

PP

APPROVAL RECORD

Planning Permission

Sivagangai

Sivagangai district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

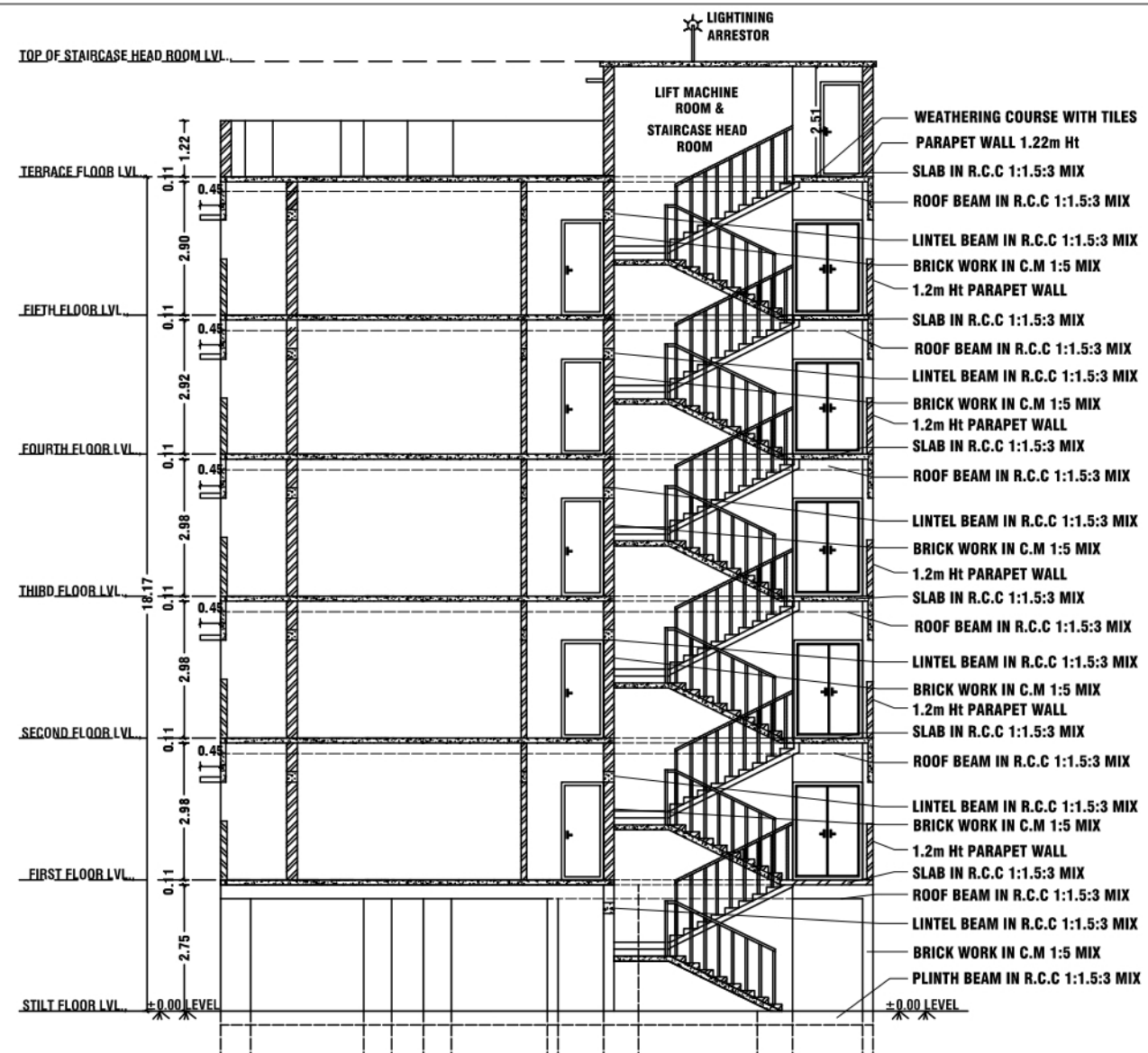
