

PP

APPROVAL RECORD

# Planning Permission

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

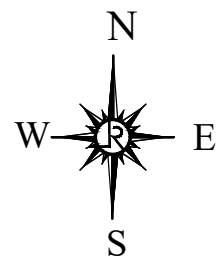
ISSUING AUTHORITY

**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.

GUEST HOUSE



PLAN SHOWING THE PROPOSED CONSTRUCTION OF "AKSHAYA TRUST" ANADHAI ILLAM AND FREE SCHOOL WITH HOSTEL BUILDINGS AT AARPAKKAM VILLAGE, COMPRISED IN S.NO. 441/1,2,3,4,5, 442/1,2,3, 443, 444/1,2. PATTA NO. 2901,OF WALAJABAD TALUK, KANCHEEPURAM DISTRICT.

SPECIFICATIONS:-

FOUNDATIONS  
R.C.C FOOTINGS TO BE LAID OVER BED OF P.C.C 1:4:8 OVER A SAND CUSHION. BRICK SUPER STRUCTURE  
HOLLOW BLOCK WALL IN CEMENT MORTAR 1:5 MIX. R.C.C BEAMS, LINTELS, STAIRS, SLABS, SUNSHADES ETC., IN 1:2:4 MIX WITH SUITABLE REINFORCEMENT. FINISHES  
SUPPORTED BY PLINTH BEAM. VITRIFIED TILE FLOORING. WALLS ARE PLASTERED WITH C.M 1:4 MIX AND PAINTED. JOINERY  
BEST INDIAN TEAK WOOD AND GOOD QUALITY ALUMINIUM EXTRUSION.

SCHEDULE OF JOINERY

| TYPE | DESCRIPTION    | WIDTH (IN M) | HEIGHT (IN M) |
|------|----------------|--------------|---------------|
| D    | CW DOOR        | 2.00m        | 2.75m         |
| D1   | CW DOOR        | 1.05m        | 2.20m         |
| D2   | CW DOOR        | 1.00m        | 2.20m         |
| D3   | CW DOOR        | 0.90m        | 2.20m         |
| D4   | CW DOOR        | 0.76m        | 2.10m         |
| D5   | CW DOOR        | 1.00m        | 2.10m         |
| D6   | CW DOOR        | 0.90m        | 2.10m         |
| O1   | OPENING        | 1.20m        | 2.75m         |
| O2   | OPENING        | 1.00m        | 2.10m         |
| O3   | OPENING        | 0.90m        | 2.10m         |
| O4   | OPENING        | 1.20m        | 2.10m         |
| W    | GLAZED WINDOW  | 1.00m        | 2.10m         |
| W1   | GLAZED WINDOW  | 1.40m        | 1.80m         |
| W2   | GLAZED WINDOW  | 0.60m        | 2.00m         |
| W3   | GLAZED WINDOW  | 0.60m        | 1.80m         |
| W4   | GLAZED WINDOW  | 1.00m        | 1.35m         |
| W5   | GLAZED WINDOW  | 1.00m        | 1.50m         |
| W6   | GLAZED WINDOW  | 1.50m        | 1.20m         |
| KW   | KITCHEN WINDOW | 1.00m        | 1.22m         |
| KW1  | KITCHEN WINDOW | 0.60m        | 1.22m         |
| V    | VENTILATOR     | 1.00m        | 0.60m         |
| V1   | VENTILATOR     | 3.86m        | 0.60m         |
| V2   | VENTILATOR     | 0.90m        | 0.60m         |
| V3   | VENTILATOR     | 2.89m        | 0.60m         |
| V4   | VENTILATOR     | 4.00m        | 0.60m         |

| FLOOR NAME                          | FSI AREA  | NON FSI AREA | TOTAL BUILUP AREA |
|-------------------------------------|-----------|--------------|-------------------|
| GUEST HOUSE                         |           |              |                   |
| GROUND FLOOR                        | 257.0 Sqm | -            | 257.0 Sqm         |
| FIRST FLOOR                         | 257.0 Sqm | -            | 257.0 Sqm         |
| TERRACE FLOOR (STAIRCASE HEAD ROOM) | -         | 17.8 Sqm     | 17.8 Sqm          |
| TOTAL                               | 514.0 Sqm | 17.8 Sqm     | 531.8 Sqm         |

SCALE : 1:100 SHEET - 03/03

DRAWING TITLE :-

STAFF HOUSING - GROUND, F.FLOOR PLAN, TERRACE FLOOR PLAN, ELEVATION & SECTION  
GUEST HOUSE - GROUND FLOOR PLAN, TERRACE FLOOR PLAN, ELEVATION & SECTION

