Verified RealEstate™

REFERENCE
22/2024-2025

ISSUED
18 September 2024

PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

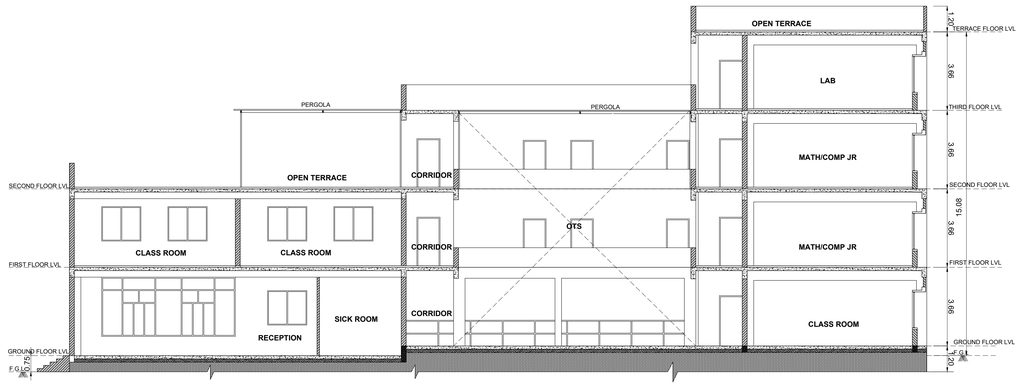
The approval as the planning authority issued it, reproduced in full behind this page.

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

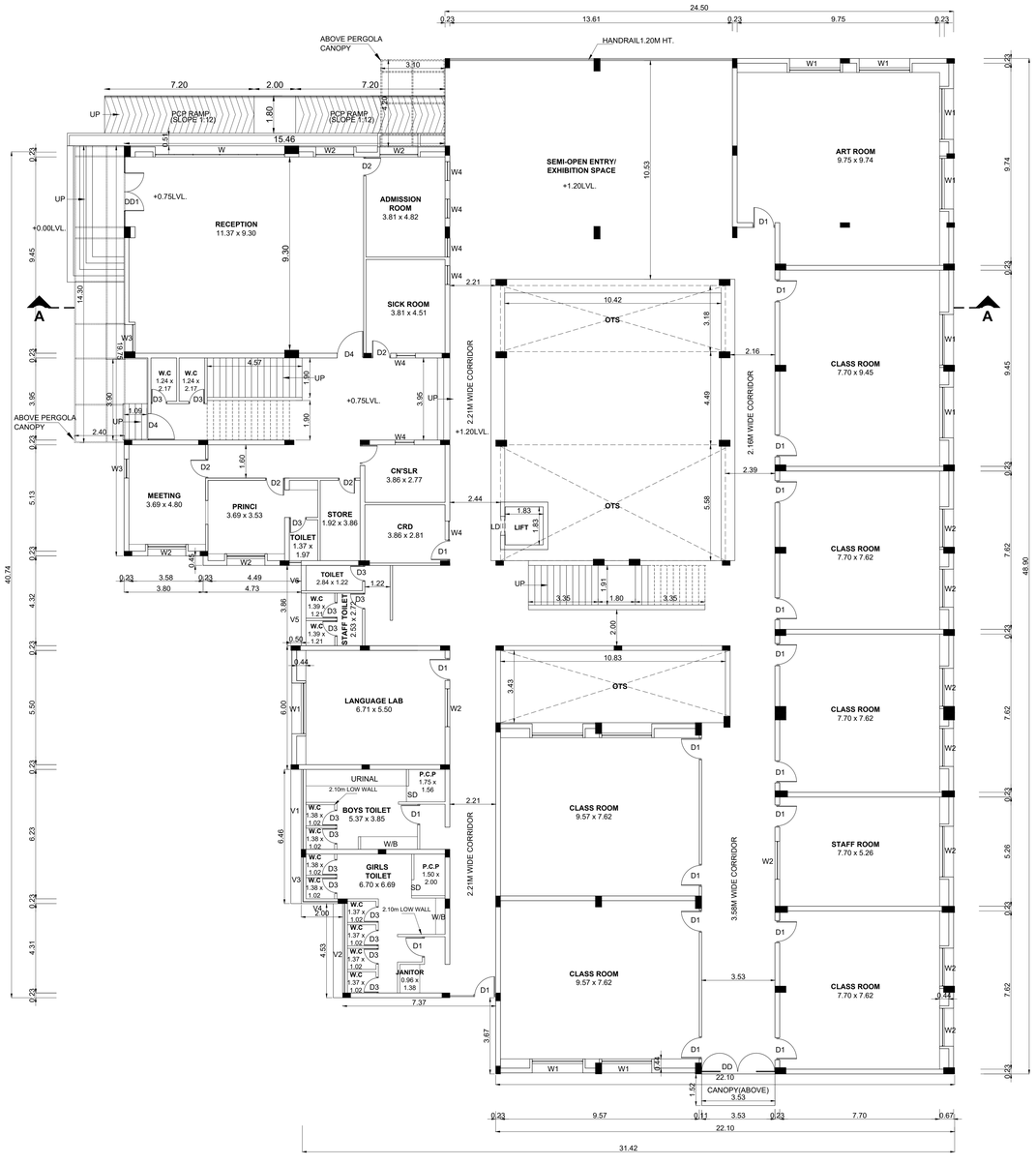
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Chennai 600 097, India

