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Official Property Record



சேலம் மாநகராட்சி
09/09/2024
க.வி.எஸ்.
உத்தரவிடப்பட்ட நிறுத்தனைக்குட்பட்ட
கட்டிட அனுமதி வழங்கப்பட்டது.
அனுமதி காலம்: 1.7.2024 முதல் 1.6.2025 வரை

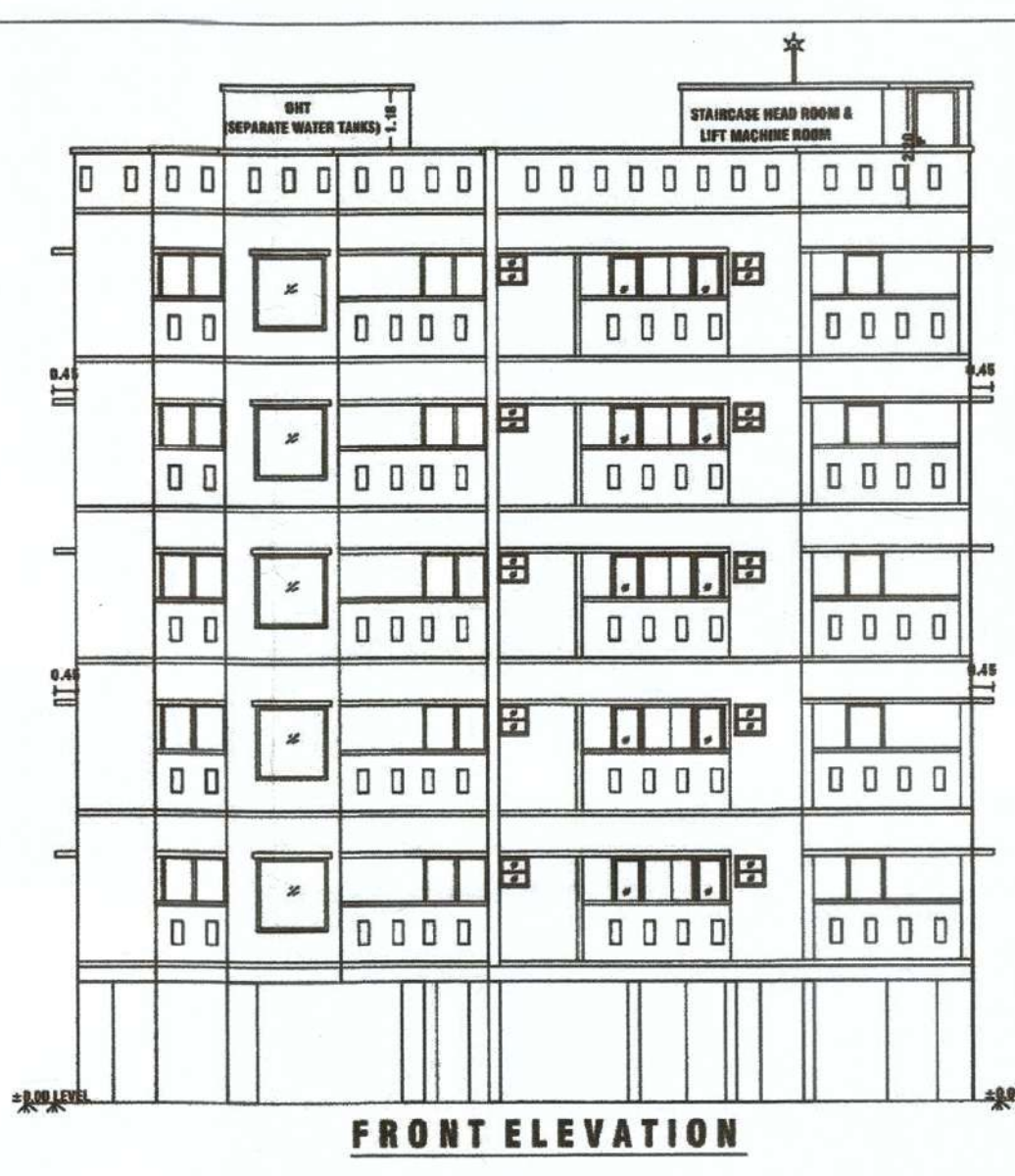
ஆணையருக்காக
சேலம் மாநகராட்சி.
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உண்மை நகல்
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சேலம் மாநகராட்சி.
17/06/24



