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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PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC TERRACE COMMERCIAL CONSULTING OFFICE BUILDING HAVING BASEMENT + GROUND FLOOR + 2 FLOORS IN LAYOUT APPROVED NO:63/48, PLOT NO: A5, NEW WARD - D, BLOCK NO -42, T.S.NO.-25pt, OLD S.F.NO-97/8pt, 98pt, AT ALAGAPURAM VILLAGE, SALEM CORPORATION, SALEM WEST TALUK, SALEM DISTRICT

APPLICANTION NO: SWP/BPA/0830676/2026

APPLICANTS : SHANMUGAVEL P S/o PALANISAMY

ALL DIMENSIONS ARE IN METER

AREA AS PER DOCUMENT - 8740.30 Sq.ft

AREA AS PER PATTA - 812.00 Sq.m

AREA AS PER SUPER IMPOSED SITE AREA - 812.00 Sq.m

AREA DETAILS :

S.NO	DESCRIPTION	FSI AREA	NON FSI AREA	BUILD UP AREA
1	BASEMENT FLOOR	-	471.08	471.08
2	GROUND FLOOR	443.66	-	443.66
3	FIRST FLOOR	443.66	-	443.66
4	SECOND FLOOR	443.66	-	443.66
5	LIFT , HEADROOM AREA	-	53.40	53.40
	TOTAL	1330.98	524.48	1855.46

TOTAL FSI = 1330.98 / 812.00 = 1.64< 2.0

PLOT COVERAGE = 443.66 / 812.00 = 0.546 = 54.6%

HEIGHT OF THE BUILDING - 11.63 M

PARKING CALCULATION

S.NO	DESCRIPTION	TWO WHEELER PARKING		CAR PARKING	
		REQUIRED	PROVOIDED	REQUIRED	PROVOIDED
1	Normal parking including PH	53	53	13	13
2	10% Visitor Parking	5	5	2	2
	Total	58	58	15	15

Dr. J. SANKAR, B.E., M.E.(Struc), M.I.S.T.E.,
SURRYA BUILDERS
Reg. Engineer (Grade I), Reg. Structural Engineer (Grade I),
Reg. Construction Engineer, Reg. Quality Auditor & Developer
Consulting Civil Engineer, Vasthu Consultant, Architectural Designer, Total Station Land Surveyor, Interior Decorator & Valuer
538/12-C, Nethaji Nagar, Near Pillayar Temple, Central Jail Backside, Near Hasthampatty Water Tank, HASTHAMPATTY, SALEM - 636 007
Cell: 94432 67766, 94432 67780. Off: 0427 2314705

REGISTERED STRUCTURAL ENGINEER

Er.S.ETHIRAJ, ME.,MIE.,MIST.,
Registered Construction Engineer (SLPA 61/RE-1/2014)
SRI RAJAGANAPATHY ASSOCIATES
C97, Periyar Kudierupu,
Dadagapatty, SALEM-636 006.
Cell: 94433 43683, Email:asethiraj@gmail.com

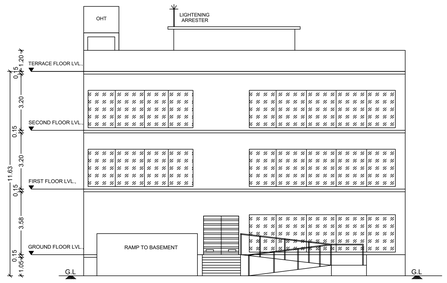
REGISTERED ENGINEER

Dr. E. RAVI, ME.,Ph.D.,FIE(I).,FIGS
Geotechnical Engineer (RGTE)
Regd.No.:01/2024/RGTE/EDTCP(Renewal)

