PP APPROVAL RECORD

Planning Permission

Chengalpattu 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.

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BUILDING PLANNING PERMISSION
APPLICATION NO.SWP/BPA/874612/2026
SCRUTINY REFERENCE NUMBER-RCCOGDK7
SITE BOUNDARY SHOWN AS A TO I
BUILDING PLANNING PERMISSION NO:87/2026

PLAN SHOWING THE PROPOSED CONSTRUCTION OF SCHOOL BUILDING AT PLOT NOs:114 & 115 "VIVEKANANDHA NAGAR" IN S.NOs:1/1A1,1/1A2A1A, 13/16 & 13/18, PATTA NOs:1303, 1304, 8756 & 3158 OF KATTANKOLATHUR VILLAGE, MARAIMALAI NAGAR MUNICIPAL LIMITS, CHENGALPET TALUK, CHENGALPET DISTRICT.

LAYOUT PLAN WAS APPROVED BY DTCP:
LPDM/DTCP NO:154A/74

SCALE:1:100

AREA DETAILS IN SQMT

PLOT AREA (AS PER DOCUMENT)	1926.00 SQMT
PLOT AREA (AS PER PATTA)	1900.00 SQMT
OSR (10%)	145.00 SQMT

DESCRIPTION	FSI AREA Sqmts	NON FSI AREA Sqmts	BUILTUP AREA Sqmts
GROUND FLOOR	288.56	-	288.56
FIRST FLOOR	288.56	-	288.56
SECOND FLOOR	288.56	-	288.56
HEAD & LIFT ROOM AREA	-	40.79	40.79
TOTAL AREA	865.68	40.79	906.47
F.S.I - 865.68 / 1900.00	-	0.45	
PLOT COVERAGE -		15.19 %	

JOINERIES

MAIN DOOR	MD	2.00X3.00
SLIDING DOOR	SD	1.50X2.13
DOOR	D	1.00X2.13
DOOR	D1	0.91X2.13
DOOR	D2	0.76X2.13
LIFT DOOR	LD	1.00X2.13
WINDOW	W	1.52X1.52
JOLLY	J	1.52X1.52
VENTILATOR	V	0.76X0.76

COLOUR INDEX

PROPOSED
EXG.ROAD
SITE BOUNDARY

FE ▼ FIRE EXTINGUISHER
FA ▲ FIRE ALARM

TOTAL NUMBER OF CLASSROOM'S - 05 NOs
TOTAL CLASSROOM AREA - 178 SQ.M

TOTAL STRENGTH OF THE STUDENTS

BOYS	-	120 Nos
GIRLS	-	100 Nos
TOTAL	-	220 Nos

PARKING CALCULATION

CLASS ROOM CAR PARKING	= 178.00 / 300	=	0 Nos
TWO WHEELER PARKING	= 178.00 / 50	=	04 Nos
CYCLE PARKING	= 178.00 / 5	=	36 Nos

ALL DIMENSION ARE IN Meter

PARKING DETAILS

PARKING	REQUIRED	PROVIDED
CAR PARKING	0 Nos	04 Nos
TWO WHEELER PARKING	04 Nos	06 Nos
CYCLE PARKING	36 Nos	42 Nos

For AVANI VELANKANNI'S PUBLIC SCHOOL (CBSE)
CORRESPONDENT

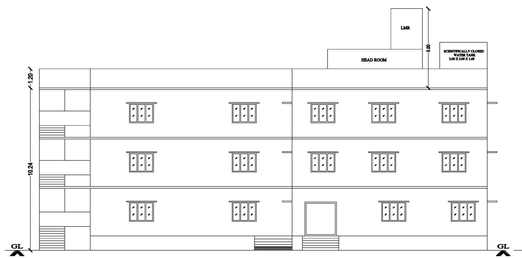
OWNER:

STRUCTURAL ENGINEER:

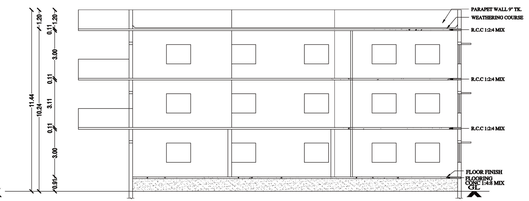
Er.A.SENTHIL KUMAR
M.Tech. (Struc), ME, CE,
HAYDANS ENGINEERS
Registered Structural Engineer Grade 1
District Town & Country Planning
No.TVLR/RSE/Gr-1/2021/11/0nd

R. GANESAN, B.Tech.
REGISTERED ENGINEER (DTCP)
CGLDIST/RE/Gr-I/2024/09/009
ROYAL PLANNERS
No. 29/6, Phoenix Towers,
Venkatesan Street, West Tambaram,
Chennai - 600045. Ph: 044 - 2226 4216

