

PP

APPROVAL RECORD

Planning Permission

Sivagangai

Sivagangai district, Tamil Nadu

APPROVAL TYPE

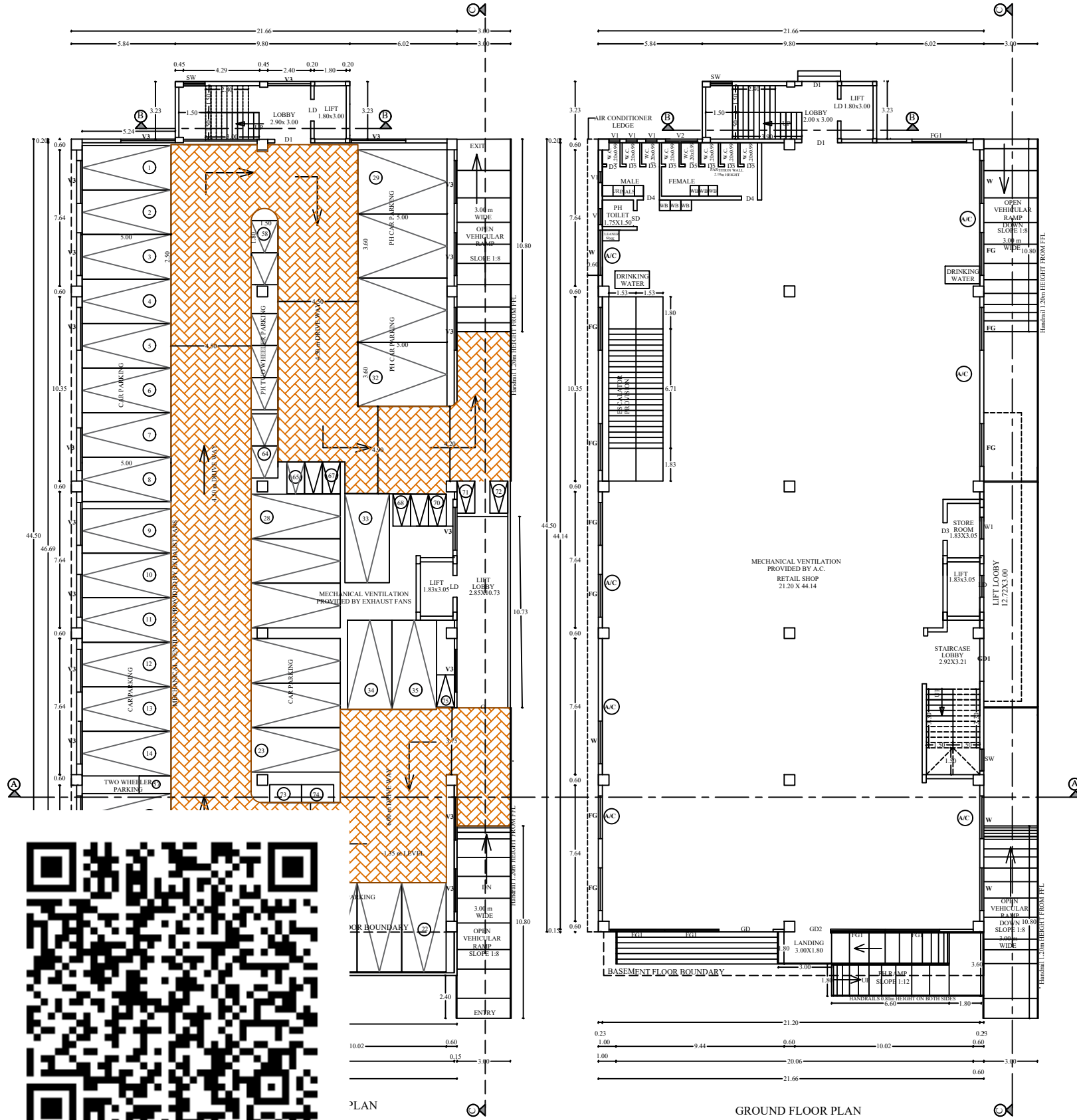
Building Plan

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.