SIGNATURE OF OWNER/POWER AGENT

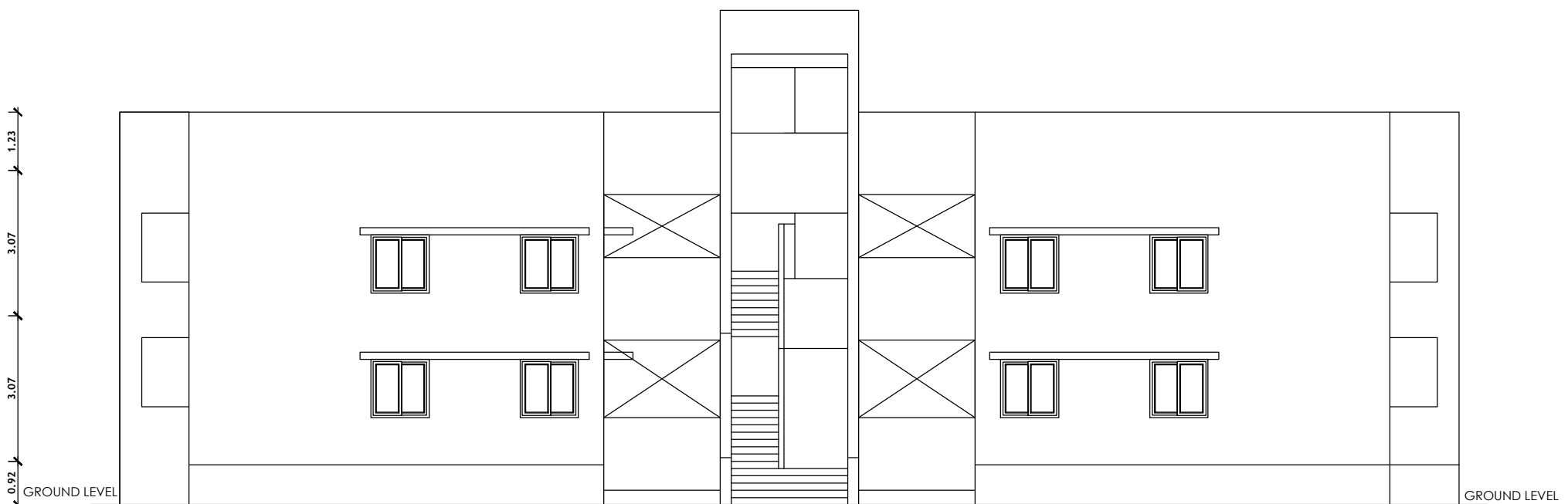
CORRESPONDENT  
AKSHAYA VIDYALAYA  
ARPAKKAM, KPM.

SIGNATURE OF STRUCTURAL ENGINEER

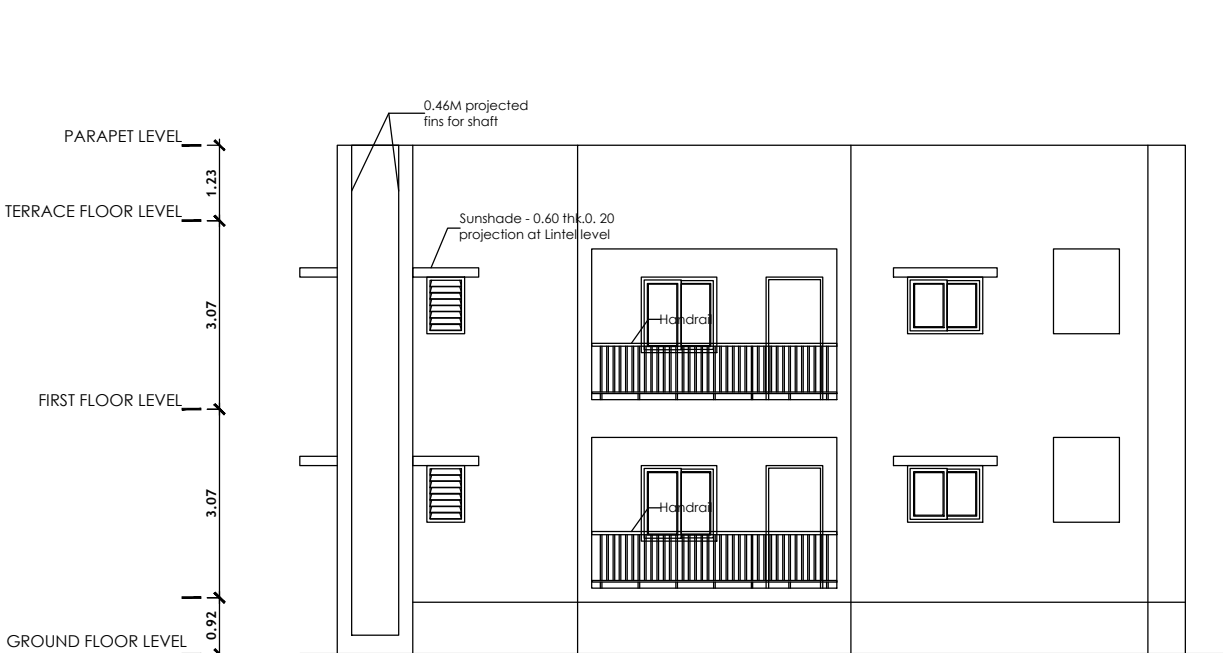
Dr. M. SEKAR, M.E., Ph.D.,  
(MISTE, 18TH)  
REG STRUCTURAL ENGINEER GRADE-  
DTCF, Reg. No. SE/Gr-I/003/2021  
106, Small Street, ELAYANALORE,  
PANAPAKKAM - 631052  
Cell: 9543144287

