Verified RealEstate™

RE REGULATORY RECORD

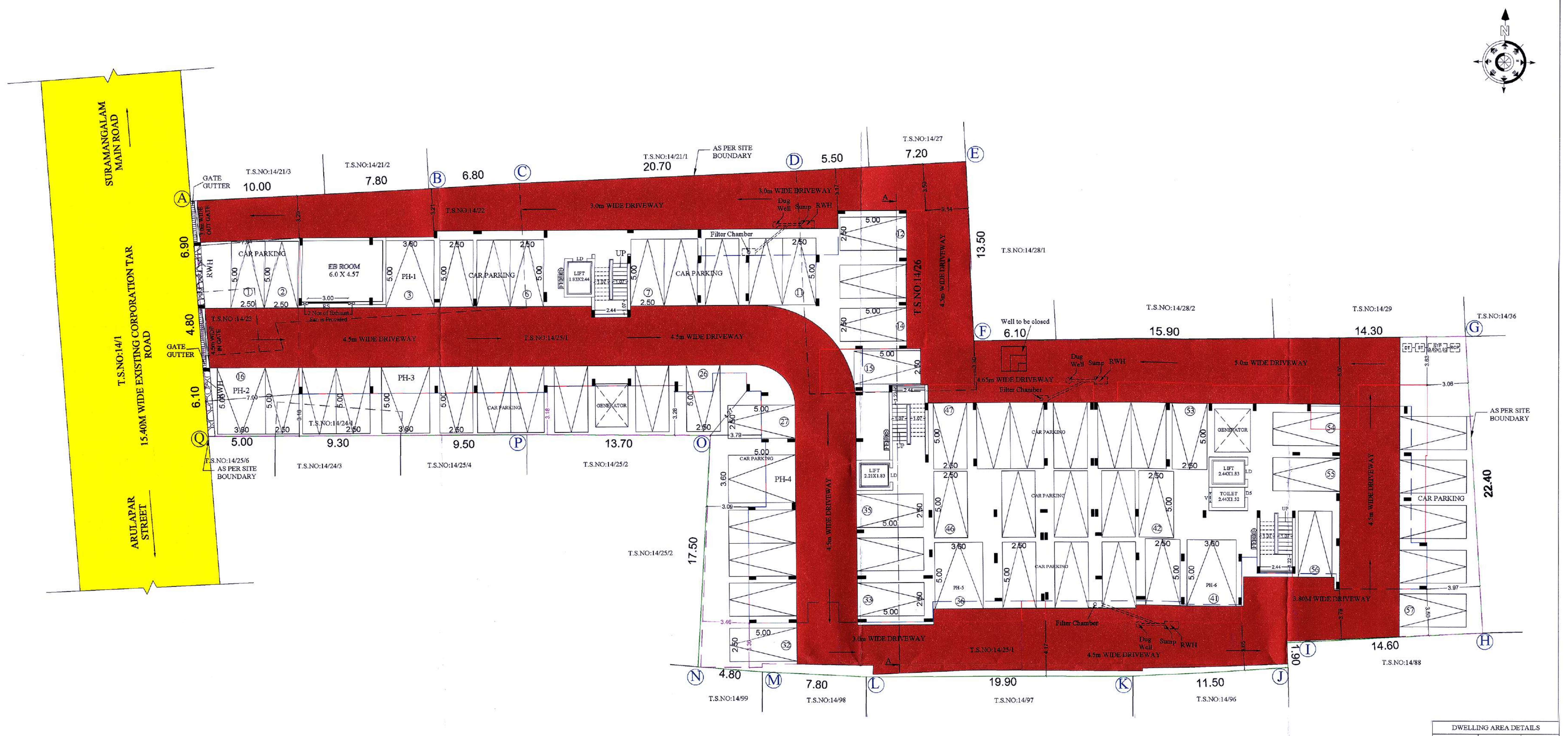
RERA Document

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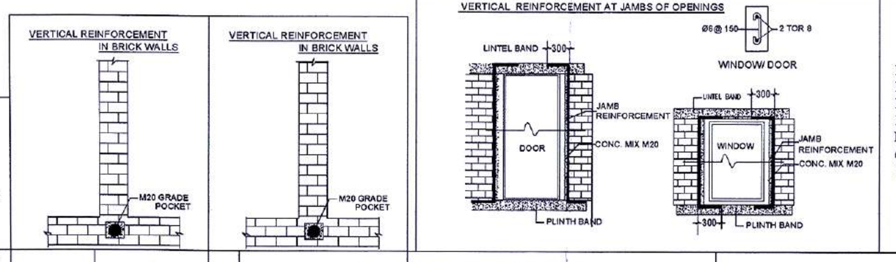
SITE CUM STILT FLOOR PLAN
SCALE - (1:100)

