

PP

APPROVAL RECORD

# Planning Permission

Kancheepuram

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

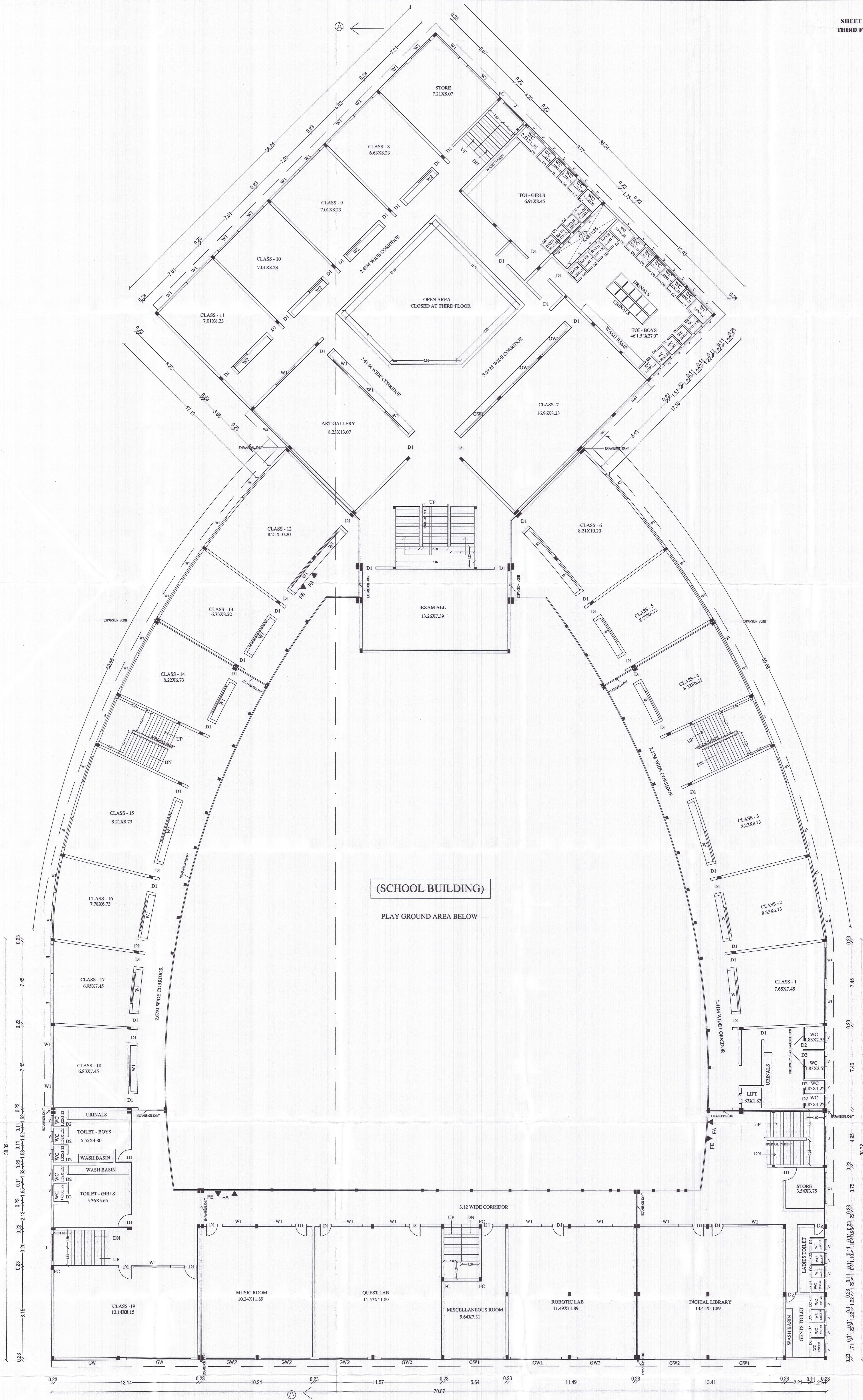
ISSUING AUTHORITY

**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.





THIRD FLOOR PLAN (PRO.)

PLAN SHOWING THE ADDITIONAL CONSTRUCTION  
OF SCHOOL BUILDING FOR  
"M/S. ALWIN INTERNATIONAL PUBLIC SCHOOL" IN  
SURVEY NO.385/1 PART OF PADAPPAL VILLAGE,  
KUNDRAITHUR PANCHAYAT UNION,  
KUNDRAITHUR TALUK, KANCHIPURAM DISTRICT.

EXG.BUILDING PLAN WAS APPROVED LOCAL BODY  
6.8.2018/13/14-15/1/2018

SPECIFICATION

- FOUNDATION - R.C.C. FOOTING COLUMN FOUNDATION
  - BRICK WORK - USING GOOD QUALITY BRICK FOR BRICK WORK WITH CM 1:3 MIX
  - FLOORING - P.C.C. 1:4:8 MIX LAYING OVER 100MM THICKNESS OF SAND FILLING
  - FLOOR FINISH - CEMENT FLOOR FINISH
  - R.C.C. WORKS - R.C.C. 1:2:4 MIX FOR LINTELS, BEAMS AND ROOFS LAB etc.
  - WEATHERING COURSE - WEATHERING TILE LAYING ON TOP OF BRICK
  - REINFORCEMENT - R.C.C. 1:2:4 MIX FOR LINTELS, BEAMS AND ROOFS LAB etc.
- EXG.BUILDING PLAN WAS APPROVED  
6.8.2018/13/14-15/1/2018  
6.8.2018/13/14-15/1/2018  
6.8.2018/13/14-15/1/2018

AREA DETAILS

|                                    |                    |
|------------------------------------|--------------------|
| PLOT EXTENT                        | 2000.60 SQMT       |
| GR LAND (UP)                       | 2007.00 SQMT       |
| EXTENT                             | Sq.mt              |
| EXISTING BUILDING AREA             | 4008.00            |
| PLINTH AREA OF G.FLOOR             | 4117.00            |
| PLINTH AREA OF F.FLOOR             | 4117.00            |
| PROPOSED BUILDING AREA             | 4114.57            |
| PLINTH AREA OF T.FLOOR             | 16356.57           |
| TOTAL FSI AREA                     | 2196               |
| COVERAGE                           | 0.82               |
| F.S.I                              | (16356.57/2000.60) |
| NON FSI AREA                       | 276.23             |
| LIFT MACHINE ROOM & HEAD ROOM AREA |                    |