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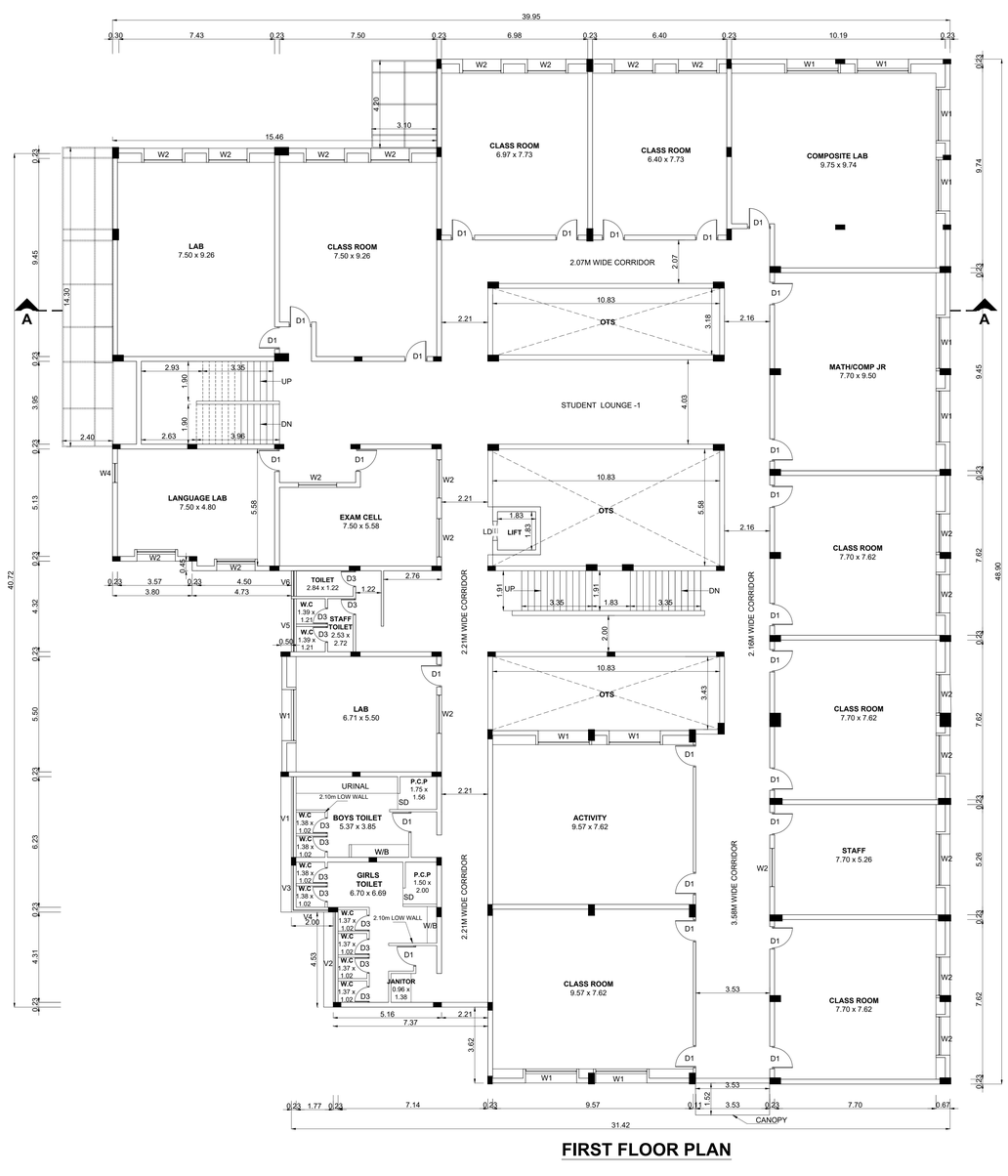
DIGITALLY VERIFIED RECORD



SECTION -"AA"



GROUND FLOOR PLAN



FIRST FLOOR PLAN

BLOCK - 19 | SHEET NO :01/05

PLAN SHOWING THE APPROVED EXISTING & PROPOSED SCHOOL BUILDING FOR M/S.C.S.ACADEMY AND Dr.VIKRAM RAMAKRISHNAN IN S.F.NO: 5/1B, 2B, 7/2, 6, 11/1, 2, 3, 4, 5, 6,7,8, 9; 12/1,2 AT GOVUNDACHIPALAYAM VILLAGE PANCHAYAT, SENNIMALAI PANCHAYAT UNION PERUNDURAI TALUK, ERODE DISTRICT.

NOTE : ALL DIMENSIONS AREA IN METER

SPECIFICATION :

FOUNDATION	:	RCC 1:11/2:3 M25 Concrete Column footing Laid Over sand filling and PCC 1:4:8.
RCC WORK	:	All Column, Beams, Roof Slab, Lintel,& Sunshade are in CC 1:11/2:3(M-25)
BRICKWORK	:	B.W in Basement & Superstructure are in CM 1:5.
JOINERY	:	Joineries are made with Steel (or) first class teak wood.
WEATHERING COURSE	:	9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortor and sloped with water proofing compound.
PLASTERING	:	Ceiling plastering with CM 1:3Inside & Outside walls are plastering with CM 1:4.
PAINTING	:	White washing with two coats over the one coat of primer for Ceiling.Colour washing with two coats over one coat of primer for all Walls.

JOINERY SCHEDULE

DD	1.80 x 2.10	DOOR
DD1	1.83 x 2.10	DOOR
D1	1.07 x 2.10	DOOR
D2	0.91 x 2.10	DOOR
D3	0.75 x 2.10	DOOR
W	6.23 x 1.50	WINDOW
W1	2.24 x 1.50	WINDOW
W2	1.83 x 1.50	WINDOW
W3	0.91 x 1.50	WINDOW
V1	3.85 x 0.60	VENTILATOR
V2	4.53 x 0.60	VENTILATOR
V3	2.38 x 0.60	VENTILATOR
V4	2.00 x 0.60	VENTILATOR

NUMBER OF STUDENTS - EACH CLASS ROOM 25 STUDENTS

DESCRIPTION	NO.OF CLASS ROOM	BOYS	GIRLS
GROUND FLOOR	06	90	60
FIRST FLOOR	07	105	70
SECOND FLOOR	04	60	40
THIRD FLOOR	04	60	40
TOTAL	21	315	210

COLOUR INDEX :

PROPOSED
BOUNDARY
ROAD
DRIVEWAY

REFERENCE :

SCALE : 1:100
DATE : 31 JUL 2024

N W E S

APPLICANT :

For CS ACADEMY
Dr VIKRAM RAMAKRISHNAN
DIRECTOR

ARCHITECT / REGISTERED ENGINEER :

