PP APPROVAL RECORD

Planning Permission

Ariyalur district, Tamil Nadu

APPROVAL TYPE
Building Plan

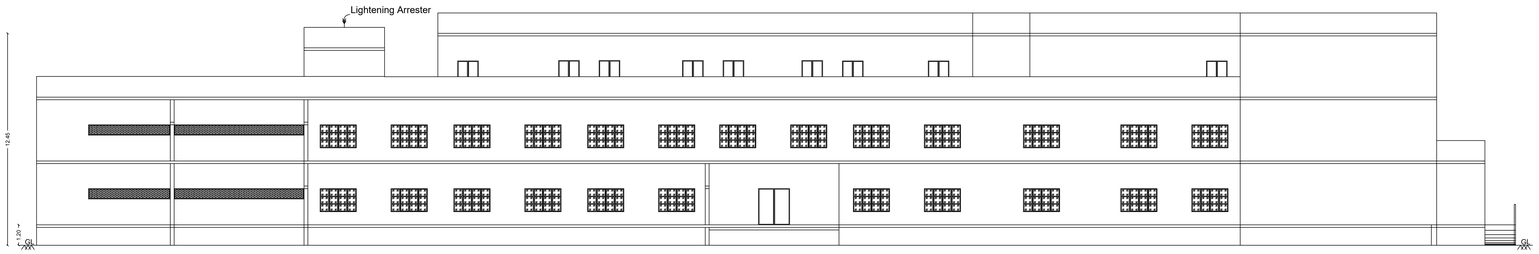
ISSUING AUTHORITY
DTCP

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

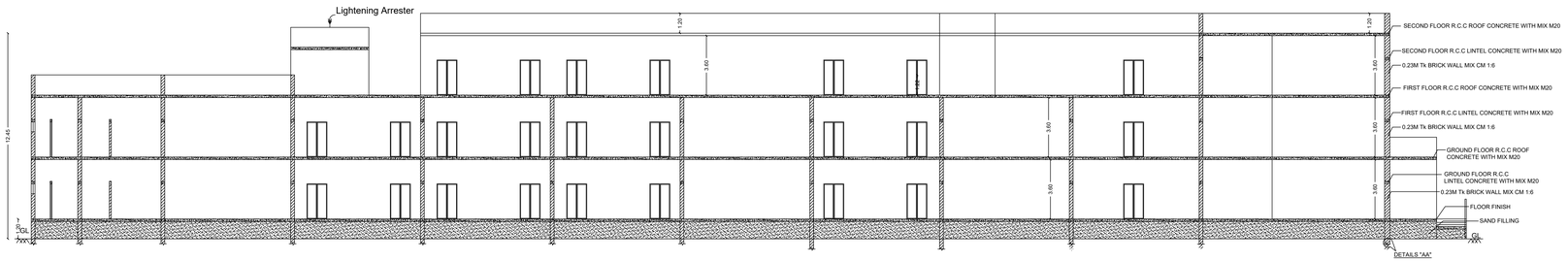
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate



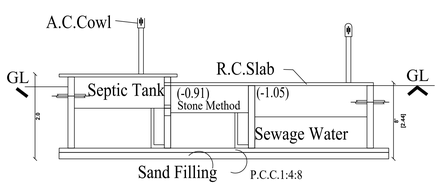
FRONT ELEVATION



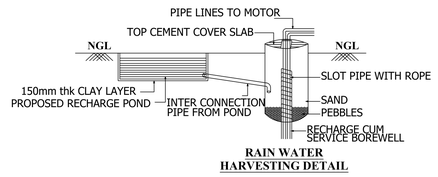
SECTION ON "AA"