JOINERY DETAILS

|                      |             |
|----------------------|-------------|
| GW - GLASS WINDOW    | (6.10x2.13) |
| GW1 - GLASS WINDOW   | (3.35x2.13) |
| GW2 - GLASS WINDOW   | (2.44x2.13) |
| GW3 - GLASS WINDOW   | (2.44x2.13) |
| D1 - DOOR            | (1.07x2.44) |
| D2 - DOOR            | (2.44x2.13) |
| W1 - WINDOW          | (1.07x2.44) |
| W2 - WINDOW          | (1.07x2.44) |
| W3 - WINDOW          | (1.07x2.44) |
| V - VENTILATOR       | (3.35x0.91) |
| V2 - VENTILATOR      | (2.44x0.91) |
| V3 - VENTILATOR      | (2.44x0.91) |
| V4 - VENTILATOR      | (1.22x0.91) |
| RS - ROLLING SHUTTER | (1.00x2.13) |
| J - JOLLY            | (2.43x2.13) |

LEGEND

|                        |                 |
|------------------------|-----------------|
| FE ▼ FIRE EXTINGUISHER | FA ▲ FIRE ALARM |
| SCALE 1:100            |                 |
| COLOUR INDEX           |                 |
| SITE BOUNDARY          |                 |
| PROPOSED BUILDING      |                 |
| EXISTING ROAD          |                 |
| PROPOSED ROAD          |                 |

OWNER:  
D. N. Vijayan, A.A. M.Sc., M.Ed., B.L., Ph.D.  
Zonal & Alvin Group of Schools  
Chennai

STRUCTURAL ENGINEER  
M. CIBI JACOB, M.Tech., M.E., Ph.D.  
Registered Structural Engineer Grade 4 (SE)  
CMAA Reg. No: 2556/01/00001918  
DTCP Reg. No: CCE/50/SE/GR/2011/05004  
CCE Reg. No: 10112219  
Chartered Engineer (M-162883)  
Email: info@sthanderson.com

REGISTERED ARCHITECT, REGISTERED ENGINEER  
Ar. M. Simeon Moses, A.A., M.Sc., M.Ed., B.L., Ph.D.  
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Email: simeon@sthanderson.com





| PLAN SHOWING THE ADDITIONAL CONSTRUCTION OF SCHOOL BUILDING FOR<br>"M/S. ALVIN INTERNATIONAL PUBLIC SCHOOL" IN<br>SURVEY NO.385/1 PART OF PADAPPAI VILLAGE,<br>KUNDRATHUR PANCHAYAT UNION,<br>KUNDRATHUR TALUK, KANCHIPURAM DISTRICT. | SPECIFICATION                                                                                                                                                                                                                                                                                                                                                                                   | AREA DETAILS                                                                                                                                                                                                                                                                                                                    | JOINERY DETAILS                                                                                                                                                                                                                                               | LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                       | 1.FOUNDATION - R.C.C FOOTING COLUMN FOUNDATION<br>2.BRICK WORKS - USING GOOD QUALITY BRICKS FOR BRICK WORK WITH CM 1 SELLING<br>3.FLOORING - R.C.C 144 MM LAYING OVER PROPER THICKNESS OF SAND FILLING<br>4.FLOOR FINISH- CEMENT FLOOR FINISH<br>5.R.C.C WORKS - R.C.C 124 MM FOR LINTELS, BEAMS AND ROOFS etc.,<br>6.WEATHERING COURSE- WEATHERING TILL LAYING ON TOP OF BRICK BUILT URE CONC. | PLOT EXTENT<br>20020.60 SQMT<br>20717.00 SQMT<br><br>EXTENT<br>Sqmt<br><br>EXISTING BUILDING AREA<br>PLINTH AREA OF G/FLOOR<br>PLINTH AREA OF 1/FLOOR<br>PLINTH AREA OF 2/FLOOR<br>PROPOSED BUILDING AREA<br>PLINTH AREA OF TP FLOOR<br>TOTAL FSJ AREA<br>COVERAGE<br>F&I<br>NURSIES AREA<br>LEFT MACHINE ROOM & HEAD ROOM AREA | GW - GLASS WINDOW<br>GW1 - GLASS WINDOW<br>GW2 - GLASS WINDOW<br>GW3 - GLASS WINDOW<br>DW - DOOR<br>W1 - WINDOW<br>W2 - WINDOW<br>W3 - WINDOW<br>V - VENTILATOR<br>V2 - VENTILATOR<br>V3 - VENTILATOR<br>V4 - VENTILATOR<br>RS - ROLLING SHUTTER<br>J - JOLLY | FE ▼ FIRE EXTINGUISHER<br>FA ▲ FIRE ALARM<br><br>SCALE 1:100<br>COLOR INDEX<br><br>SITE POSITION<br>PROPOSED BUILDING<br>EXISTING ROAD<br>EXPSTED ROAD<br><br>Dr. N. Yoganathan, M.Arch, I.T.E.D.,<br>Teacher,<br>Zais Aalav College of Schools<br>Chennai.<br><br>CIBICI JACOB, M.Tech, M.J.E., Ph.D<br>Registered Structural Engineer Grade II<br>CMAA Reg No: SE/REG/19/001919<br>GCE Reg No: CE/REG/19/00190694<br>GCC Reg No: REG/19/000219<br>Chartered Engineer India<br>Email: alvin@alvinjacobarch.in |
| EX.GUILDING PLAN WAS APPROVED<br>o.s.no./p.enr.no.45 (Qe no)16688-80/2014<br>o.s.no./p.enr.no.45 (Qe no)16688-37/2014<br>Liquor, 16688/185/14, Govt<br>part.6.06.2014                                                                 | EX.GUILDING PLAN WAS APPROVED LOCAL BODY<br>o.s.no.4604-15/14 u/p/enr                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                               | OWNER:<br><br>STRUCTURAL ENGINEER<br><br>REGISTERED ARCHITECT / REGISTERED ENGINEER                                                                                                                                                                                                                                                                                                                                                                                                                            |



SHEET NO 7 OF 7  
ELEVATION AND SECTION

PLAN SHOWING THE ADDITIONAL CONSTRUCTION  
OF SCHOOL BUILDING FOR  
"M/S. ALWIN INTERNATIONAL PUBLIC SCHOOL" IN  
SURVEY NO-385/1 PART OF PADAPPAL VILLAGE,  
KUNDRAITHUR PANCHAYAT UNION,  
KUNDRAITHUR TALUK, KANCHIPURAM DISTRICT.

