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
verified.realestate

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GI SHEET ROOF AND R.C.C TERRACED ROOF COMMERCIAL (PROFESSIONAL CONSULTING OFFICE AND HOSPITAL)

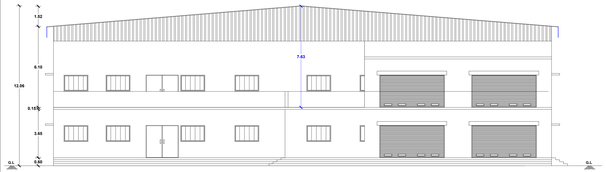
GROUND AND FIRST FLOOR BUILDING IN S.F.No - 291/1A1,291/1B1,291/2A1A,291/2A2,291/3B AT KONERIPATTI VILLAGE , THAMMAMPATTI TOWN PANCHAYAT,

GANGAVALLI TALUK , SALEM DISTRICT.

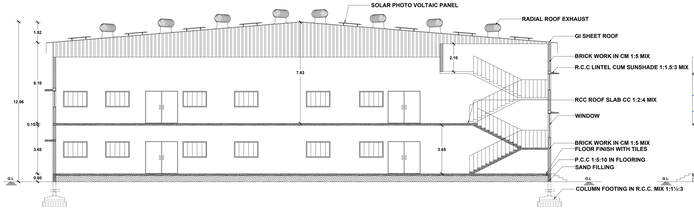
APPLICANT:-

1.Mr.C.BASKARAN S/o Mr.CHANDRASEKARAN.,

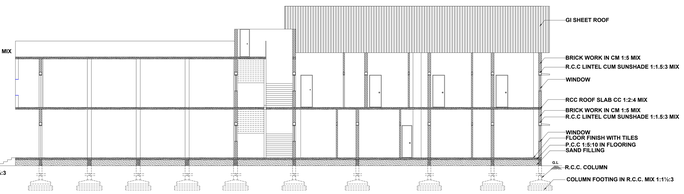
2.Mrs.B.SAVITHA W/o Mr.C.BASKARAN.,



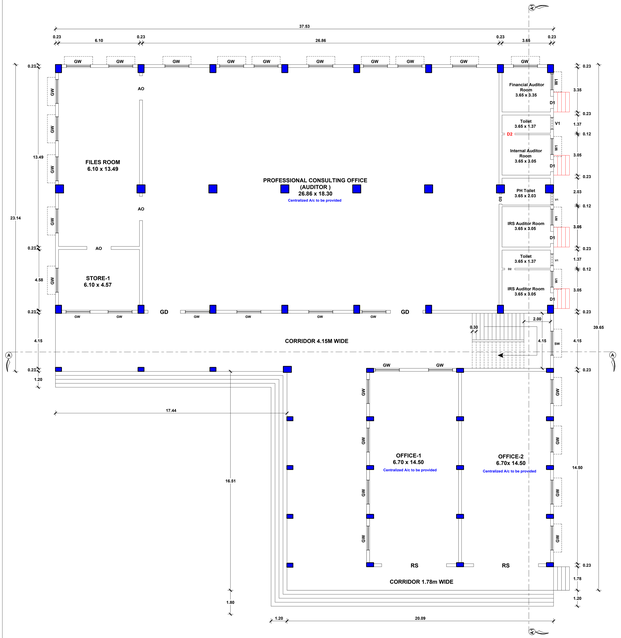
FRONT ELEVATION
BLOCK - A



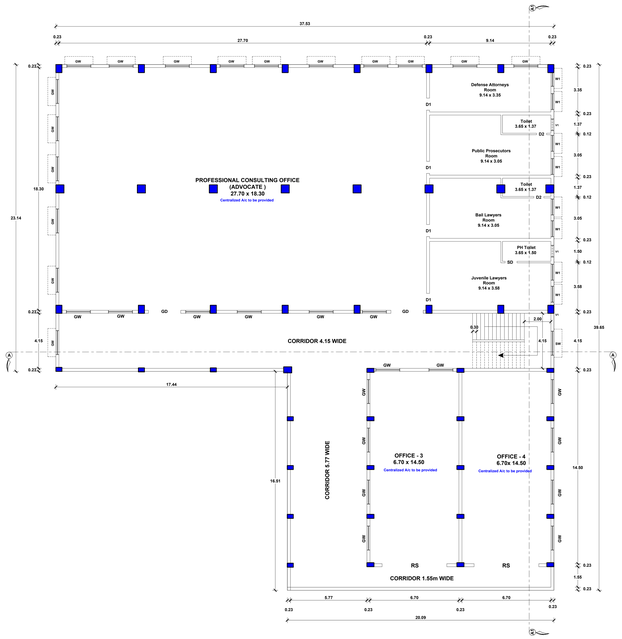
SECTION ON "AA"
BLOCK - A



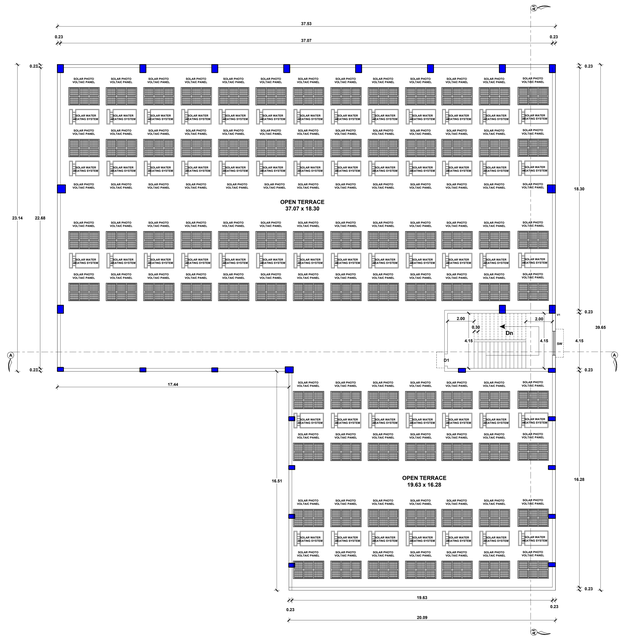
SECTION ON "A1A1"
BLOCK - A



GROUND FLOOR PLAN
BLOCK - A



FIRST FLOOR PLAN
BLOCK - A



TERRACE FLOOR PLAN
BLOCK - A

TECHNICAL APPROVAL