SITE APPROVAL:
ROC No SWP/BPA/0155152/2024
Site Boundary shown as "A" to "E" and numbered as SWP/DTP/SALEM/Site
Approval Number: 253/2024

PLANNING PERMISSION:
ROC No SWP/BPA/0155152/2024
PLANNING PERMISSION No: 92/2024

KEY PLAN:
NOT TO SCALE

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC TERRACED ROOF COMMERCIAL BUILDING FOR RETAIL SHOP & PROFESSIONAL CONSULTING OFFICE (AFTER DEMOLISHING THE EXISTING BUILDING) IN SEMI BASEMENT FLOOR, GROUND FLOOR, FIRST FLOOR, SECOND FLOOR AND THIRD FLOOR (OLD S.F. No.17/3B, MEYYANUR VILLAGE-64), NEW T.S.No-29, WARD-M, BLOCK-6, D.No.204/1, JUNCTION MAIN ROAD, SALEM CITY MUNICIPAL CORPORATION, SALEM DISTRICT, MEYYANUR

DETAILED DEVELOPMENT PLAN-1, MR-37.

ZONE -I, DIVISION -18

NAME OF THE APPLICANTS:
Mrs. JYOTHI VIKAS SHAH
Mr. MANISH KUMAR SHAH,
Mr. ALKESH K SHAH.

COLOUR INDEX:
SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
PROPOSED DRIVE WAY
EXISTING BUILDING

SCALE: 1:100
ALL DIMENSIONAL ARE IN METER

JOINTER DETAIL:
GD GLASS DOOR : 3.05 x 2.10
GD1 GLASS DOOR : 2.40 x 2.10
GD2 GLASS DOOR : 2.00 x 2.10
LD LIFT DOOR : 1.00 x 2.10
SW STAIRCASE WINDOW : 1.22 x 1.50
D1 DOOR : 2.00 x 2.10
D2 DOOR : 1.20 x 2.10
D3 DOOR : 1.00 x 2.10
D4 DOOR : 0.90 x 2.10
D5 DOOR : 0.76 x 2.10
W WINDOW : 2.40 x 2.10
W1 WINDOW : 1.22 x 1.50
V1 VENTILATOR : 0.91 x 0.61
V2 VENTILATOR : 0.61 x 0.91
V3 VENTILATOR : 1.80 x 0.91
FG1 FIXED GLASS : 3.05 x 2.10
SD SWING GUT DOOR : 2.40 x 2.10

SOLAR SYSTEM:

GATE & COMPOUND WALL DETAIL:

SOLAR WATER HEATER:

CONSERVATION OF RAIN WATER:

AREA STATEMENT:
Sqm
AREA OF SITE AS PER TSLR : 1851.50
AREA OF SITE AS PER DOCUMENT : 1858.00
AREA OF SITE AS PER SUPER IMPOSED : 1850.30

BUILDING AREA DETAILS:

DESCRIPTION	BUILT UP AREA IN SQ.M	NON FSI AREA IN SQ.M	FSI AREA IN SQ.M
SEMI BASEMENT FLOOR AREA	1072.45	1072.45	-
GROUND FLOOR AREA	995.53	-	995.53
FIRST FLOOR AREA	1029.70	-	1029.70
SECOND FLOOR AREA	1029.70	-	1029.70
THIRD FLOOR AREA (181.35-191.58)	374.93	-	374.93
TOTAL BUILT UP AREA	4502.31	1072.45	3429.86
LIFT & HEAD ROOM AREA (31.67-18.43)	50.10	50.10	-
GRAND TOTAL	4552.41	1122.55	3429.86

F.S.I : $\frac{3429.86 \text{ SQ.M (AREA OF BUILDING)}}{1850.30 \text{ SQ.M (AREA OF SITE)}} = 1.85$

CAR PARKING DETAILS

DETAILS	FLOOR AREA SQ.M	CAR PARKING REQUIRED	CAR PARKING PROVIDED	TWO WHEELER REQUIRED	TWO WHEELER PROVIDED
RETAIL SHOP					
PARKING	2025.23	26 Nos	26 Nos	26 Nos	26 Nos
PH PARKING (10%)		3 Nos	3 Nos	3 Nos	3 Nos
COMMERCIAL OFFICE					
PARKING	1404.63	10 Nos	10 Nos	38 Nos	38 Nos
PH PARKING (10%)		1 Nos	1 Nos	4 Nos	4 Nos
VISITOR PARKING (10%)		2 Nos	2 Nos	4 Nos	4 Nos
TOTAL CAR PARKING INCLUDING PH & VISITOR CAR	-	42 Nos	42 Nos	75 Nos	75 Nos

