PP APPROVAL RECORD

Planning Permission

Salem district, Tamil Nadu

APPROVAL TYPE
Building Plan

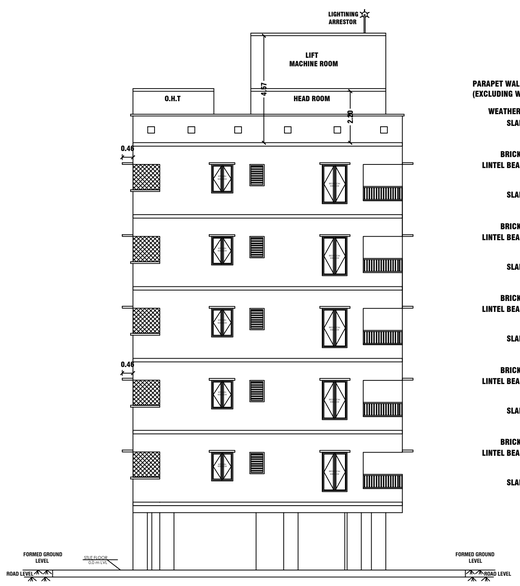
ISSUING AUTHORITY
DTCP

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

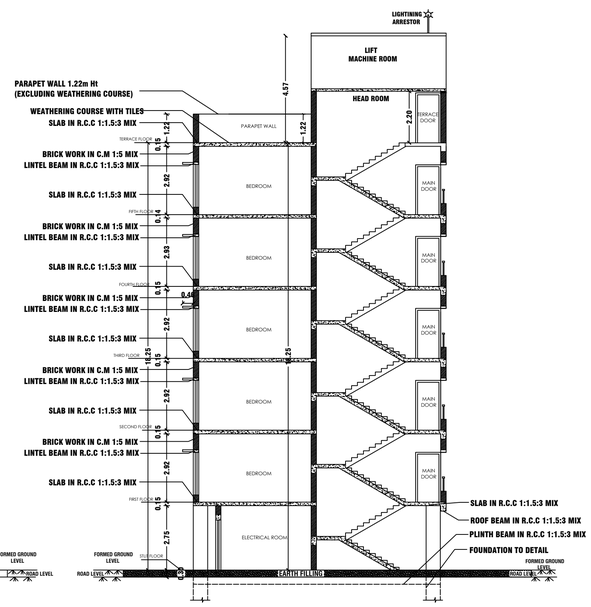
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

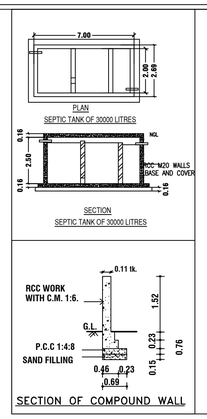
hello@verified.realestate
+91 9996 12 9996
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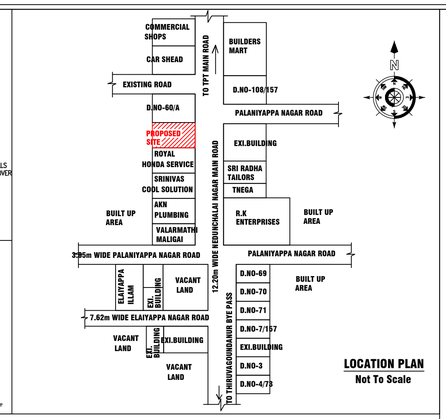


FRONT ELEVATION

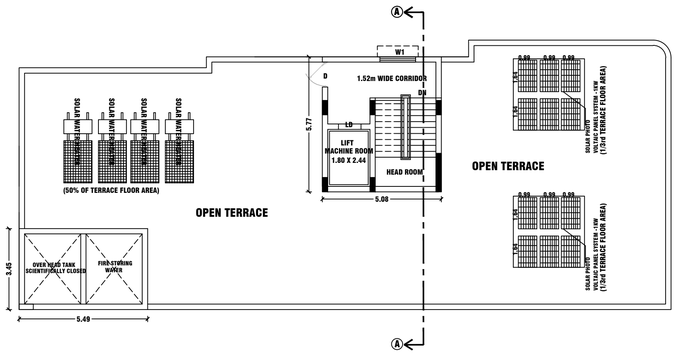


SECTION-'A-A'