EXG.BUILDING PLAN WAS APPROVED  
U.O./A.No. 887 @ (G.O. dt 08/08/2014)  
U.O./A.No. 887 @ (G.O. dt 14/08/2014)  
G.O. dt 06/06/2014

EXG.BUILDING PLAN WAS APPROVED LOCAL BODY  
G.O. dt 08/08/13/14-15/17/88

SPECIFICATION

FOUNDATION - R.C.C. FOOTING COLUMN FOUNDATION  
1. ROOFING - R.C.C. ROOF WITH 10% SLOPE WITH 10% SLOPE  
2. FLOORING - R.C.C. 140 MM LAYING OVER 100 MM THICKNESS OF SAND FILLING  
3. FLOOR FINISH - CEMENT FLOOR FINISH  
4. WEATHERING COURSE - WEATHERING TILE LAYING ON TOP OF BRICK BILLY LIME CONC.

JOINERY DETAILS

- GW - GLASS WINDOW (6.10x2.13)
- GW1 - GLASS WINDOW (3.35x2.13)
- GW2 - GLASS WINDOW (2.75x2.13)
- GW3 - GLASS WINDOW (1.07x2.44)
- D1 - DOOR (0.70x2.44)
- D2 - DOOR (0.70x2.44)
- D3 - DOOR (0.70x2.44)
- W1 - WINDOW (1.68x2.13)
- W2 - WINDOW (1.68x2.13)
- W3 - WINDOW (1.68x2.13)
- V - VENTILATOR (1.33x0.91)
- V1 - VENTILATOR (1.33x0.91)
- V2 - VENTILATOR (1.33x0.91)
- V3 - VENTILATOR (1.33x0.91)
- V4 - VENTILATOR (1.33x0.91)
- RS - ROLLING SHUTTER (1.00x2.13)
- J - JOLLY (2.40x2.13)

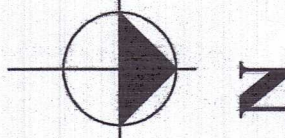
LEGEND

FE ▼ FIRE EXTINGUISHER FA ▲ FIRE ALARM

SCALE 1:100

COLOUR INDEX

- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD
- PROPOSED ROAD



Dr. J. Jayaraman, B.E., M.Sc., M.A., Ph.D.,  
Civil Engineer  
State & Union Council of Schools  
Chennai

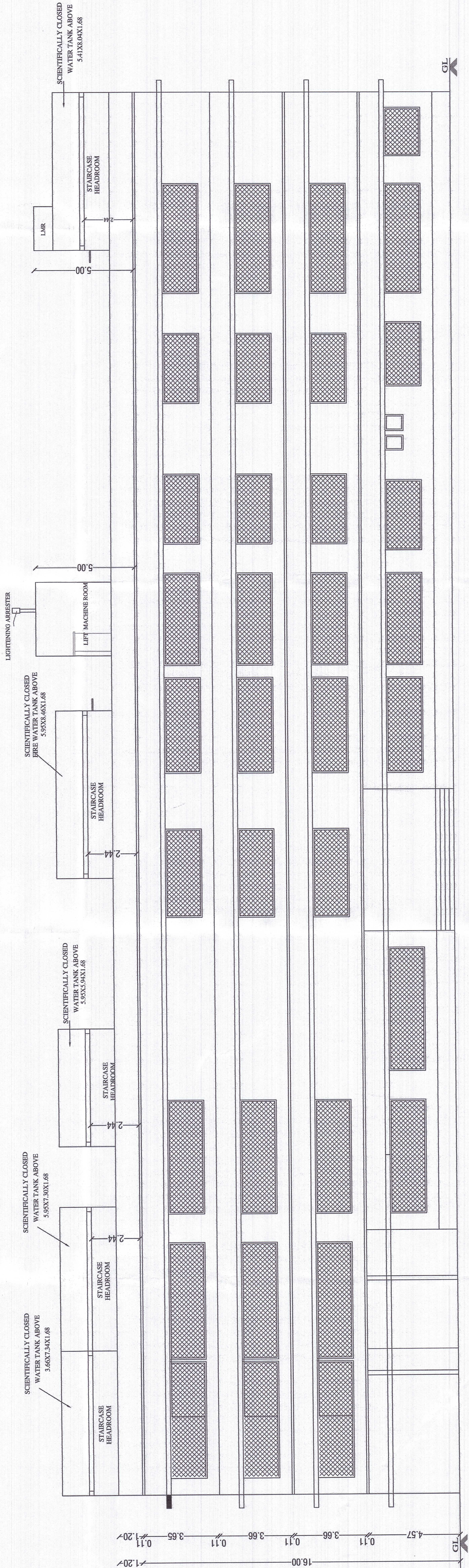
OWNER:

M. S. JACOB, M. S. JACOB, P.O.  
Kundrathur Taluk, Kanchipuram District  
DTCP Reg. No. 124/2014-15/2015/2016  
G.O. dt 06/06/2014  
Email: info@kanchipuram.s