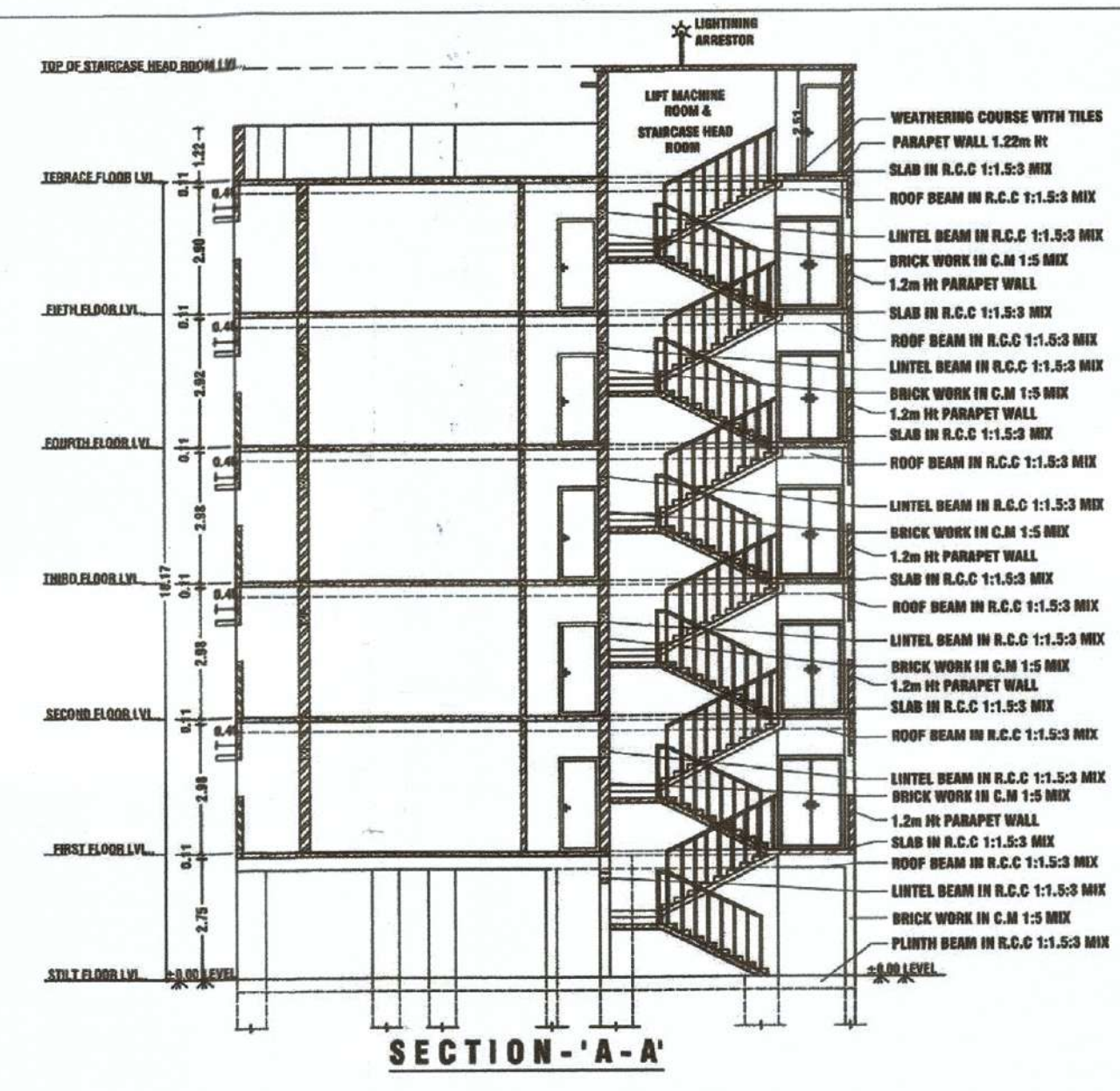
FOR OFFICE USE ONLY

SITE APPROVAL
No: SWP/BPA/0177164/2024
Site Boundary Shown as "A to J" and
numbered as SWP/BPA/SALEM/
Site Approval No:254/2024.

