PP APPROVAL RECORD

# Planning Permission

Dindigul 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.

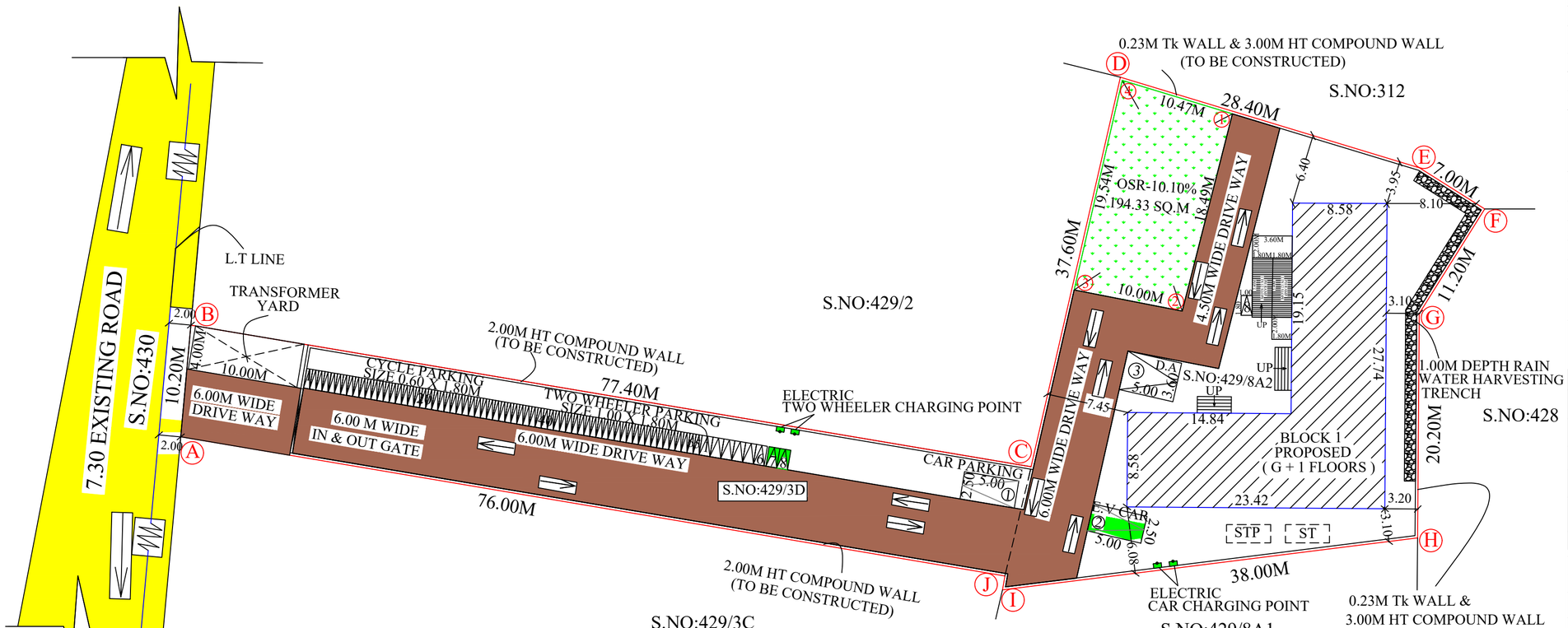
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SHEET NO-01

# SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF ROYAL VIDYALAYA NURSERY AND PRIMARY SCHOOL BUILDING IN S.NO :429/8A2,429/3D AT KUNNUVARANKOTTAI VILLAGE/ PANCHAYAT, BATLAGUNDU PANCHAYAT UNION,NILAKOTTAI TALUK, DINDIGUL DISTRICT.

(SCALE - 1:400)




## SITE PLAN

REFERENCE:-

| | |
|---|---|
| SITE BOUNDARY | - |
| EXISTING ROAD | - |
| DRIVEWAY | - |
| PROPOSED BUILDING | - |
| OSR AREA | - |
| LT LINE | - |

SITE EXTENT DETAILS:

| S.NO | SURVEY NO | DOC .NO | DOC. AREA | PATTA NO | PATTA AREA |
|---|---|---|---|---|---|
| 1. | 429/8A2 | 5716 | 1100.00 | 2585 | 1100.00 |
| 2. | 429/3D | 4754 | 825.00 | 2562 | 825.00 |
| | TOTAL AREA | | 1925.00 | | 1925.00 |