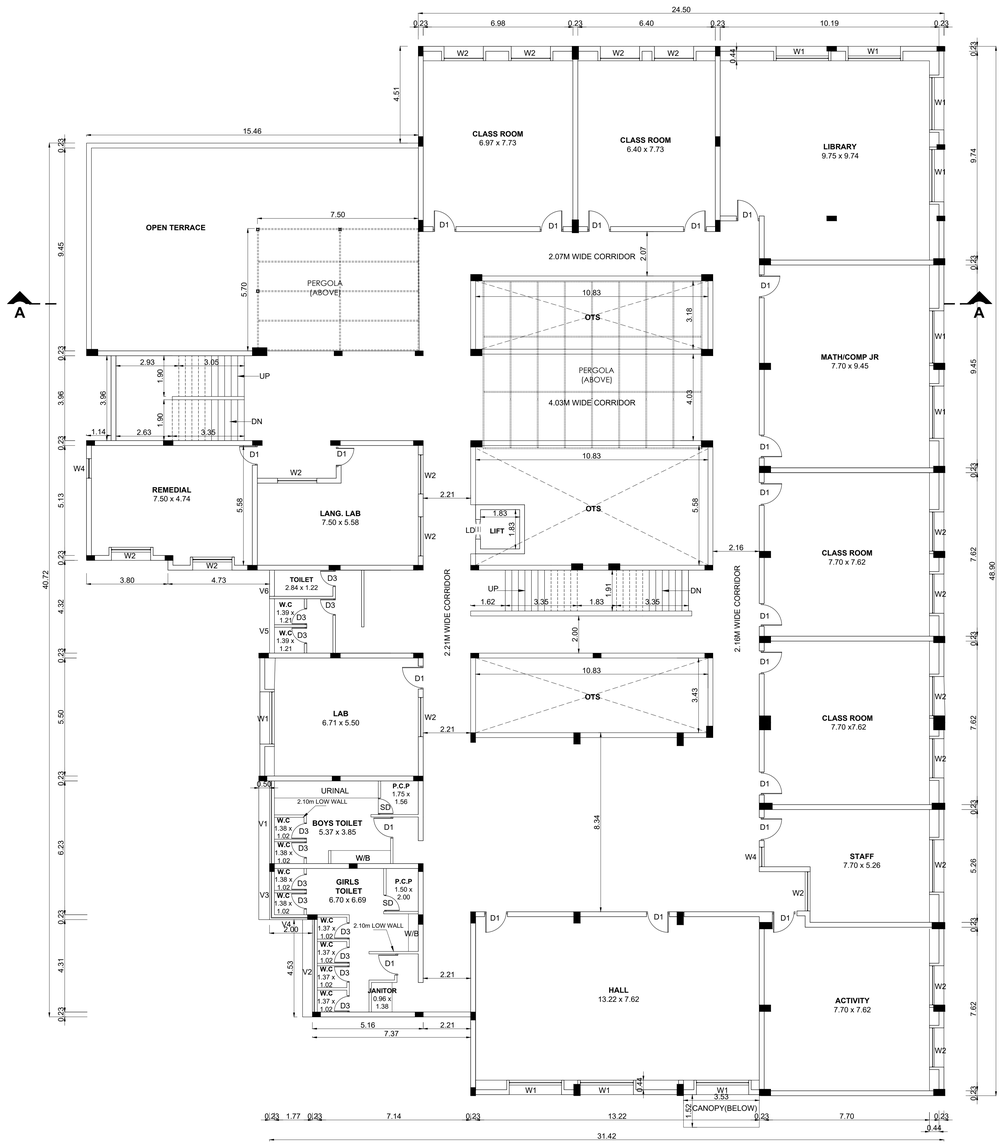
B. SENTHILKUMAR, M.E.(Structural)
Licenced Building Surveyor
Coimbatore LPA/RE/GR-I/19/03/13
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641 029
Cell: 98658 52255

REGISTERED PROFESSION

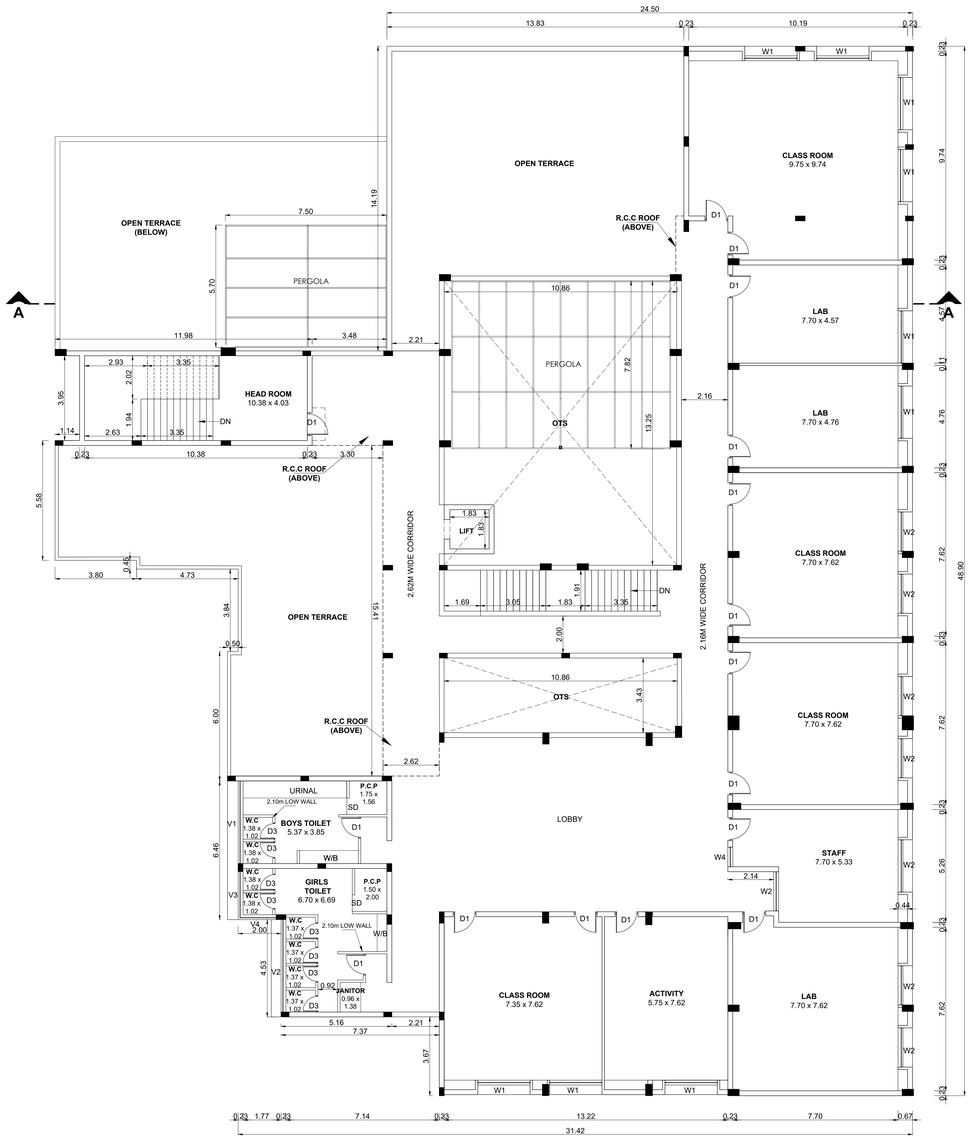
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EAST SIDE ELEVATION