ROC NO: SWP/BPA/763529/2026
Technical Concurrence No .
SWP/DTCP/SALEM/B.P.No : 20/2026

SITE APPROVAL
ROC NO: SWP/BPA/763529/2026
Site Boundary Shown as "A to Q"
and Numberd as SWP/DTCP/SALEM/
Site Approval No:180/2026

AREA STATEMENT

SHEET No : 2 OF 3

DESCRIPTIONS	Sq.METER
SITE AREA :-	
AS PER DEED AREA	6217.00
AS PER PLR / FMB AREA	6217.00
SUPER IMPOSED PLOT AREA	6333.22
BUILDING AREA :-	

FLOOR NAME	FSI AREA (IN Sq.m)	NON FSI AREA (IN Sq.m)	BUILTUP AREA (IN Sq.m)
BLOCK A (PROFESSIONAL CONSULTING OFFICE)			
GROUND FLOOR	1200.05	----	1200.05
FIRST FLOOR	1200.05	----	1200.05
HEAD ROOM	----	38.54	42.69
LIFT MACHINE ROOM	----	----	----
TOTAL A	2400.10	38.54	2438.64
BLOCK B (HOSPITAL)			
GROUND FLOOR	656.97	----	656.97
FIRST FLOOR	656.97	----	656.97
HEAD ROOM	----	38.54	38.54
LIFT MACHINE ROOM	----	10.21	10.21
TOTAL B	1313.94	48.75	1362.69
GRAND TOTAL in Sq.M	3714.04	87.29	3801.33
GRAND TOTAL in Sq.Ft	39977.93	939.58	40917.51