SEPTIC TANK WITH

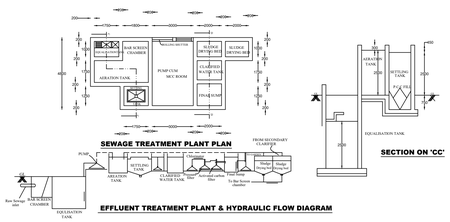
UP-FLOW DETAILS

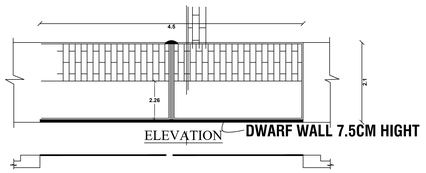


SECTION 1-1

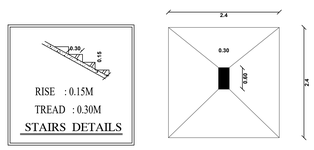


RAIN WATER
HARVESTING DETAIL

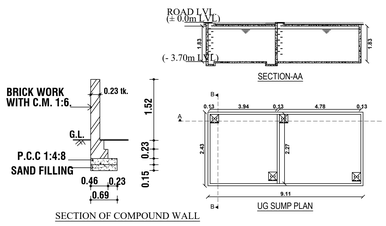




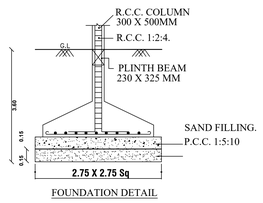
PLAN OF COMPOUND WALL



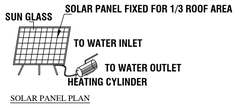
PLAN OF COLUMN FOUNDATION



SECTION OF COMPOUND WALL



FOUNDATION DETAIL



SOLAR PANEL PLAN

SHEET:3/3 SIZE:A0

N

1.ALL DIMENSIONS ARE IN METRE
2.EMERGENCY ALARMS WILL BE PROVIDED
3.FE - FIRE EXTINGUISHER WILL BE PROVIDED
4.SCALE 1:100

NOTE:
1.SOLAR PANEL SYSTEM WILL BE PROVIDED IN BUILDING.
2.RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED.
3.SEPTIC TANK SYSTEM WILL BE PROVIDED.
4.SUMP & FIRE SUMP WILL BE PROVIDED.
5.SAND BUCKET WILL BE PROVIDED.
6.LIGHTING ARRESTED WILL BE PROVIDED.
7.SANITARY ARRANGEMENT WILL BE PROVIDED.
8.EV CHARGE POINT TO BE PROVIDED.
9.PHYSICALLY CHALLENGED PERSON ALL PROVISION WILL BE PROVIDED.
10.IN-BUILDING SOLUTION(IBS) & UTILITY INFRASTRUCTURE LINE WILL BE PROVIDED.

APPLICANT:

S.Dinesh kumar

REGISTERED ENGINEER:

Er. B.MURUGAN B.E.,A.M.I.E.,M.E.(Struct),PE(ECI)
Chartered Engineer/ Registered Engineer / Registered Structural Engineer/
Registered Construction Engineer / Professional Engineer/
Totalstation Surveyor/ Valuer
Reg No: DTCP/RE001/2024/Gr-II
Reg NO:DTCP/BE001/2023/Gr-II
Reg No: DTCP/CE001/2024
Reg No: PE/00055/2023
PM Construction & Survey
Collectorate Office (Opp), NH-44 Main Road
Virudhunagar-626002
Mobile: 9443977741 / 8220957741
Mail Id:pmconstructionsurvey@gmail.com

STRUCTURAL ENGINEER:

Er. B.MURUGAN B.E.,A.M.I.E.,M.E.(Struct),PE(ECI)
Chartered Engineer/ Registered Engineer / Registered Structural Engineer/
Registered Construction Engineer / Professional Engineer/
Totalstation Surveyor/ Valuer
Reg No: DTCP/RE001/2024/Gr-II
Reg NO:DTCP/BE001/2023/Gr-II
Reg No: DTCP/CE001/2024
Reg No: PE/00055/2023
PM Construction & Survey
Collectorate Office (Opp), NH-44 Main Road
Virudhunagar-626002
Mobile: 9443977741 / 8220957741
Mail Id:pmconstructionsurvey@gmail.com

CONSTRUCTION ENGINEER:

Er. B.MURUGAN B.E.,A.M.I.E.,M.E.(Struct),PE(ECI)
Chartered Engineer/ Registered Engineer / Registered Structural Engineer/
Registered Construction Engineer / Professional Engineer/
Totalstation Surveyor/ Valuer
Reg No: DTCP/RE001/2024/Gr-II
Reg NO:DTCP/BE001/2023/Gr-II
Reg No: DTCP/CE001/2024
Reg No: PE/00055/2023
PM Construction & Survey
Collectorate Office (Opp), NH-44 Main Road
Virudhunagar-626002
Mobile: 9443977741 / 8220957741
Mail Id:pmconstructionsurvey@gmail.com