STAIRCASE DETAILS:

STAIRCASE DETAIL
WIDTH OF THE STAIRCASE : 1.500 m
TREAD : 0.300 m
RISER FOR SECOND FLOOR : 0.148 m
RISER FOR OTHER FLOOR : 0.150 m

SANITARY DETAILS:

S.NO	FLOOR NAME	PERSONS	PERSONS COUNT	SANITARY NAME	SANITARY REQUIREMENT	SANITARY PROVIDED
1	GROUND FLOOR	MALE	75 Nos	WC	ONE FOR EVERY 25 PERSONS	3 Nos
FEMALE		75 Nos	WC	ONE FOR EVERY 15 PERSONS	5 Nos	
DIFFERENTLY ABLED			SPECIAL WC	ONE FOR SET OF TOILETS	1 Nos	
COMMON MALE AND FEMALE			DRINKING WATER	ONE FOR EVERY 100 PERSONS WITH A MINIMUM OF ONE ON EACH FLOOR	2 Nos	
MALE		75 Nos	WASH BASIN	ONE FOR EVERY 25 PERSONS	3 Nos	
2	FIRST FLOOR	FEMALE	75 Nos	WASH BASIN	ONE FOR EVERY 25 PERSONS	3 Nos
MALE		75 Nos	URINALS	4 FOR 75-100 PERSONS	4 Nos	
COMMON			CLEANER'S SINK	ONE PER MINIMUM, PREFERABLY IN OR ADJACENT TO SANITARY ROOMS	1 Nos	

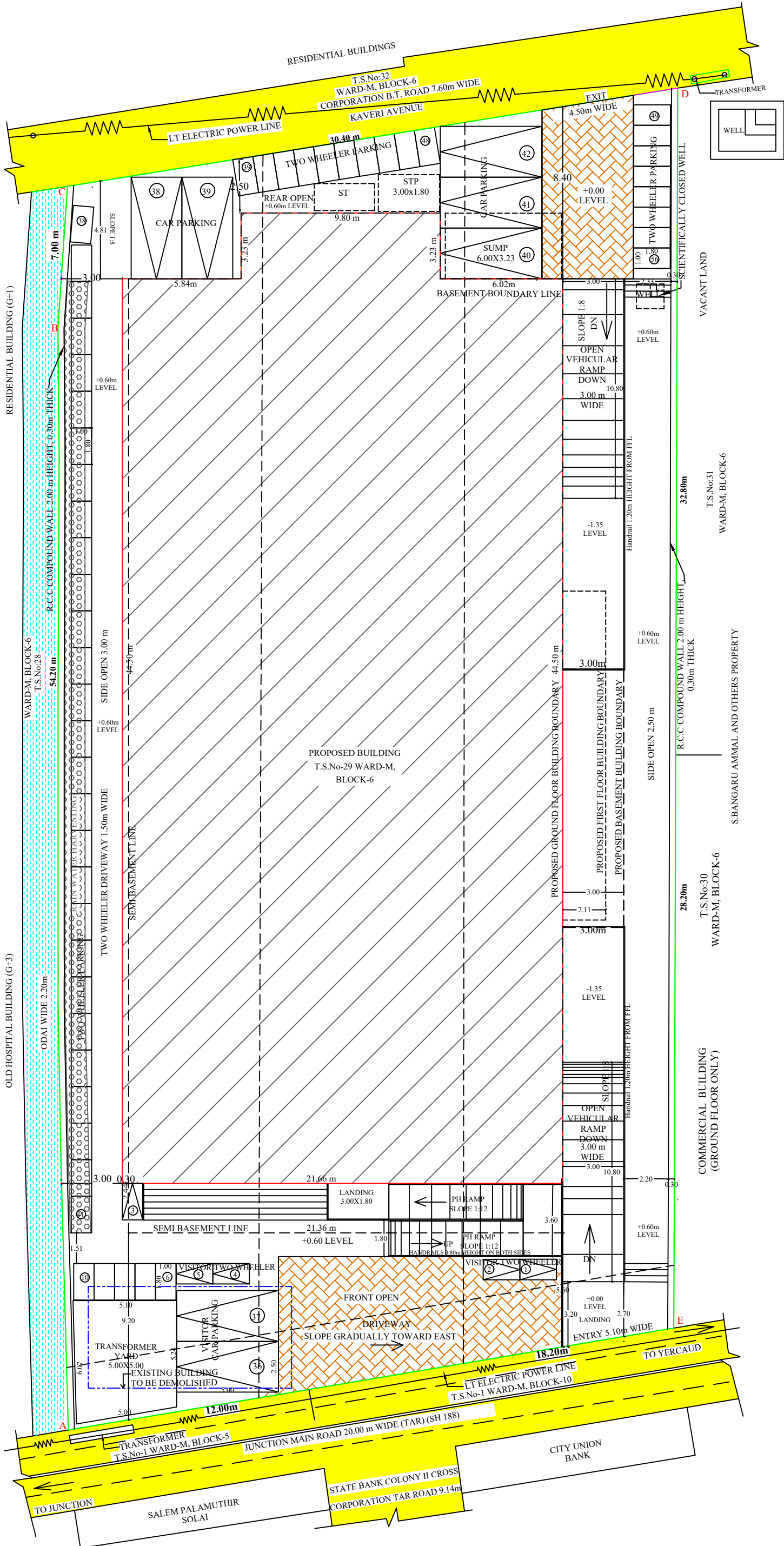
REGISTERED CONSTRUCTION ENGINEER :
B.T.V. ANJAPPAN
Chartered Engineer & Approved Valuer
APN PLANNERS
Civil Engineer, Architect, Valuer, Planners
Vasthu Consultants & Structural Designers
SQA-REGISTERED ENGINEER (CPE) 3523
PROFESSIONAL CONSTRUCTION ENGINEER (CPE) 3523
P.O. Box No. 44, Cross, Saravanan Nagar,
Salem-646 001. Call: 98427-75693