Town Panchayat

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

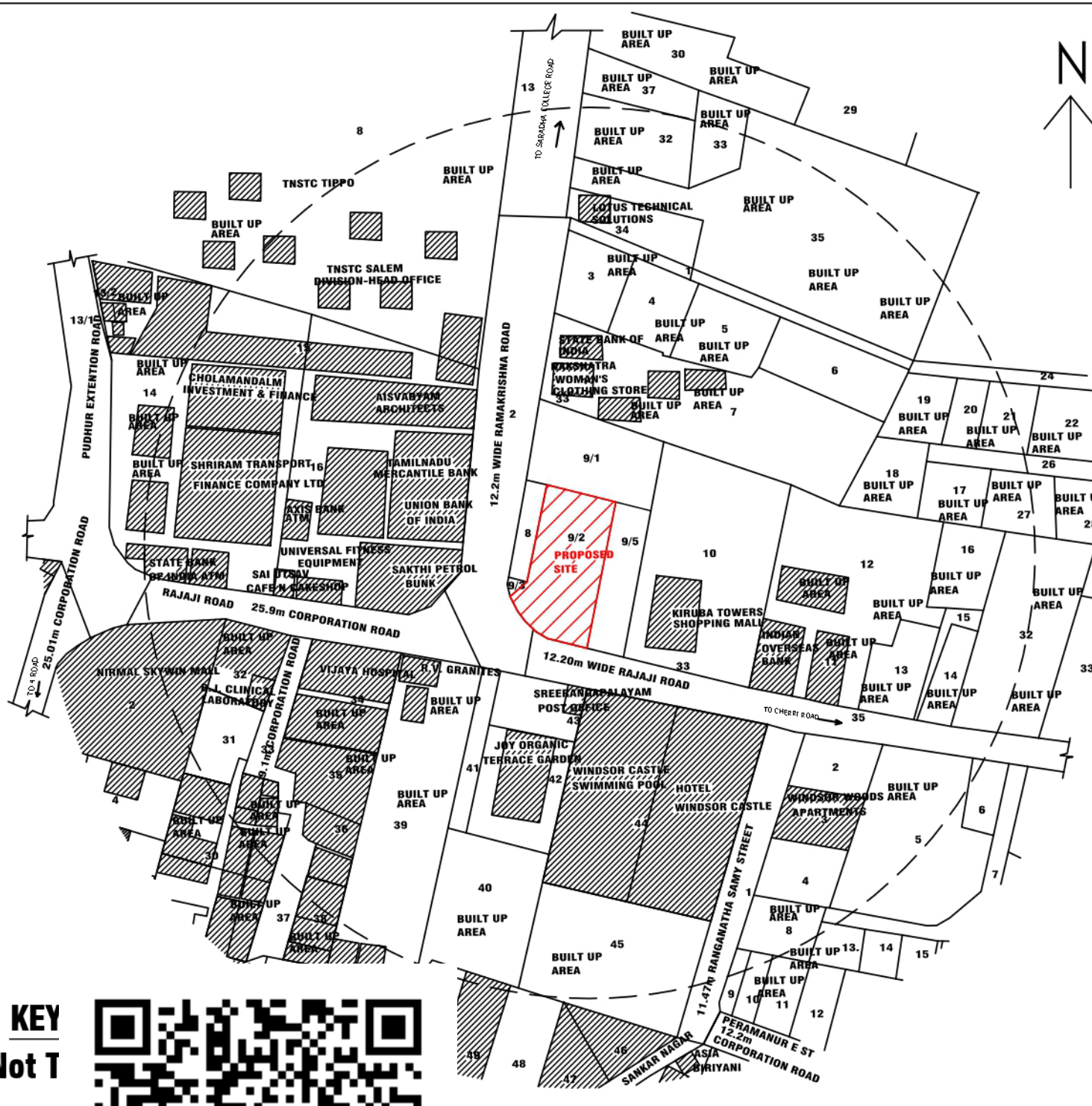
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