GEO-TECH ENGINEER:

Er.K.GANAPATHI,B.E.,M.E.(Soil Mech),F.I.E.,F.I.V., D.I.H.(USA)
REGISTERED Geo-Tech Engineer/Chartered Engineer
(CMDA Regn No:GTE/19/04/2022)
(DTCP Regn No:GTE/54/2024/DTCP/MADURAI/
DECEMBER/02.12.2024)
GEOMATRIX CONSULTANCY
No.22, Thomas Street, Narimedu,
Madurai-625002.Ph:7598031360,7708759598
Email:geomatrixconsultancy@gmail.com

District Town and Country Planning office Ariyalur District

Plan Showing the Proposed Construction of School Building [Institutional Building] at S.F.No:133/1A2B1A,Varanavasi Village, Thavuthaikulam Panchayat,Ariyalur Taluk & District.

(Non - Planning Area)

Online Application no:SWP/BPA/773823/2026
Applicant Name:S.DINESHKUMAR

SITE AREA STATEMENT

	SQM
AREA OF THE SITE [As per Documnet]	12494.00
AREA OF THE SITE [As per PATTA]	12494.00
SUPER IMPOSED PLOT AREA	12494.00

BUILDING AREA DETAILS

BLOCK-1 PROPOSED DETAILS:

FLOOR NAME	FSI Area SQM	Non FSIArea SQM	Total Area SQM
GROUND FLOOR	1636.09	----	1636.09
FIRST FLOOR	1477.63	----	1477.63
SECOND FLOOR	575.34	----	575.34
WATCHMEN ROOM	----	6.25	6.25
HEAD ROOM	----	38.23	38.23
TOTAL	3689.06	44.48	3733.54

TOTAL F.S.I AREA = 3689.06 Sq.M

TOTAL BUILDUP AREA = 3733.54 Sq.M

HEIGHT OF THE BUILDING BLOCK-1 =12.71M

FLOOR SPACE INDEX = $\frac{\text{TOTAL FSI AREA}}{\text{SITE AREA}} = \frac{3689.06}{12494.00} = 0.29$

F.S.I ACHIEVED = 0.29 < 2.00

PLOT COVERAGE = $\frac{\text{TOTAL PLINTH AREA}}{\text{SITE AREA}} \times 100$

$= \frac{1636.09}{12494.00} \times 100 = 13.09\% < 50\%$

OPEN SPACE RESERVATION:

REQUIRED AREA=10% Of Site =1249.40 Sqm

PROVIDED AREA=1251.99Sqm

SOLAR PANEL AREA CALCULATION:

REQUIRED AREA= $\frac{\text{TOTAL TERRACE AREA}}{3} = \frac{1636.09}{3} = 545.36$

PROVIDED AREA=546.45Sqm

PARKING DETAILS:

DESCRIPTION	CALCULATION	REQUIRED	PH PARKING	PROVIDED
CYCLE PARKING	1106.18/5=221.24	222Nos	NIL	300 Nos
TWO WHEELER PARKING AREA	1106.18/50=22.12	23Nos	05 Nos	35 Nos
CAR PARKING AREA	1106.18/300=3.69	04Nos	02 Nos	14 Nos
BUS PARKING	NIL	NIL	NIL	10 Nos

SCHEDULE OF JOINERIES

MG	MAIN GATE	10.00 X 2.00
MD	MAIN DOOR	1.83 X 2.13
SD	SLIDING DOOR	0.91 X 2.13
D	DOOR	1.22 X 2.13
D1	DOOR	0.91 X 2.10
D2	DOOR	0.75 X 2.10
W1	WINDOW	1.53 X 1.37
W2	WINDOW	1.22 X 1.37
W3	WINDOW	0.92 X 0.90
V	VENTILATION	4.80 X 0.61

