Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT+05 FLOORS RESIDENTIAL APARTMENT BUILDING (25 DWELLINGS UNITS) IN OLD S.F. NO-209/7pt, NEW WARD-A, BLOCK-10, T.S.NO-55/6, PLOT NO - 1,2,6pt,7pt, JAGIR AMMAPALAYAM VILLAGE, SALEM CITY MUNICIPAL CORPORATION,SALEM.

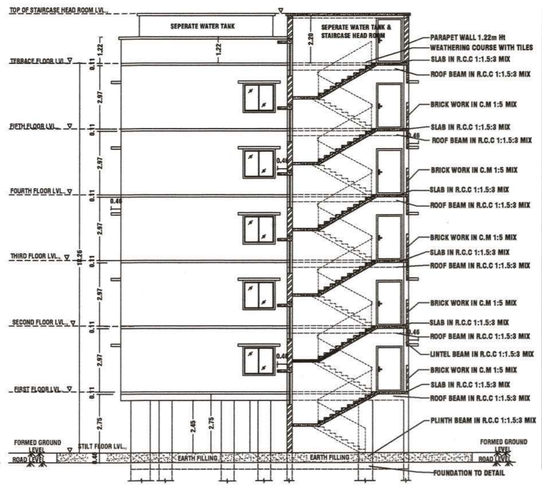
NAME OF THE APPLICANT :-

1). Mr.P.BALAJI S/o Late.PERIYASAMY.

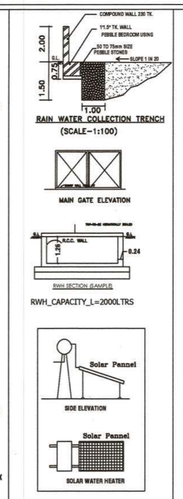
SCALE 1:100

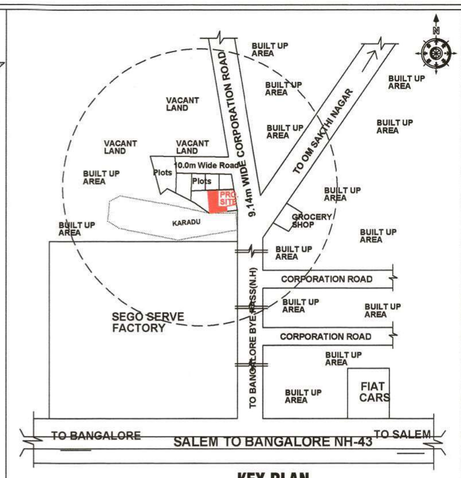


FRONT ELEVATION



SECTION-'A-A'