FRONT ELEVATION



SECTION - A - A

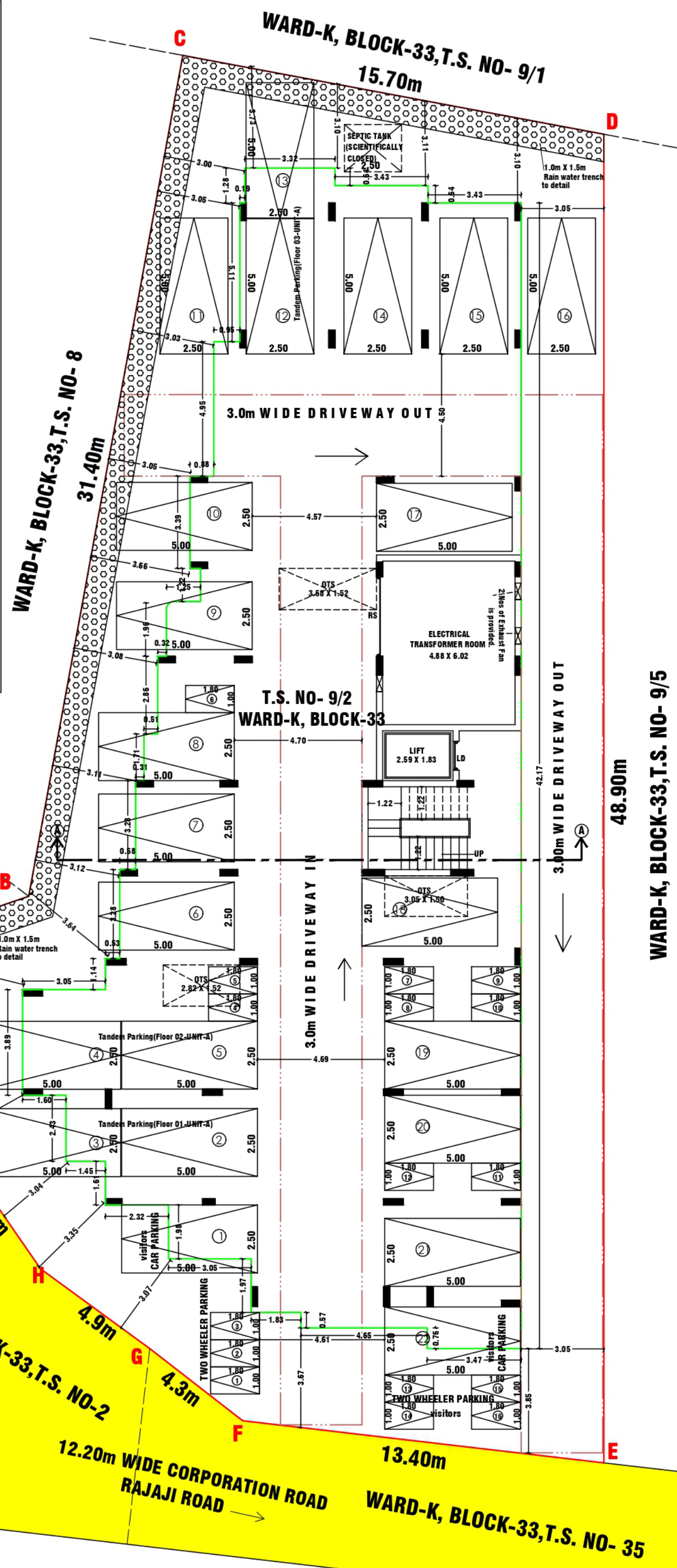


KEY
Not T

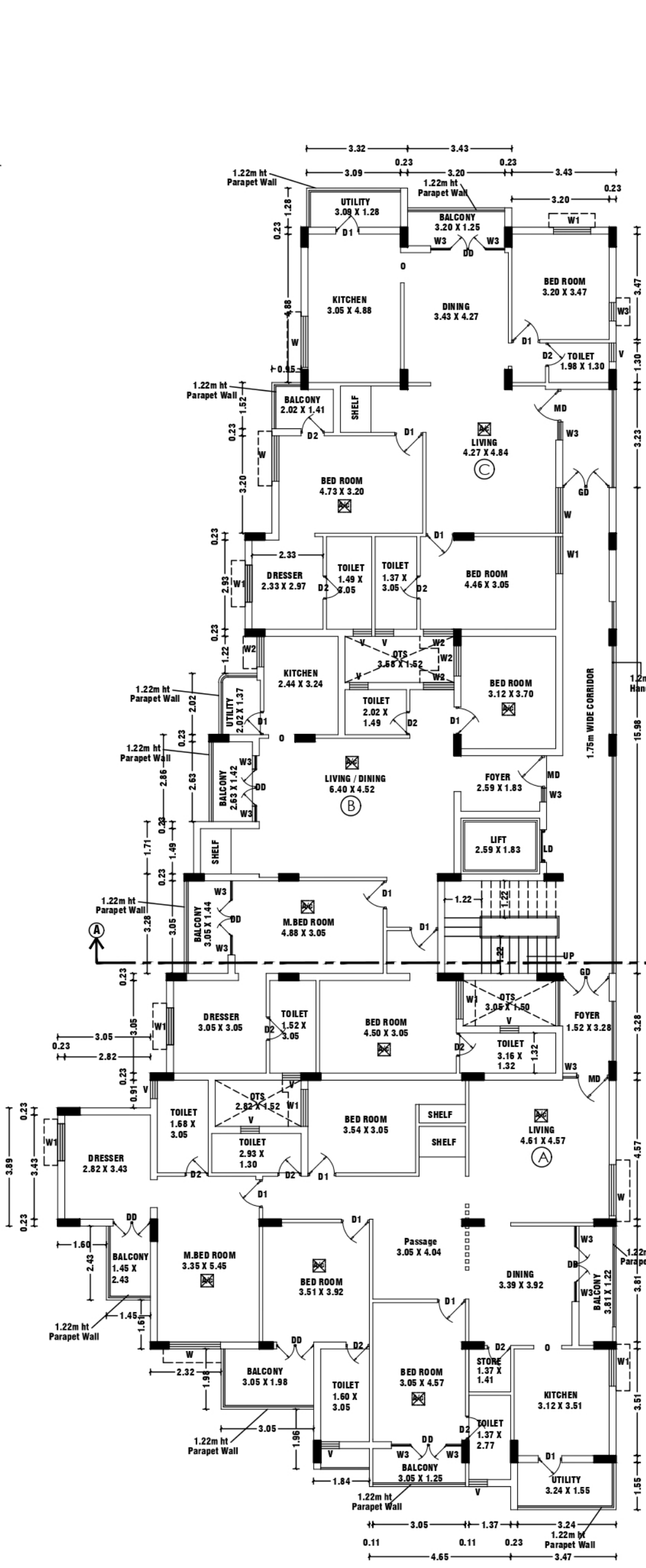
FOR OFFICE USE ONLY

SITE APPROVAL
Roc No:SWP/BPA/0177164/2024
Site Boundary Shown as "A to J" and numbered as SWP/DTCP/SALEM/
Site Approval No:258/2023.