SECOND FLOOR PLAN



THIRD FLOOR PLAN

BLOCK - 19 | SHEET NO :02/05

PLAN SHOWING THE APPROVED EXISTING & PROPOSED SCHOOL BUILDING FOR M/S.C.S.ACADEMY AND Dr.VIKRAM RAMAKRISHNAN IN S.F.NO: 5/1B, 2B, 7/2, 6, 11/1, 2, 3, 4, 5, 6,7,8, 9; 12/1,2 AT GOVUNDACHIPALAYAM VILLAGE PANCHAYAT, SENNIMALAI PANCHAYAT UNION PERUNDURAI TALUK, ERODE DISTRICT.

NOTE : ALL DIMENSIONS AREA IN METER

SPECIFICATION :

FOUNDATION	:	RCC 1:11/2:3 M25 Concrete Column footing Laid Over sand filling and PCC 1:4:8.
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JOINERY	:	Joineries are made with Steel (or) first class teak wood.
WEATHERING COURSE	:	9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortor and sloped with water proofing compound.
PLASTERING	:	Ceiling plastering with CM 1:3Inside & Outside walls are plastering with CM 1:4.
PAINTING	:	White washing with two coats over the one coat of primer for Ceiling.Colour washing with two coats over one coat of primer for all Walls.

JOINERY SCHEDULE

DD	1.80 x 2.10	DOOR
DD1	1.83 x 2.10	DOOR
D1	1.07 x 2.10	DOOR
D2	0.91 x 2.10	DOOR
D3	0.75 x 2.10	DOOR
W	6.23 x 1.50	WINDOW
W1	2.24 x 1.50	WINDOW
W2	1.83 x 1.50	WINDOW
W3	0.91 x 1.50	WINDOW
V1	3.85 x 0.60	VENTILATOR
V2	4.53 x 0.60	VENTILATOR
V3	2.38 x 0.60	VENTILATOR
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NUMBER OF STUDENTS - EACH CLASS ROOM 25 STUDENTS

DESCRIPTION	NO.OF CLASS ROOM	BOYS	GIRLS
GROUND FLOOR	06	90	60
FIRST FLOOR	07	105	70
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THIRD FLOOR	04	60	40
TOTAL	21	315	210

COLOUR INDEX :

PROPOSED
BOUNDARY
ROAD
DRIVEWAY

REFERENCE :

SCALE : 1:100
DATE : 31 JUL 2024

N W E S

APPLICANT :

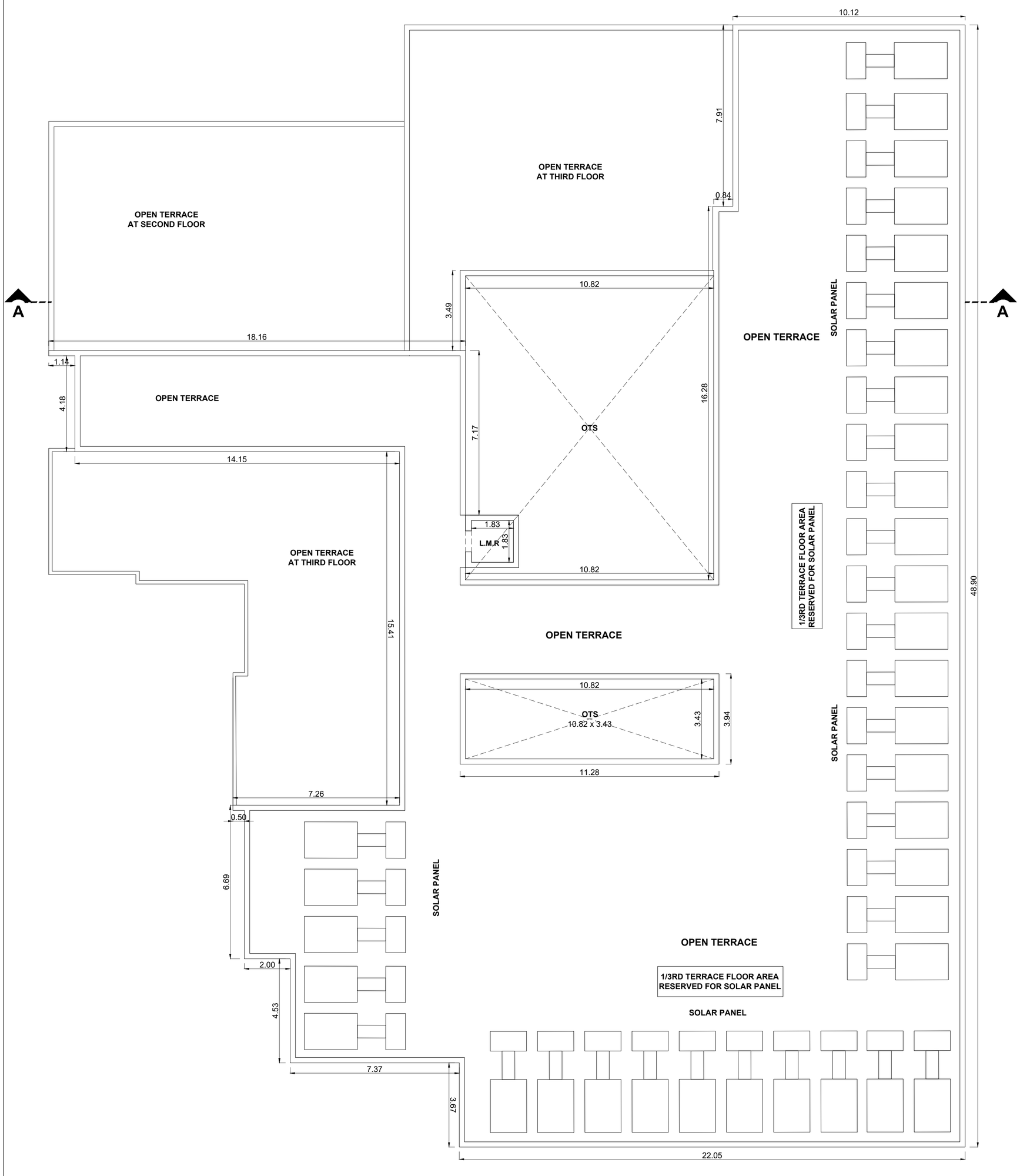
For CS ACADEMY
Dr VIKRAM RAMAKRISHNAN
DIRECTOR