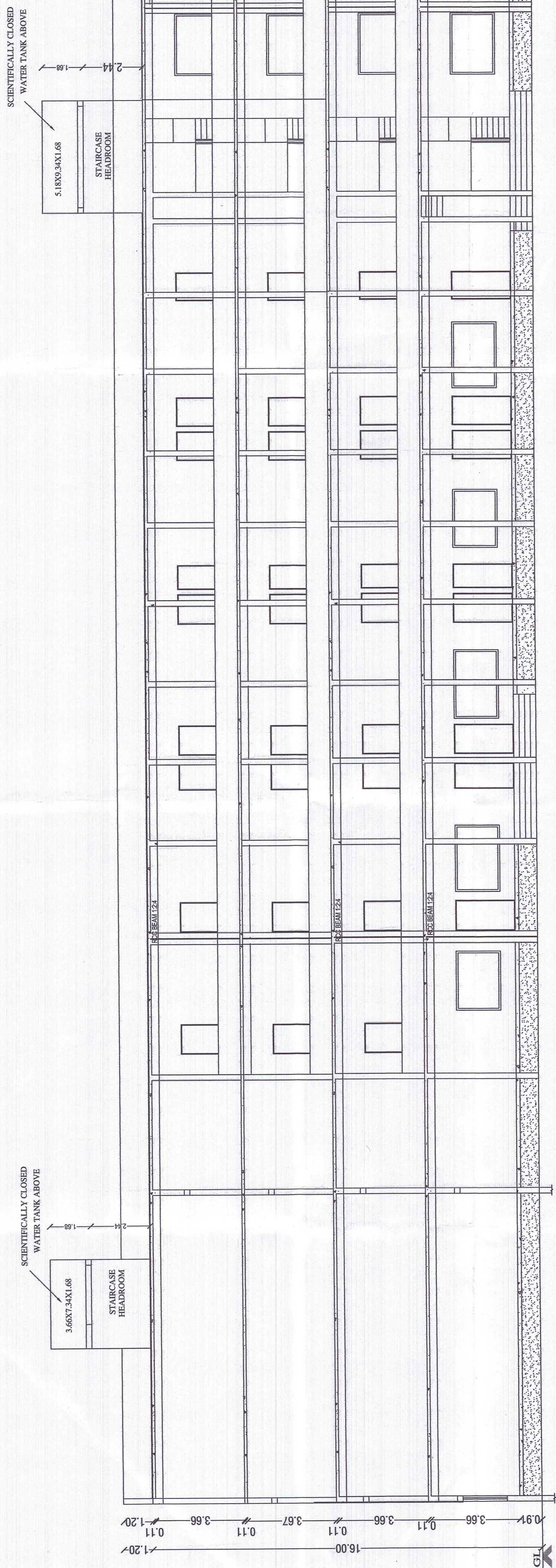
STRUCTURAL ENGINEER

M. S. JACOB, M. S. JACOB, P.O.  
Kundrathur Taluk, Kanchipuram District  
DTCP Reg. No. 124/2014-15/2015/2016  
G.O. dt 06/06/2014  
Email: info@kanchipuram.s