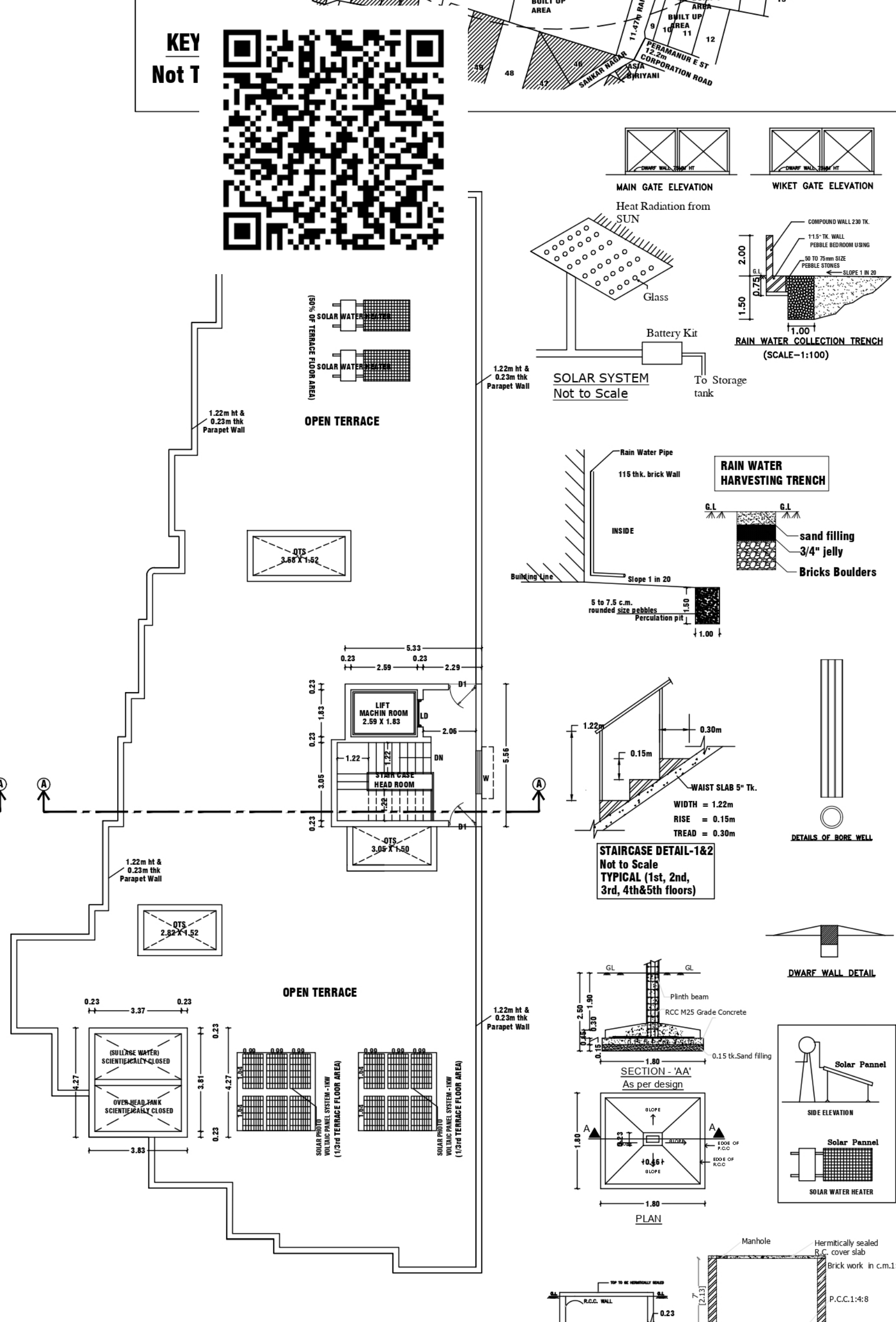
PLANNING PERMISSION
Roc No:SWP/BPA/0177164/2024
Planning Permission No:47/2024.
(This Revised No:96/2023)



STILT FLOOR PLAN CUM SITE PLAN



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

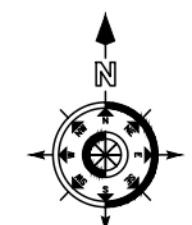


TERRACE FLOOR PLAN

REVISED PLAN FOR (SITE APPROVAL NO-258/2023,
PLANNING PERMISSION NO - 96/2023) SHOWING THE
PROPOSED CONSTRUCTION OF STILT +05 FLOORS
RESIDENTIAL APARTMENT BUILDING (15 DWELLING UNITS)
IN OLD WARD-C, BLOCK-13,T.S. NO- 18/1Cpt, IN
NEW WARD-K, BLOCK-33,T.S.NO-9/2, RAJAJI ROAD(NORTH),
SALEM CITY MUNICIPAL CORPORATION,
SALEM TALUK & DISTRICT.

NAME OF THE APPLICANT :-

1) Mr.S.SUNDARAM
S/o Dr.S.SANKARAN.



SCALE 1:100

AREA DETAILS:-

PARTICULARS	SQ.MT
AREA OF THE SITE (AS PER DEED)	1041.78
1.DEED (403/2016) = 5268.00SQ.FT	
2.DEED (2674/2010) = 431.00SQ.FT	
3.DEED (551/2015) = 15782.00SQ.FT-10267.00SQ.FT(SOLD DEED-15/2021)	
REMAINING LAND AREA =11214.00SQ.FT	

AREA OF THE SITE (AS PER PATTI)	1041.00
AREA OF THE SITE (AS PER SUPER IMPOSED PLOT AREA)	984.36

FLOOR NAME	TOTAL BUILT UP AREA	DEDUCTION	FSI AREA	NON FSI AREA
STILT FLOOR	561.47	-	-	561.47
FIRST FLOOR	561.47	14.33	547.14	-
SECOND FLOOR	561.47	14.33	547.14	-
THIRD FLOOR	561.47	14.33	547.14	-
FOURTH FLOOR	561.47	14.33	547.14	-
FIFTH FLOOR	561.47	14.33	547.14	-
HEAD ROOM & LIFT MACHINE ROOM	31.48	-	-	31.48
TOTAL	3400.30	71.65	2735.70	592.95