ARCHITECT / REGISTERED ENGINEER :

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REGISTERED PROFESSION

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TERRACE FLOOR PLAN

BLOCK - 19	SHEET NO :03/05

PLAN SHOWING THE APPROVED EXISTING & PROPOSED SCHOOL BUILDING FOR M/S.C.S.ACADEMY AND Dr.VIKRAM RAMAKRISHNAN IN S.F.NO: 5/1B, 2B, 7/2, 6, 11/1, 2, 3, 4, 5, 6,7,8, 9; 12/1,2 AT GOVUNDACHIPALAYAM VILLAGE PANCHAYAT, SENNIMALAI PANCHAYAT UNION PERUNDURAI TALUK, ERODE DISTRICT.

NOTE : ALL DIMENSIONS AREA IN METER

JOINERY SCHEDULE

DD	1.80 x 2.10	DOOR
DD1	1.83 x 2.10	DOOR
D1	1.07 x 2.10	DOOR
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W2	1.83 x 1.50	WINDOW
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V1	3.85 x 0.60	VENTILATOR
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V3	2.38 x 0.60	VENTILATOR
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THIRD FLOOR	04	60	40
TOTAL	21	315	210

COLOUR INDEX :

PROPOSED

BOUNDARY

ROAD

DRIVEWAY

REFERENCE :

SCALE : 1:100

DATE : 31 JUL 2024

N W E S

APPLICANT :

For CS ACADEMY

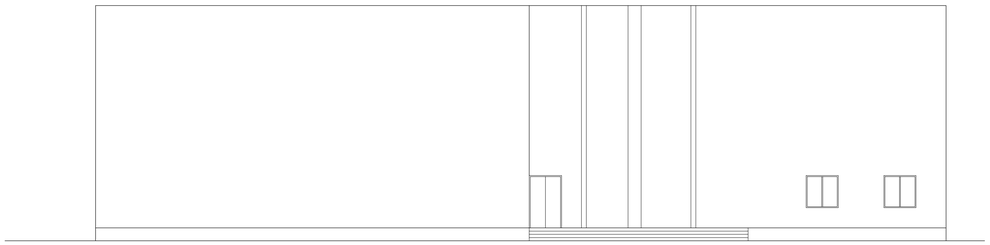
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DIRECTOR

ARCHITECT / REGISTERED ENGINEER :

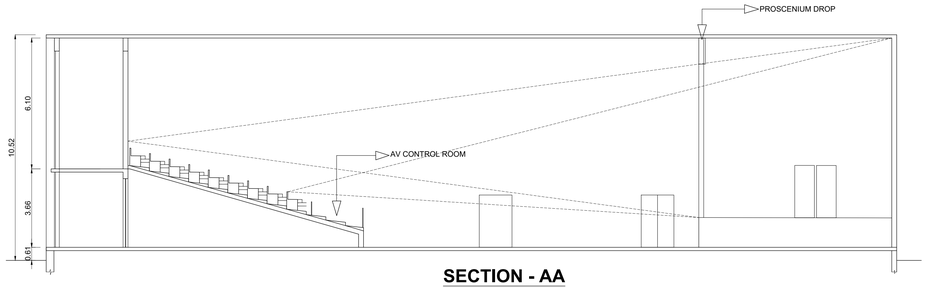
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REGISTERED PROFESSION