SITE AREA DETAILS

AS PER DOCUMENT AREA - 1925.00Sq.m

AS PER PATTA AREA - 1925.00Sq.m

| DESCRIPTION | NON FSI (Sq.M) | FSI (Sq.M) | Total Area (Sq.M) |
|---|---|---|---|
| AREA OF THE GROUND FLOOR | - | 365.34 | 365.34 |
| AREA OF THE FIRST FLOOR | - | 311.11 | 311.11 |
| HEAD ROOM | 29.21 | - | 29.21 |
| TOTAL AREA | 29.21 | 676.45 | 705.66 |

Floor Space Index $= \frac{676.45}{1925.00} = 0.35 < 2.00$

OSR Area Required : 192.50 Sq.m(10.00%)

OSR Area Provided : 194.33 Sq.m(10.10%)

PARKING DETAILS:-

| TYPE OF VEHICLE | PARKING AREA DESCRIPTION | SIZE (In Meter) | CLASS ROOM (In Sq.m) | REQU-IRED (In Nos) | PROV-IDED (In Nos) |
|---|---|---|---|---|---|
| CAR | 1 CAR SPACE FOR EVERY 300 Sq.m CLASS ROOM AREA | 2.50 x 5.00 | 296.72 | 01 | 01 |
| D.A CAR | 10% CAR REQUIRED AREA | 3.60 x 5.00 | 296.72 | 01 | 01 |
| E.V CAR | 1 CAR SPACE FOR EVERY 300 Sq.m CLASS ROOM AREA | 2.50 x 5.00 | 296.72 | 01 | 01 |
| TWO WHEELER | 1 TWO WHEELER SPACE FOR EVERY 50 Sq.m Of CLASS ROOM AREA | 1.00 x 1.80 | 296.72 | 06 | 06 |
| D.A TWO WHEELER | 10% CAR REQUIRED AREA | 1.00 x 1.80 | 296.72 | 01 | 02 |
| E.V TWO WHEELER | 1 TWO WHEELER SPACE FOR EVERY 50 Sq.m Of CLASS ROOM AREA | 1.00 x 1.80 | 296.72 | 01 | 01 |
| CYCLE | 1 CYCLE SPACE FOR EVERY 5 Sq.m OF CLASS ROOM AREA | 0.60 x 1.80 | 296.72 | 60 | 65 |

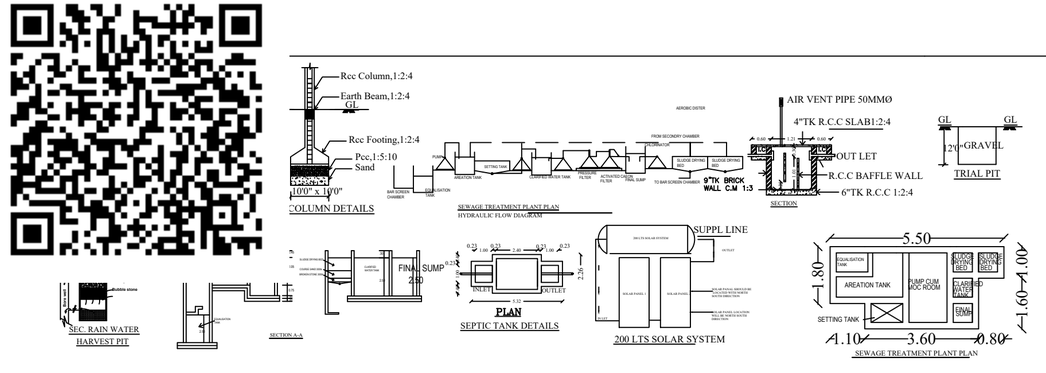
BUILDING PERMISSON:

ROC No : SWP/BPA/776652/2026/TCP

Numbered as SWP/DTCP/DINDIGUL/

Building Permission No : 21/2026

APPLICANT




STRUCTURAL ENGINEER

Er. K.GANAPATHI, B.E.,M.E.,F.I.E.,F.I.V.,D.Litt(USA)
Registered Structural Engineer Grade-II / Chartered Engineer
(CMDA Regn No SE/GR-II/19/04/067)
DTCP Regn No SE/Grade-II/05/2025/DTCP/MADURAI/APRIL/2025
GEOMATRIX CONSULTANCY
No.22, Thomas Street, Narimedu, Madurai-625002.
Ph: 7598031360, 7708758598
Email: geomatrixconsultancy@gmail.com