FLOOR SPACE INDEX (F.S.I) :- SCALE 1 : 100

F.S.I AREA / PLOT AREA = 3714.04 / 6217.00 = 0.597 < 2

ALL DIMENSIONS ARE IN 'METRE'

PLOT COVERAGE (P.C) :-

MAX FLOOR AREA AT ANY FLOOR / PLOT AREA x 100 = 1857.02 / 6217.00 x 100 = 29.87 %

JOINERY DETAILS

REFERENCE	DESCRIPTIONS	SIZE (IN METER)
G.D	GLAZZED DOOR	1.83 x 2.13
R.S	ROLLING SHUTTER	4.88 x 2.13
M.D	MAIN DOOR	1.52 x 2.13
LD	LIFT DOOR	1.20 x 2.13
D1	DOOR	0.91 x 2.13
D2	DOOR	0.76 x 2.13
SD	SWING DOOR	0.91 x 2.13
GW	GLAZZED WINDOW	1.83 x 1.52
GW1	GLAZZED WINDOW	1.22 x 1.52
SW	STAIR WINDOW	1.83 x 1.52
V1	VENTILATOR	0.91 x 0.60

APPLICANT:-

REGISTERED ENGINEER:-

Er. A. SOUNDAR RAJAN, B.E., M.E.,(Struc)
DTCP/SALEM/RE-II/001/2025(Renewal)
G.V. VISUAL CREATIONS,
BUILDING CONTRACTOR & PROMOTERS,
Suthari Complex 1st Floor,
Junction Main Road, Near Sona College,
Salem - 636 005. Cell: 9578270663

STRUCTURAL ENGINEER:-

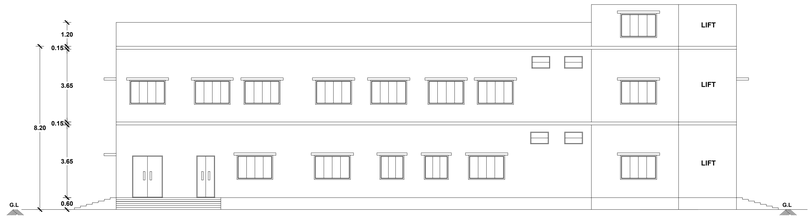
Er.A.SOUNDAR RAJAN,B.E.,M.E.,(Struct).,
RDO SALEM/RSE-II/Reg.No.33/2024
CLASSIC CONSTRUCTION
Building Contractor & Promoters,
No.1, Suthari Complex 1st Floor,
Junction Main Road,
Near Sona College, Salem - 636006.
Cell: 95782 70663

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GI SHEET ROOF AND R.C.C TERRACED ROOF COMMERCIAL (PROFESSIONAL CONSULTING OFFICE AND HOSPITAL) GROUND AND FIRST FLOOR BUILDING IN S.F.No - 291/1A1,291/1B1,291/2A1A,291/2A2,291/3B AT KONERIPATTI VILLAGE , THAMMAMPATTI TOWN PANCHAYAT, GANGAVALLI TALUK , SALEM DISTRICT.

