

PP

APPROVAL RECORD

Planning Permission

Sivagangai

Sivagangai district, Tamil Nadu

APPROVAL TYPE

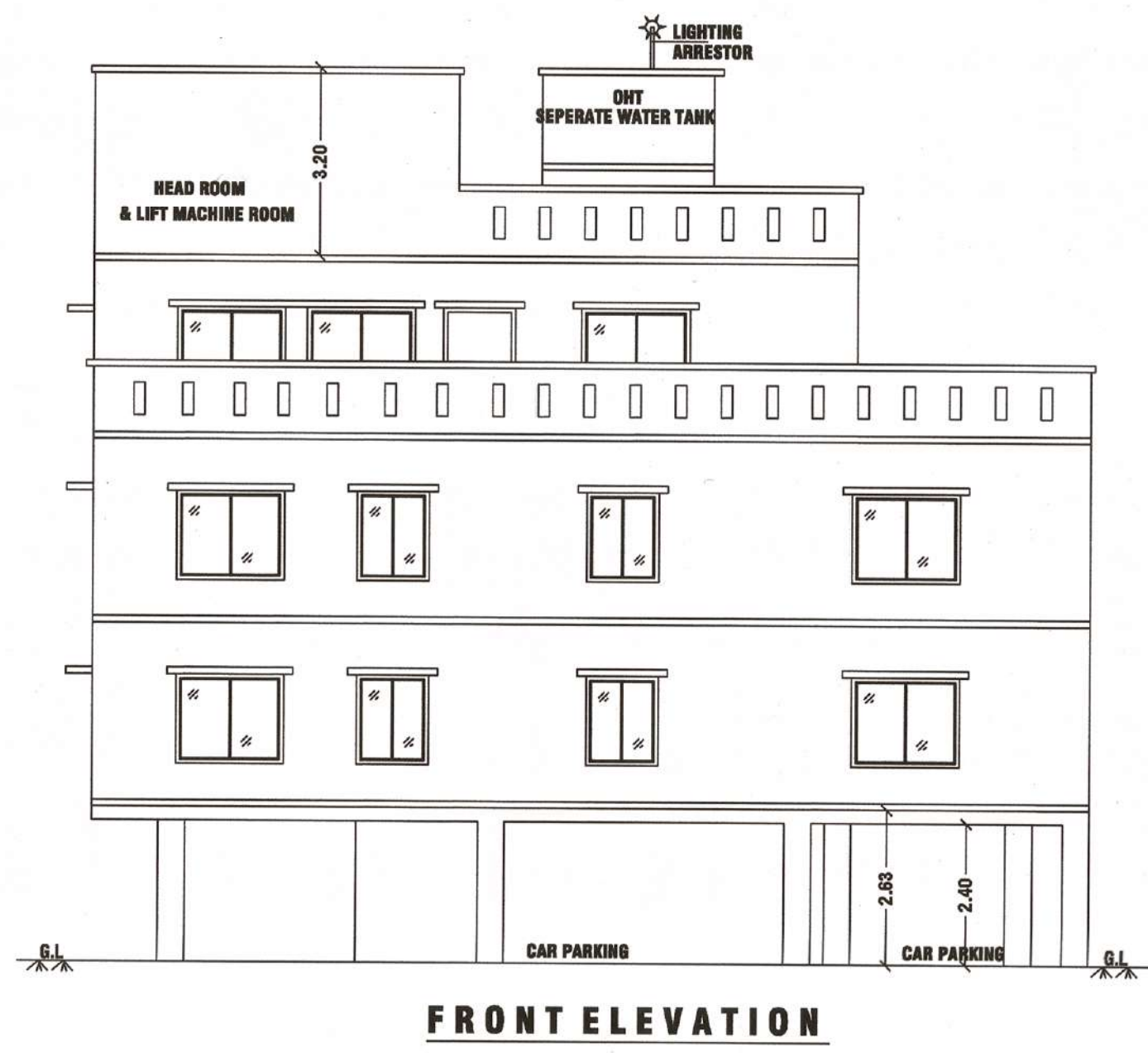
Building Plan

ISSUING AUTHORITY

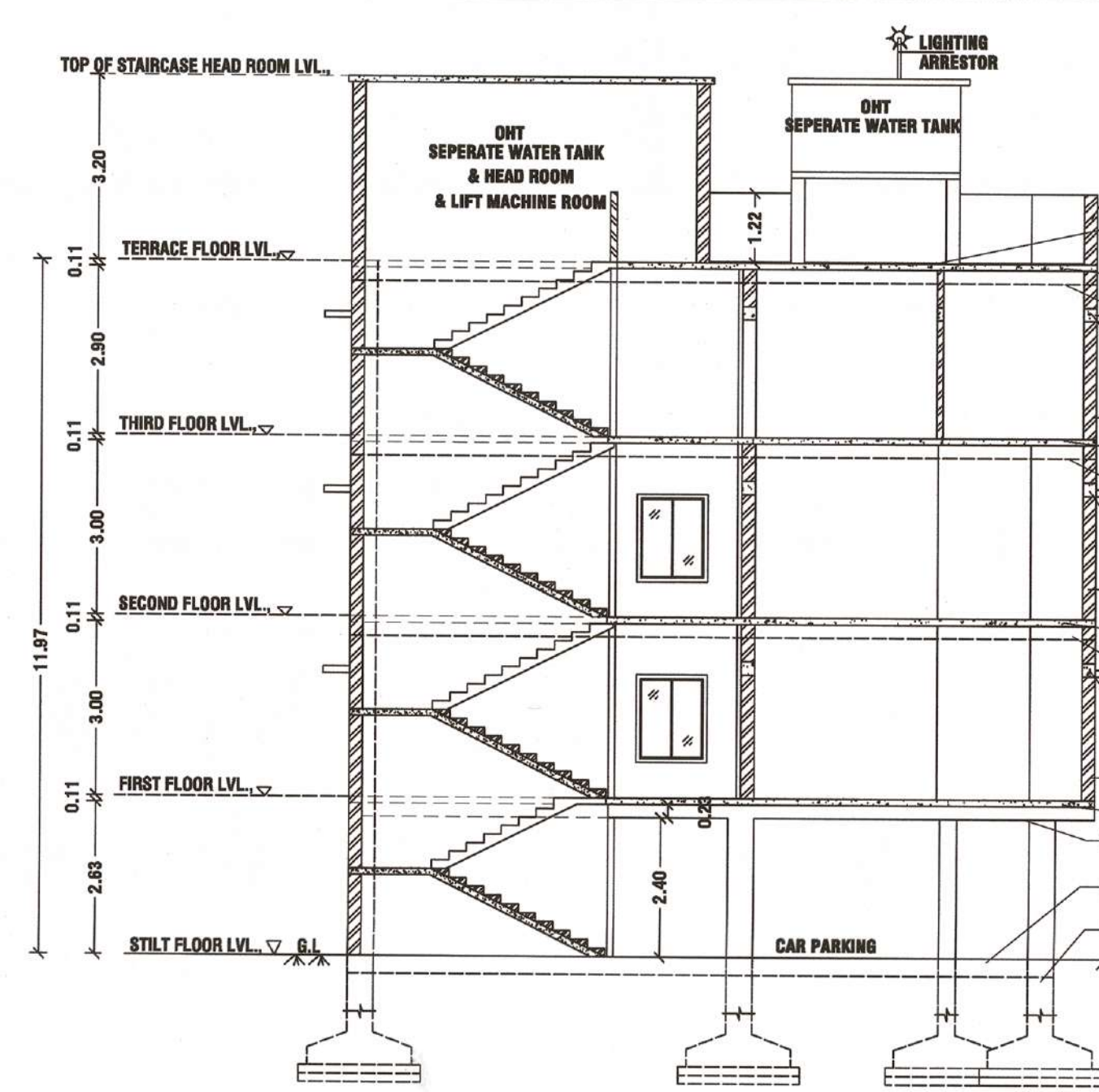