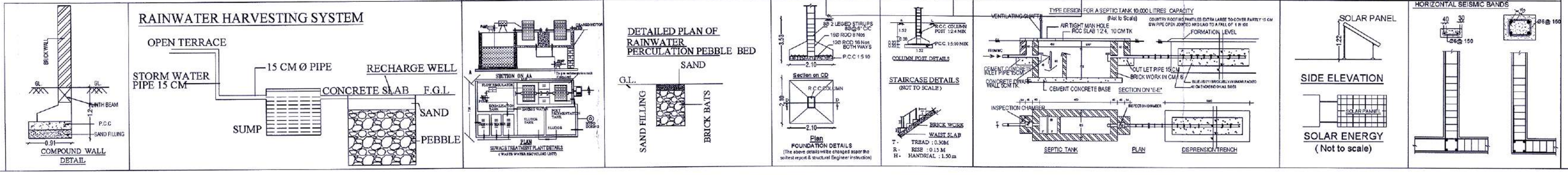
COLOR INDEX:	
SITE BOUNDARY	
EXISTING ROAD	
PROPOSED BUILDING	
DRIVE WAY	

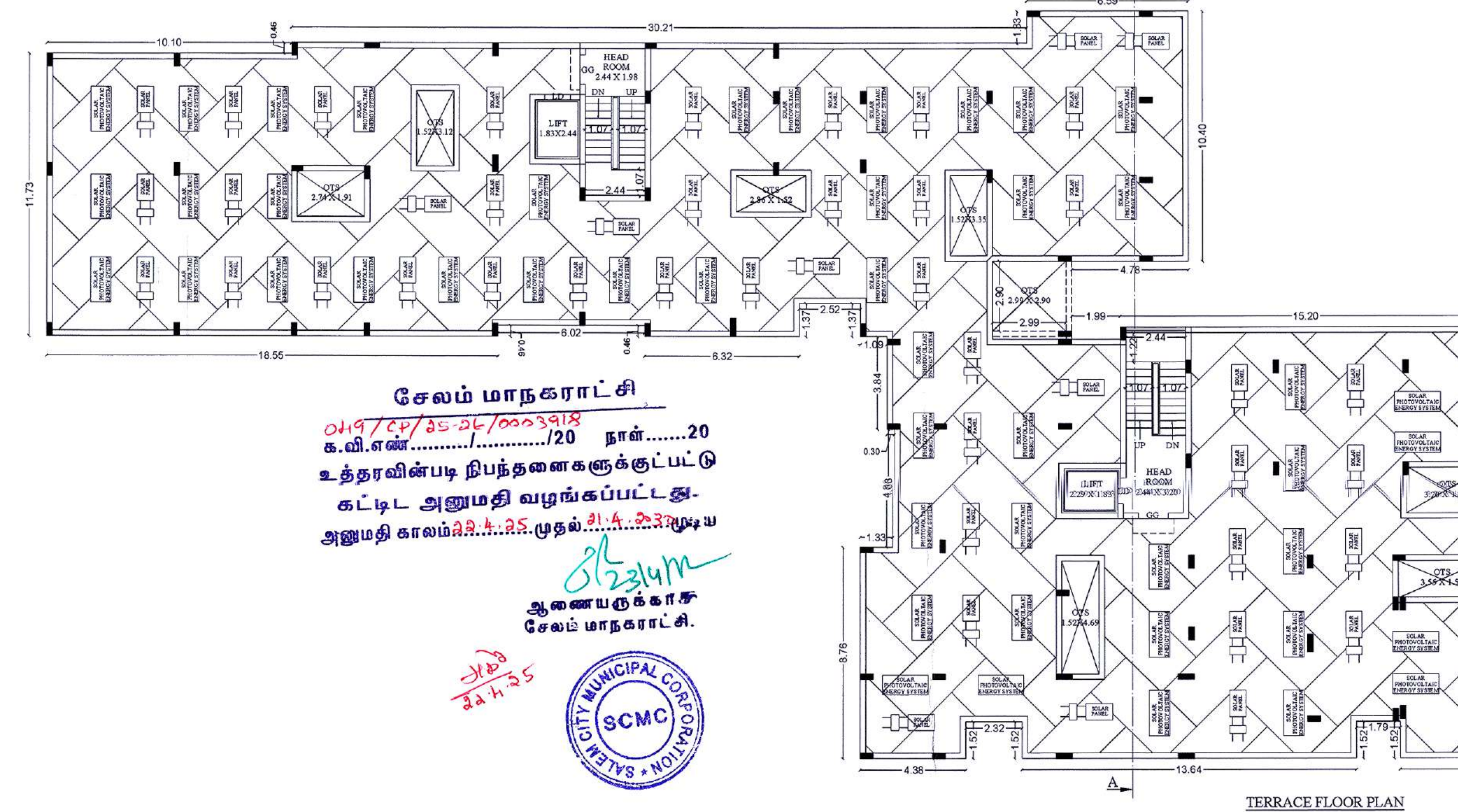
REFERENCE
- FIRE ALARM SYSTEM
- HOSE REEL
- FIRE FIGHTING EQUIPMENT
- DRINKING WATER