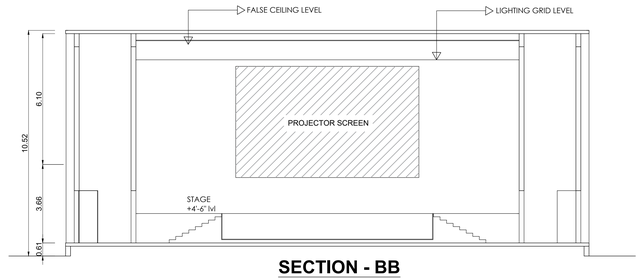
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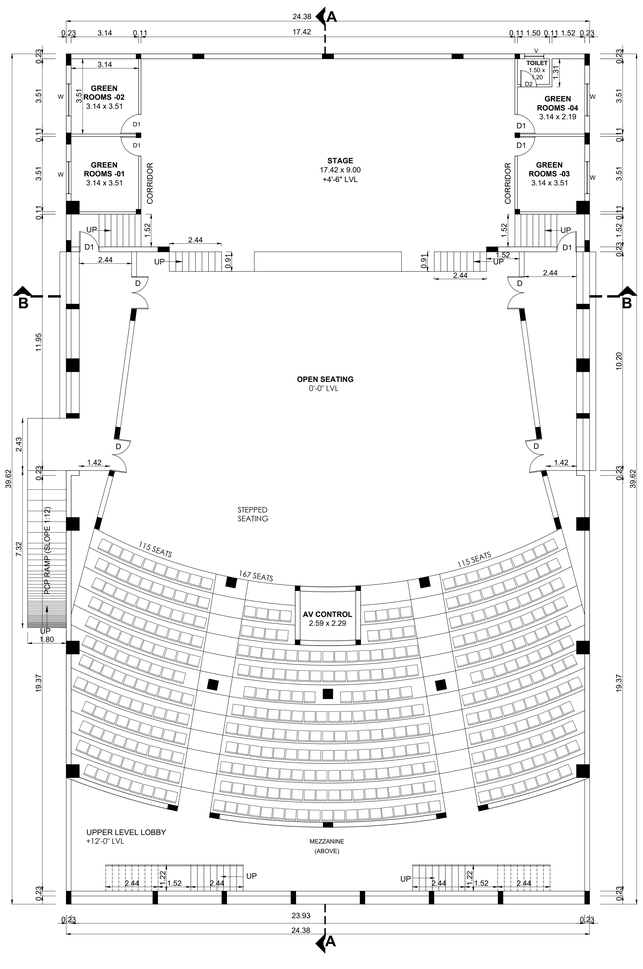
SOUTH SIDE ELEVATION



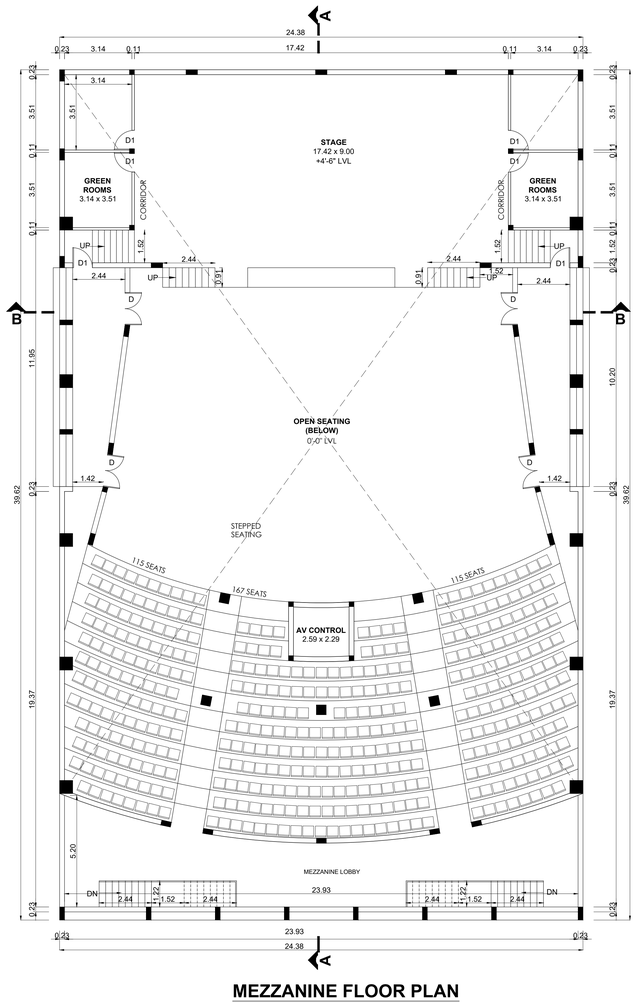
SECTION - AA



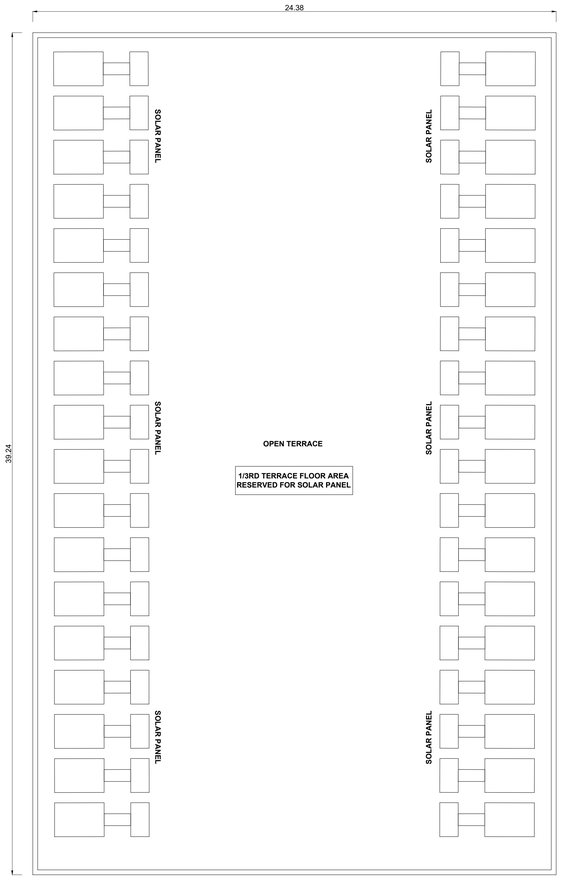
SECTION - BB



GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN



TERRACE FLOOR PLAN

BLOCK - 20 | SHEET NO :04/05

PLAN SHOWING THE APPROVED EXISTING & PROPOSED SCHOOL BUILDING FOR M/S.C.S.ACADEMY AND Dr.VIKRAM RAMAKRISHNAN IN S.F.NO: 5/1B, 2B, 7/2, 6, 11/1, 2, 3, 4, 5, 6,7,8, 9; 12/1,2 AT GOVUNDACHIPALAYAM VILLAGE PANCHAYAT, SENNIMALAI PANCHAYAT UNION PERUNDURAI TALUK, ERODE DISTRICT.