REGISTERED ARCHITECT / REGISTERED ENGINEER



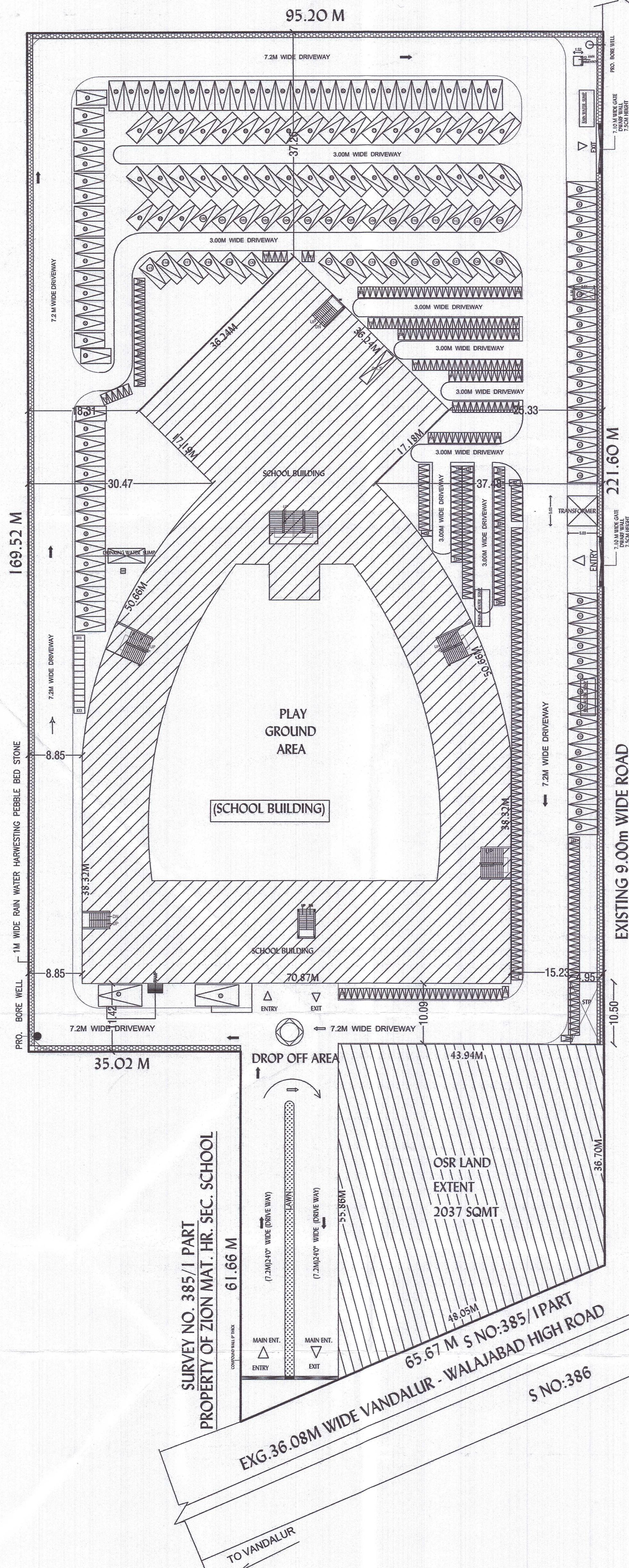
FRONT ELEVATION



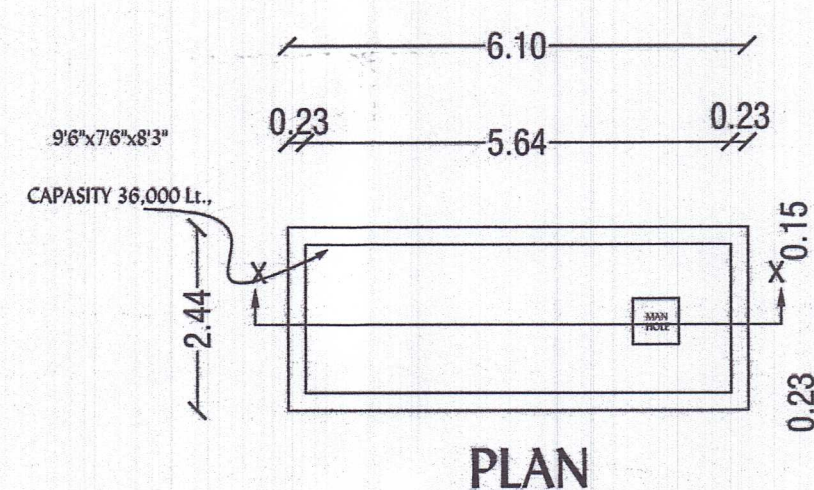
SECTION ON AA



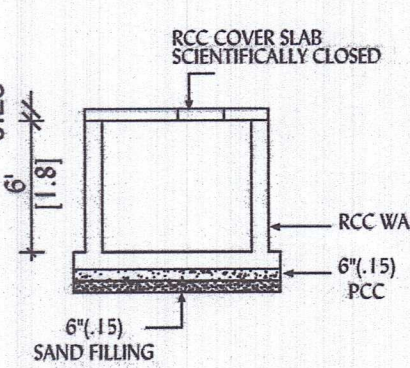
SURVEY NO. 385 / I PART  
PROPERTY OF ZION MAT. HR. SEC. SCHOOL



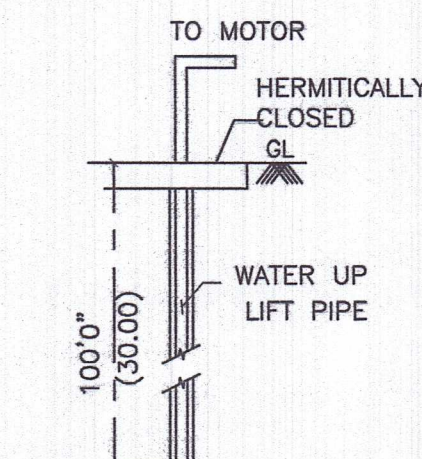
SITE PLAN (1:400)