DWELLING AREA DETAILS

FLOOR NAME	DWELLING REFERENCE	DWELLING AREA IN Sq.M
FLOOR01, FLOOR02, FLOOR03, FLOOR04, FLOOR05- (TYPICAL FLOORS)	A	167.61
	B	127.69
	C	88.96
	D	82.99
	E	144.12
	F	110.60
	G	114.83
	H	123.03
	I	93.50
	J	92.17



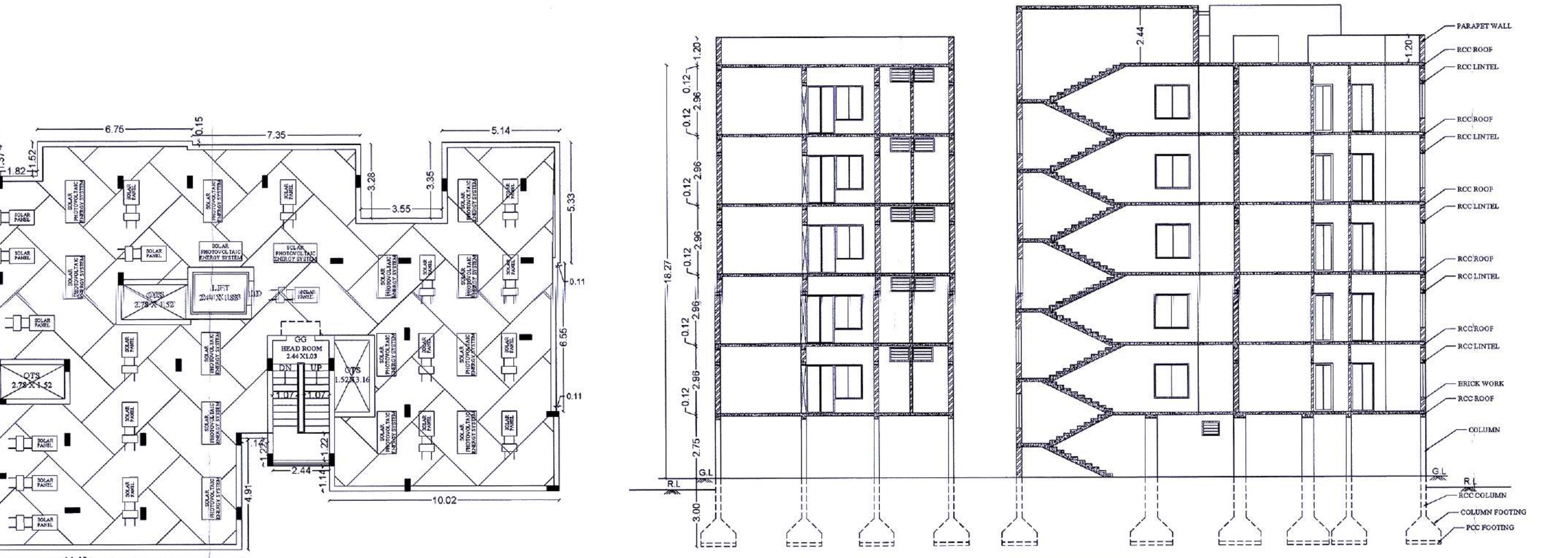




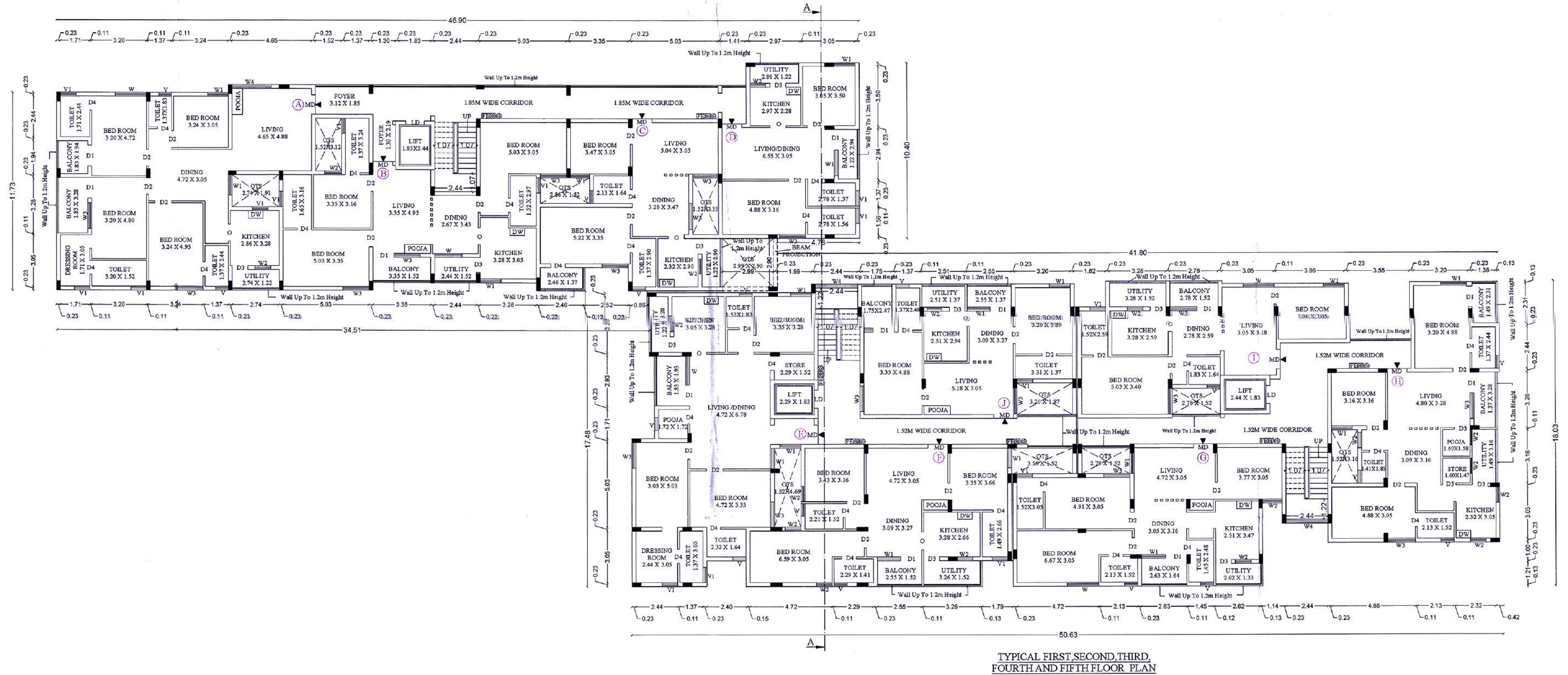
TERRACE FLOOR PLAN

சேலம் மாநகராட்சி
க.வி.எண் 0419/CP/25-26/0003918 /20 நாள்.......20
உத்தரவின்படி நிபந்தனைகளுக்குட்பட்டு
கட்டிட அனுமதி வழங்கப்பட்டது.
அனுமதி காலம் 22.4.25 முதல் 21.4.2033 முடிய
ஆணையருக்காக
சேலம் மாநகராட்சி.

SALEM CITY MUNICIPAL CORPORATION
SCMC



SECTION ON 'AA'



TYPICAL FIRST,SECOND,THIRD, FOURTH AND FIFTH FLOOR PLAN



WEST SIDE ELEVATION

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL BUILDING HAVING STILT + FIVE FLOORS IN WARD - U, BLOCK-14 , T.S.NO:14/22, 14/23, 14/24/1, 14/25/1 AND 14/26 AT SURAMANGALAM, BODINAYAKKANPATTI, SALEM CORPORATION, SALEM WEST TALUK, SALEM TOWN, SALEM DISTRICT.