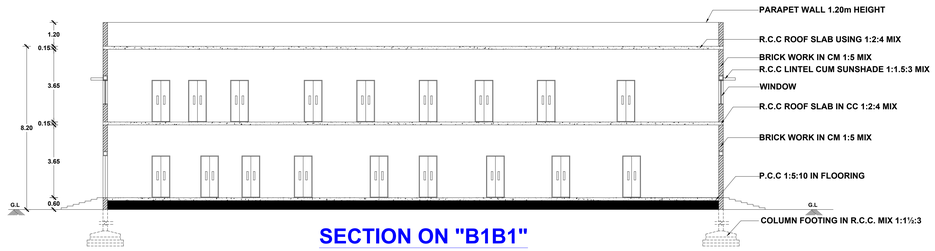
APPLICANT:-

1.Mr.C.BASKARAN S/o Mr.CHANDRASEKARAN.,

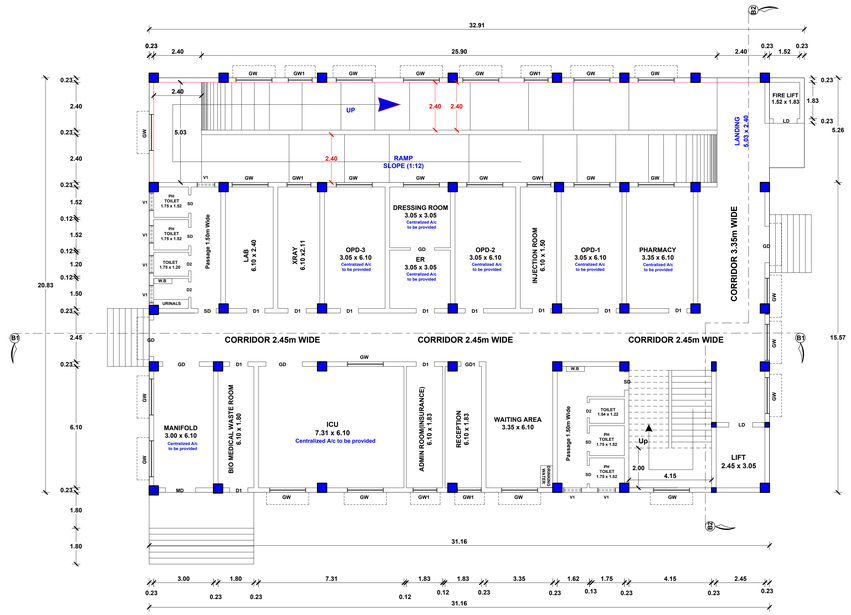
2.Mrs.B.SAVITHA W/o Mr.C.BASKARAN.,



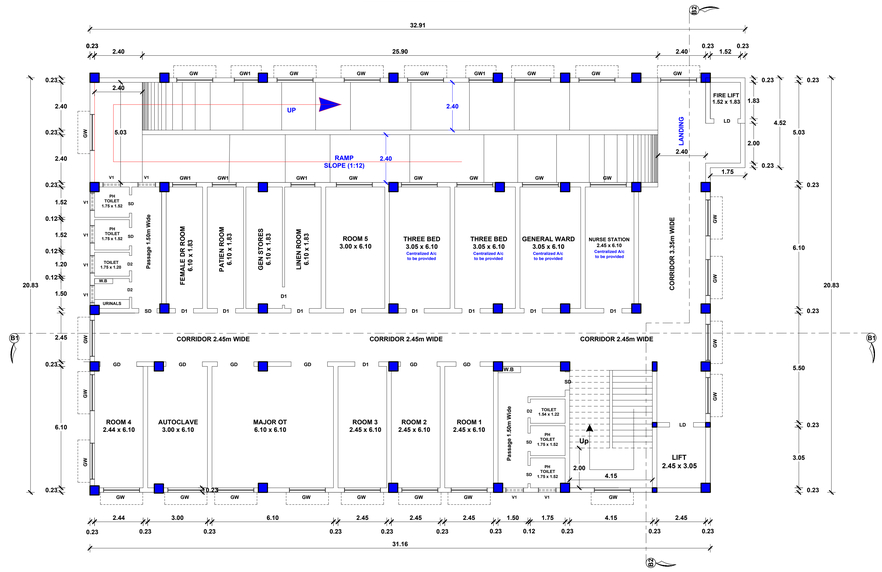
FRONT ELEVATION
BLOCK - B



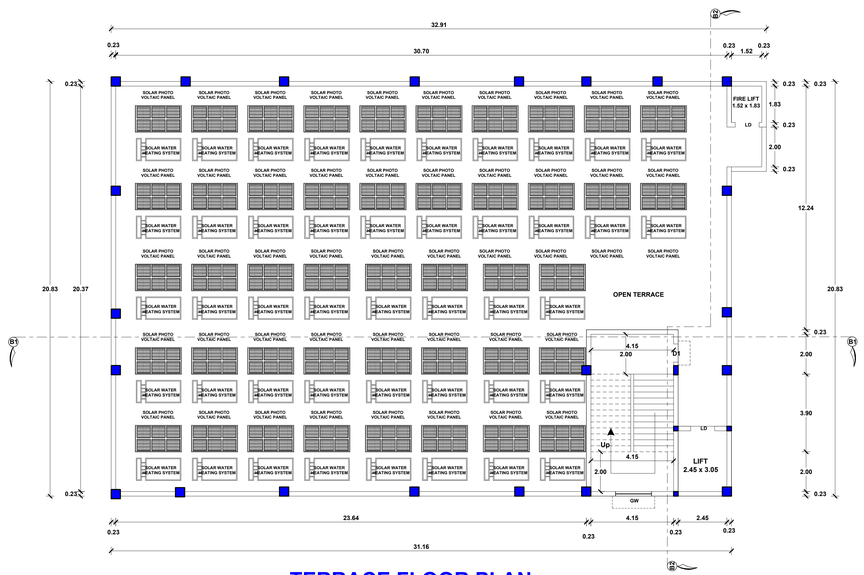
SECTION ON "B1B1"
BLOCK - B



GROUND FLOOR PLAN
BLOCK - B



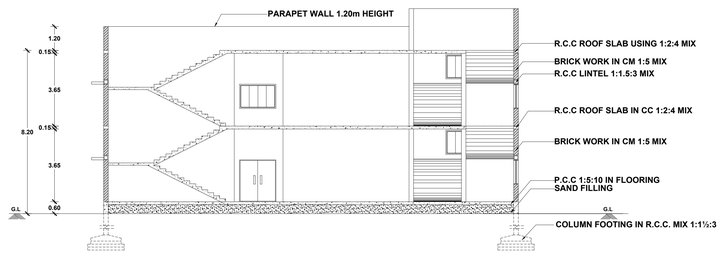
FIRST FLOOR PLAN
BLOCK - B



TERRACE FLOOR PLAN
BLOCK - B

TECHNICAL APPROVAL
ROC NO: SWP/BPA/763529/2026
Technical Concurrence No .
SWP/DTCP/SALEM/B.P.No : 20/2026

SITE APPROVAL
ROC NO: SWP/BPA/763529/2026
Site Boundary Shown as "A to Q"
and Numberd as SWP/DTCP/SALEM/
Site Approval No:180/2026



SECTION ON "B2B2"
BLOCK - B

N
W E
S

AREA STATEMENT

SHEET No : 3 OF 3

DESCRIPTIONS			Sq.METER
SITE AREA :-			
AS PER DEED AREA			6217.00
AS PER PLR / FMB AREA			6217.00