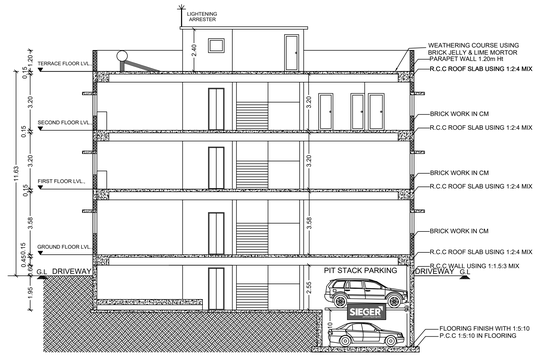
REGISTERED GEO TECH ENGINEER

P. Shanmugavel

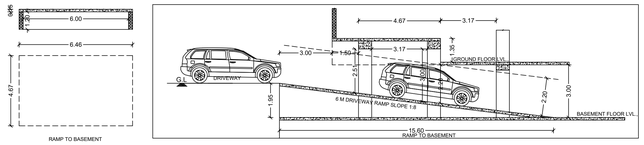
APPLICANT



SOUTH SIDE FRONT ELEVATION



SECTION ON A-A



SECTION ON B-B

SITE :

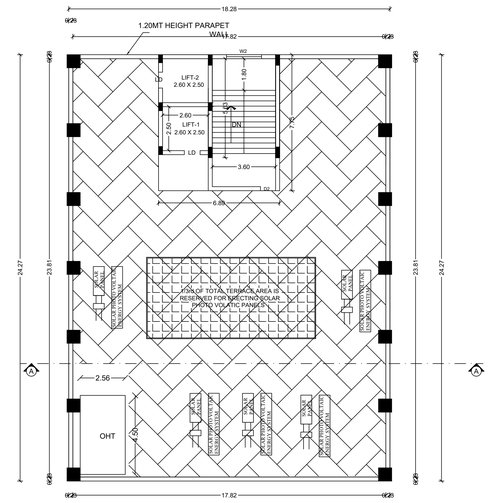
SALEM LOCAL PLANNING AREA - ALAGAPURAM-DETAILED DEVELOPMENT PLAN -2 (COMMERCIAL USE)

SITE APPROVAL:

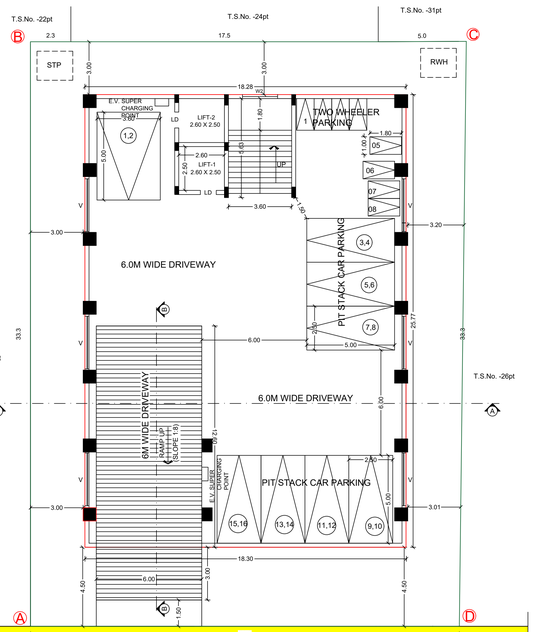
ROC No.SWP/BPA/830676/2026 Site Boundary Shown as 'A' to 'D' and numbered as SWP/DTCP/SALEM/SITE APPROVAL NO: 250/2026

APPROVAL NO:

Online Application No. SWP/BPA/830676/2026
Approval No: SWP/DTCP/SALEM/PLANNING PERMISSION NO. 125/2026