SIGNATURE OF ARCHITECT

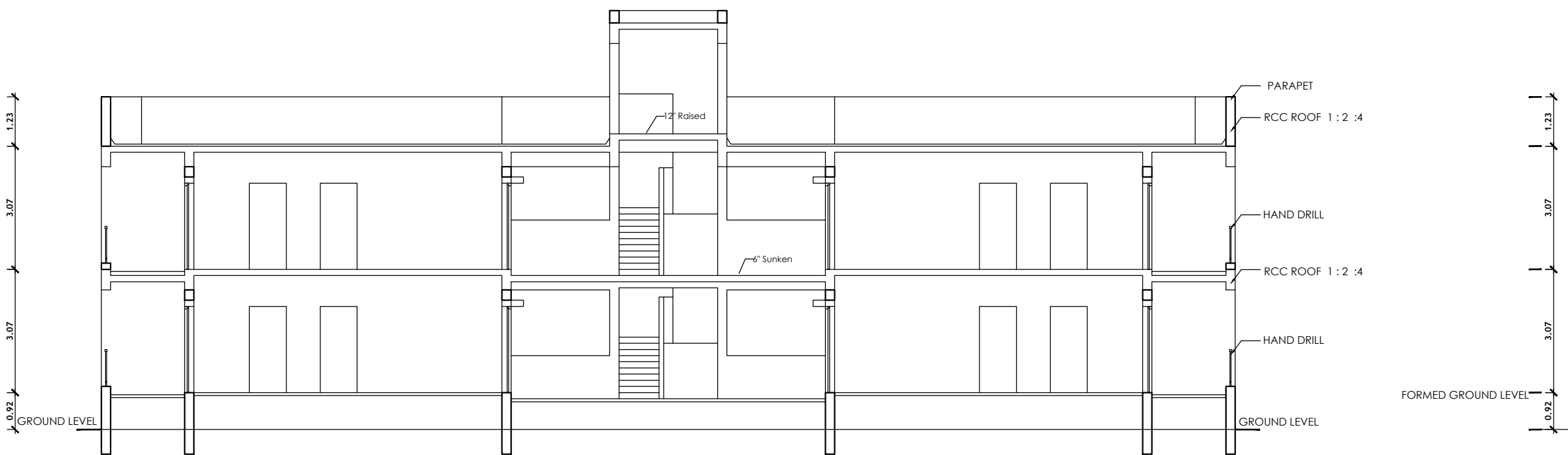
K. Venmalar  
Er.K. VENMALAR, B.E.,  
Registered Engineer Grade-II(RE)  
Reg.No.TVLR/RE/Gr-II/2024/09/034  
No.1480, MGR Nagar, Kilkodungalore  
Vandavasi Tk. - 604403 Mob:9092203423  
Mail ID: kanagu541964@gmail.com