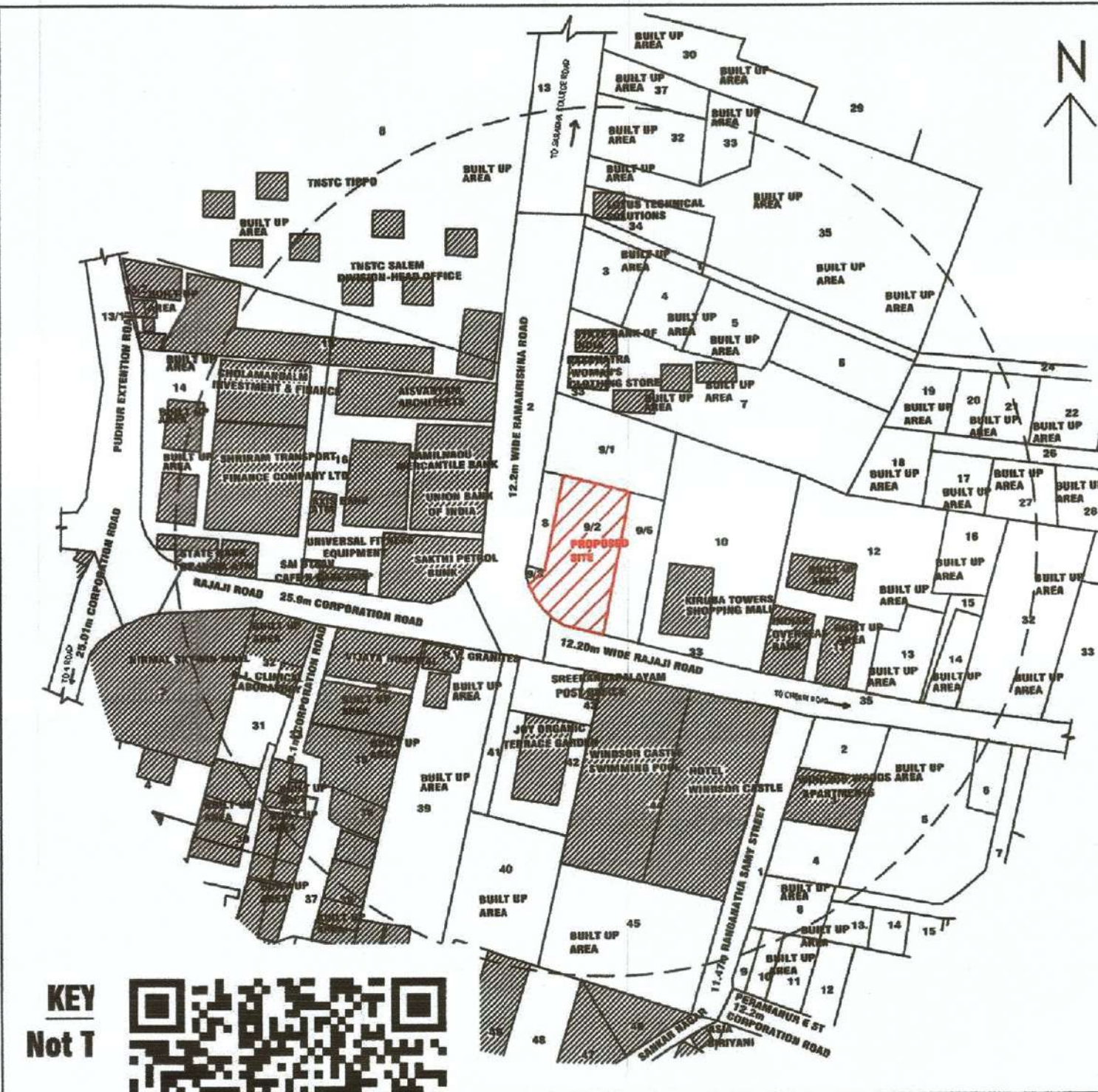
PLANNING PERMISSION
No: SWP/BPA/0177164/2024
Planning Permission No:47/2024.
(This Revised No:98/2023)



