP/DTCP/SALEM/
Site Approval No : 26 / 2026

PLANNING PERMISSION
Roc No : SWP/BPA/739795/2025
PLANNING PERMISSION NO : 17 / 2026

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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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.