Town Panchayat

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

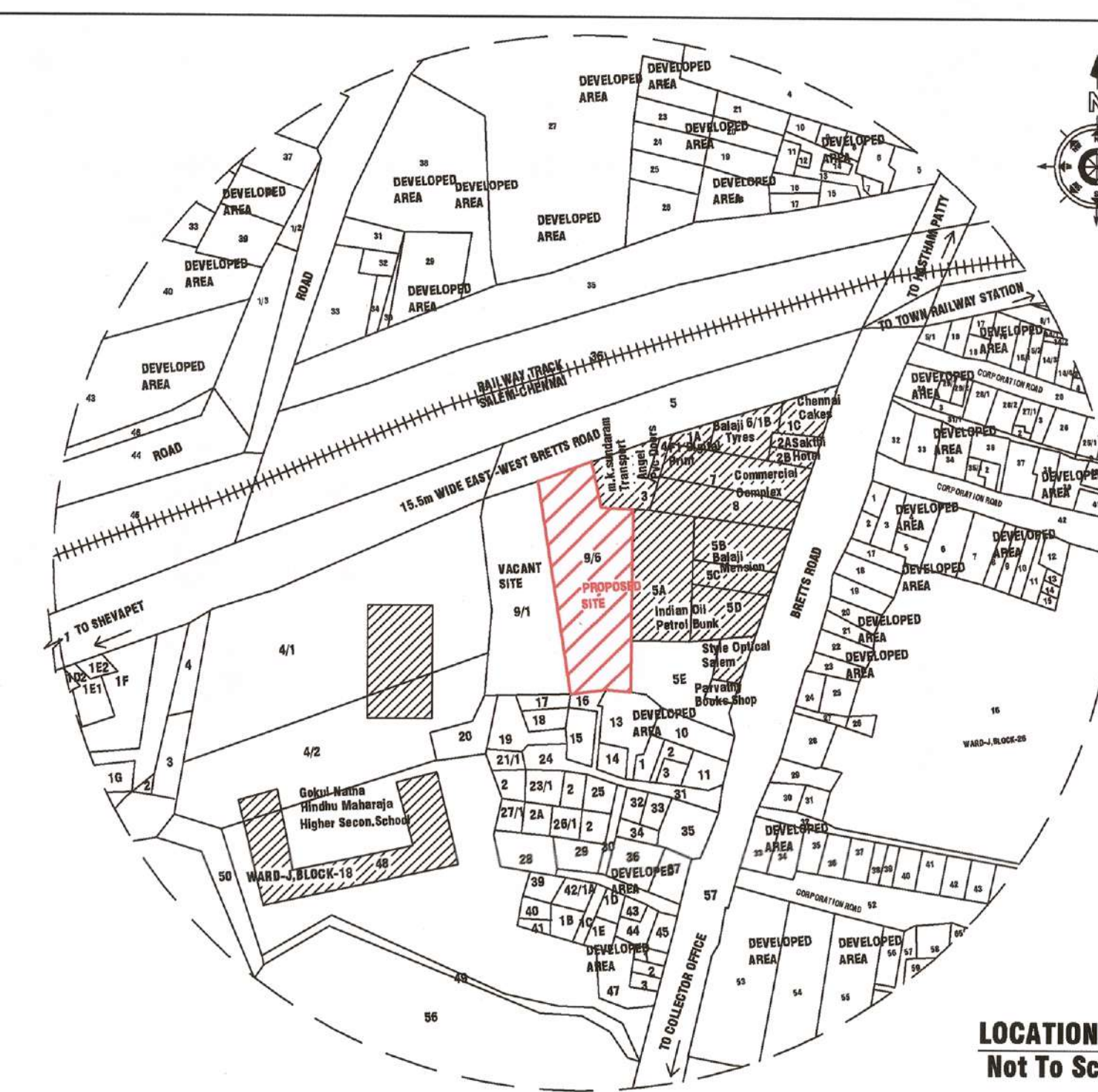
