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 HOTEL BUILDING IN GROUND FLOOR, FIRST FLOOR, SECOND FLOOR,THIRD FLOOR, FOURTH FLOOR & FIFTH FLOOR AT (OLD SF.NO-48/2A-P, PODINAYAKKANPATTI VILLAGE), NEW TS.No-35/6, 35/19 & 35/20, WARD-U, BLOCK-22, SALEM CITY MUNICIPAL CORPORATION, SALEM DISTRICT. ZONE-1 , DIVISION-23.

NAME OF THE APPLICANTS :

Mr.G.HARIBABU, s/o. Mr.S.GUNASEKARAN
Mr.M.SARANYA, w/o.Mr.R.MATHANKUMAR,
Mr.R.MANIVANNAN, s/o. Mr.S.RAJASEKARAN

SITE APPROVAL:
ROC No.SWP/BPA/939240/2026
Site Boundary shown as "A" to "D" and numbered as SWP/DTCP/SALEM/Site Approval Number/296/2026

PLANNING PERMISSON:
ROC No.SWP/BPA/939240/2026
PLANNING PERMISSION No: 152/2026

SCALE 1:100
ALL DIMENSIONAL ARE IN METER

COLOUR INDEX:
PROPOSED BUILDING

SOLAR APARATUS TO BE PROVIDED
RAIN WATER HARVESTING SYSTEM & SULLAGE WATER TREATMENT PLANT & TANKS ARE PROVIDED AS PER STANDARD PROVISIONS.

SITE AREA STATEMENT:

Sl. No.	TS.No.	WARD	BLOCK	EXTENT AS PER DOCUMENT IN SQ.M	EXTENT AS PER PATTA IN SQ.M
1	35/6	U	22	341.13	341.50
2	35/19	U	22	341.13	341.00
3	35/20	U	22	341.13	341.00
TOTAL				1023.39	1024.50

BUILDING AREA DETAILS:

DESCRIPTION	BUILT UP AREA IN SQ.M	NON FSI AREA CAR PARKING IN SQ.M	FSI AREA IN SQ.M
GROUND FLOOR AREA	300.80	173.73	74.30
FIRST FLOOR AREA	305.10	-	305.10
SECOND FLOOR AREA	306.80	-	306.80
THIRD FLOOR AREA	306.80	-	306.80
FOURTH FLOOR AREA	306.80	-	306.80
FIFTH FLOOR AREA	306.80	-	306.80
HEAD ROOM AREA	21.50	21.50	-
GRAND TOTAL	1854.60	195.23	1659.40

JOINERY DETAIL:

MD	MAIN DOOR	: 3.00 x 2.13
GD	MAIN DOOR	: 2.73 x 2.13
D1	MAIN DOOR	: 2.00 x 2.13
D2	DOOR	: 1.50 x 2.13
D3	DOOR	: 0.90 x 2.13
D3a	DOOR	: 0.90 x 2.13
D4	DOOR	: 0.76 x 2.13
D5	DOOR	: 0.60 x 2.13
LD	LIFT DOOR	: 1.00 x 2.13
O	OPEN	: 1.22 x 2.13
W	WINDOW	: 1.83 x 1.52
W1	WINDOW	: 1.52 x 1.52
KW	WINDOW	: 1.83 x 1.52
V	VENTILATOR	: 0.91 x 0.61
SW	STAIR CASE WINDOW	: 1.52 x 1.52
EF	EXHAUST FAN	: 0.30m Dia

F.S.I : SQ.M (AREA OF BUILDING) / SQ.M (AREA OF SITE) = 1854.60 / 1023.39 = 1.81

SANITARY DETAILS:

S.NO	FLOOR NAME	PERSONS	PERSONS COUNT	SANITARY NAME	SANITARY REQUIREMENT	SANITARY PROVIDED
1	FIRST FLOOR - RESTAURANT	MALE	20 Nos	WC	ONE PER50 SEATS	1 Nos
		FEMALE	15 Nos	WC	ONE PER50 SEATS	1 Nos
2		MALE	20 Nos	ABLUTION TAPS	ONE FOR 50 PERSONS	1 Nos
3		MALE	20 Nos	URINALS	1 FOR 50 PERSONS	1 Nos
4		COMMON		WASH BASIN	ONE FOR EVERY WATER CLOSET	1 Nos
5				KITCHEN SINK	ONE IN THE KITCHEN	1 Nos
6				SERVICE SINK	ONE IN THE RESTAURANT	1 Nos