ENGINEER/ARCHITECT

Er.T.BABU,B.E.,
PLAN CENTER
Registration No:
RE/GR-I/52/2024/DTCP/MADURAI
No.25, South Street, Near Amma Mess
Tallakulam, Madurai - 2.
Ph: 8220044943, 9786948414

CONSTRUCTION ENGINEER

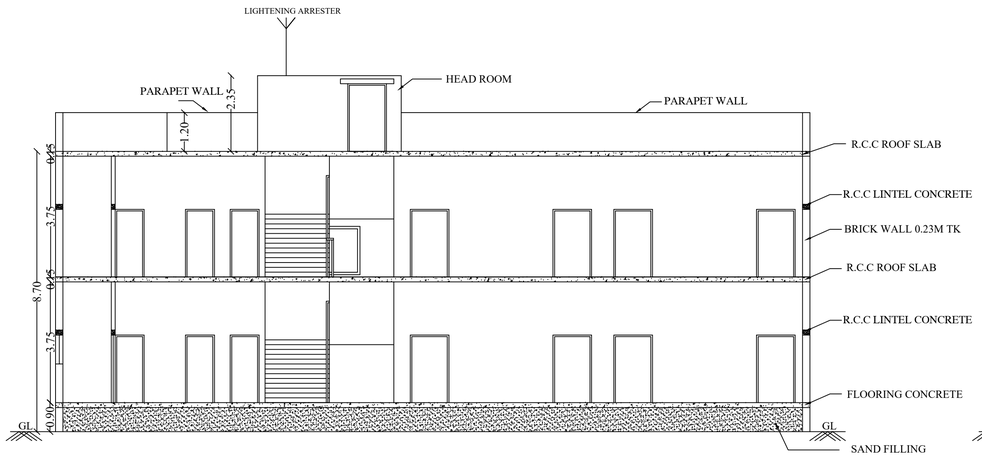
Er.N.BALACHANDER,DCE.,
PLAN CENTER
Registration Construction Engineer No:
CE/51/2024/DTCP/MADURAI
No.25, South Street, Near Amma Mess
Tallakulam, Madurai-2. Ph:8220044943

Online Application No : SWP/BPA/776652/2026

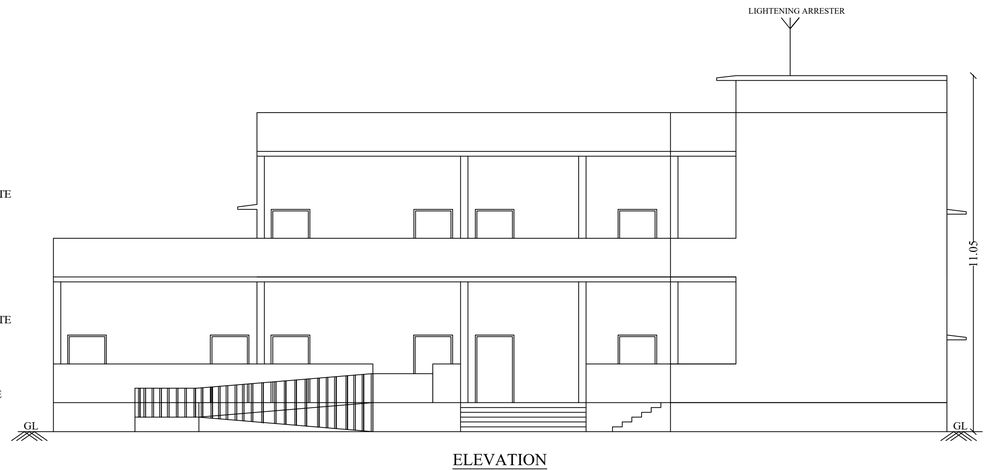
SHEET NO-02

# PLAN SHOWING THE PROPOSED CONSTRUCTION OF ROYAL VIDYALAYA NURSERY AND PRIMARY SCHOOL BUILDING IN S.NO :429/8A2,429/3D AT KUNNUVARANKOTTAI VILLAGE/PANCHAYAT, BATLAGUNDU PANCHAYAT UNION,NILAKOTTAI TALUK, DINDIGUL DISTRICT.