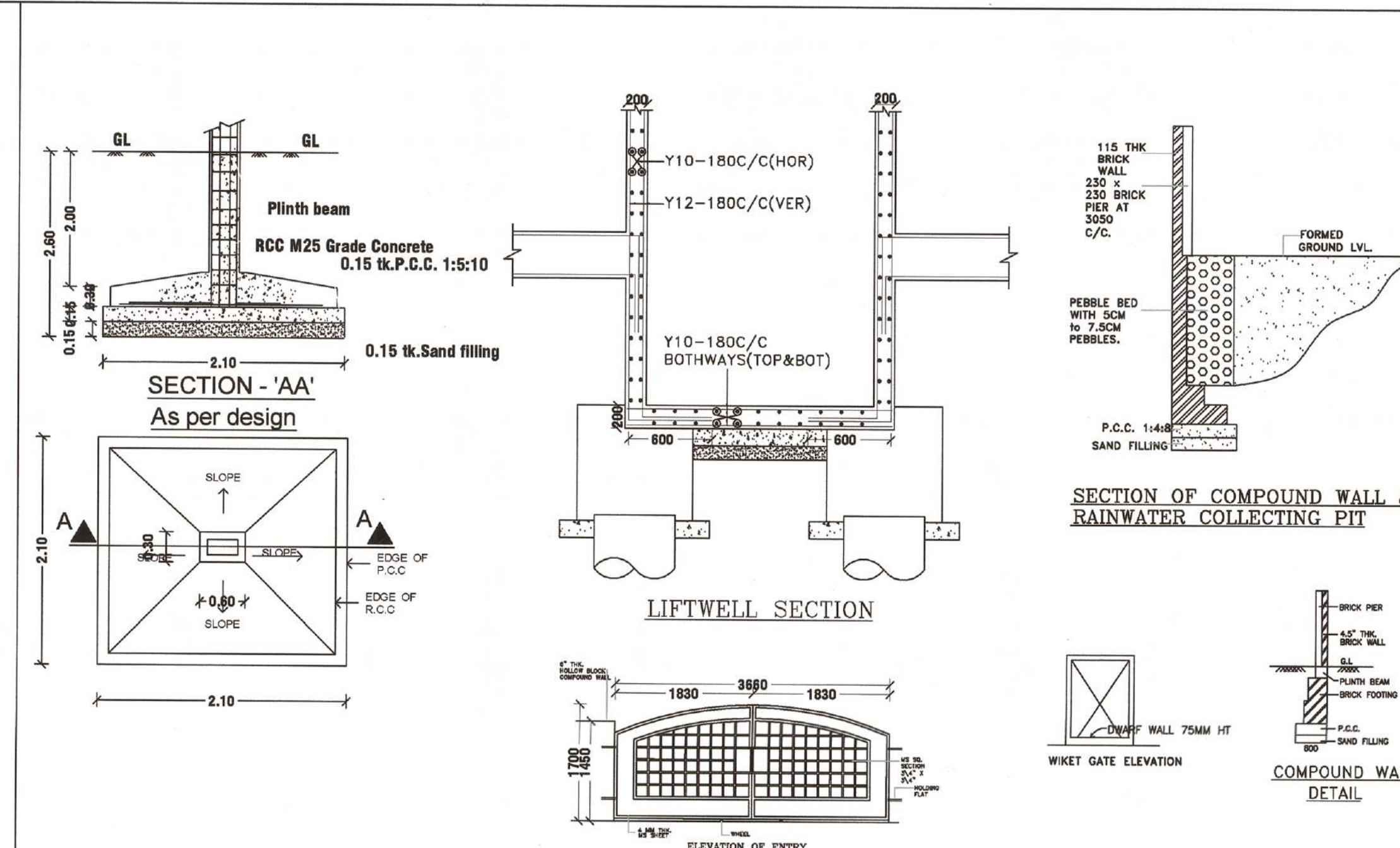
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