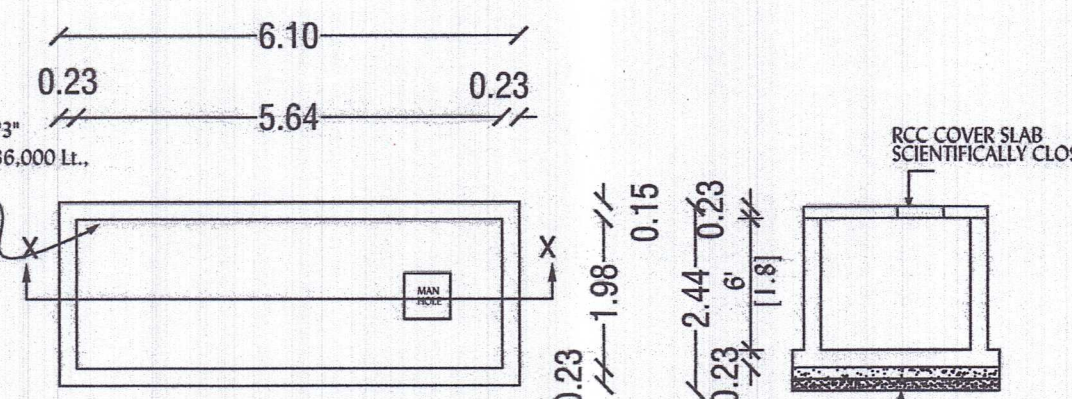
DETAILS OF RAINWATER COLLECTION SUMP



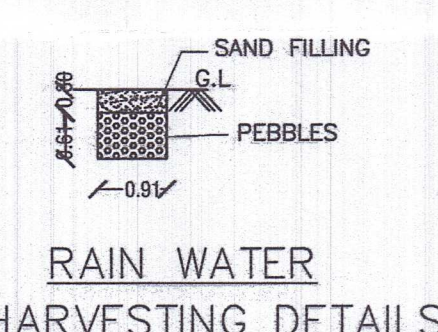
SECTION - XX



BORE WELL DETAILS

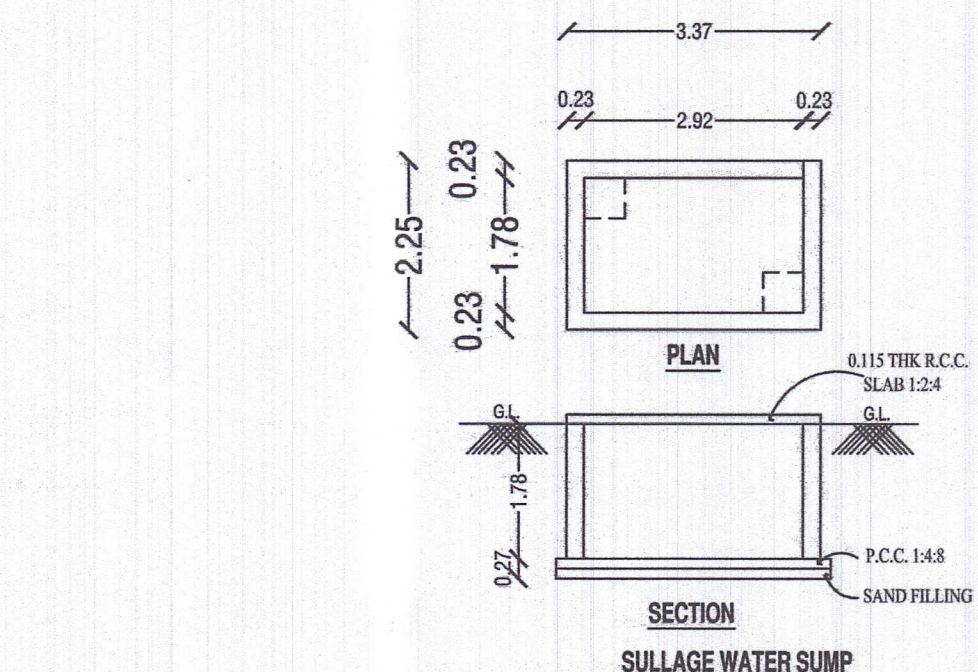


DETAILS OF DRINKING WATER SUMP

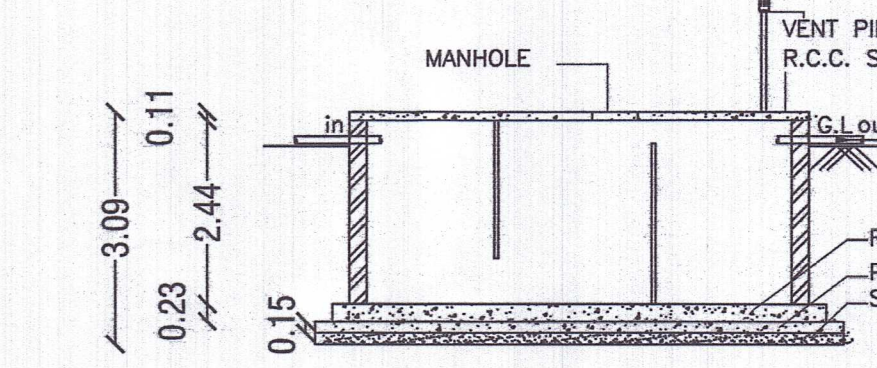


RAIN WATER HARVESTING DETAILS

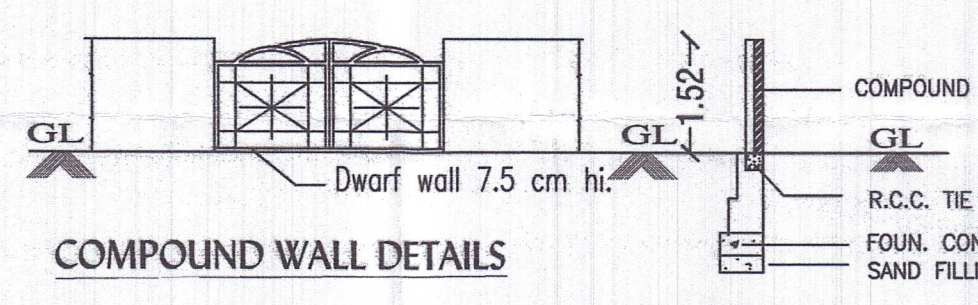
|                                                                              |
|------------------------------------------------------------------------------|
| ===== WASTE WATER PIPE LINE 4" Dia. FROM KITCHEN, DINING, HAND WASH & TOILET |
| COLLECTION CHAMBER                                                           |
| ORGANIC (or) MECHANICAL RECYCLING TANK                                       |
| TREATED WASTE WATER COLLECTION SUMP                                          |
| TREATED WASTE WATER STORAGE OHT                                              |
| TREATED WATER OUTLET PIPE LINE 9" Dia. TO WC & FLUSH TANK                    |