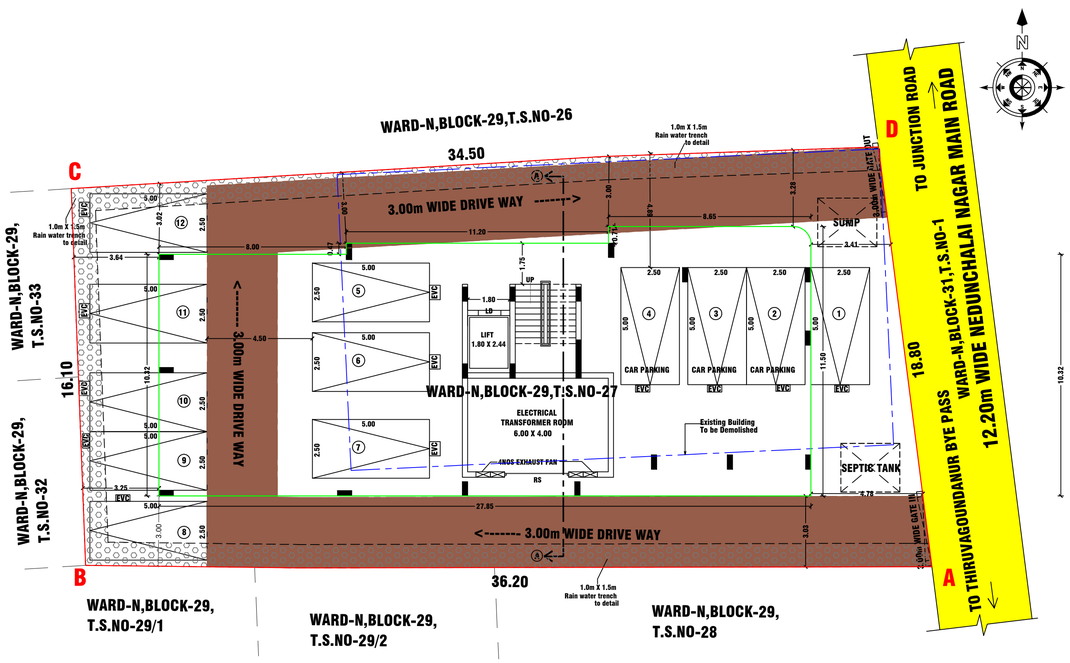


LOCATION PLAN
Not To Scale



TERRACE FLOOR PLAN

TYPICAL FLOOR PLAN
(1st ,2nd ,3rd & 4th,5th floors)



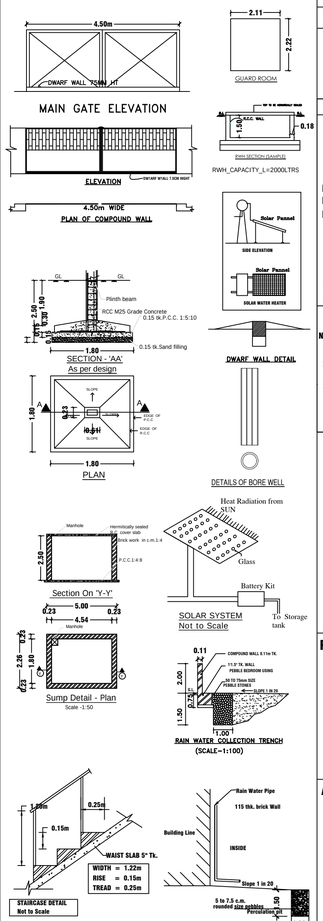
SITE PLAN

FOR OFFICE USE ONLY

SITE APPROVAL
Online Application No:SWP/BPA/0934641/2026
Site Boundary Shown as "A to D" and numbered as SWP/DTCP/SALEM/Site Approval No :294/2026

PLANNING PERMISSION
Planning Permission No :151/2026

e-signed /-
Assistant Director,
District Town and Country Planning Office,
Salem District.



PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT+05 FLOORS RESIDENTIAL APARTMENT BUILDING (10 DWELLINGS UNITS) IN OLD S.F.NO-16/14pt, NEW WARD-N, BLOCK-29, T.S.NO-27,KENNADI NAGAR, BODINAICKEN PATTY VILLAGE, SALEM CITY MUNICIPAL CORPORATION, SALEM WEST TALUK & DISTRICT.