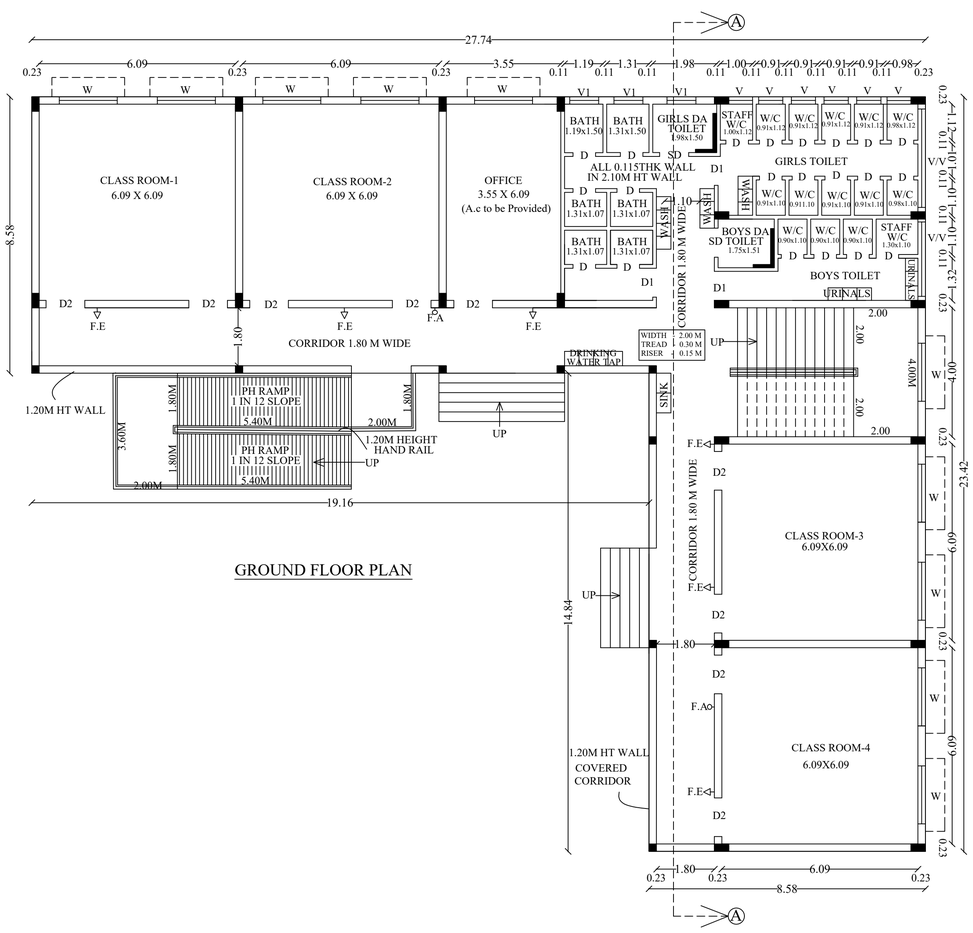
(SCALE - 1:100)