SUPER IMPOSED PLOT AREA			6333.22
BUILDING AREA :-			
FLOOR NAME	FSI AREA (IN Sq.m)	NON FSI AREA (IN Sq.m)	BUILTUP AREA (IN Sq.m)
BLOCK A (PROFESSIONAL CONSULTING OFFICE)			
GROUND FLOOR	1200.05	----	1200.05
FIRST FLOOR	1200.05	----	1200.05
HEAD ROOM	----	38.54	38.54
LIFT MACHINE ROOM	----	----	----
TOTAL A	2400.10	38.54	2438.64
BLOCK B (HOSPITAL)			
GROUND FLOOR	656.97	----	656.97
FIRST FLOOR	656.97	----	656.97
HEAD ROOM	----	38.54	38.54
LIFT MACHINE ROOM	----	10.21	10.21
TOTAL B	1313.94	48.75	1362.69
GRAND TOTAL in Sq.M	3714.04	87.29	3801.33
GRAND TOTAL in Sq.Ft	39977.93	939.58	40917.51
FLOOR SPACE INDEX (F.S.I) :-		SCALE 1:100	
F.S.I AREA / PLOT AREA = 3714.04 / 6217.00 = 0.597 < 2		ALL DIMENSIONS ARE IN 'METRE'	
PLOT COVERAGE (P.C) :-			
MAX FLOOR AREA AT ANY FLOOR / PLOT AREA x 100 = 1857.02 / 6217.00 x 100 = 29.87 %			