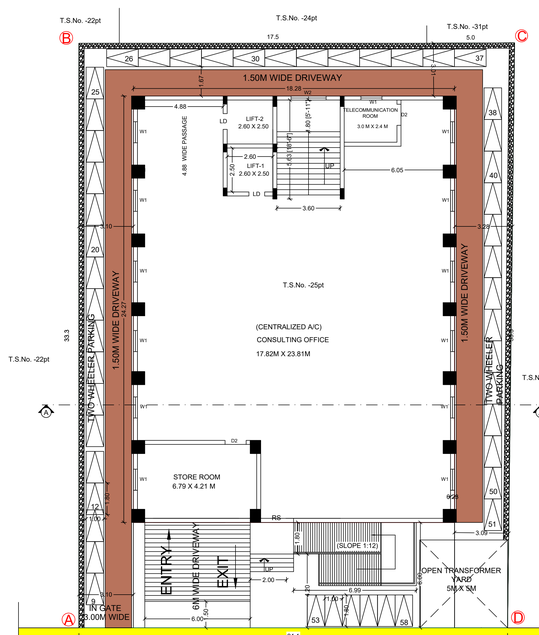


TERRACE FLOOR PLAN



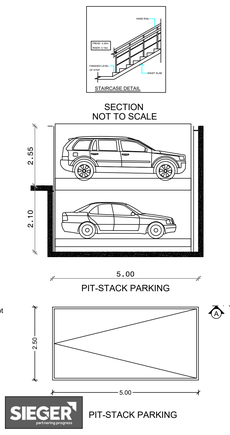
BASEMENT FLOOR PLAN

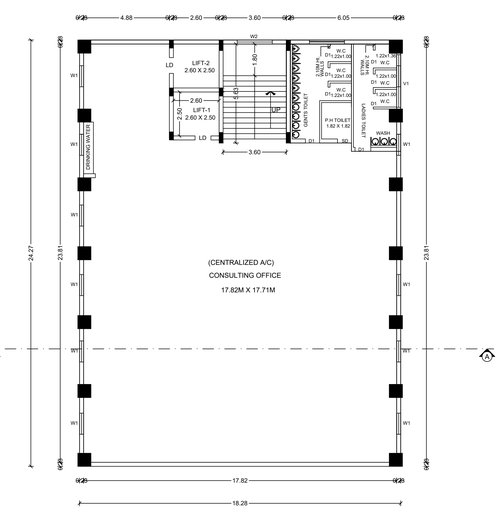
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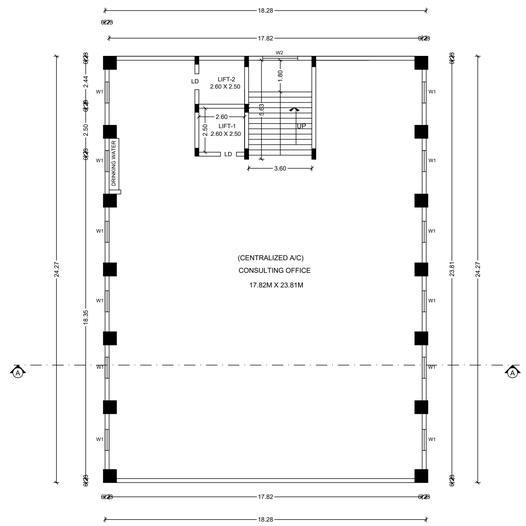
SITE CUM GROUND FLOOR PLAN

(Scale : 1: 100)



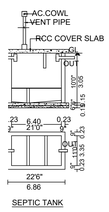


SECOND FLOOR PLAN

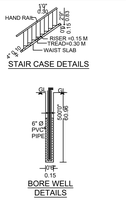


FIRST FLOOR PLAN


SOLAR HOT WATER SYSTEM (SWHS) DETAILS

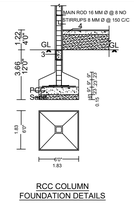


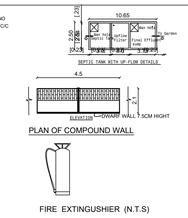
SEPTIC TANK



STAIR CASE DETAILS

BORE WELL DETAILS





FIRE EXTINGUSHIER (N.T.S)

JOINERY DETAILS		
D1	DOOR	0.76 X 2.10 M
D2	DOOR	0.90 X 2.10 M
LD	LIFT DOOR	0.90 X 2.10 M
RS	ROLLING SHUTTER	2.00 X 2.10 M
W1	WINDOW	1.20 X 2.10 M
W2	WINDOW	2.0 X 2.10 M
SD	SLIDING DOOR	1.00 X 2.10 M
V	VENTILATOR	0.60 X 3.0 M

Color Index	
Site Boundary	
Existing Road	
Proposed Building	
Drive Way	

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.