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PAINTING	:	White washing with two coats over the one coat of primer for Ceiling.Colour washing with two coats over one coat of primer for all Walls.

JOINERY SCHEDULE

D	1.52 x 2.40	DOOR
D1	0.92 x 2.40	DOOR
D2	0.75 x 2.40	DOOR
W	1.50 x 1.50	WINDOW
V	0.90 x 0.90	VENTILATOR

COLOUR INDEX :

PROPOSED
BOUNDARY
ROAD
DRIVEWAY

REFERENCE :

SCALE : 1:100
DATE : 31 JUL 2024

E N S W

APPLICANT :

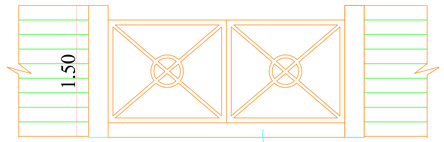
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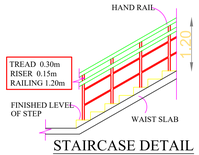
ARCHITECT / REGISTERED ENGINEER :

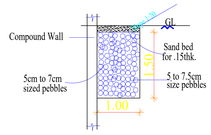
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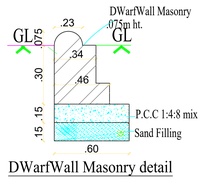
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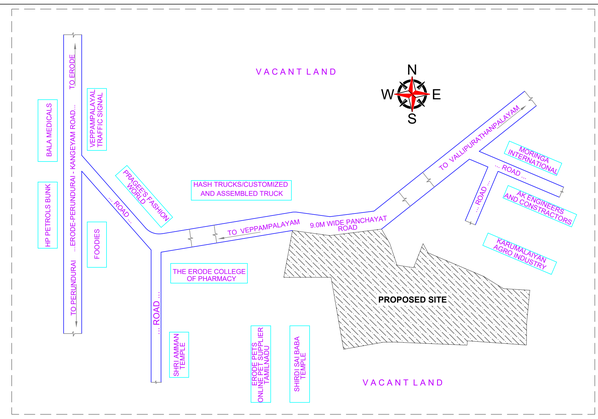
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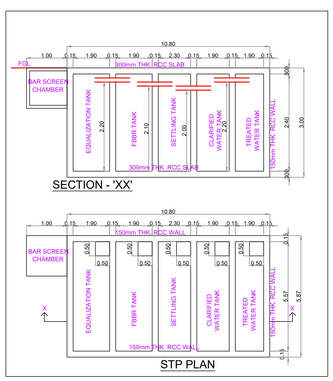


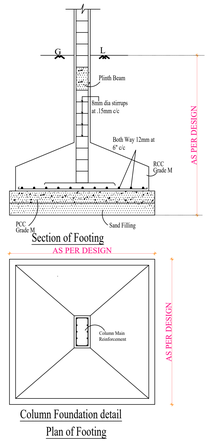


KEY PLAN
(SCALE = 1 : 10000)



SITE PLAN
(SCALE = 1 : 400)





INTERNATIONAL SITE AREA DETAILS:			
S.NO.	SURVEY NOs	AREA IN (Sq.M)	AREA IN (ACRE)
1	11/7	900.00	0.2224
2	11/8	500.00	0.1235
3	11/9	4500.00	1.1120
4	12/1 PART	1173.59	0.2900
5	12/2	2450.00	0.6054
	SUB TOTAL (A)	9523.59	2.35
CBSC SITE AREA DETAILS:			
S.NO.	SURVEY NO.s	AREA IN (Sq.M)	AREA IN (Acre)
1	5/1B	9600.00	2.3722
2	5/2B	8350.00	2.0633
3	7/2	1200.00	0.2965
4	7/6	250.00	0.0618
5	11/1	200.00	0.0494
6	11/2	900.00	0.2224
7	11/3	1700.00	0.4201
8	11/4	1300.00	0.3212
9	11/5	250.00	0.0618
10	11/6	250.00	0.0618
11	12/1 PART	5626.41	1.3903
	SUB TOTAL (B)	29626.41	7.3208
	TOTAL (A+B)	39150.00	9.6741

SITE PLAN	SHEET NO: 05 / 05

SITE PLAN SHOWING THE APPROVED EXISTING & PROPOSED SCHOOL BUILDING FOR M/S.C.S.ACADEMY AND DR.VIKRAM RAMAKRISHNAN IN S.F.NO: 5/1B, 2B, 7/2, 6, 11/1, 2, 3, 4, 5, 6,7,8, 9; 12/1,2 AT GOVUNDACHIPALAYAM VILLAGE PANCHAYAT, SENNIMALAI PANCHAYAT UNION PERUNDURAI TALUK, ERODE DISTRICT.