JOINERY DETAILS

REFERENCE	DESCRIPTIONS	SIZE (IN METER)
G.D	GLAZZED DOOR	1.83 x 2.13
R.S	ROLLING SHUTTER	4.88 x 2.13
M.D	MAIN DOOR	1.52 x 2.13
LD	LIFT DOOR	1.20 x 2.13
D1	DOOR	0.91 x 2.13
D2	DOOR	0.76 x 2.13
SD	SWING DOOR	0.91 x 2.13
GW	GLAZZED WINDOW	1.83 x 1.52
GW1	GLAZZED WINDOW	1.22 x 1.52
SW	STAIR WINDOW	1.83 x 1.52
V1	VENTILATOR	0.91 x 0.60

APPLICANT:-

B. Savitha

REGISTERED ENGINEER:-

Er. A. SOUNDAR RAJAN, B.E., M.E.,(Struct)
DTCP/SALEM/RE-II/001/2025(Renewal)
G.V. VISUAL CREATIONS,
BUILDING CONTRACTOR & PROMOTERS,
Suthari Complex 1st Floor,
Junction Main Road, Near Sona College,
Salem - 636 005. Cell: 9578270663

STRUCTURAL ENGINEER:-

Er.A.SOUNDAR RAJAN,B.E.,M.E.,(Struct).,
RDD SALEM/RSE-II/Reg.No.33/2024
CLASSIC CONSTRUCTION
Building Contractor & Promoters,
No.1, Suthari Complex 1st Floor,
Junction Main Road,
Near Sona College, Salem - 636005.
Cell: 95782 70663