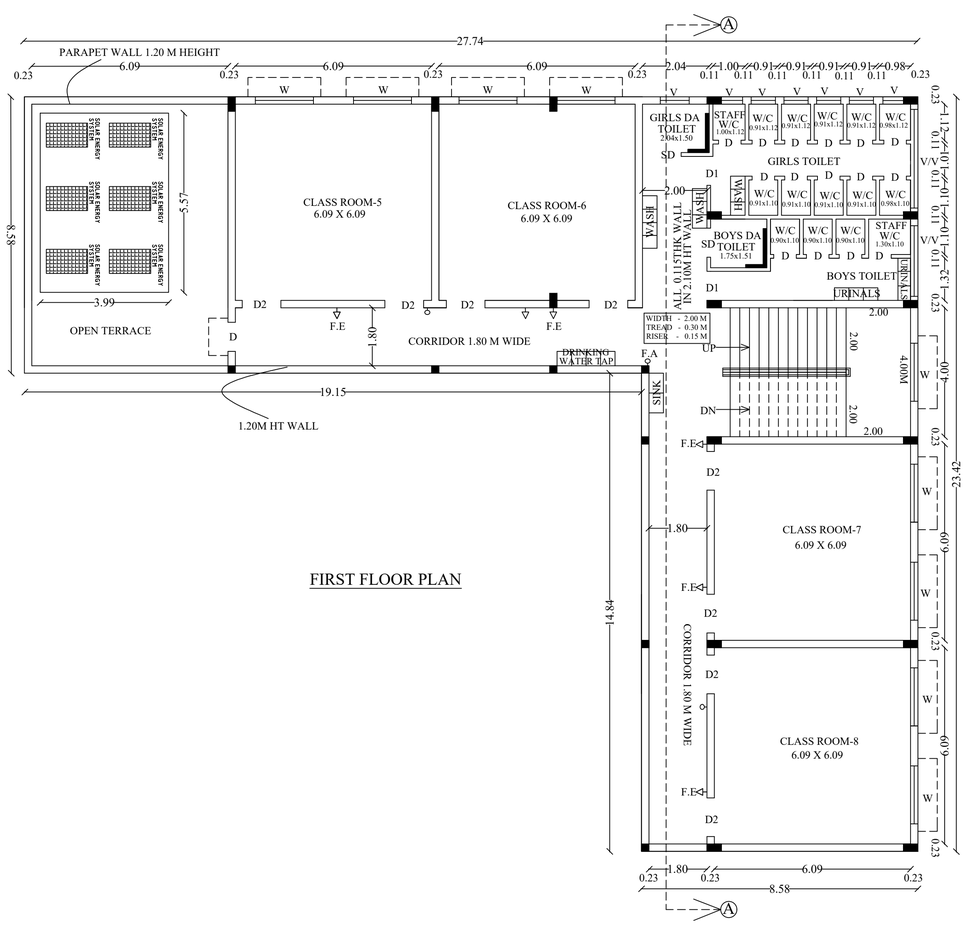

SECTION ON AA




ELEVATION




GROUND FLOOR PLAN




FIRST FLOOR PLAN

## JOINERY DETAILS

| | | |
|---|---|---|
| D | DOOR | 0.70 x 2.10 |
| D1 | DOOR | 0.90 x 2.10 |
| D2 | DOOR | 1.20 x 2.10 |
| SD | SLIDING DOOR | 0.90 x 2.10 |
| W | WINDOW | 1.80 x 1.50 |
| V | VENTILATOR | 0.75 x 0.75 |
| V1 | VENTILATOR | 0.90 x 0.90 |

## BUILDING AREA DETAILS

| DESCRIPTION | NON FSI (Sq.M) | FSI (Sq.M) | Total Area (Sq.M) |
|---|---|---|---|
| AREA OF THE GROUND FLOOR | - | 365.34 | 365.34 |
| AREA OF THE FIRST FLOOR | - | 311.11 | 311.11 |
| HEAD ROOM | 29.21 | - | 29.21 |
| TOTAL AREA | 29.21 | 676.45 | 705.66 |

## FIRE PRODUCTION DETAILS

FA - FIRE ALARM
FE - FIRE EXTINGUISHER

## SANITATION REQUIREMENTS

| S. No | SANITARY DETAILS | DETAILS | BOYS 120 persons REQUIRED (In Nos) | BOYS 120 persons PROVIDED (In Nos) | GIRLS 120 persons REQUIRED (In Nos) | GIRLS 120 persons PROVIDED (In Nos) |
|---|---|---|---|---|---|---|
| 1. | WATER CLOSET | ONE FOR 15 BOYS OR PART THEREOF | 08 | 08 | - | - |
| | | ONE FOR 6 GIRLS OR PART THEREOF | - | - | 20 | 22 |
| | | ONE FOR 25 PERSONS OR PART THEREOF (STAFF MALE) | 01 | 02 | - | - |
| | | ONE FOR 15 PERSONS OR PART THEREOF (STAFF FEMALE) | - | - | 01 | 02 |
| 2. | ABLUTION TAP | ONE IN EACH W.C | 09 | 10 | 21 | 24 |
| 3. | WASHING BASINS | ONE FOR EVERY 15 PUPILS OR PART THEREOF | 08 | 08 | 08 | 12 |
| 4. | DRINKING WATER | ONE FOR EVERY 50 PUPILS OR PART THEREOF | 04 | 04 | 04 | 04 |
| 5. | URINALS | ONE FOR EVERY 12 PUPILS OR PART THEREOF | 10 | 11 | - | - |
| | | STAFF MALE | 01 | 01 | - | - |
| 6. | BATH | ONE BATH SINK PER 40 PUPILS | 03 | 03 | 03 | 03 |
| 7. | CLEANER'S SINK | ONE PER FLOOR MINIMUM | 04 | | | |

NO OF STUDENTS IN EACH C. ROOM-30 NOS
NO OF C. ROOMS IN SCHOOL BUILDING- 08NOS
NO OF STUDENTS IN SCHOOL BUILDING-240 NOS
NO OF STAFFS IN SCHOOL BUILDING-16 NOS

BOYS - 120 NOS
GIRLS - 120 NOS
G.STAFFS - 09 NOS
L.STAFFS - 07 NOS

TOTAL - 256 NOS

03.12.26.

