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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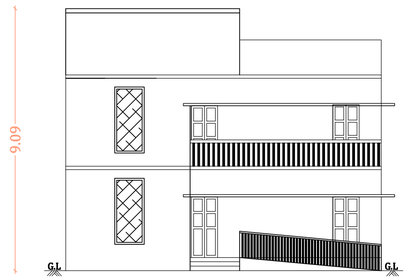
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C TERRACED ROOF COMMERCIAL BUILDING [SHOP] [AFTER DEMOLISHING THE EXISTING] GROUND & FIRST FLOOR AT OLD S.No:103/10B-P, NEW WARD -C, BLOCK -35, T.S.NO-71, REDDIYUR VILLAGE, SALEM WEST TALUK, SALEM DISTRICT.

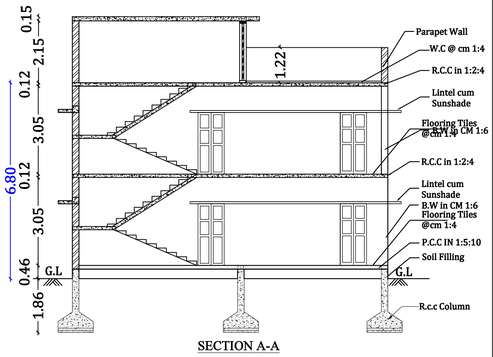
SALEM CITY MUNICIPAL CORPORATION LIMIT.

MASTER PLAN USE-" COMMERCIAL USE" C-29.

APPLICANT: Mr.B.SEETHA RAMAN s/o Mr.V.M.G.BALASUBRAMANIYAN.



ELEVATION



SECTION A-A

SITE APPROVAL:-

ROC No. SWP/BPA/838367/2026

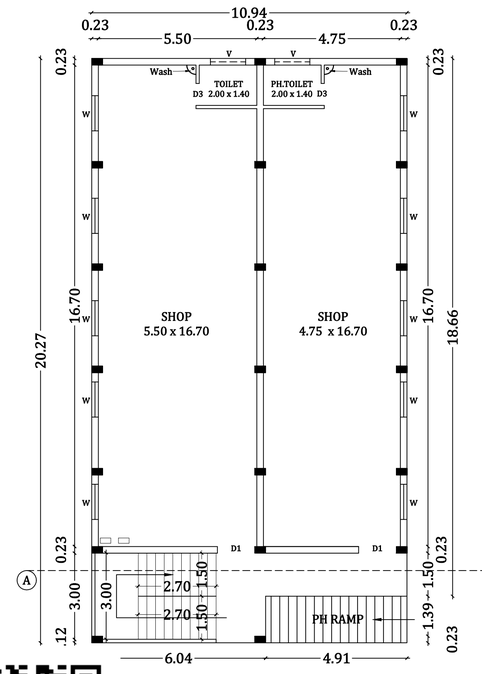
Site Boundary shown as "A" to "D" and numbered as