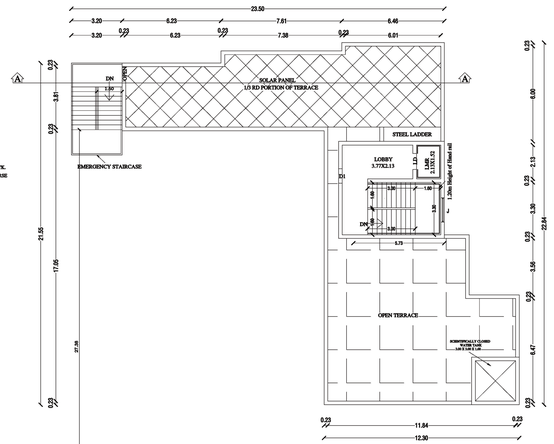
REGISTERED ENGINEER:



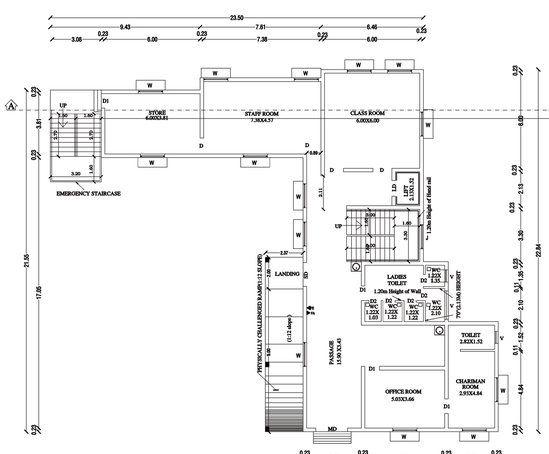
FRONT ELEVATION



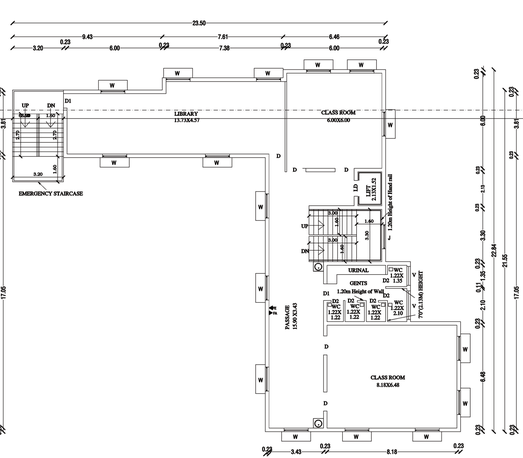
SECTION :"A-A"



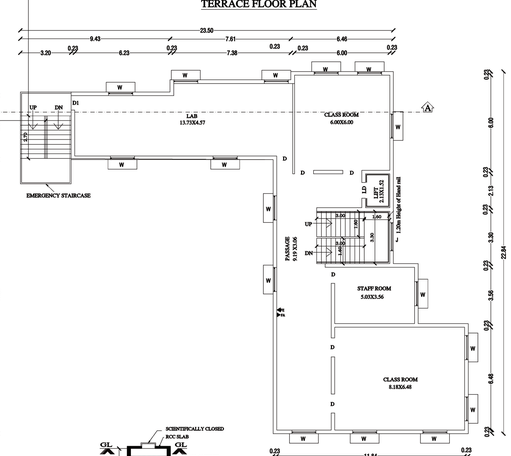
TERRACE FLOOR PLAN



GROUND FLOOR PLAN

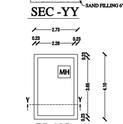


FIRST FLOOR PLAN



SECOND FLOOR PLAN

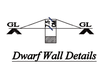
SEC -YY



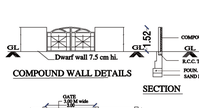
PLAN
DETAILS OF U.G. SUMP
DRINKING WATER

=== Waste Water Pipe Line 4" Dia From Kitchen,Dining Hand Wash

Collection Chamber
Organic & Mechanical Recycling Tank
Treated Waste Water Collection Tank
Treated Waste Water Storage OHT
Treated Water Outlet Pipe Line 9" Dia . To WC & Flush Tank

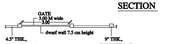


Dwarf Wall Details

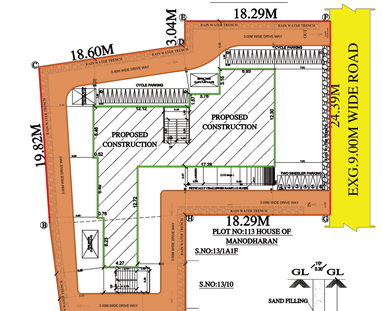


COMPOUND WALL DETAILS

SECTION



COMPOUND WALL DETAILS



STAIRCASE
TREAD 0.30 M
RISER 0.15 M
HAND RAIL
WIDTH-1.52M

SANITATION DETAILS

DESCRIPTION (PRO. CONSTRUCTION)	REQUIRED		PROPOSED	
	MALE	FEMALE	MALE	FEMALE
WATER CLOSET	04 Nos	05 Nos	05 Nos	05 Nos
URINALS	08 Nos	-	10 Nos	-
WASH BASINS	10 Nos		12 Nos	
DRINKING WATER	04 Nos		04 Nos	
ABLUTION TAPS	10 Nos		10 Nos	
CLEANER'S SINK	04 Nos		06 Nos	

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.