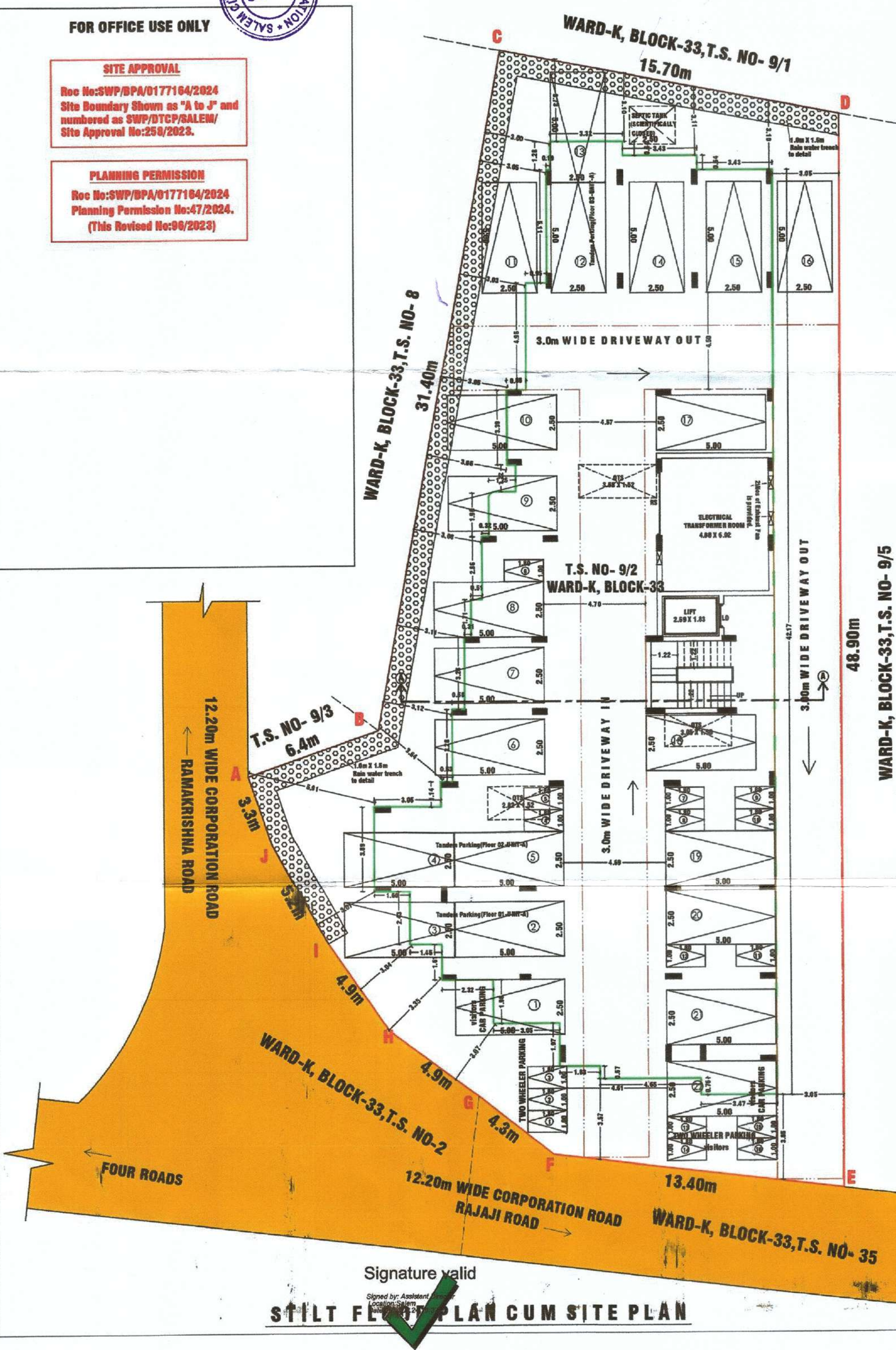
FRONT ELEVATION