TOTAL BUILT UP AREA-DEDUCTION (3400.30-71.65=3328.65SQ.MT)	3328.65
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TOTAL BUILT UP AREA(FSI)	2735.70
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AREA OF THE VACANT SITE	422.89
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FLOOR SPACE INDEX (FSI) =	2735.70 = 2.78
984.36	
PLOT COVERAGE (PC) =	561.47 X 100 = 57.04%
984.36	

PARKING DETAILS:-
NO OF REQUIRED CAR PARKING : 20 Nos
NO OF PROVIDED CAR PARKING : 22 Nos
= 20 Nos X 2.50 X 5.00 + 2 Nos X 2.50 X 5.00 (visitors parking)
NO OF REQUIRED TWO WHEELER PARKING : 0 Nos
NO OF PROVIDED TWO WHEELER PARKING : 12 Nos + 4Nos(visitors parking)

JOINERY DETAILS	IN METER	DESCRIPTION	FSI AREA	REQUIRED CAR PARKING
M.DOOR (MD)	1.07 X 2.13	DWELLING UNIT - A	206.06	2Nos
GRILL DOOR (GD)	1.52 X 2.13	DWELLING UNIT - B	144.00	1Nos
LIFT DOOR (LD)	0.91 X 2.13	DWELLING UNIT - C	147.49	1Nos
ROLLING SHUTTER (RS)	3.05 X 2.75	CORRIDOR & STAIR AREA	49.59	-
D. DOOR (DD)	1.22 X 2.13	TOTAL FSI AREA	547.14	TOTAL-4Nos
DOOR (D1)	0.91 X 2.13	TOTAL FLOORS-5Nos X 4Nos		20Nos CAR PARKING
DOOR (D2)	0.76 X 2.13	VISITORS CAR PARKING (10%)		= 2Nos CAR PARKING
WINDOW (W)	1.68 X 1.52	TOTAL PROVIDED CAR PARKING		= 22 Nos CAR PARKING
WINDOW (W1)	1.22 X 1.52	(Typical Floor 01,02,03) No Of Tandem Parking Required		No Of Tandem Parking Provided
WINDOW (W2)	1.00 X 1.52	Total Dwelling Unit Area		
WINDOW (W3)	0.46 X 1.52	UNIT -A = 618.18sq.mt	6Nos	6Nos
VENTILATOR (V)	0.61 X 0.91	NOTE:-		
OPEN (O)	0.91 X 2.13	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		
		(FE) FIRE EXTINGUISHER =		
		(FA) FIRE ALARM =		
		CENTRALISED AIR CONDITION PROVIDED		

REG.STRUCTURAL ENGINEER:-

Dr.S.VIJAYAKUMAR,M.E.(SH),
VIJAYARATHI STRUCTURAL CONSULTANT & CIVIL ENGINEER
REGISTERED STRUCTURAL ENGINEER GRADE-SLPA:51/RCE-V19-24
D.No-5-15,ANNAI PATTI, ATTAYAMPATTI,
RAJAPALAYAM(P),
SALEM (DI-637 501).
CELL -99493 91640.

REG. CONSTRUCTION ENGINEER:-

Dr.M.MAHADEVAN,M.E,AMIE, MISTE
MAHA BUILDERS
REGISTERED CONSTRUCTION ENGINEER GRADE-SLPA:51/RCE-V19-24
D.No-5-15,ANNAI PATTI, ATTAYAMPATTI,
RAJAPALAYAM(P),
SALEM (DI-636 008).
CELL -99493 91640.

APPLICANT:-

S.SUNDARAM

REGISTERED ENGINEER:-

Dr.K.KISHORE @ K.KISHAN B.E.C.E(Dip),D.C.P
SRI BALAJI CONSTRUCTION
ARCHITECT & ENGINEER
REGISTERED ENGINEER GRADE-SLPA:52/RE-V19-20
LICENSED BUILDING SURVEYOR., L.B.S.NO -46/19-20
D.No-93/A7, SRI KRISHNA INDU NIVAS, KATTUVATTAM
RAIN BOW GARDEN , PUDHU ERI ROAD,
KANNANKURICH,SALEM -636008.
CELL -94432 -41730.

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.