SANITARY DETAILS: HOTEL

S.NO	FLOOR NAME	SANITARY NAME	SANITARY REQUIREMENT DWELLING WITH INDIVIDUAL CONVENIENCES	UNIT NUMBERS	SANITARY PROVIDED
1	GROUND FLOOR	BATH ROOM	ONE PROVIDED WITH WATER TAP	1 Nos	1 Nos
2		WC	ONE	1 Nos	1 Nos
3		WASHBASIN	ONE	1 Nos	1 Nos

CAR PARKING DETAILS

DETAILS	FLOOR AREA SQ.M	CAR PARKING REQUIRED	CAR PARKING PROVIDED	TWO WHEELER REQUIRED	TWO WHEELER PROVIDED
COMMERCIAL IN GROUND FLOOR	74.30	1 Nos	1 Nos	1 Nos	2 Nos
RESTAURANT & HALL IN FIRST FLOOR	305.10	5 Nos	5 Nos	10 Nos	10 Nos
ROOMS IN TYPICAL FLOORS (FOUR)	9 ROOMS	4 Nos	4 Nos	4 Nos	5 Nos
VISITOR PARKING (10%)		1 Nos	1 Nos	2 Nos	2 Nos
TOTAL CAR PARKING		11 Nos	11 Nos	17 Nos	19 Nos

CAR PARKING STALL SIZE : 5.50M X 3.00M
PH CAR PARKING STALL SIZE : 5.00M X 3.00M
PARALLEL CAR PARKING STALL SIZE : 2.70M X 7.20M
TWO WHEELER PARKING STALL SIZE : 1.00M X 1.80M
PH TWO WHEELER PARKING STALL SIZE : 1.50M X 1.80M

ROOF SLAB & BEAM DETAILS:

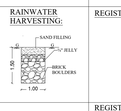


STAIRCASE DETAILS:

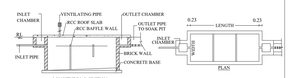


WIDTH OF THE STAIRCASE : 1.52 m
HEIGHT OF THE HANDRAIL : 1.20 m
TREAD : 0.30 m
RISE : 0.15 m

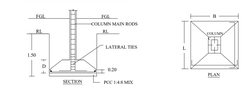
RAINWATER HARVESTING:



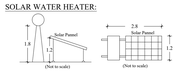
SEPTIC TANK:



COLUMN & FOOTING DETAIL:



SOLAR WATER HEATER:



REGISTERED CONSTRUCTION ENGINEER:

Er.S.MANICKAM, M.E., (Struc.)
Regional Construction Engineer ELN/KA/CE/29-31
Lic.3139.CE, Bidarahalli, Bangalore-560 049.
Cmobile(TN), Salem-636 007. Cell:9486017604
Email: manic_ce@yahoo.in

REGISTERED STRUCTURAL ENGINEER:

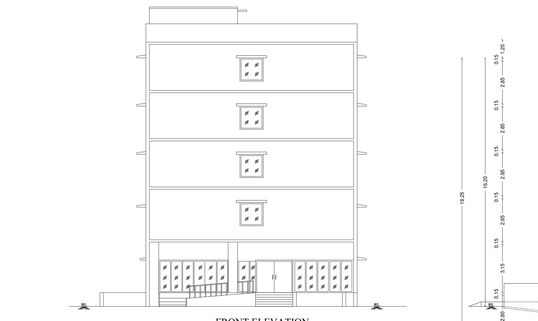
Er.DS.PANNEER SELVAM, M.E. (Str.)
Registered Structural Engineer ELN/TN/SE/1/2024
D. S. P. ASSOCIATES
S.P. Complex, 2 nd Floor, Omalur Main Road,
Narasothipatty, SALEM -4.Cell: 99427 44515
Email: dspanneerselvam@gmail.com

APPLICANTS:

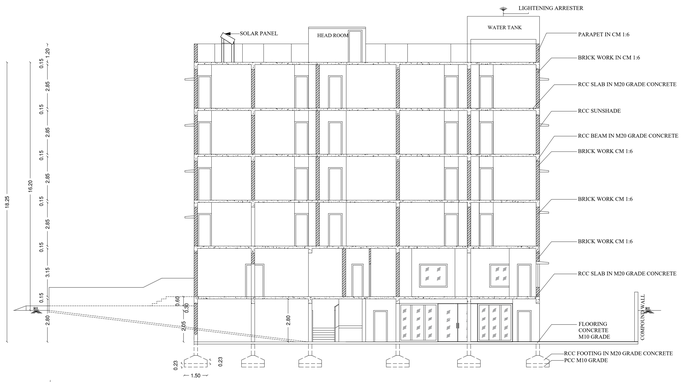
REGISTERED ENGINEER:

Er.DS.PANNEER SELVAM, M.E. (Str.)
Registered Engineer ELN/KA/45/E-1/2024)
BBMP, Vrisl Engineer ELN/BBMP/VE/2024
S.P. Complex, 2 nd Floor, Omalur Main Road,
Narasothipatty, SALEM -4.Cell: 99427 44515
Email: dspanneerselvam@gmail.com

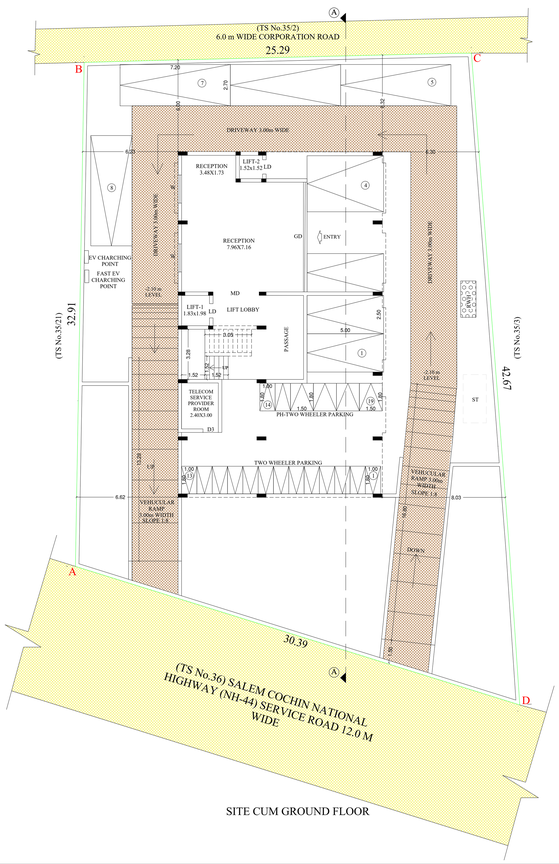
SHEET-1



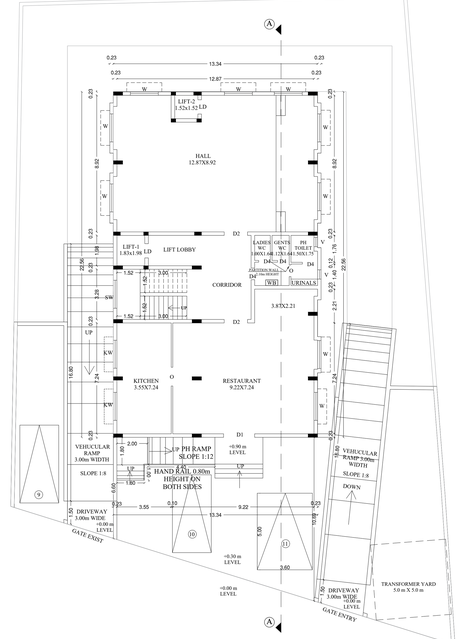
FRONT ELEVATION



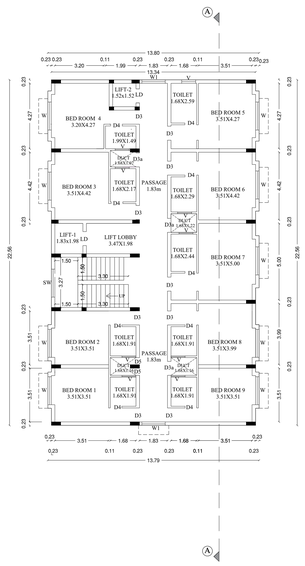
SECTION ON A-A



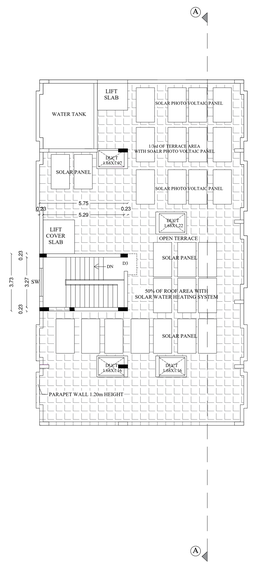
SITE CUM GROUND FLOOR



FIRST FLOOR



TYPICAL FLOORS
SECOND FLOOR,THIRD FLOOR,
FOURTH FLOOR& FIFTH FLOOR



TERRACE FLOOR

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.