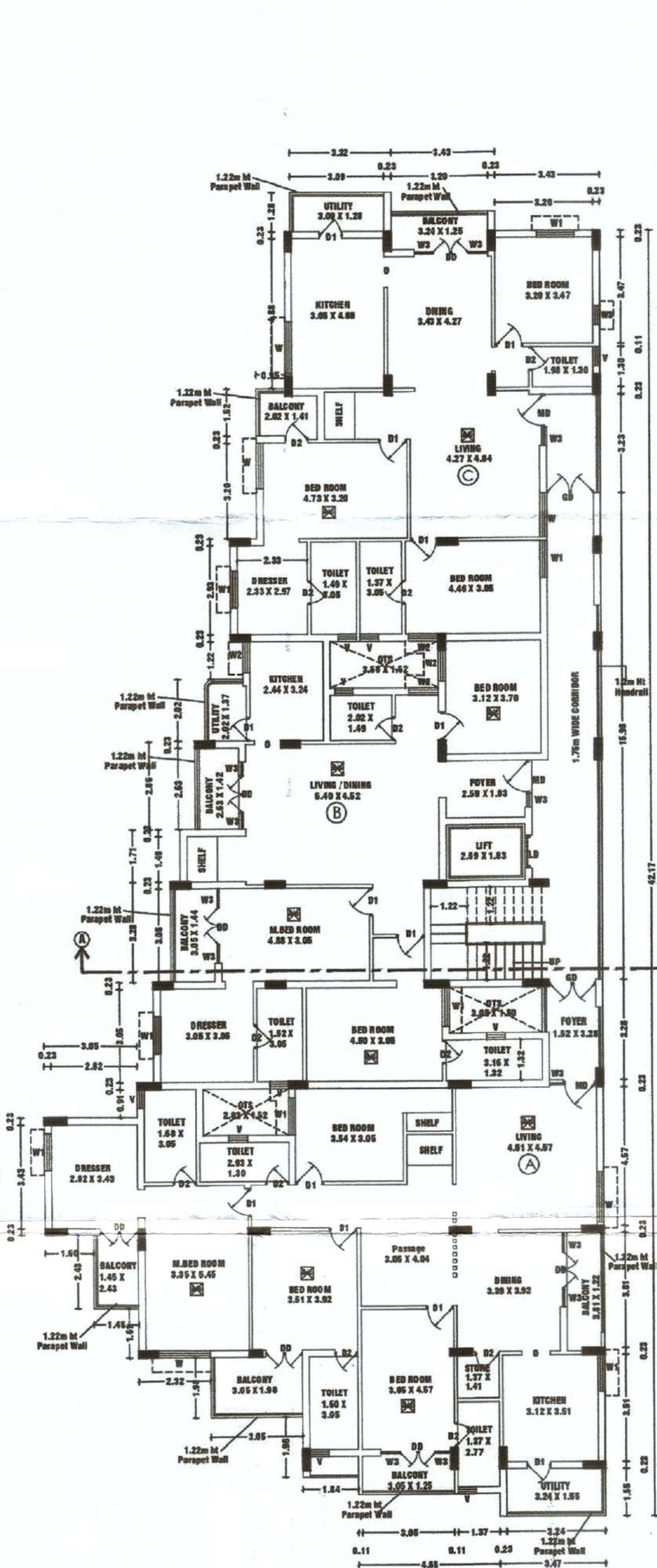
SECTION - 'A-A'