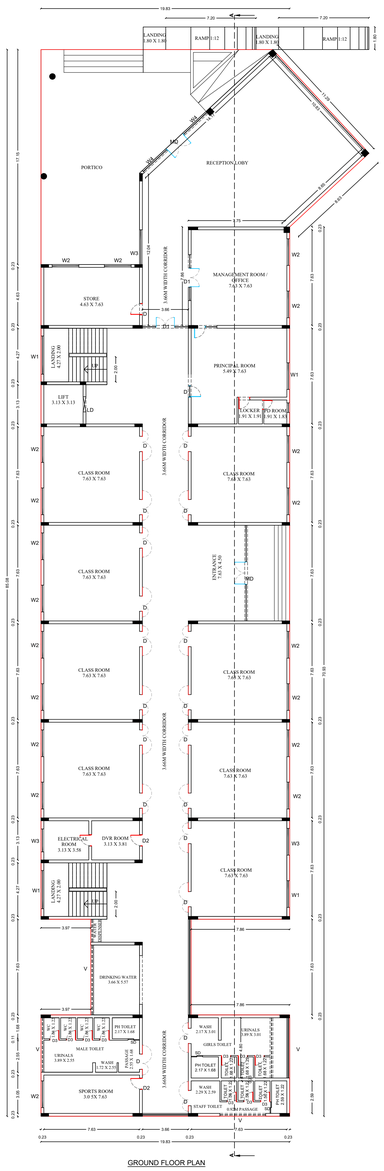
COLOUR INDEX

EXISTING ROAD	-	
SITE BOUNDARY	-	
PROPOSED BUILDING	-	
EXISTING BUILDING	-	
DRIVE WAY	-	
FIRE HYDRANT	-	
FIRE ALARM	-	FA
FIRE EXTINGUISHERS	-	FE

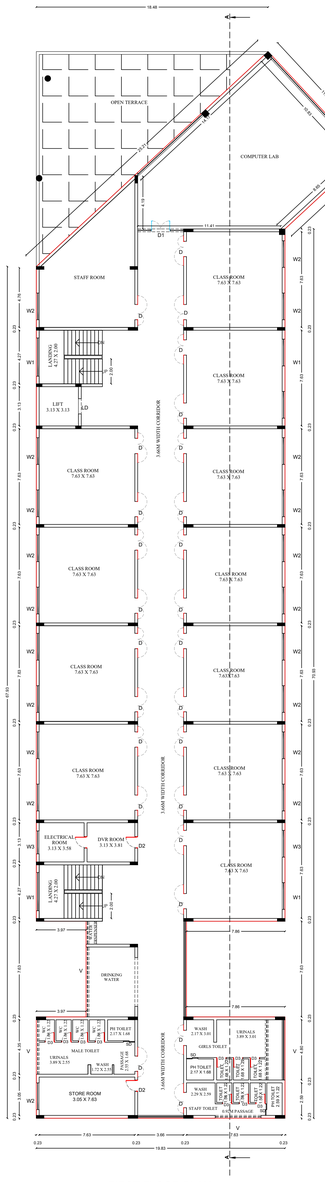
SPECIAL CONDITION:

1.The Building must be used for same purpose for which the approval obtained. If used for any purpose other than the approved use, the Planning Permission will be deemed to be canceled, action will be initiated under 56 and 57 of Town and Country Planning Act -1971 without any prior notice and will be considered as unauthorized construction.

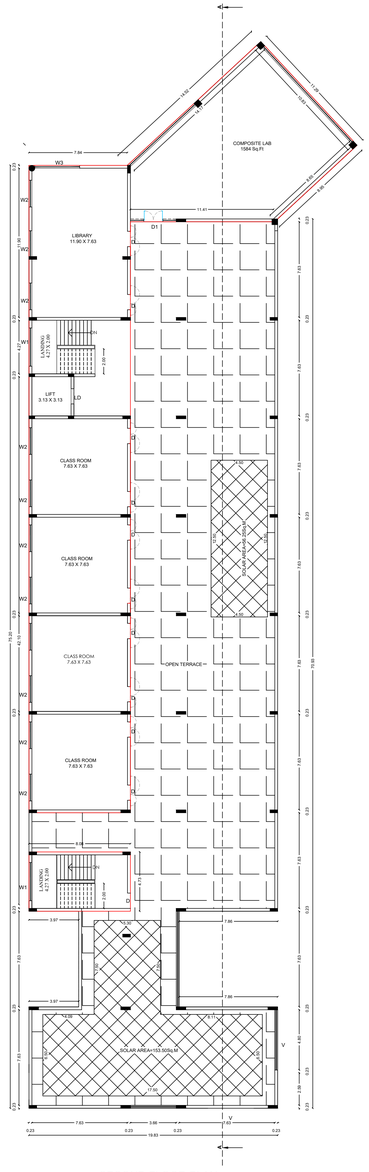
Planning Permission No:B.P/DTCP(A.D) No:04/2026