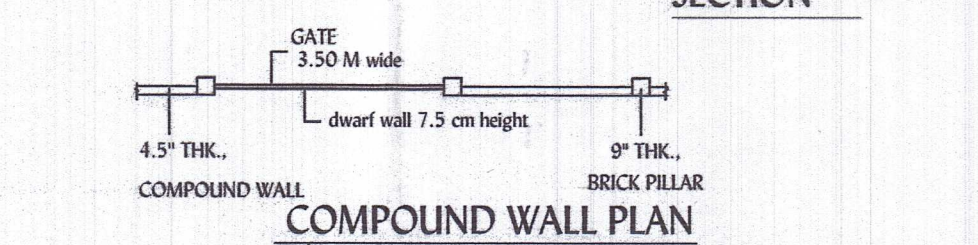
SULLAGE WATER SUMP



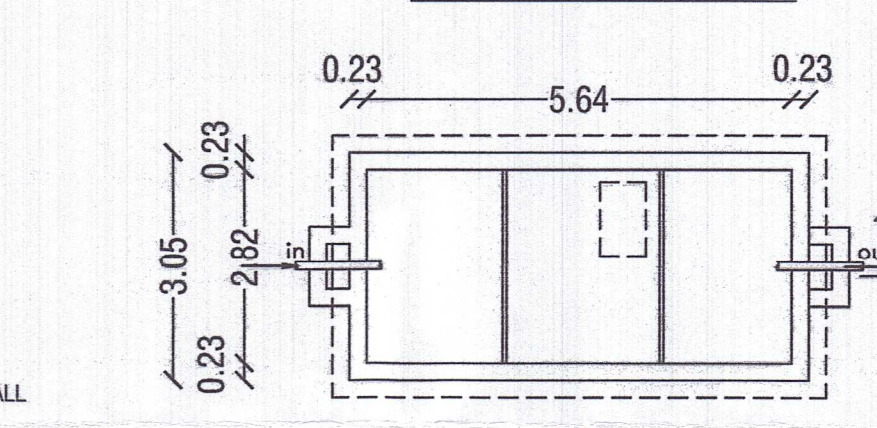
SECTION - YY



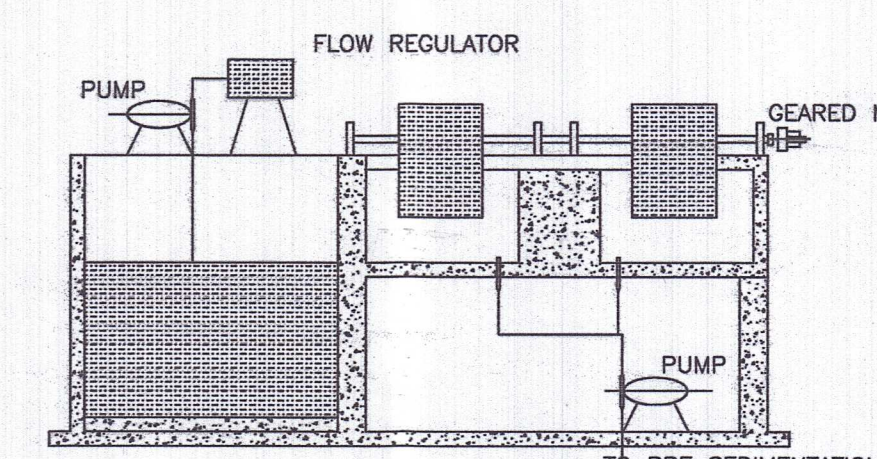
COMPOUND WALL DETAILS



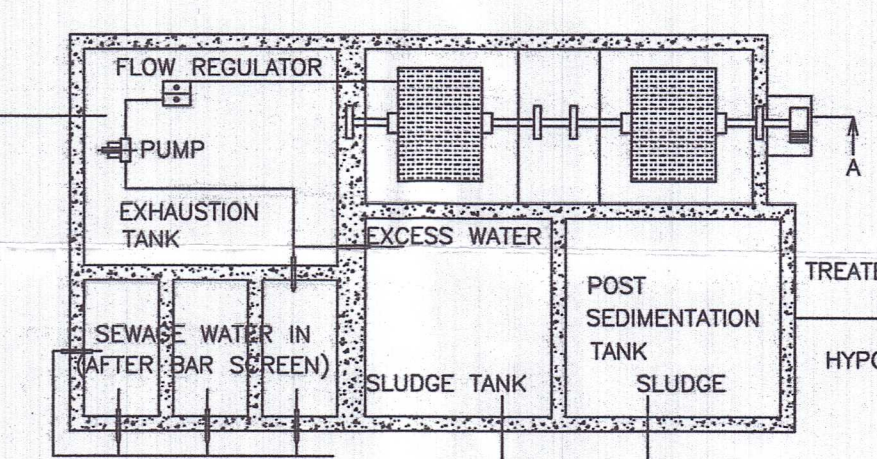
COMPOUND WALL PLAN



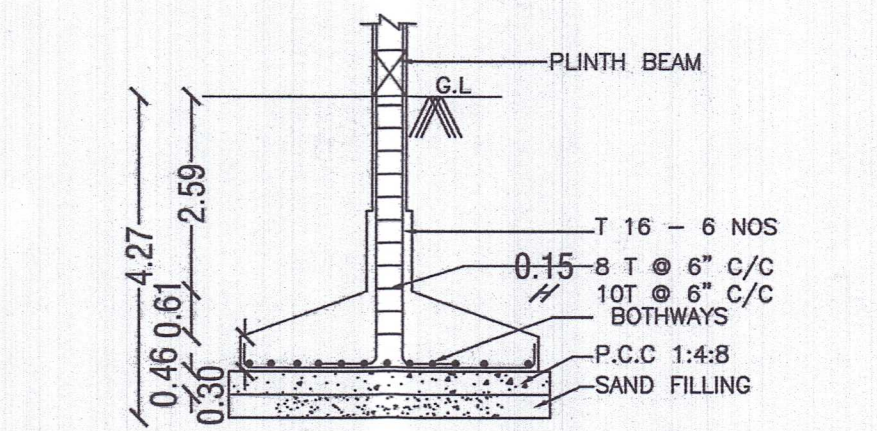
PLAN OF SEPTIC TANK



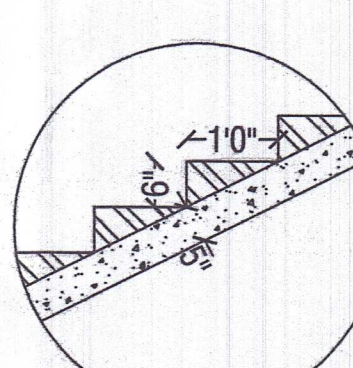
SECTION AA



SEWAGE TREATMENT PLANT (S.T.P.)