NAME OF THE APPLICANT :-

1) Er.GANESAN.PR -Proprietor (Power Of Attorney), M/s. CHONA BUILDERS

SCALE 1:100

AREA DETAILS:-

PARTICULARS	SQ.MT
AREA OF THE SITE (AS PER POWER DEED =15Cents (or) 6534.00sq.ft)	607.00
AREA OF THE SITE (AS PER PATTA)	617.00
AREA OF THE SITE (AS PER SUPER IMPOSED PLOT AREA)	607.00

FLOOR NAME	TOTAL BUILT UP AREA	DEDUCTION	FSI AREA	NON FSI AREA
STILT FLOOR	302.67	-	28.27	274.40
FIRST FLOOR	302.67	-	302.67	-
SECOND FLOOR	302.67	-	302.67	-
THIRD FLOOR	302.67	-	302.67	-
FOURTH FLOOR	302.67	-	302.67	-
FIFTH FLOOR	302.67	-	302.67	-
HEAD ROOM AND LIFT MACHINE ROOM	29.29	-	-	29.29
TOTAL	1845.31	-	1541.62	303.69
TOTAL BUILT UP AREA			1845.31	
TOTAL BUILTUP AREA (FSI)			1541.62	
AREA OF THE VACANT SITE			304.33	

FLOOR SPACE INDEX (FSI) = $\frac{1541.62}{607.00}$ = 2.54(premium FSI 0.54)

PLOT COVEREAGE (PC) = $\frac{302.67}{607.00}$ X 100 = 49.86%

JOINERY DETAILS	IN METER
M.DOOR (MD)	1.07 X 2.10
LIFT DOOR (LD)	1.00 X 2.10
DOOR (D)	0.91 X 2.10
DOOR (D1)	0.76 X 2.10
R/SHUTTER (RS)	3.00 X 2.10
F.DOOR/WINDOW(FDW)	2.44 X 2.65
F.DOOR/WINDOW(FDW1)	1.68 X 2.65
F.DOOR/WINDOW(FDW2)	1.22 X 2.65
WINDOW (W)	1.83 X 1.68
WINDOW (W1)	1.52 X 1.68
WINDOW (W2)	1.22 X 1.68
K.WINDOW (KW)	0.91 X 1.22
VENTILATOR (V)	0.61 X 0.91
OPEN (O)	0.91 X 2.10

PARKING DETAILS:-
NO.OF REQUIRED CAR PARKING : 11 Nos
NO.OF PROVIDED CAR PARKING : 12 Nos
= 10 Nos X(DIMENSION- 2.50 X 5.00)+ 2 Nos X (DIMENSION-2.50 X 5.00) (visitors parking)

ELECTRIC VECHICLE CHARGING POINT DETAILS:-
NO.OF REQUIRED EV POINT(CAR) = 11Nos
NO.OF PROVIDED EV POINT(CAR) = 12Nos

(FE) FIRE EXTINGUISHER = FE
(FA) FIRE ALARAM = ○
CENTRALISHED AIR CONDITION PROVIDED = A/C
ELECTRICAL VECHICLE CHARGING POINT = EVC

SITE BOUNDARY =
PROPOSED BUILDING =
EXISTING ROAD =
DRIVE WAY =
Existing Building To Be Demolished =

NOTE:-
1. ALL DIMENSIONS ARE IN METER.
2. MECHANICAL VENTILATION TO BE PROVIDED WHEREVER NECESSARY
3. ALL SUNSHADE PROJECTIONS ARE LESS THEN OR EQUAL TO 0.60m

TYPICAL 01, 02,03,04,05 FLOORS FSI AREA

DECRIPTION	FSI AREA	REQUIRED CAR PARKING
DWELLING UNIT -1	136.67	1Nos
DWELLING UNIT -2	137.96	1Nos
CORRIDOR & STAIR AREA	28.04	-
TOTAL FSI AREA	302.67	TOTAL - 2Nos

TOTAL NO.OF CAR PARKING	=	10Nos CAR PARKING
VISITORS CAR PARKING (10%)	=	2Nos CAR PARKING
TOTAL NO.OF REQUIRED CAR PARKING	=	10 Nos CAR PARKING
TOTAL NO.OF PROVIDED CAR PARKING	=	12 Nos CAR PARKING

REG.STRUCTURAL ENGINEER:-
N.MANIVASAGAM,M.Tech(Struct),M.I.E
Chartered Engg.Reg.No: M1696275
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-1/2029
216/17-4, KMS Garden, Lotus Nagar, SALEM-16. Cell: 9677666102,9066622951

REG. CONSTRUCTION ENGINEER:-
Er.PR.GANESAN,B.Tech.,
REGISTERED CONSTRUCTION ENGINEER
REG.NO- SLPA /53/RCE/24-29
304-2, SONA NAGAR,
ALAGAPURAM PERIYA PUDUR,
SALEM-636 016. Ph: 98427-43591

APPLICANT:-
For CHONA BUILDERS
Proprietor

REG.ARCHITECT ENGINEER:-
M.SUNDARA MOORTHY
CA/2013/61483
CHIEF ARCHITECT
STUDIO GMS RESEARCH AND DESIGN PVT.LTD.
16E,SATHYANARAYANAM STREET,
SWARNAPURI,SALEM-636 004.

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.