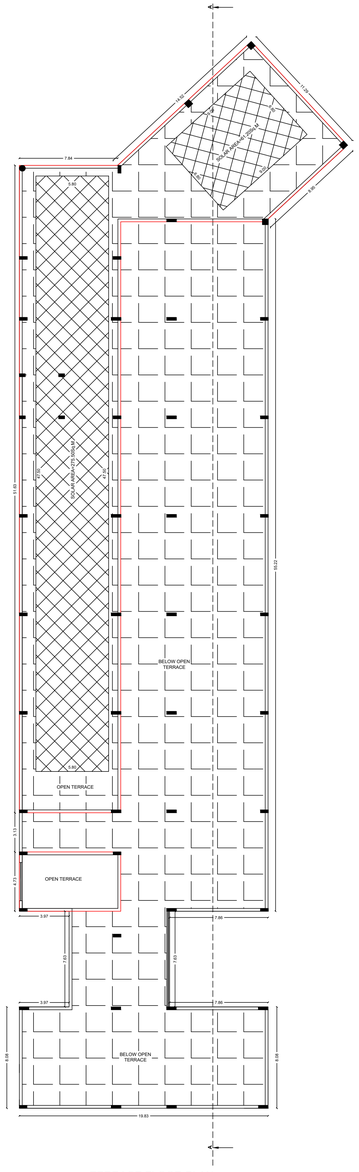
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

1.ALL DIMENSIONS ARE IN METRE
2.EMERGENCY ALARMS WILL BE PROVIDED
3.FE - FIRE EXTINGUISHER WILL BE PROVIDED
4.SCALE 1:100

SHEET:2/3 SIZE:A0

N

NOTE:
1.SOLAR PANEL SYSTEM WILL BE PROVIDED IN BUILDING.
2.RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED.
3.SEPTIC TANK SYSTEM WILL BE PROVIDED.
4.SUMP & FIRE SUMP WILL BE PROVIDED.
5.SAND BUCKET WILL BE PROVIDED.
6.LIGHTING ARRESTED WILL BE PROVIDED.
7.SANITARY ARRANGEMENT WILL BE PROVIDED.
8.EV CHARGE POINT TO BE PROVIDED.
9.PHYSICALLY CHALLENGED PERSON ALL PROVISION WILL BE PROVIDED.
10.IN-BUILDING SOLUTION(IBS) & UTILITY INFRASTRUCTURE LINE WILL BE PROVIDED.

APPLICANT:

S.Dinesh kumar

REGISTERED ENGINEER:

Er. B.MURUGAN B.E.,A.M.I.E.,M.E.(Struct),PE(ECI)
Chartered Engineer/ Registered Engineer / Registered Structural Engineer/
Registered Construction Engineer / Professional Engineer/
Totalstation Surveyor/ Valuer
Reg No: DTCP/RE001/2024/Gr-II
Reg NO:DTCP/IBE001/2023/Gr-II
Reg No: DTCP/CE001/2024
Reg No: PE/00055/2023
PM Construction & Survey
Collectorate Office (Opp), NH-44 Main Road
Virudhunagar-626002
Mobile: 9443977741 / 8220957741
Mail Id:pmconstructionsurvey@gmail.com

STRUCTURAL ENGINEER:

Er. B.MURUGAN B.E.,A.M.I.E.,M.E.(Struct),PE(ECI)
Chartered Engineer/ Registered Engineer / Registered Structural Engineer/
Registered Construction Engineer / Professional Engineer/
Totalstation Surveyor/ Valuer
Reg No: DTCP/RE001/2024/Gr-II
Reg NO:DTCP/IBE001/2023/Gr-II
Reg No: DTCP/CE001/2024
Reg No: PE/00055/2023
PM Construction & Survey
Collectorate Office (Opp), NH-44 Main Road
Virudhunagar-626002
Mobile: 9443977741 / 8220957741
Mail Id:pmconstructionsurvey@gmail.com

CONSTRUCTION ENGINEER:

Er. B.MURUGAN B.E.,A.M.I.E.,M.E.(Struct),PE(ECI)
Chartered Engineer/ Registered Engineer / Registered Structural Engineer/
Registered Construction Engineer / Professional Engineer/
Totalstation Surveyor/ Valuer
Reg No: DTCP/RE001/2024/Gr-II
Reg NO:DTCP/IBE001/2023/Gr-II
Reg No: DTCP/CE001/2024
Reg No: PE/00055/2023
PM Construction & Survey
Collectorate Office (Opp), NH-44 Main Road
Virudhunagar-626002
Mobile: 9443977741 / 8220957741
Mail Id:pmconstructionsurvey@gmail.com

GEO-TECH ENGINEER:

Er.K.GANAPATHI,B.E.,M.E.(Soil Mech),F.I.E.,F.I.V., D.I.M.(USA)
REGISTERED Geo-Tech Engineer/Chartered Engineer
(CMDA Regn No:GTE/19/04/2022)
(DTCP Regn No:GTE/54/2024/DTCP/MADURAI/
DECEMBER/02.12.2024)
GEOMATRIX CONSULTANCY
No 22, Thomas Street, Narimedu,
Madurai-625002.Ph:7598031360,7708759598
Email:geomatrixconsultancy@gmail.com

District Town and Country Planning office Ariyalur District

Plan Showing the Proposed Construction of School Building [Institutional Building] at S.F.No:133/1A2B1A,Varanavasi Village, Thavuthaikulam Panchayat,Ariyalur Taluk & District.

(Non - Planning Area)

Online Application no:SWP/BPA/773823/2026
Applicant Name:S.DINESHKUMAR

SITE AREA STATEMENT

	SQM
AREA OF THE SITE [As per Documnet]	12494.00
AREA OF THE SITE [As per PATTA]	12494.00
SUPER IMPOSED PLOT AREA	12494.00

BUILDING AREA DETAILS

BLOCK-1 PROPOSED DETAILS:

FLOOR NAME	FSI Area SQM	Non FSIArea SQM	Total Area SQM
GROUND FLOOR	1636.09	----	1636.09
FIRST FLOOR	1477.63	----	1477.63
SECOND FLOOR	575.34	----	575.34
WATCHMEN ROOM	----	6.25	6.25
HEAD ROOM	----	38.23	38.23
TOTAL	3689.06	44.48	3733.54

TOTAL F.S.I AREA = 3689.06 Sq.M
TOTAL BUILDUP AREA = 3733.54 Sq.M
HEIGHT OF THE BUILDING BLOCK-1 =12.71M

FLOOR SPACE INDEX = $\frac{\text{TOTAL FSI AREA}}{\text{SITE AREA}} = \frac{3689.06}{12494.00} = 0.29$

F.S.I ACHIEVED = 0.29 < 2.00

PLOT COVERAGE = $\frac{\text{TOTAL PLINTH AREA}}{\text{SITE AREA}} \times 100$

$= \frac{1636.09}{12494.00} \times 100 = 13.09\% < 50\%$

OPEN SPACE RESERVATION:

REQUIRED AREA=10% Of Site =1249.40 Sqm
PROVIDED AREA=1251.99Sqm

SOLAR PANEL AREA CALCULATION:

REQUIRED AREA= $\frac{\text{TOTAL TERRACE AREA}}{3} = \frac{1636.09}{3} = 545.36$

PROVIDED AREA=546.45Sqm

PARKING DETAILS:

DESCRIPTION	CALCULATION	REQUIRED	PH PARKING	PROVIDED
CYCLE PARKING	1106.18/5=221.24	222Nos	NIL	300 Nos
TWO WHEELER PARKING AREA	1106.18/50=22.12	23Nos	05 Nos	35 Nos
CAR PARKING AREA	1106.18/300=3.69	04Nos	02 Nos	14 Nos
BUS PARKING	NIL	NIL	NIL	10 Nos