Er. K.GANAPATHI B.E. M.E. F.I.E. F.I.V. D.Litt(USA)
Registered Structural Engineer Grade-II / Chartered Engineer
(CMDA Regn No. SE[GR-II/15/04067)
DTCP Regn No. SE Grade-II/05/2025/DTCP/MADURAI/APRIL/2025
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STRUCTURAL ENGINEER

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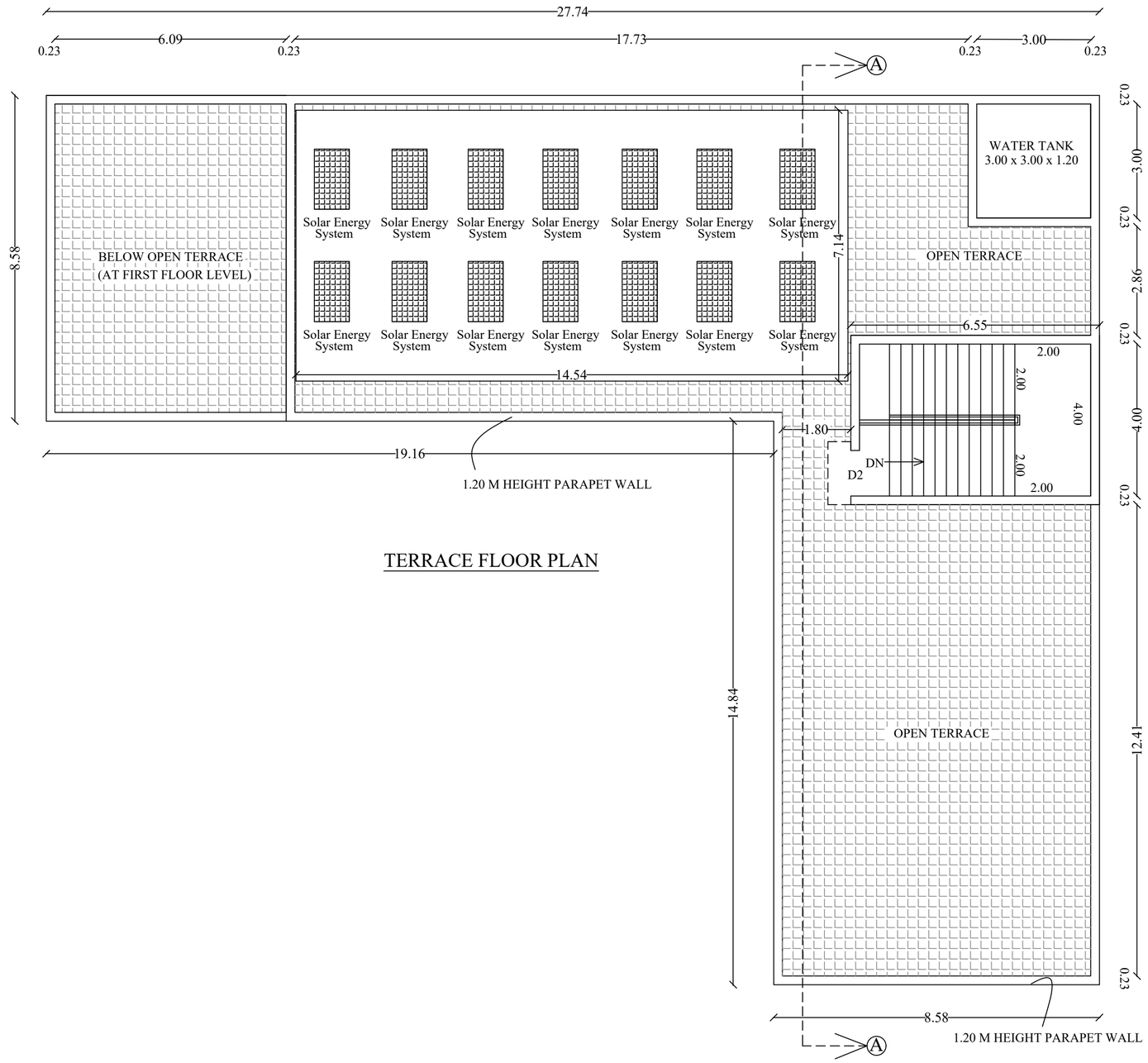
APPLICANT