GO.76 APPROVED NO : 22798/2023/TCP3 DT: 19.10.2023

NOTE : ALL DIMENSIONS AREA IN METRE

AREA STATEMENT DETAILS

SITE AREA AS PER DOCUMENT : 39150.00 SQ.M

SITE AREA AS PER PATTA : 39150.00 SQ.M

BEFORE CONSTRUCTED - 01.01.2011

APPROVED BUILDING AREA DETAILS: GO.76

S.NO	DESCRIPTION	FSI AREA (Sq.Mt)	FSI AREA (Sq.Ft)
1	BLOCK-1 (MAIN BUILDING)		
	GROUND FLOOR	1829.20	19689.51
	FIRST FLOOR	1829.20	19689.51
	SECOND FLOOR	1829.20	19689.51
	THIRD FLOOR	1007.62	10846.02
	SUB TOTAL	6495.22	69914.55
2	BLOCK-2 (SENIOR SECONDARY)		
	GROUND FLOOR	1351.16	14543.89
	FIRST FLOOR	1274.44	13718.07
	SECOND FLOOR	1274.44	13718.07
	THIRD FLOOR	1274.44	13718.07
	SUB TOTAL	5174.48	55698.10
3	BLOCK-3 (KIDS SCHOOL)		
	GROUND FLOOR	300.71	3236.84
	FIRST FLOOR	292.70	3150.62
	SECOND FLOOR	292.70	3150.62
	SUB TOTAL	886.11	9538.08
4	BLOCK-4 (HOSTEL)		
	GROUND FLOOR	984.03	10592.10
	FIRST FLOOR	934.94	10063.69
	SECOND FLOOR	934.94	10063.69
	THIRD FLOOR	279.57	3009.29
	SUB TOTAL	3133.48	33728.77
5	BLOCK-5 (CANTEEN&ADMIN)		
	GROUND FLOOR	591.06	6362.17
	FIRST FLOOR	559.48	6022.24
	SECOND FLOOR	703.07	7567.85
	SUB TOTAL	1853.61	19952.26
6	BLOCK-6 (DINING)		
	GROUND FLOOR	372.66	4011.31
	FIRST FLOOR	235.13	2530.94
	SUB TOTAL	607.79	6542.25
7	BLOCK-7 (ARTS STUDIO)		
	GROUND FLOOR	204.46	2200.79
8	BLOCK-8 (ENGLISH LAB)		
	GROUND FLOOR	461.41	4966.62
	FIRST FLOOR	184.00	1980.58
	SUB TOTAL	645.41	6947.20
9	BLOCK -9 (INDOOR STADIUM)		
	GROUND FLOOR	1231.88	13259.96
10	BLOCK-10 (SWIMMING POOL CHANGE ROOM)		
	GROUND FLOOR	311.41	3352.02
11	BLOCK -11 (STAGE)		
	GROUND FLOOR	226.68	2439.98
12	BLOCK - 12 (GYM)		
	GROUND FLOOR	145.69	1568.21
13	BLOCK-13 (SECURITY)		
	GROUND FLOOR	14.82	159.52
14	BLOCK-14 (GENERATOR ROOM)		
	GROUND FLOOR	25.56	275.13
15	BLOCK-15 (SERVANT ROOM)		
	GROUND FLOOR	37.37	402.25
16	BLOCK-16 (TOILET)		
	GROUND FLOOR	5.10	54.90
17	BLOCK-17 (DG SHED -01)		
	GROUND FLOOR	27.90	300.32
18	BLOCK-18 (DG SHED-02)		
	GROUND FLOOR	19.36	208.39
	EXISTING TOTAL (A)	21046.33	226542.69

EXISTING AND PROPOSED BUILDING AREA :

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
19	BLOCK - 19 (EXISTING & PROPOSED INTERNATIONAL SCHOOL BUILDING)			
	GROUND FLOOR (EXISTING)	1516.06	-	1516.06
	FIRST FLOOR (EXISTING)	1510.20	-	1510.20
	SECOND FLOOR (EXISTING)	1356.00	-	1356.00
	THIRD FLOOR (PROPOSED)	872.56	-	872.56
	HEAD ROOM (PROPOSED)	-	107.08	107.08
	SUB TOTAL	5254.82	107.08	5361.90
20	BLOCK - 20 (AUDITORIUM) - PROPOSED			
	GROUND FLOOR (PROPOSED)	966.19	-	966.19
	MEZZANINE FLOOR (PROPOSED)	111.58	-	111.58
	SUB TOTAL	1077.77	-	1077.77
	EXISTING & PROPOSED TOTAL (B)	6332.59	107.08	6439.67

EXISTING APPROVED FSI AREA (A) = 21046.33 SQ.M
EXISTING & PROPOSED FSI AREA (B) = 6332.59 SQ.M
TOTAL FSI AREA (A + B) = 27378.92 SQ.M
FLOOR SPACE INDEX = 27378.92 / 39150.00 = 0.699

O.S.R DETAILS :

O.S.R REQUIRED = 3915.00 SQ.M (10%)
O.S.R - 1 PROVIDED = 1562.17 SQ.M
O.S.R - 2 PROVIDED = 2362.08 SQ.M
O.S.R PROVIDED = 3924.25 SQ.M(10.02%)

COLOUR INDEX :	REFERENCE :
APPROVED(GO-76)	SCALE : 1:400
PROPOSED	DATE : 31 JUL 2024
BOUNDARY	
ROAD	
DRIVEWAY	

N W E S

APPLICANT

For CS ACADEMY
Dr VIKRAM RAMAKRISHNAN
DIRECTOR

EXISTING PARKING DETAILS :

DESCRIPTION	PROVIDED
CAR PARKING	35 NOS
TWO WHEELER PARKING	100 NOS
CYCLE PARKING	100 NOS

PROPOSED PARKING DETAILS :

CLASS ROOM AREA : 1334.43 SQ.M
1 CAR PARKING SPACE FOR EVERY 300.00 SQ.M
1 TWO WHEELER PARKING FOR EVERY 50.00 SQ.M
1 CYCLE PARKING FOR EVERY 05.00 SQ.M

PARKING DETAILS :

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	(04+ 1(PCP) = 5NOS	(04+ 2(PCP) = 6NOS
TWO WHEELER PARKING	27 NOS	31 NOS
CYCLE PARKING	267 NOS	305 NOS

EXISTING & PROPOSED PARKING DETAILS :

DESCRIPTION	PROVIDED
CAR PARKING	(39+ 2(PCP) = 41NOS
TWO WHEELER PARKING	131 NOS
CYCLE PARKING	405 NOS

PARKING SLOT SIZE :

39 CARS WITH DIMENSION 2.50 x 5.0M
02 PCP CARS WITH DIMENSION 3.60 x 5.0M
131 BIKE WITH DIMENSION 1.00 x 1.80M
405 CYCLE PARKING WITH DIMENSION 0.56 x 1.80M

REGISTERED STRUCTURAL ENGINEER :

B. SENTHILKUMAR, M.E.(Structural)
Licenced Building Surveyor
Coimbatore LPA/SE/GR-I/19/03/13
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641 029
Cell: 98658 52255

ARCHITECT / REGISTERED ENGINEER :

B. SENTHILKUMAR, M.E.(Structural)
Licenced Building Surveyor
Coimbatore LPA/RE/GR-I/19/03/13
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641 029
Cell: 98658 52255

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.