Verified RealEstate™

REFERENCE
SWP/BPA/972072/2026

ISSUED
03 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 69/14B and 10 more

Alagapuram, Salem West taluk

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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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED REVISED AND ADDITIONAL CONSTRUCTION OF BASEMENT FLOOR, GROUND+02 FLOORS RESIDENTIAL BUILDING IN OLD S.F. NO-69/14Bpt,15pt,16Bpt, 17pt,69/18Apt,19Apt, NEW WARD-D, BLOCK-27, T.S.NO-79, T.S.NO-83,84/1,2,3 ALAGAPURAM VILLAGE, SALEM CITY MUNICIPAL CORPORATION,SALEM WEST TALUK. (PLANNING AREA)

NAME OF THE APPLICANT :-

1). Mr.K.DHANASEKAR S/o Mr.C.KANDASAMY.

SCALE 1:100

AREA DETAILS:-

PARTICULARS	SQ.MT
AREA OF THE SITE (AS PER DEED) (1+2=9739.00+4617.00=14356.00SQ.FT)	1333.67
AREA OF THE SITE (AS PER PATTA)	1321.00
AREA OF THE SITE (AS PER SUPER IMPOSED PLOT AREA)	1372.75

EXISITNG APPROVAL DETAIL :

Roc No : SWP/BPA/04831227/2025
PLANNING PERMISSION : 49/2025
SITE APPROVAL : 110/2025

EXISITNG APPROVAL AREA DETAILS

FLOOR NAME	TOTAL BUILT UP AREA	DEDUCTION	FSI AREA	NON FSI AREA
BASEMENT FLOOR	659.26	-	-	659.26
GROUND FLOOR	630.39	-	630.39	-
FIRST FLOOR	603.18	25.35	577.83	-
SECOND FLOOR	538.42	25.35	513.07	-
HEAD ROOM AND LIFT MACHINE ROOM	32.67	-	-	32.67
TOTAL	2463.92	50.70	1721.29	691.93

EXISITNG TOTAL BUILTUP AREA = 1721.29+691.93 = 2413.22 Sq.m

EXISITNG TOTAL FSI AREA = 1721.29 SQ.M FSI = 1721.29 / 1321.00 = 1.30

PROPOSED ADDITIONAL FLOOR WISE BREAKUP

FLOOR NAME	AREA	DEDUCTION	FSI AREA	NON FSI AREA
BASEMENT FLOOR	702.49	466.23	236.26	-
GROUND FLOOR	723.82	630.39	93.43	-
FIRST FLOOR	-	-	-	-
SECOND FLOOR	610.71	538.42	72.29	-
TOTAL	2037.02	1635.04	401.98	-
PROPOSED TOTAL FSI AREA		401.98 SQ.M	FSI = 401.98 / 1321.00	= 0.30

TOTAL EXISTING & PROPOSED BUILTUP AREA = 2413.22+ 401.98 = 2815.20 Sq.m

TOTAL EXISTING & PROPOSED FSI AREA = 1721.29+ 401.98 = 2123.27 Sq.m

EXISTING & PROPOSED FLOOR SPACE INDEX (FSI) = 2123.27 / 1321.00 = 1.60

APPLICANT:-

STRUCTURAL ENGINEER:-

S. MURUGESH, M.E.,FIE.,
Chartered Engineer F-1279323
Structural Engineer Grade-I
(Coimbatore LPA/SE/GI/-I/19-04-19)

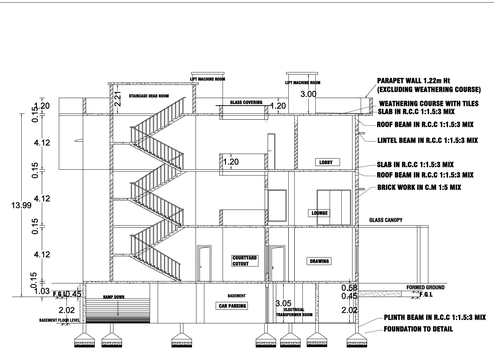
REGISTER ARCHITECT /ENGINEER:-

SIDDARTH GOPALA SANKAR, M.ARCH.,F.I.I.A.,
Registered Architect As
L.B.S. GRADE-I
L.S. ARCHITECT No. CA/2005/36220
Coimbatore LPA/RA/GR-I/19/04/016