KEY PLAN

SCALE 1:10000
100m RADIUS

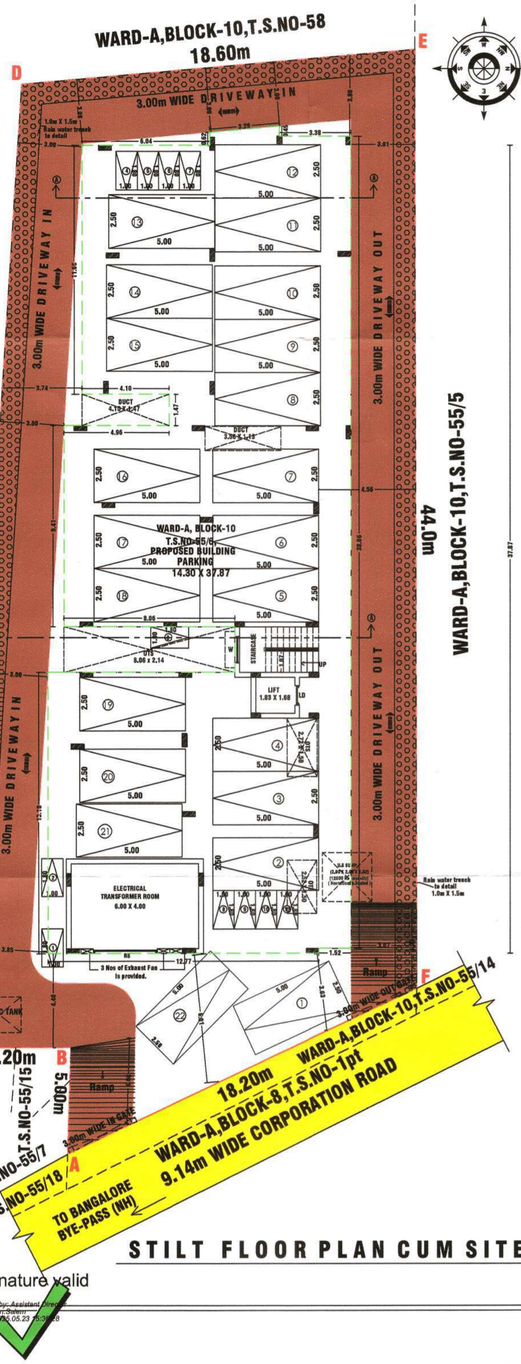
சேலம் மாநகராட்சி

2. நிபந்தனை
க.வி.எண் 514/21/ 2021/ 2025 நாள் 11.8.2025
உத்தரவின்படி நிபந்தனைகளுக்குட்பட்ட
கட்டிட அனுமதி வழங்கப்பட்டது.
அனுமதி காலம் 11.8.2025 முதல் 10.8.2030 முடிய

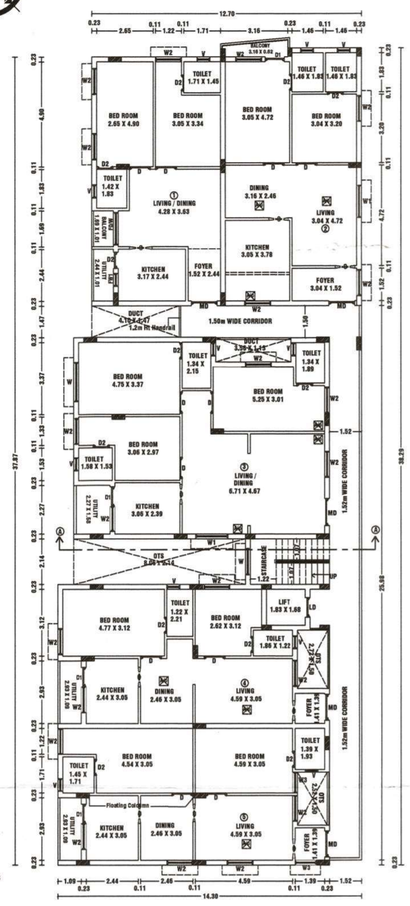
ஆணையருக்காக
சேலம் மாநகராட்சி.

உண்மை நகல்

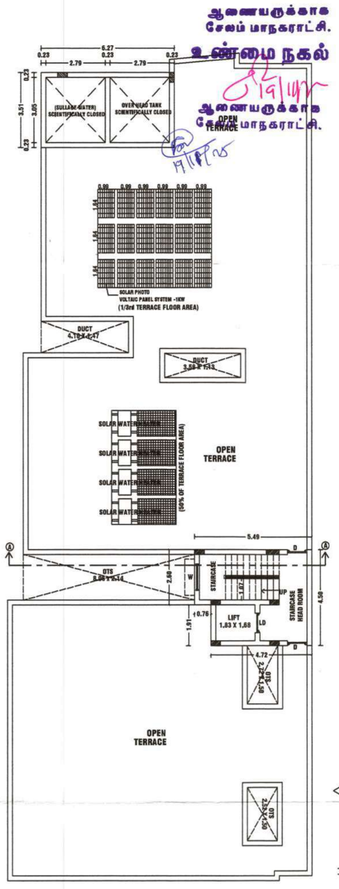
ஆணையருக்காக
OPEN TERRACE
சேலம் மாநகராட்சி.