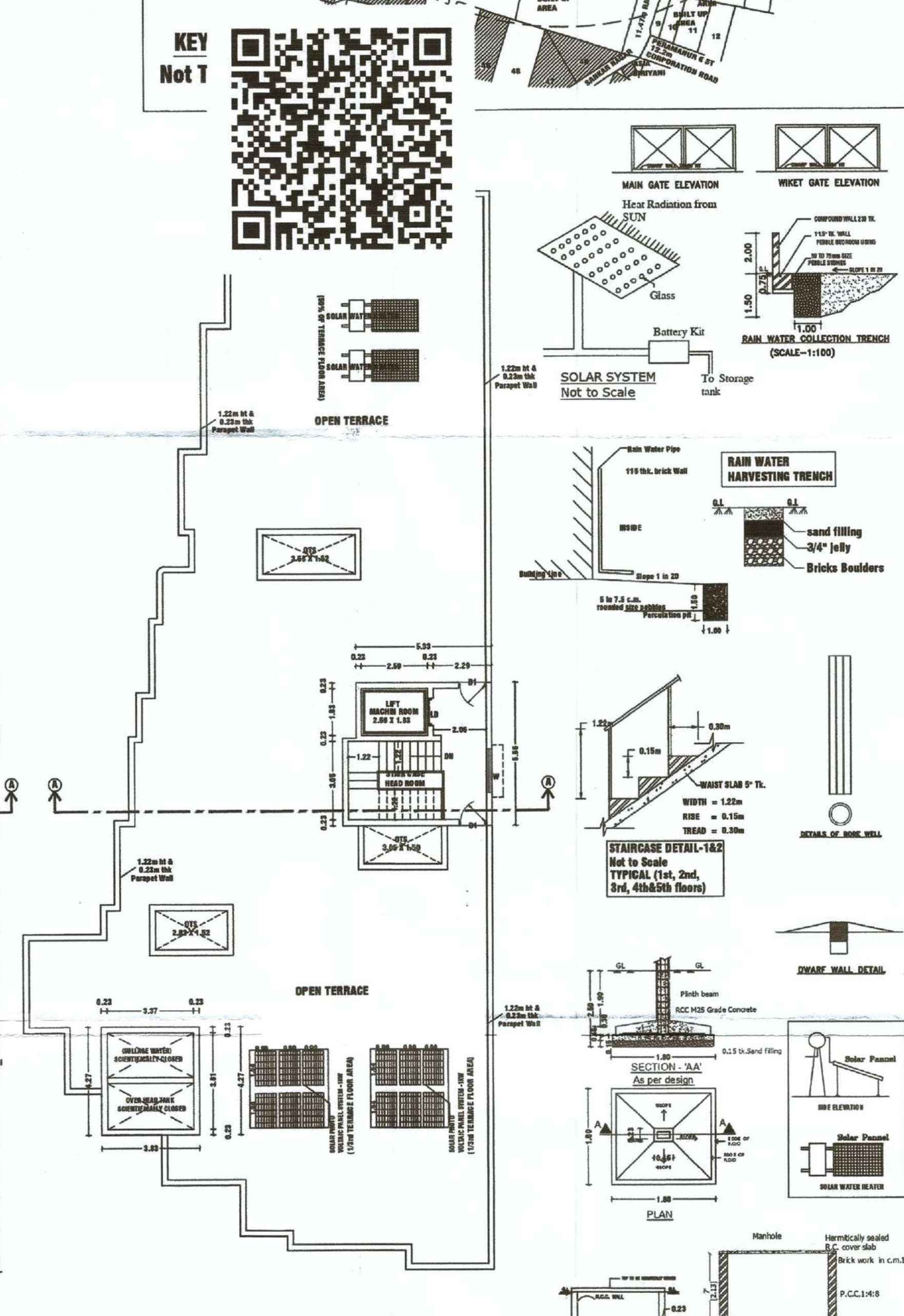
KEY
Not T



STILT FLOOR PLAN CUM SITE PLAN



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



TERRACE FLOOR PLAN

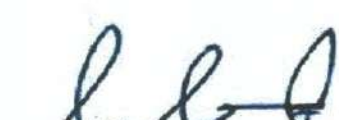
REVISED PLAN FOR (SITE APPROVAL NO-258/2023,
PLANNING PERMISSION NO - 96/2023) SHOWING THE
PROPOSED CONSTRUCTION OF STILT+05 FLOORS
RESIDENTIAL APARTMENT BUILDING (15 DWELLING UNITS)
IN OLD WARD-C, BLOCK-13,T.S. NO- 18/1Cpt, IN
NEW WARD-K, BLOCK-33,T.S.NO-9/2, RAJAJI ROAD(NORTH),
SALEM CITY MUNICIPAL 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 =1214.00SQ.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	
TOTAL BUILT UP AREA(FSI)			2735.70	
AREA OF THE VACANT SITE			422.89	
FLOOR SPACE INDEX (FSI) = $\frac{2735.70}{984.36} = 2.78$				
PLOT COVERAGE (PC) = $\frac{561.47}{984.36} \times 100 = 57.04\%$				
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	TYPICAL 01,02,03,04,05 FLOORS FSI AREA	
M.DOOR (MD)		1.07 X 2.13	DESCRIPTION	FSI AREA REQUIRED CAR PARKING
GRILL DOOR (GD)		1.52 X 2.13	DWELLING UNIT -A	206.04 20nos
LIFT DOOR (LD)		0.91 X 2.13	DWELLING UNIT -B	164.00 16nos
ROLLING SHUTTER (RS)		3.05 X 2.75	DWELLING UNIT -C	147.49 16nos
D. DOOR (DD)		1.22 X 2.13	CORRIDOR & STAIR AREA	49.50 -
DOOR (D1)		0.91 X 2.13	TOTAL FSI AREA	547.14 TOTAL-20nos
DOOR (D2)		0.70 X 2.13	TOTAL FLOORS-5nos X 4nos	= 20nos CAR PARKING
WINDOW (W)		1.68 X 1.52	VISITORS CAR PARKING (10%)	= 2nos CAR PARKING
WINDOW (W1)		1.22 X 1.52	TOTAL PROVIDED CAR PARKING	= 22 Nos CAR PARKING
WINDOW (W2)		1.00 X 1.52	(Typical Floor 01,02,03)	No Of Tandem Parking Required No Of Tandem Parking Provided
WINDOW (W3)		0.46 X 1.52	Total Dwelling Unit Area	08nos 08nos
VENTILATOR (V)		0.81 X 0.81	UNIT -A =918.18sq.mt	08nos 08nos
OPEN (O)		0.91 X 2.13	NOTE:- 1. ALL DIMENSIONS ARE IN METER.	