Online Application No : SWP/BPA/776652/2026

SHEET NO-03

# PLAN SHOWING THE PROPOSED CONSTRUCTION OF ROYAL VIDYALAYA NURSERY AND PRIMARY SCHOOL BUILDING IN S.NO :429/8A2,429/3D AT KUNNUVARANKOTTAI VILLAGE/PANCHAYAT, BATLAGUNDU PANCHAYAT UNION,NILAKOTTAI TALUK, DINDIGUL DISTRICT.

(SCALE - 1:100)




TERRACE FLOOR PLAN

## JOINERY DETAILS

| | | |
|---|---|---|
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| D1 | DOOR | 0.90 x 2.10 |
| D2 | DOOR | 1.20 x 2.10 |
| SD | SLIDING DOOR | 0.90 x 2.10 |
| W | WINDOW | 1.80 x 1.50 |
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| | | | REQUIRED (In Nos) | PROVIDED (In Nos) | REQUIRED (In Nos) | PROVIDED (In Nos) |
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| | | ONE FOR 25 PERSONS OR PART THEREOF (STAFF MALE) | 01 | 02 | - | - |
| | | ONE FOR 15 PERSONS OR PART THEREOF (STAFF FEMALE) | - | - | 01 | 02 |
| 2. | ABLUTION TAP | ONE IN EACH W.C | 09 | 10 | 21 | 24 |
| 3. | WASHING BASINS | ONE FOR EVERY 15 PUPILS OR PART THEREOF | 08 | 08 | 08 | 12 |
| 4. | DRINKING WATER | ONE FOR EVERY 50 PUPILS OR PART THEREOF | 04 | 04 | 04 | 04 |
| 5. | URINALS | ONE FOR EVERY 12 PUPILS OR PART THEREOF | 10 | 11 | - | - |
| | | STAFF MALE | 01 | 01 | - | - |
| 6. | BATH | ONE BATH SINK PER 40 PUPILS | 03 | 03 | 03 | 03 |
| 7. | CLEANER'S SINK | ONE PER FLOOR MINIMUM | 04 | | | |

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NO OF C. ROOMS IN SCHOOL BUILDING- 08NOS
NO OF STUDENTS IN SCHOOL BUILDING-240 NOS
NO OF STAFFS IN SCHOOL BUILDING-16 NOS
BOYS - 120 NOS
GIRLS - 120 NOS
G.STAFFS - 09 NOS
L.STAFFS - 07 NOS
TOTAL - 256 NOS

| STRUCTURAL ENGINEER | ENGINEER / ARCHITECT | CONSTRUCTION ENGINEER | APPLICANT |
|---|---|---|---|
| Er. K.GANAPATHI B.E.,M.E.,F.I.E.,F.I.V.,D.Litt(USA)<br>Registered Structural Engineer Grade-II / Chartered Engineer<br>(CMDA Regn No SE/GR-II/19/04/067)<br>DTCP Regn No SE/Grade-II/05/2025/DTCP/MADURAI/APRIL/2025<br>GEOMATRIX CONSULTANCY<br>No.22, Thomas Street, Narimedu, Madurai-625002.<br>Ph: 7598031360, 7708758598<br>Email: geomatrixconsultancy@gmail.com | Er.T.BABU,B.E.,<br>PLAN CENTER<br>Registration No:<br>RE/GR-I/52/2024/DTCP/MADURAI<br>No.25, South Street, Near Amma Mess<br>Tallakulam, Madurai - 2.<br>Ph: 8220044943, 9786948414 | Er.N.BALACHANDER,DCE.,<br>PLAN CENTER<br>Registration Construction Engineer No:<br>CE/51/2024/DTCP/MADURAI<br>No.25, South Street, Near Amma Mess<br>Tallakulam, Madurai-2. Ph:8220044943 | |

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

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# 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.