FRONT ELEVATION



SECTION - 'A-A'



LOCATION PLAN
Not To Scale

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION & RENOVATION OF STILT + 3 FLOORS PRIVATE OFFICES/ COMMERCIAL OFFICE & RESIDENTIAL BUILDING (2 DWELLINGS) IN OLD WARD -B,BLOCK-18, T.S.NO-9/2, NEW WARD-J, BLOCK-18, T.S.NO-9/6, EAST -WEST BRETT'S ROAD, MULLUVADI GATE, SALEM CITY MUNICIPAL CORPORATION, SALEM TALUK & DISTRICT.

NAME OF THE APPLICANT:-

**1.Dr.P.KATHIRVEL KUMARAN S/o Mr.PALANISAMY,
2.Dr.P.KANCHANA W/o Dr.P.KATHIRVEL KUMARAN.**

SCALE 1:100

AREA DETAILS :-				
PARTICULARS				SQ.MT
AREA OF THE SITE (AS PER DEED)-10000.00 SQ.FT				929.00
AREA OF THE SITE (AS PER PATTI)				929.00
AREA OF THE SITE (AS PER SUPER IMPOSED PLOT BOUNDARY)				929.00
AREA OF THE BUILDING	TOTAL BUILT UP AREA	DEDUCTION	FSI AREA	NON FSI AREA
FLOOR-STILT	489.24	489.24	-	489.24
FLOOR01	489.24	-	489.24	-
FLOOR02	489.24	-	489.24	-
FLOOR03	355.30	-	355.30	-
HEAD ROOM & LIFT MACHINE ROOM	29.26	-	-	29.26
TOTAL	1852.28	489.24	1333.78	518.50
TOTAL BUILTUP AREA				1852.28
AREA OF THE VACANT SITE				439.76

FLOOR SPACE INDEX (FSI) = $\frac{1333.78}{929.00} = 1.44$	
PLOT COVERAGE (PC) = $\frac{489.24}{929.00} \times 100 = 52.66\%$	
NO OF REQUIRED CAR PARKING : 15 Nos NO OF PROVIDED CAR PARKING : 13 Nos X 2.50 X 5.00 + 2 Nos X 3.60 X 5.00 (PH CAR PARKING STALL)	
NO OF REQUIRED TWO WHEELER PARKING : 33 Nos NO OF PROVIDED TWO WHEELER PARKING : 34 Nos X 1.00 X 1.80	
(FE) FIRE EXTINGUISHER = 11	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
(FA) FIRE ALARM = 0	
CENTRALISED AIR CONDITION PROVIDED = 11	

NOTE:-
THE EXISTING BUILDING WAS ALREADY APPROVED BY THE SALEM LPA and SALEM CORPORATION IN THE YEAR 2011 & 2013 Respectively. PLANNING PERMISSION NO-994/2011 DATE:-17-6-2011
BUILDING PERMISSION NO-E10/300/2013 DATE:-31-07-2013
THE INCOMPLETE BUILDING IN THE PROPERTY WAS AUCTIONED FROM THE SOUTH INDIAN BANK IN THE YEAR 18-02-2002 BY THE APPLICANT.

REG.STRUCTURAL ENGINEER:-

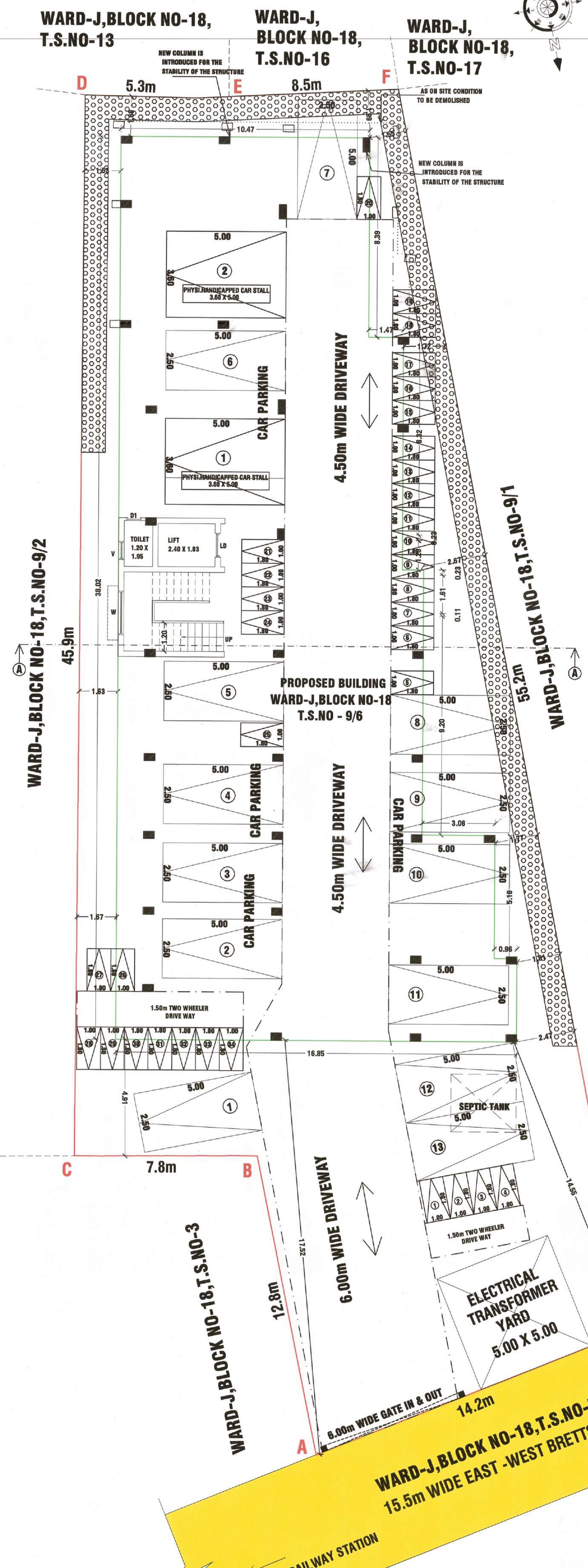
Dr. B. VIJAYAKUMARAN, B.E., C.E.
Registered Structural Engineer (Grade II)
Reg. No. 123/2008-12/2013
SALEM (0442) 891, 74, GATE NO. 1002