SITE BOUNDARY			2. MECHANICAL VENTILATION TO BE PROVIDED WHEREVER NECESSARY	
PROPOSED SITE			3. ALL SHIMSHADE PROJECTIONS ARE LESS THAN OR EQUAL TO 0.60m	
EXISTING ROAD			(F) FIRE EXTINGUISHER	= 
DRIVE WAY			(FA) FIRE ALARM	= 
			CENTRALISED AIR CONDITION PROVIDED	= 
REG.STRUCTURAL ENGINEER:-		REG. CONSTRUCTION ENGINEER:-		
 Dr.M.MANARAYAN M.E.,MITE,MITTE REGISTERED STRUCTURAL ENGINEER & CIVIL ENGINEER REGISTERED CONSTRUCTION ENGINEER GRADE-II/PA-12/03-01/04 0.30-05-AUTHORITY:RAJAJI ROAD, RAJAJI ROAD, RAJAJI ROAD, RAJAJI ROAD, RAJAJI ROAD, RAJAJI ROAD, SALEM (IN-627 001). CELL-9999999999.		 Dr.M.MANARAYAN M.E.,MITE,MITTE REGISTERED CONSTRUCTION ENGINEER GRADE-II/PA-12/03-01/04 0.30-05-AUTHORITY:RAJAJI ROAD, RAJAJI ROAD, RAJAJI ROAD, RAJAJI ROAD, RAJAJI ROAD, RAJAJI ROAD, SALEM (IN-627 001). CELL-9999999999.		
APPLICANT:-		REGISTERED ENGINEER:-		
 Dr.K.K.SHORE @ K.KISHAN S.E.,S.E.(P),D.C.P SRI BALAJI CONSTRUCTION ARCHITECT & ENGINEER REGISTERED CONSTRUCTION ENGINEER-RA/PA-12/03-01/04 0.30-05-AUTHORITY:RAJAJI ROAD, RAJAJI ROAD, RAJAJI ROAD, RAJAJI ROAD, RAJAJI ROAD, RAJAJI ROAD, SALEM (IN-627 001). CELL-9999999999.		 Dr.K.K.SHORE @ K.KISHAN S.E.,S.E.(P),D.C.P SRI BALAJI CONSTRUCTION ARCHITECT & ENGINEER REGISTERED CONSTRUCTION ENGINEER-RA/PA-12/03-01/04 0.30-05-AUTHORITY:RAJAJI ROAD, RAJAJI ROAD, RAJAJI ROAD, RAJAJI ROAD, RAJAJI ROAD, RAJAJI ROAD, SALEM (IN-627 001). CELL-9999999999.		

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Smarter Tools, Stronger Decisions



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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

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Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your
real estate journey

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