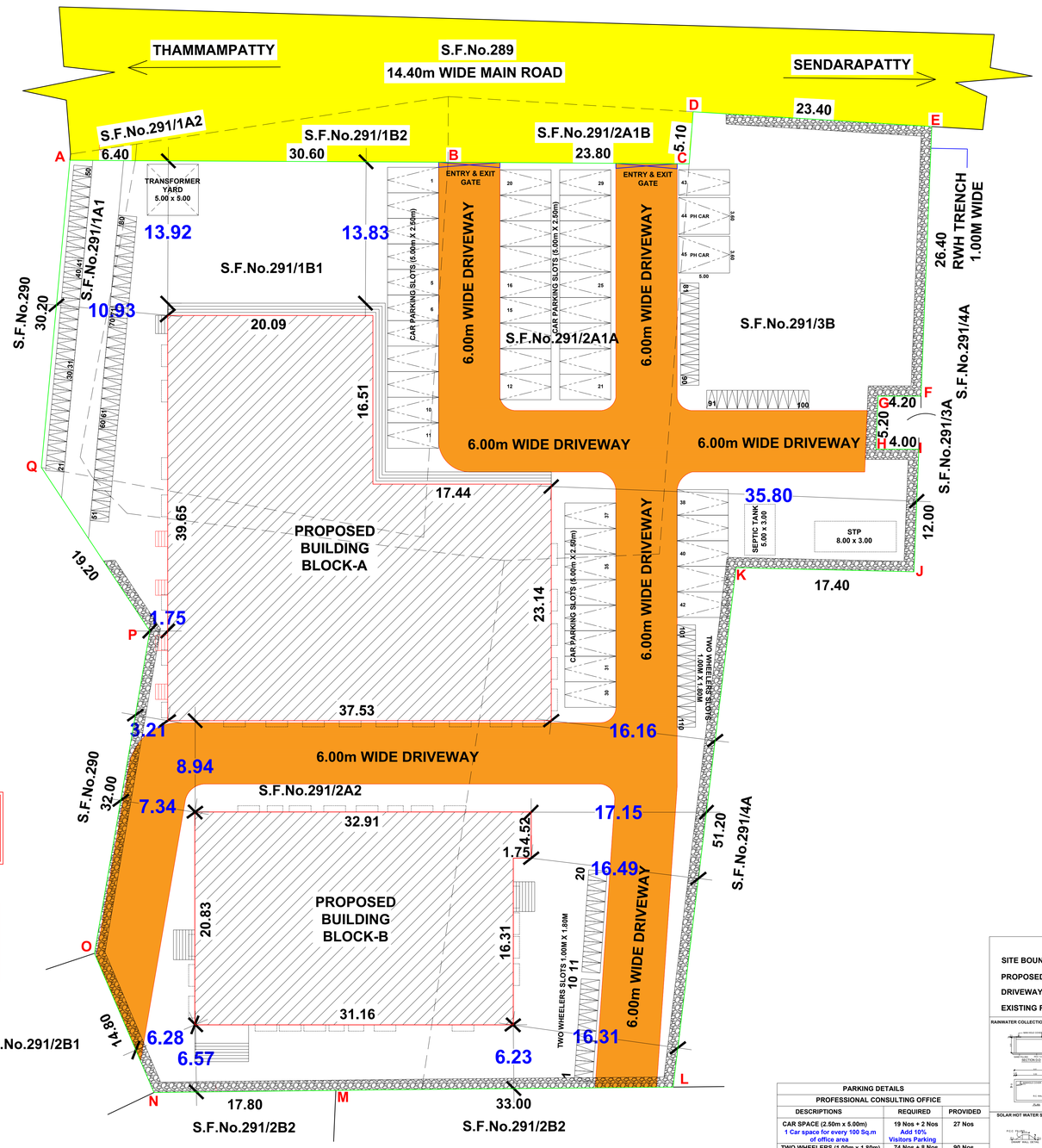
SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF GI SHEET ROOF AND R.C.C TERRACED ROOF COMMERCIAL (PROFESSIONAL CONSULTING OFFICE AND HOSPITAL) GROUND AND FIRST FLOOR BUILDING IN S.F.No - 291/1A1,291/1B1,291/2A1A,291/2A2,291/3B AT KONERIPATTI VILLAGE , THAMMAMPATTI TOWN PANCHAYAT, GANGAVALLI TALUK , SALEM DISTRICT.

APPLICANT:-

1.Mr.C.BASKARAN S/o Mr.CHANDRASEKARAN.,
2.Mrs.B.SAVITHA W/o Mr.C.BASKARAN.,

N
W E
S

SITE PLAN
Scale 1:200



TECHNICAL APPROVAL
ROC NO: SWP/BPA/763529/2026
Technical Concurrence No .
SWP/DTCP/SALEM/B.P.No : 20/2026

SITE APPROVAL
ROC NO: SWP/BPA/763529/2026
Site Boundary Shown as "A to Q"
and Numberd as SWP/DTCP/SALEM/
Site Approval No:180/2026