APPLICANT:-

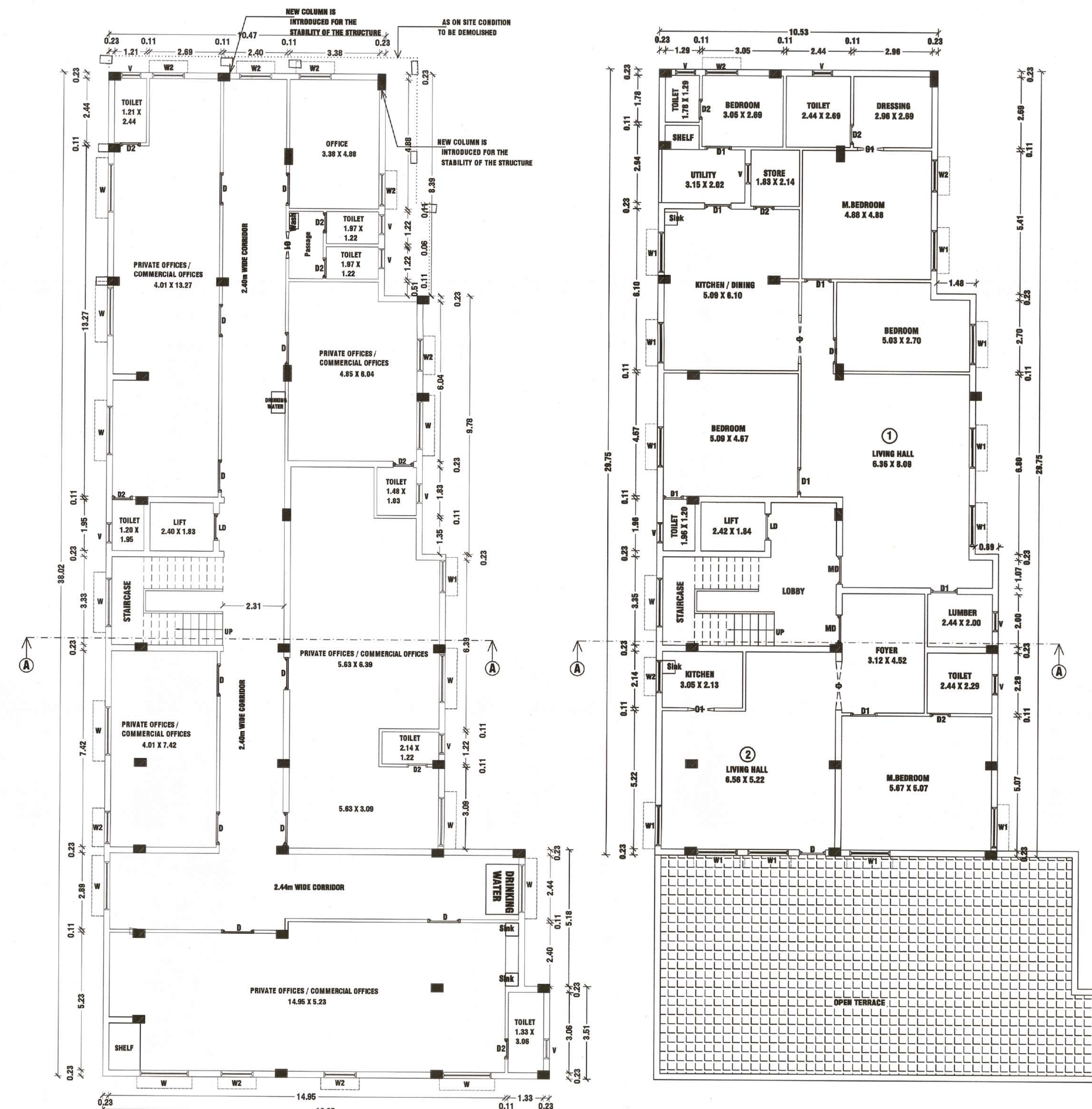
P. Kanchana
Dr. P. Kathirvel Kumaran

REGISTERED ENGINEER:-

Dr. K.K. KISHORE @ K.KISHAN B.E., C.E (Dip), D.C.P
SRI BALAJI CONSTRUCTION
ARCHITECT & ENGINEER
REGISTERED ENGINEER GRADE-S/LA :52/RE-1/19-24
LICENSED BUILDING SURVEYOR., L.B.S.NO -46/19-20
D.No-93/AT, SRI KRISHNA INDU NIVAS , KATTUVATTAM
RAIN BOW GARDEN , PUDHU ERI ROAD,
KANNANKURICH,SALEM -636008.
CELL -94432 -41730.