SCHEDULE OF JOINERIES

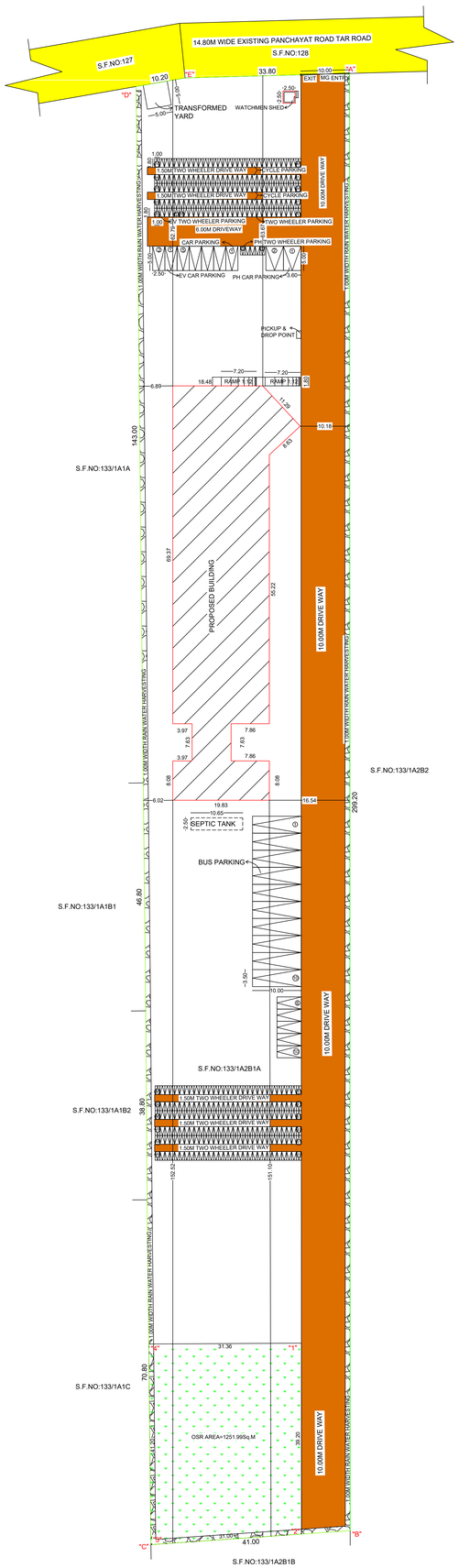
MG	MAIN GATE	10.00 X 2.00
MD	MAIN DOOR	1.83 X 2.13
SD	SLIDING DOOR	0.91 X 2.13
D	DOOR	1.22 X 2.13
D1	DOOR	0.91 X 2.10
D2	DOOR	0.75 X 2.10
W1	WINDOW	1.53 X 1.37
W2	WINDOW	1.22 X 1.37
W3	WINDOW	0.92 X 0.90
V	VENTILATION	4.80 X 0.61

COLOUR INDEX

EXISTING ROAD	-	
SITE BOUNDARY	-	
PROPOSED BUILDING	-	
EXISTING BUILDING	-	
DRIVE WAY	-	
FIRE HYDRANT	-	
FIRE ALARM	-	FA
FIRE EXTINGUISHERS	-	FE

SPECIAL CONDITION:
1.The Building must be used for same purpose for which the approval obtained. If used for any purpose other than the approved use, the Planning Permission will be deemed to be canceled, action will be initiated under 56 and 57 of Town and Country Planning Act -1971 without any prior notice and will be considered as unauthorized construction.

Planning Permission No:B.P/DTCP(A.D) No:04/2026


14.80M WIDE EXISTING PANCHAYAT ROAD TAR ROAD
S.F.NO:128
S.F.NO:127
"E"
"D"
"A"
33.80
10.20
EXIT
MG ENTRY
TRANSFORMED YARD
WATCHMEN SHED
1.00M WIDTH RAIN WATER HARVESTING STRUCTURE
1.50

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

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.