REGISTERED STRUCTURAL ENGINEER :
Dr. D.S. PANNEER SELVAM, M.E. (Str.)
Registered Structural Engineer (SAP/14/RSB/2024)
D.S.P. ASSOCIATES
S.P. Complex, 2nd Floor, Omkar Main Road,
Narasrothipatty, SALEM-4 Cell: 98427 44515
Email: dspanneerselvam@gmail.com

APPLICANT:
1. Jyothi
2. Manish
3. Alkesh

REGISTERED ENGINEER:
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SHEET NO:1/3



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Mr. ALKESH K SHAH,



COLOUR INDEX:	
SITE BOUNDARY	SCALE - 1:100
PROPOSED BUILDING	ALL DIMENSIONAL ARE IN METER
EXISTING ROAD	FIRE EXTINGUISHER APRATUS
PROPOSED DRIVE WAY	PROVIDED IN NECESSARY PLACES.
EXISTING BUILDING	FIRE ALARM

- * SOLAR APARATUS TO BE PROVIDED
X RAIN WATER HARVESTING SYSTEM & SULLAGE WATER TREATMENT PLANT & TANKS ARE PROVIDED AS PER STANDARD PROVISIONS.
X STAND BY GENERATOR TO BE PROVIDED

AREA STATEMENT:		Sqm
AREA OF SITE ASPER TSLR	:	1851.50
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CAR PARKING STALL SIZE - 2.50M X 5.00M
PH CAR PARKING STALL SIZE - 3.60M X 5.00M
TWO WHEELER PARKING STALL SIZE - 1.80M X 1.00M
PH TWO WHEELER PARKING STALL SIZE - 1.80M X 1.50M

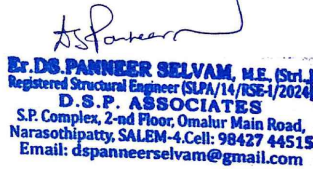
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ROC No.SWP/BPA/0155152/2024
PLANNING PERMISSON No: 92/2024

REGISTERED CONSTRUCTION ENGINEER :



REGISTERED STRUCTURAL ENGINEER :



APPLICANT:

① Jyothi
② Manish
③ Alkesh

REGISTERED ENGINEER:



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

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



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.