STILT FLOOR PLAN CUM SITE PLAN

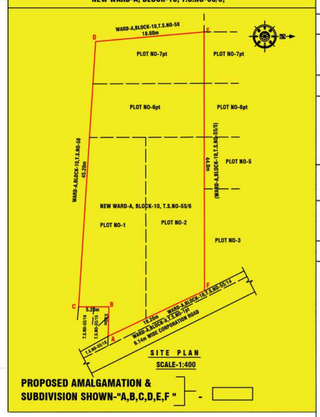


TYPICAL FLOOR PLAN
(1st , 2nd , 3rd , 4th, 5th - floors)

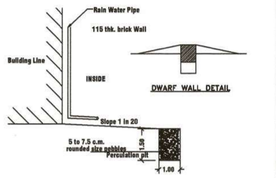


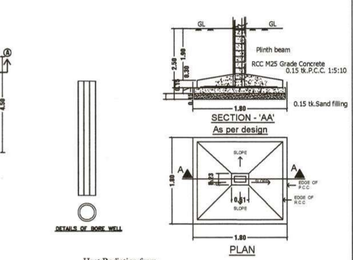
TERRACE FLOOR PLAN

PROPOSED AMALGAMATION & SUBDIVISION OF PLOT NO-1,2,6pt & 7pt IN APPROVED LAYOUT No.-L.P/SLPA.No:-20/2022 NEW WARD-A, BLOCK-10, T.S.NO-55/6,



PROPOSED AMALGAMATION & SUBDIVISION SHOWN-"A,B,C,D,E,F " -





AREA DETAILS:-		
PARTICULARS		SQ.MT
AREA OF THE SITE (AS PER DEED)-10,152 SQ.FT		943.12
AREA OF THE SITE (AS PER PATTA)		943.00
AREA OF THE SITE (AS PER SUPER IMPOSED PLOT AREA)		936.65

FLOOR NAME	TOTAL BUILT UP AREA	DEDUCTION	FSI AREA	NON FSI AREA
STILT FLOOR	492.07	-	28.77	463.30
FIRST FLOOR	492.07	11.88	480.19	-
SECOND FLOOR	492.07	11.88	480.19	-
THIRD FLOOR	492.07	11.88	480.19	-
FOURTH FLOOR	492.07	11.88	480.19	-
FIFTH FLOOR	492.07	11.88	480.19	-
HEAD ROOM AND LIFT MACHINE ROOM	23.25	-	-	23.25
TOTAL	2975.67	59.40	2429.72	486.55
TOTAL BUILT UP AREA-DEDUCTION (2975.67-59.40 =2916.27SQ.MT)			2916.27	
TOTAL BUILT UP AREA(FSI)			2429.72	

FLOOR SPACE INDEX (FSI) = 2429.72 / 936.65 =2.594 (premium FSI 0.594)

PLOT COVEREAGE (PC) = 492.07 / 936.65 X 100 = 52.54 %

NO OF REQUIRED CAR PARKING : 22 Nos
NO OF PROVIDED CAR PARKING : 20 Nos +2 Nos of Visitor's Parking (2.50 X 5.00)

NO OF REQUIRED TWO WHEELER PARKING : 11 NOS
NO OF PROVIDED TWO WHEELER PARKING : 10Nos+1 Nos X 1.00 X 1.80 (Vis. Parking)

JOINERY DETAILS	IN METER
R.SHUTTER (RS)	3.00 X 2.13
M.DOOR (MD)	1.22 X 2.13
LIFT DOOR (LD)	0.91 X 2.13
DOOR (D)	1.00 X 2.13
DOOR (D1)	0.91 X 2.13
DOOR (D2)	0.76 X 2.13
WINDOW (W)	1.83 X 1.83
WINDOW (W1)	1.52 X 1.37
WINDOW (W2)	1.22 X 1.37
WINDOW (W3)	1.00 X 1.37
F.WINDOW (FW)	1.52 X 1.83
F.WINDOW (FW1)	0.61 X 1.83
OPEN (O)	1.07 X 2.13
VENTILATOR (V)	0.76 X 0.76