SWP / DTCP / SALEM / Site Approval Number: 200/2026

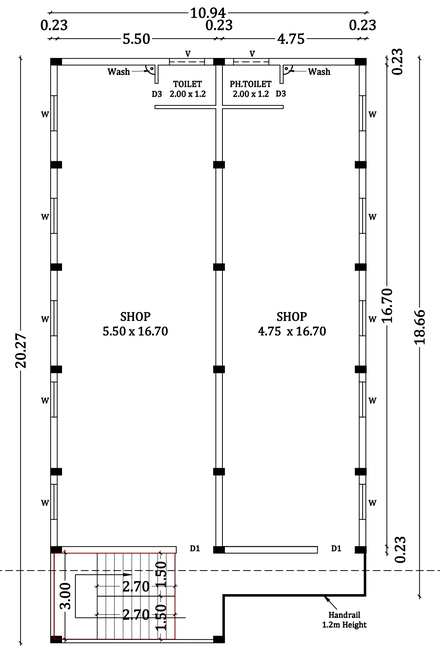
PLANNING PERMISSION:-

ROC No. SWP/BPA/838367/2026

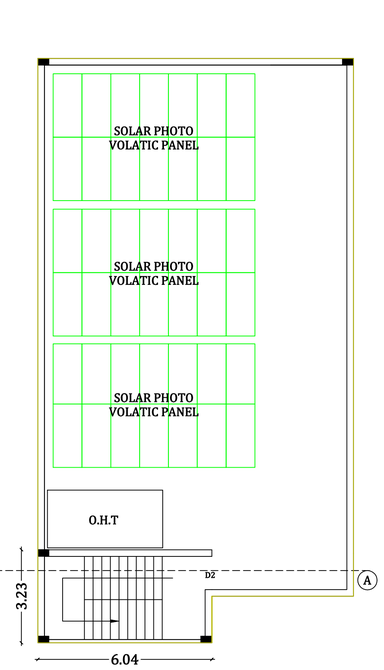
PLANNING PERMISSION No:107/2026



GROUND FLOOR PLAN
SCALE 1:100

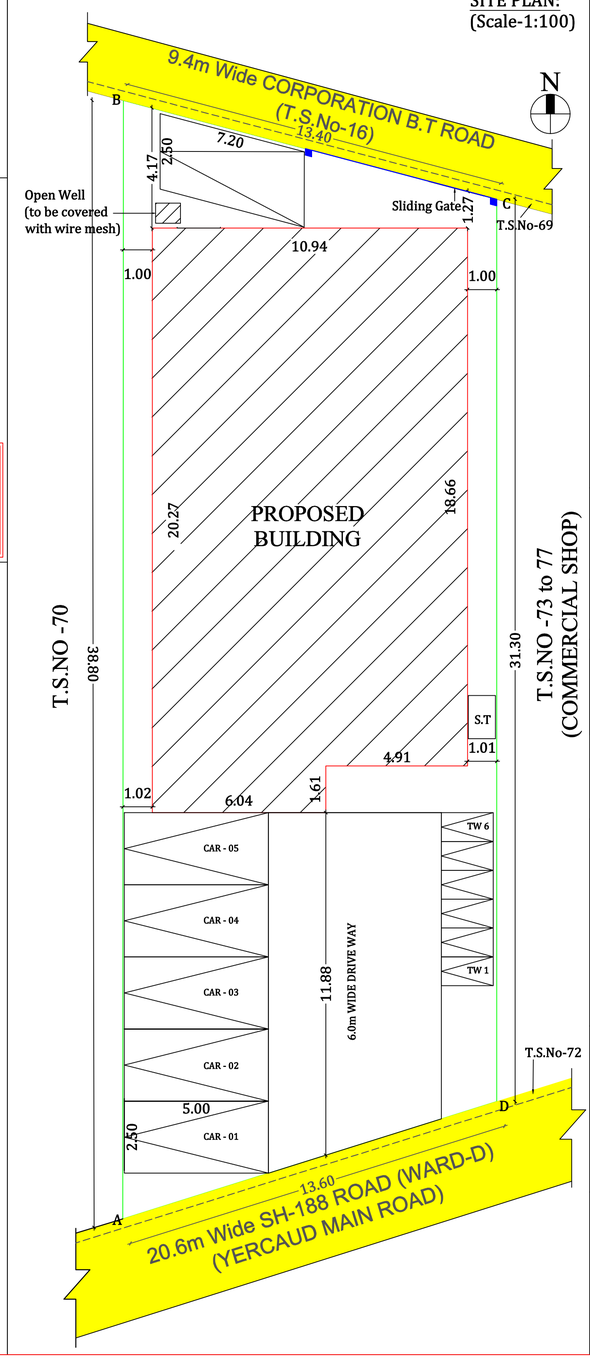


FIRST FLOOR PLAN
SCALE 1:100



TERRACE FLOOR PLAN
SCALE 1:100

SITE PLAN:
(Scale-1:100)



AREA DETAILS		
SITE AREA		
AS PER DOCUMENT	477.05 SQM	
AS PER PATTA	476.50 SQM	
SUPER IMPOSED AREA	453.25 SQM	
AREA DETAILS	FSI	Non-FSI
GROUND FLOOR AREA	213.83	-
FIRST FLOOR AREA	213.83	-
HEADROOM AREA	-	19.49
TOTAL FLOOR AREA	447.15	

JOINERY DETAILS :-

DESCRIPTION	SIZE IN M
DOOR - D1	1.31 X 2.10
DOOR - D2	0.91 X 2.10
DOOR - D3	0.76 X 2.10
WINDOW - W	1.22 x 1.52
OPEN - O	0.91 x 2.13
VENTILATOR-V	0.91 x 0.76

ALL DIMENSIONS ARE IN METER
SCALE 1:100

PARKING		REQUIRED	PROVIDED
CAR PARKING	6 X 2.50 X 5.00 = 75.00	6	6
TWO WHEELER	6 X 1.00 X 1.80 = 10.80	6	6

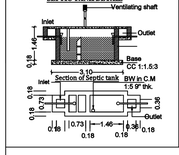
FSI PROVIDED = 427.66 SQM /453.25 = 0.943
PLOT COVERAGE = 213.83 SQM /453.25X100 = 47.17 %

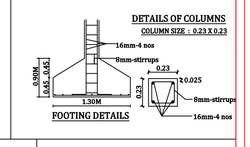


STAIRCASE DETAILS
(NOT TO SCALE)

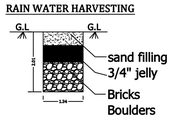
STAIRCASE DETAILS	
TREAD	300mm
RISER	150mm
WIDTH	1500mm

ROAD SHOWN IN
BOUNDARY SHOWN IN
PROPOSED SHOWN IN





RAIN WATER HARVESTING



APPLICANT:

B. Seetharaman

CONSTRUCTION ENGINEER:

Er. M. RAJA, B.E.,
SHAI JEEVAGAN CONSULTANT
CONSULTING CIVIL ENGINEER
Regd.Lic.Engineer : SLPA No: 05/RCE/2019
SCMC: 1 / 2021-22
26, Mettu Mariamman Kovil Street,
Salem-001. Cell: 98425 14118

STRUCTURAL ENGINEER:

Er.A.ASHOK KUMAR, M.E., (Strl).,
A.K. CONSTRUCTIONS,
Register Engineer Grade-I (SCMC): 319/23-28
Register Engineer LPA Grade -I (RE): 04/2022
Register Structural Engineer LPA Grade-I (SE): 07/2022
G-3, Palaniappa Complex, 3rd Main Road, Shivaya Nagar,
Reddiyur, Salem-636 004. Cell: 80568 90077

REGISTERED ENGINEER:

Er.A.ASHOK KUMAR, M.E., (Strl).,
A.K. CONSTRUCTIONS,
Register Engineer Grade-I (SCMC): 319/23-28
Register Engineer LPA Grade -I (RE): 04/2022
Register Structural Engineer LPA Grade-I (SE): 07/2022
G-3, Palaniappa Complex, 3rd Main Road, Shivaya Nagar,
Reddiyur, Salem-636 004. Cell: 80568 90077

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.