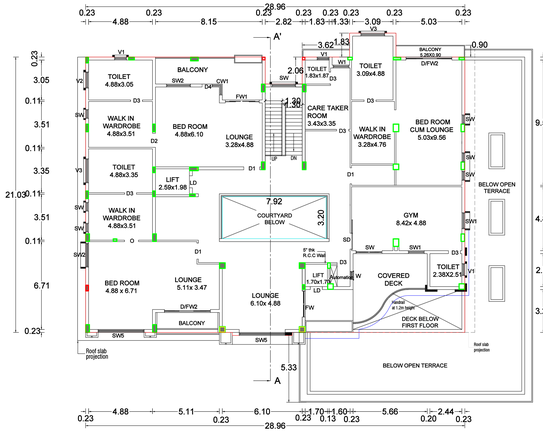
FRONT ELEVATION



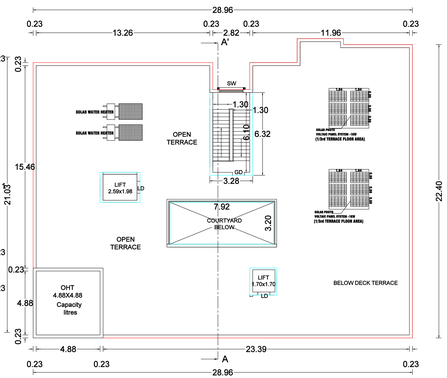
SECTION ON AA'

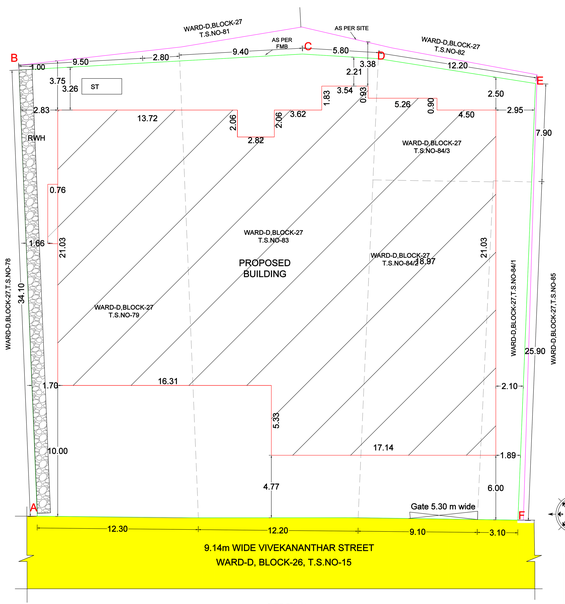


SECOND FLOOR PLAN



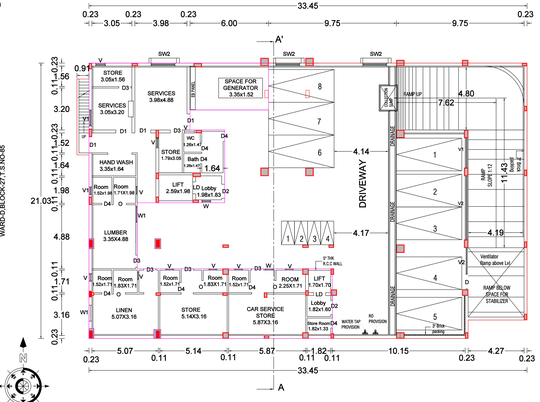
TERRACE FLOOR PLAN



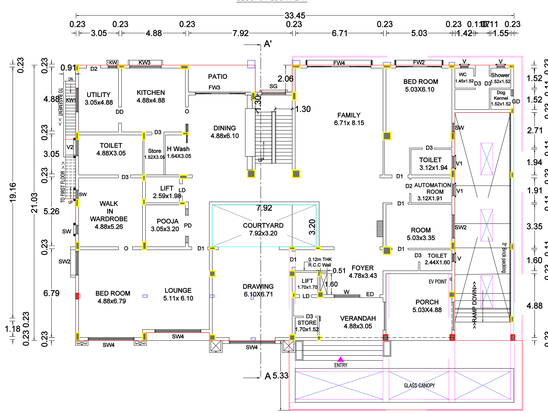


SITE PLAN
(SCALE 1:100)