PARKING DETAILS		
PROFESSIONAL CONSULTING OFFICE		
DESCRIPTIONS	REQUIRED	PROVIDED
CAR SPACE (2.50m x 5.00m) 1 Car space for every 100 Sq.m of office area	19 Nos + 2 Nos Add 10% Visitors Parking	27 Nos
TWO WHEELERS (1.00m x 1.80m) 1 Two wheeler space for every 25 Sq.m of floor area	74 Nos + 8 Nos Add 10% Visitors Parking	90 Nos
HOSPITAL (Floor Area Upto 3000 Sq.m)		
CAR SPACE (2.50m x 5.00m) 1 Car space for every 100 Sq.m of floor area	14 Nos + 2 Nos Add 10% Visitors Parking	16 Nos
TWO WHEELERS (1.00m x 1.80m) 1 Two wheeler space for every 100 Sq.m of floor area	14 Nos + 2 Nos Add 10% Visitors Parking	20 Nos
DA CAR PARKING (3.60m x 5.00m)	02 Nos	02 Nos
OSR	633.32 Sq.m (10.00%)	Paid to DTCP

COLOUR INDEX

SITE BOUNDRY SHOWN	
PROPOSED BUILDING SHOWN	
DRIVEWAY SHOWN	
EXISTING ROAD SHOWN	

RAINWATER COLLECTION SUMP DETAILS:- | SEPTIC TANK DETAILS :- | FOUNDATION DETAILS:-
SOLAR HOT WATER SYSTEM DETAILS:- | RAINWATER HARVESTING TRENCH:- | COMPOUND WALL & GATE DETAIL:-
RAIN WATER HARVESTING DETAILS:- | SOLAR PANEL | STAIRCASE DETAILS

AREA STATEMENT

SHEET No : 1 OF 3

DESCRIPTIONS			Sq.METER
SITE AREA :-			
AS PER DEED AREA			6217.00
AS PER PLR / FMB AREA			6217.00
SUPER IMPOSED PLOT AREA			6333.22
BUILDING AREA :-			
FLOOR NAME	FSI AREA (IN Sq.m)	NON FSI AREA (IN Sq.m)	BUILTUP AREA (IN Sq.m)
BLOCK A (PROFESSIONAL CONSULTING OFFICE)			
GROUND FLOOR	1200.05	----	1200.05
FIRST FLOOR	1200.05	----	1200.05
HEAD ROOM	----	38.54	38.54
LIFT MACHINE ROOM	----	----	----
TOTAL A	2400.10	38.54	2438.64
BLOCK B (HOSPITAL)			
GROUND FLOOR	656.97	----	656.97
FIRST FLOOR	656.97	----	656.97
HEAD ROOM	----	38.54	38.54
LIFT MACHINE ROOM	----	10.21	10.21
TOTAL B	1313.94	48.75	1362.69
GRAND TOTAL in Sq.M	3714.04	87.29	3801.33
GRAND TOTAL in Sq.Ft	39977.93	939.58	40917.52

FLOOR SPACE INDEX (F.S.I) :- SCALE 1 : 200

F.S.I AREA / PLOT AREA = 3714.04 / 6217.00 = 0.597 < 2

ALL DIMENSIONS ARE IN 'METRE'

PLOT COVERAGE (P.C) :-

MAX FLOOR AREA AT ANY FLOOR / PLOT AREA x 100 = 1857.02 / 6217.00 x 100 = 29.87 %

APPLICANT:-

B. Savitha

REGISTERED ENGINEER:-

Er. A. SOUNDAR RAJAN, B.E., M.E.,(Struct)
DTCP/SALEM/RE-II/001/2025(Renewal)
G.V. VISUAL CREATIONS,
BUILDING CONTRACTOR & PROMOTERS,
Suthari Complex 1st Floor,
Junction Main Road, Near Sona College,
Salem - 636 005. Cell: 9578270663

STRUCTURAL ENGINEER:-

Er.A.SOUNDAR RAJAN,B.E.,M.E.,(Struct).,
RDD SALEM/RSE-II/Reg.No.33/2024
CLASSIC CONSTRUCTION
Building Contractor & Promoters,
No.1, Suthari Complex 1st Floor,
Junction Main Road,
Near Sona College, Salem - 636005.
Cell: 95782 70663

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

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.