SCALE - 1 : 100
ALL DIMENSIONS ARE IN METER
ONLINE APPLICATION NO. - SWP/BPA/0390728/2024

NAME OF THE APPLICANT :
M/s CHONA BUILDERS,
By Its Proprietor
Mr.P R. Ganesan S/o. Mr.M M.Periyaiah

AREA DETAILS :
AS PER PATTA/TSLR - 2394.10 Sq.m
AS PER DOCUMENT - 2393.88 Sq.m
AS PER SUPER IMPOSED SITE AREA - 2370.10 Sq.m

S.NO	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	DEDUCTION (SQ.M)	TOTAL BUILT UP AREA (SQ.M)	NO.OF DWELLING UNITS
1	STILT FLOOR	37.42	1222.94	-	1260.36	-
2	FIRST FLOOR	1318.91	-	59.97	1318.91	10
3	SECOND FLOOR	1318.91	-	59.97	1318.91	10
4	THIRD FLOOR	1318.91	-	59.97	1318.91	10
5	FOURTH FLOOR	1318.91	-	59.97	1318.91	10
6	FIFTH FLOOR	1318.91	-	59.97	1318.91	10
7	TERRACE FLOOR	-	76.97	-	76.97	-
	TOTAL	6631.97	1299.91	299.85	7931.88	50.00

FLOOR SPACE INDEX = FSI AREA / SITE AREA = 6631.97 / 2370.10 = 2.798 > 2.0 (Premium FSI)
ALLOWABLE FSI = 2.0
PREMIUM FSI = 2.8
PREMIUM FSI :
APPROVED ROAD WIDTH 12 M TO BELOW 18 M - 40% OF NORMALLY ALLOWABLE FSI
FLOOR SPACE INDEX = 2.798 (INCLUDING PREMIUM FSI)
FSI AREA = 6631.97 Sq.m
NORMALLY ALLOWABLE FSI AREA = 4740.20 Sq.m
PREMIUM FSI AREA = 1891.77 Sq.m

JOINERY DETAILS

S.No	DESCRIPTION	SIZE
1	MAIN DOOR - MD	1.14 X 2.13
2	DOOR - D	1.83 X 2.13
3	DOOR - D1	1.22 X 2.13
4	DOOR - D2	0.99 X 2.13
5	DOOR - D3	0.91 X 2.13
6	DOOR - D4	0.84 X 2.13
7	DOOR - D5	0.76 X 2.13
8	WINDOW - W	1.83 X 1.52
9	WINDOW - W1	1.22 X 1.52
10	WINDOW - W2	0.91 X 1.52
11	WINDOW - W3	1.52 X 1.52
12	WINDOW - W4	2.44 X 1.52
13	VENTILATOR - V	0.76 X 0.61
14	VENTILATOR - V1	0.91 X 0.61
15	LIFT DOOR - LD	0.91 X 2.13
16	GRILL GATE - GG	1.22 X 2.13
17	ROLLING SHUTTER - RS	3.00 X 2.44

MAXIMUM HEIGHT OF THE BUILDING-18.27 M

PARKING DETAILS

PARKING CATEGORY	NO. OF DWELLING UNITS	CARS REQUIRED	CARS PROVIDED	TWO WHEELERS REQUIRED	TWO WHEELERS PROVIDED
RESIDENTIAL ABOVE 75 Sq.M	50	55	55 (INCLUDING 6 PH)	-	-
10% VISITORS CAR PARKING	50	6	6	-	-
TOTAL	50	61	61	-	-

Er. PR. GANESAN, B.Tech
Registration No. 83/RCE/2019
Registered Construction Engineer
304-2, Sona Nagar, Alagapuram Periya Pudur, SALEM - 636 016.
REGISTERED CONSTRUCTION ENGINEER

R.SATHISHKUMAR
Registered Geotechnical Engineer
Reg No: Coimbatore/PA/GTE/19/04/002
No: 17/25-B, Annur Road, Karumathampatti, Coimbatore - 641 659.
Ph: 0422-4359772, Mob: +91 9597262815
REGISTERED GEOTECHNICAL ENGINEER

Er. PR. GANESAN, B.Tech
Registration No. 32/SE-II/2019
Registered Structural Engineer Grade-II
304-2, Sona Nagar, Alagapuram Periya Pudur, SALEM - 636 016
REGISTERED STRUCTURAL ENGINEER

AR. SUNDARAMOORTHY
CA/2013/61483
Chief Architect
REGISTERED ARCHITECT

For CHONA BUILDERS
Proprietor
APPLICANT:

Signature valid Signature valid

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.