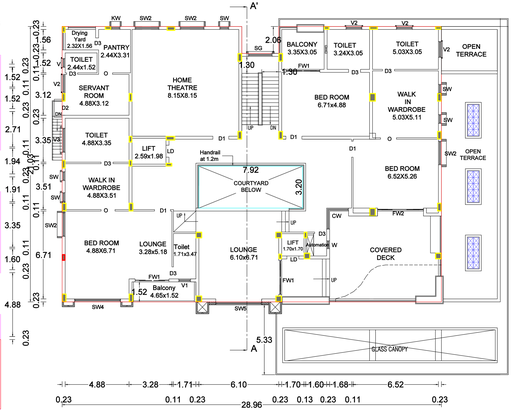
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



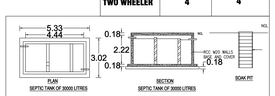
FIRST FLOOR PLAN

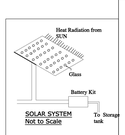


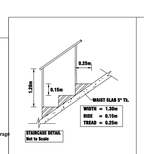
PLANNING PERMISSION
ROC NO: SWP/BPA/972072/2026
Planning Permission No:169/2026
(This is Revised as planning Permission No:49/2025 , Date:09.04.2025)

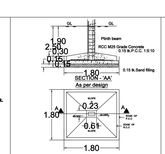
SITE APPROVAL
ROC NO: SWP/BPA/972072/2026
Site Boundary Shown as "A to F" and Numberd as SWP/DTCP/SALEM/
Site Approval No:339/2026

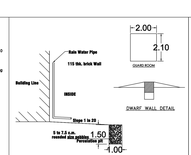
PARKING	REQUIRED	PROVIDED
CAR	8	8
TWO WHEELER	4	4

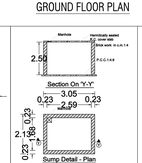


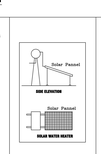


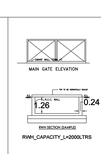


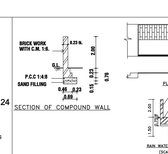


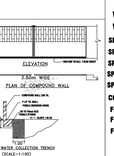












JOINERY DETAILS	IN METER	JOINERY DETAILS	IN METER
DOOR (D1)	1.22 X 2.74	DOOR D1	1.22 X 2.32
DOOR (D2)	1.07 X 2.74	DOOR D2	1.07 X 2.32
DOOR (D3)	0.90 X 2.74	DOOR D3	0.90 X 2.32
WINDOW (W)	0.70 X 1.83	DOOR D4	0.76 X 2.32
WINDOW (W1)	1.22 X 1.83	WINDOW (W)	0.70 X 1.22
SPECIAL WINDOW(SW)	0.70 X 2.44	WINDOW (W1)	1.22 X 1.22
SPECIAL WINDOW(SW1)	1.22 X 2.44	VENTILATOR V	0.61 X 1.22
SPECIAL WINDOW (SW2)	1.83 X 2.44	VENTILATOR V1	0.91 X 1.22
SPECIAL WINDOW (SW3)	3.51 X 2.44	VENTILATOR V2	1.22 X 1.22
SPECIAL WINDOW (SW5)	3.51 X 2.44	GRILL DOOR GD	0.91 X 2.44
CORNER WINDOW(CW1)	1.22X 0.60 X 2.44	POOJA DOOR PD	2.62 X 2.74
FRENCH WINDOW (FW)	2.00 X 2.74	SLIDING DOOR SD	1.22 X 2.74
FRENCH WINDOW (FW1)	2.62 X 2.74	KITCHEN WINDOW KW	0.70 X 1.70
FRENCH WINDOW (FW2)	3.51 X 2.74	KITCHEN WINDOW KW2	1.83 X 1.70
VENTILATOR V	0.61 X 0.61	KITCHEN WINDOW KW3	2.44 X 1.70
VENTILATOR V1	1.22 X 0.61		

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.