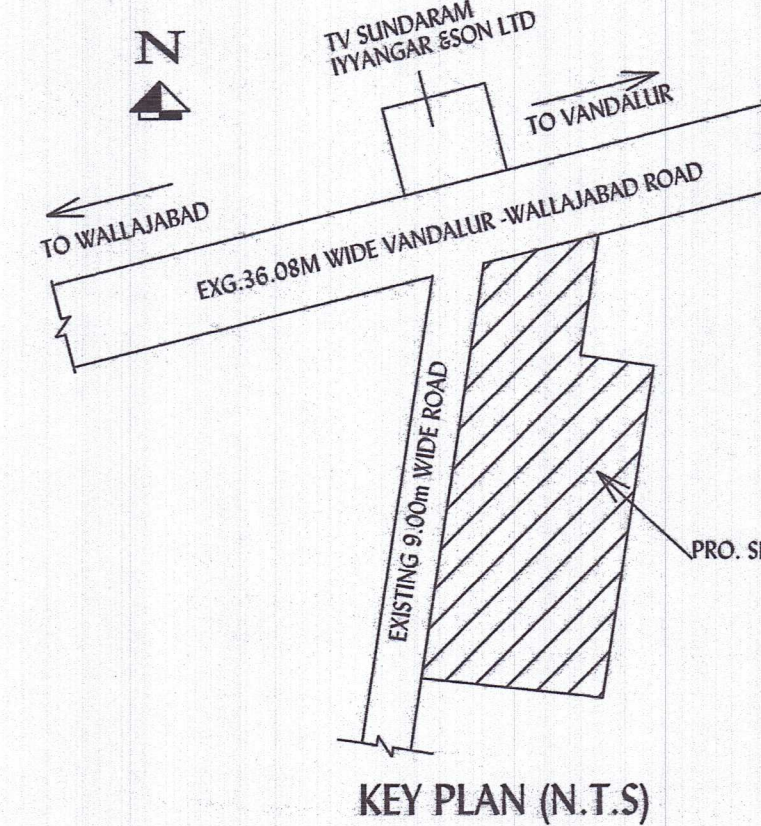


FOUNDATION DETAILS

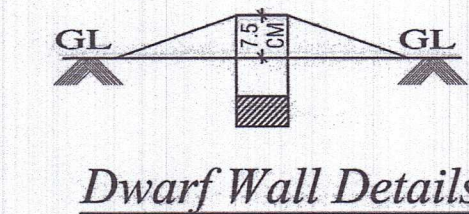


TYPICAL STAIRCASE DETAILS

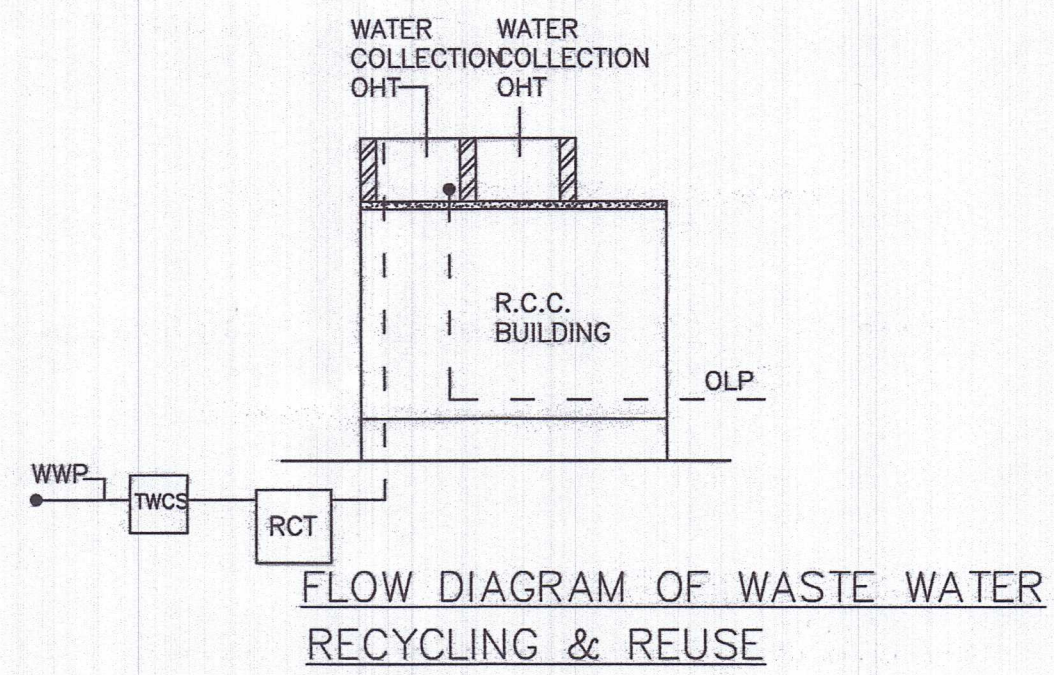
SHEET NO 1 OF 7  
SITE PLAN



KEY PLAN (N.T.S)



Dwarf Wall Details



FLOW DIAGRAM OF WASTE WATER RECYCLING & REUSE

**PLAN SHOWING THE ADDITIONAL CONSTRUCTION OF SCHOOL BUILDING FOR M/S. ALWIN INTERNATIONAL PUBLIC SCHOOL IN SURVEY NO.385/1 PART OF PADAPPAL VILLAGE, KUNDRATHUR PANCHAYAT UNION, KUNDRATHUR TALUK, KANCHIPURAM DISTRICT.**

EXG.BUILDING PLAN WAS APPROVED BY DTCP

ம.வ./ந.வ. து.இ. (செ.ம) எண்: 80/2014

க.வ./ந.வ. து.இ. (செ.ம) எண்: 37/2014

ப.மு./எண்: 1883/14 செ.ம.3

நாள்: 06.06.2014

EXG.BUILDING PLAN WAS APPROVED LOCAL BODY

க.உ.எண்: 13/14-15/11/உ

#### SPECIFICATION

1. FOUNDATION :- R.C.C. FOOTING COLOUMN FOUNDATION
2. BRICK WORK:- USING GOOD QUALITY BRICK FOR BRICK WORK WITH C.M 1:5 MIX
3. FLOORING:- P.C.C 1:4:8 MIX LAYING OVER PROPER THICKNESS OF SAND FILLING
4. FLOOR FINISH:- CEMENT FLOOR FINISH
5. R.C.C. WORKS:- R.C.C 1:2:4 MIX FOR LINTELS, BEAMS AND ROOFSLAB etc.
6. WEATHERING COURSE:- WEATHERING TILE LAYING ON TOP OF BRICK JELLY LIME CONC.

#### AREA DETAILS

|                                    |               |
|------------------------------------|---------------|
| PLOT EXTENT                        | 20020.60 SQMT |
| OSR LAND(10%)                      | 2037.00 SQMT  |
| EXTENT                             | Sq.Mt         |
| <b>EXISTING BUILDING AREA</b>      |               |
| PLINTH AREA OF G.FLOOR             | 4008.00       |
| PLINTH AREA OF F.FLOOR             | 4117.00       |
| PLINTH AREA OF S.FLOOR             | 4117.00       |
| <b>PROPOSED BUILDING AREA</b>      |               |
| PLINTH AREA OF T.FLOOR             | 4114.57       |
| TOTAL FSI AREA                     | 16356.57      |
| COVERAGE (4117.00/20020.60)        | 21%           |
| F.S.I (16356.57/20020.60)          | 0.82          |
| <b>NON FSI AREA</b>                |               |
| LIFT MACHINE ROOM & HEAD ROOM AREA | 276.23        |

|                                     |         |
|-------------------------------------|---------|
| <b>CAR PARKING</b>                  |         |
| No. OF CAR PARKING PROVIDED         | 165 NOS |
| No. OF TWO WHEELER PARKING PROVIDED | 384 NOS |

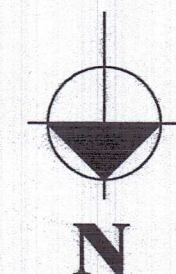
#### LEGEND

FE ▼ FIRE EXTINGUISHER FA ▲ FIRE ALARM

#### SCALE : 1:400

#### COLOUR INDEX

|                   |  |
|-------------------|--|
| SITE BOUNDARY     |  |
| PROPOSED BUILDING |  |
| EXISTING ROAD     |  |
| PROPOSED ROAD     |  |



Dr. N. Vijayan, M.A., M.Sc., M.Ed., M.L., Ph.D.,  
Chairman  
Zion & Alvin Group of Schools  
Chennai

OWNER:

M. CIBI JACOB, M.Tech., M.I.E., Ph.D.  
Registered Structural Engineer Grade-I (SE)  
CMDA Reg. No. 1619/03019  
DTCP Reg. No. 1619/03019  
GCC Reg. No. 1619/03019  
Chartered Engineer (M-162833)  
Email: info@jacobengineers.in

STRUCTURAL ENGINEER:

Ar. M. Simeon Moses, Arch. M.A (London)  
Council of Architect Reg No : CA/201257590  
Registered Architect Grade - I (RA)  
DTCP Reg. No : RA/Gr-1/19/09/259  
GCC Reg. No : RA/0822019  
Email : simeon@aliandmeon.com

REGISTERED ARCHITECT /REGISTERED ENGINEER:



# 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](#)





# 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





# Every claim in this document traces back to a government record.

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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](mailto: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.