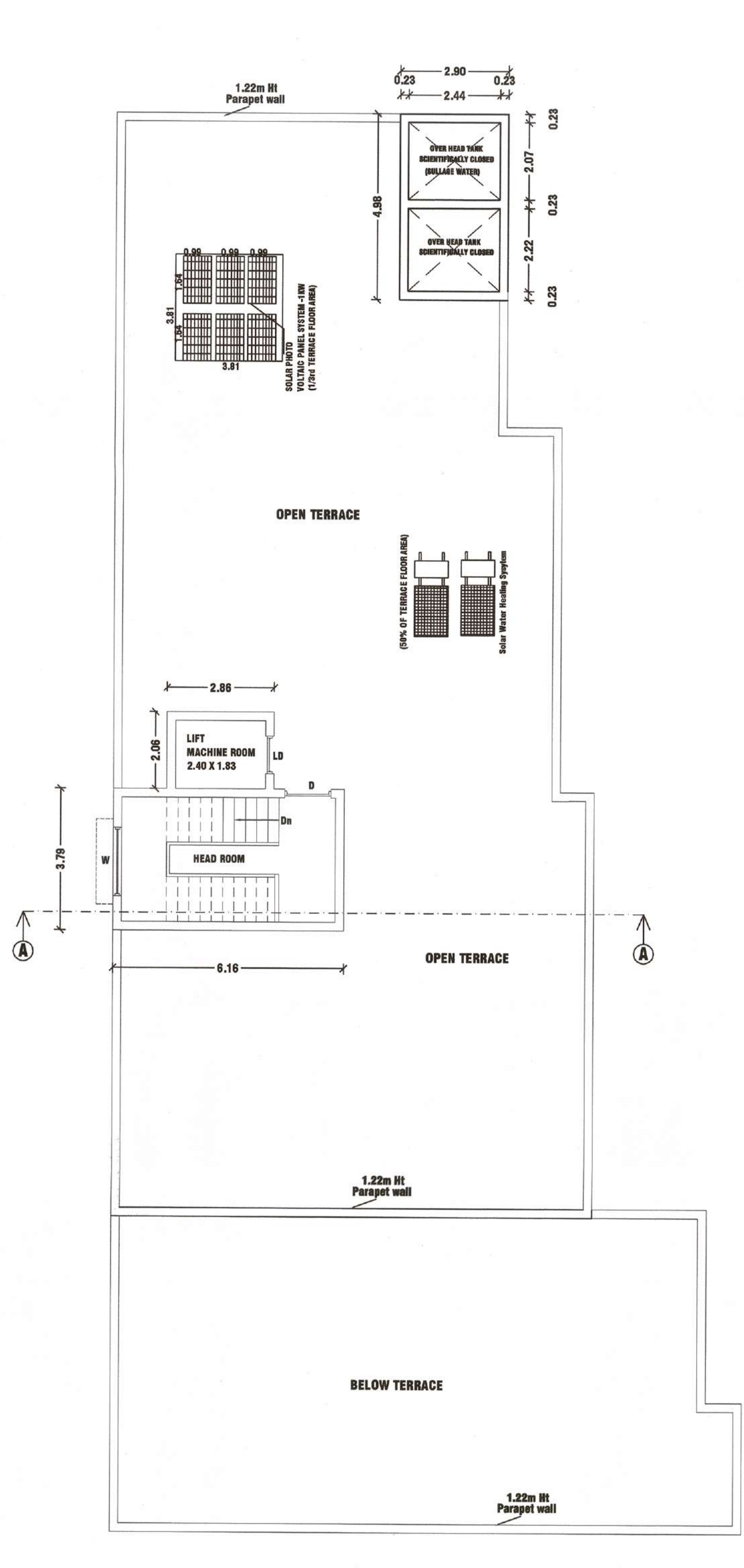


**STILT FLOOR PLAN CUM SITE PLAN
(PRO.RENOVATION IN THE EX.STILT FLOOR PLAN)**

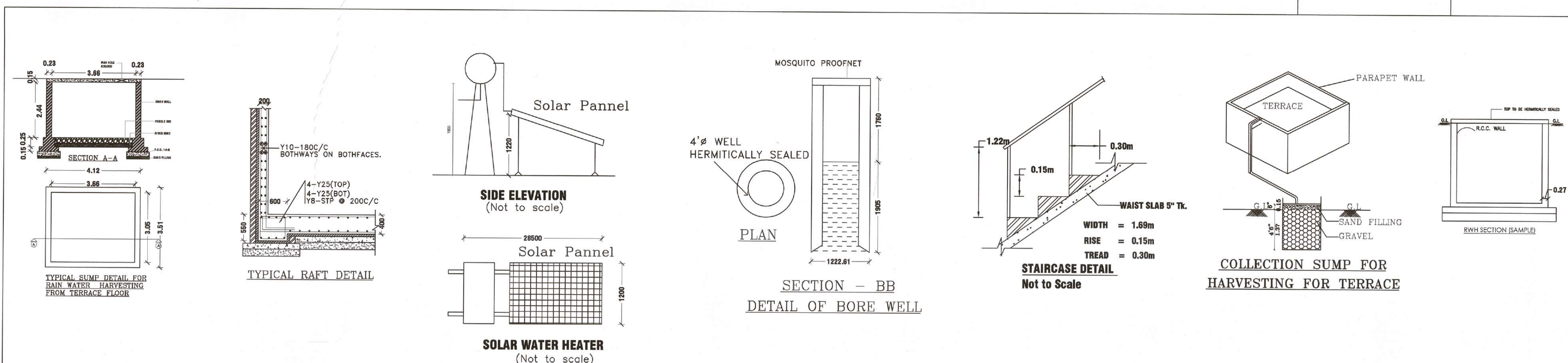


**TYPICAL FLOOR PLAN
(1st & 2nd floors)**

THIRD FLOOR PLAN



TERRACE FLOOR PLAN



FOR OFFICE USE ONLY

SITE APPROVAL
Roc No:SWP/BPA/0008100/2023
Site Boundary Shown as 'A' to 'G' and
numbered as SWP/DTCP/SALEM/
Site Approval No:134/2023

PLANNING PERMISSION
Roc No:SWP/BPA/0008100/2023
Planning Permission No:65/2023.

SITE BOUNDARY = ☐
PROPOSED BUILDING = ☐
EXISTING ROAD = ☐

JOINERY DETAILS	IN METER
L.DOOR (LD)	1.00 X 2.10
M.DOOR (MD)	1.07 X 2.10
DOOR (D)	1.22 X 2.10
DOOR (D1)	1.00 X 2.10
DOOR (D2)	0.76 X 2.10
WINDOW (W)	1.83 X 1.37
WINDOW (W1)	1.52 X 1.37
WINDOW (W2)	1.22 X 1.37
VENTILATOR (V)	0.76 X 0.76
OPEN (O)	1.83 X 2.10
OPEN (O1)	1.00 X 2.10

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](#)



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

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

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

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



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.