(TYPICAL 01,02,03,04,05 FLOOR PLAN FSI AREA)

DECRIPTION	FSI AREA	REQUIRED CAR PARKING
DWELLING UNIT -1	71.77	-
DWELLING UNIT -2	80.21	1Nos
DWELLING UNIT -3	109.02	1Nos
DWELLING UNIT -4	74.54	1Nos
DWELLING UNIT -5	79.91	1Nos
CORRIDOR & STAIR	64.74	-
TOTAL FSI AREA	480.19	TOTAL - 4Nos

TOTAL NO.OF CAR PARKING	=	20Nos CAR PARKING
VISITORS CAR PARKING (10%)	=	2Nos CAR PARKING
TOTAL NO.OF REQUIRED CAR PARKING	=	22 Nos CAR PARKING
TOTAL NO.OF PROVIDED CAR PARKING	=	22 Nos CAR PARKING

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
4. APPROVED LAYOUT No.-L.P/SLPA.No:-20/2022

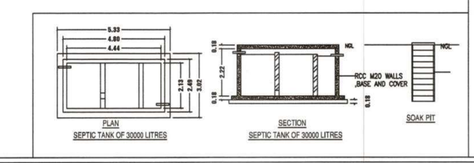
(FE) FIRE EXTINGUISHER = (FE)
(FA) FIRE ALARAM = ○
CENTRALISED AIR CONDITION PROVIDED = ⊠

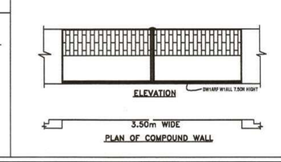
SITE BOUNDARY =
PROPOSED BUILDING =
EXISTING ROAD =
DRIVE WAY =

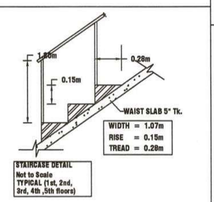
FOR OFFICE USE ONLY

SITE APPROVAL
Roc No:SWP/BPA/0505539/2025
Site Boundary Shown as "A to F" and numbered as SWP/DTCP/SALEM/
Site Approval No :167/2025

PLANNING PERMISSION
Roc No:SWP/BPA/0505539/2025
Planning Permission No :68/2025







REG.CONST. ENGINEER:-

Dr.M.MAHADEVAN,M.E.,MIE.,MISTE
MAHA BUILDERS
REG. CONS. ENGINEER GRADE-SLPA :S1/RCE-I/24-29
D.No-2/5,SANTHOSH NAGAR,PACB BACK SIDE,
CHINNATHIRUPATHY,
SALEM (Dt)-636 008.

REG.STRUCTURAL ENGINEER:-

Dr.S.VIJAYAKUMAR,M.E.,(Str),
VIJAYSRI STRUCTURAL CONSULTANT & CIVIL ENGINEER
REGISTERED STRUCTURAL ENGINEER GRADE-SLPA :12/RSE-I/24-29
D.No-5/6-1A,NINAM PATTI, ATTAYAMPATTI,
RAJAPALAYAM(PO),
SALEM (Dt)-637 501.
CELL -9965399021.

APPLICANT:-

REGISTERED ENGINEER:-

Dr.K.K.KISHORE @ K.KISHAN B.E.,C.E(Dip).,D.C.P
SRI BALAJI CONSTRUCTION
ARCHITECT & ENGINEER
REGISTERED ENGINEER GRADE-SLPA :52/RE-I/24-29
LICENSED BUILDING SURVEYOR., L.B.S.NO -46/24-29
D.No-93/47, SRI KRISHNA INDU NIVAS , KATTUVATTAM
RAIN BOW GARDEN , PUDHU ERI ROAD,
KANNANKURICHI,SALEM -636008.
CELL -94432 -41730.

Signature valid
Signed by: Ayalaram
Location: Salem
Date: 2025.05.23

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.