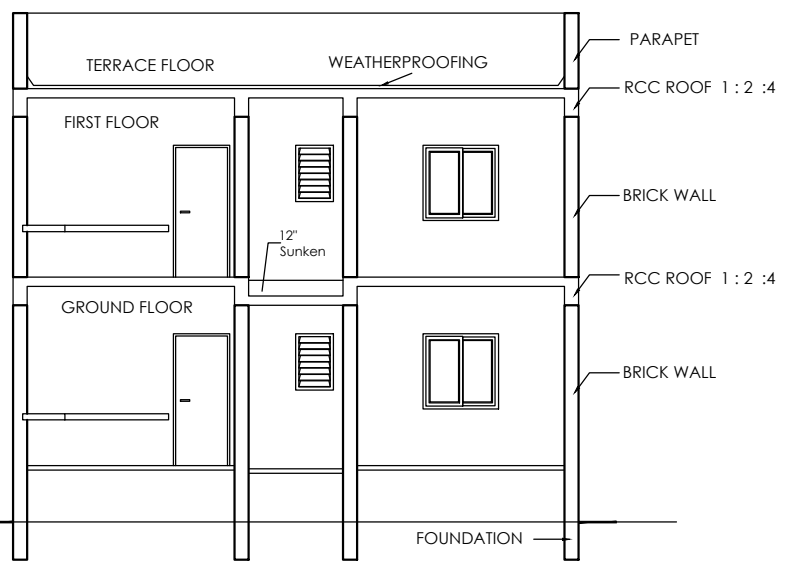
ELEVATION



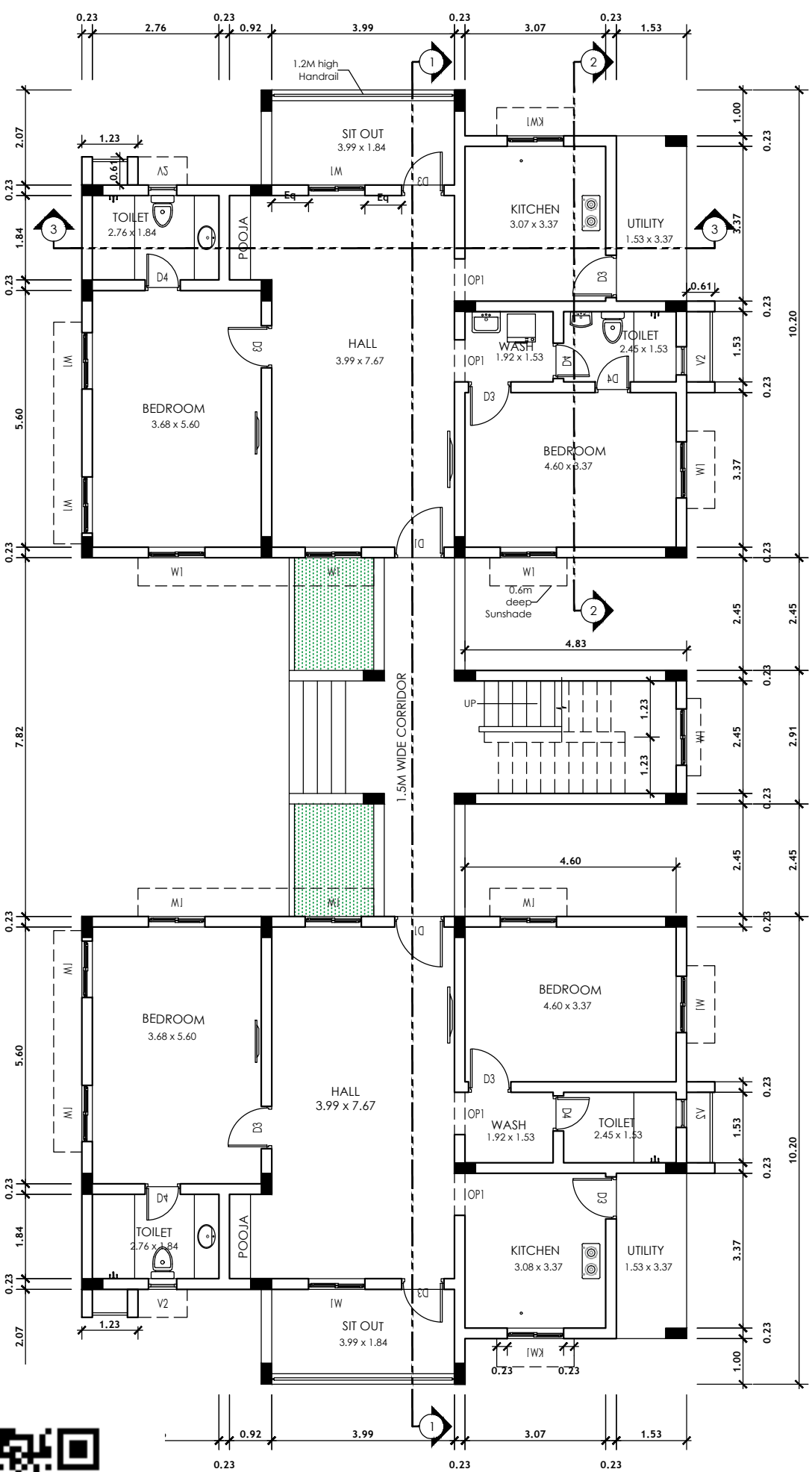
ELEVATION - C



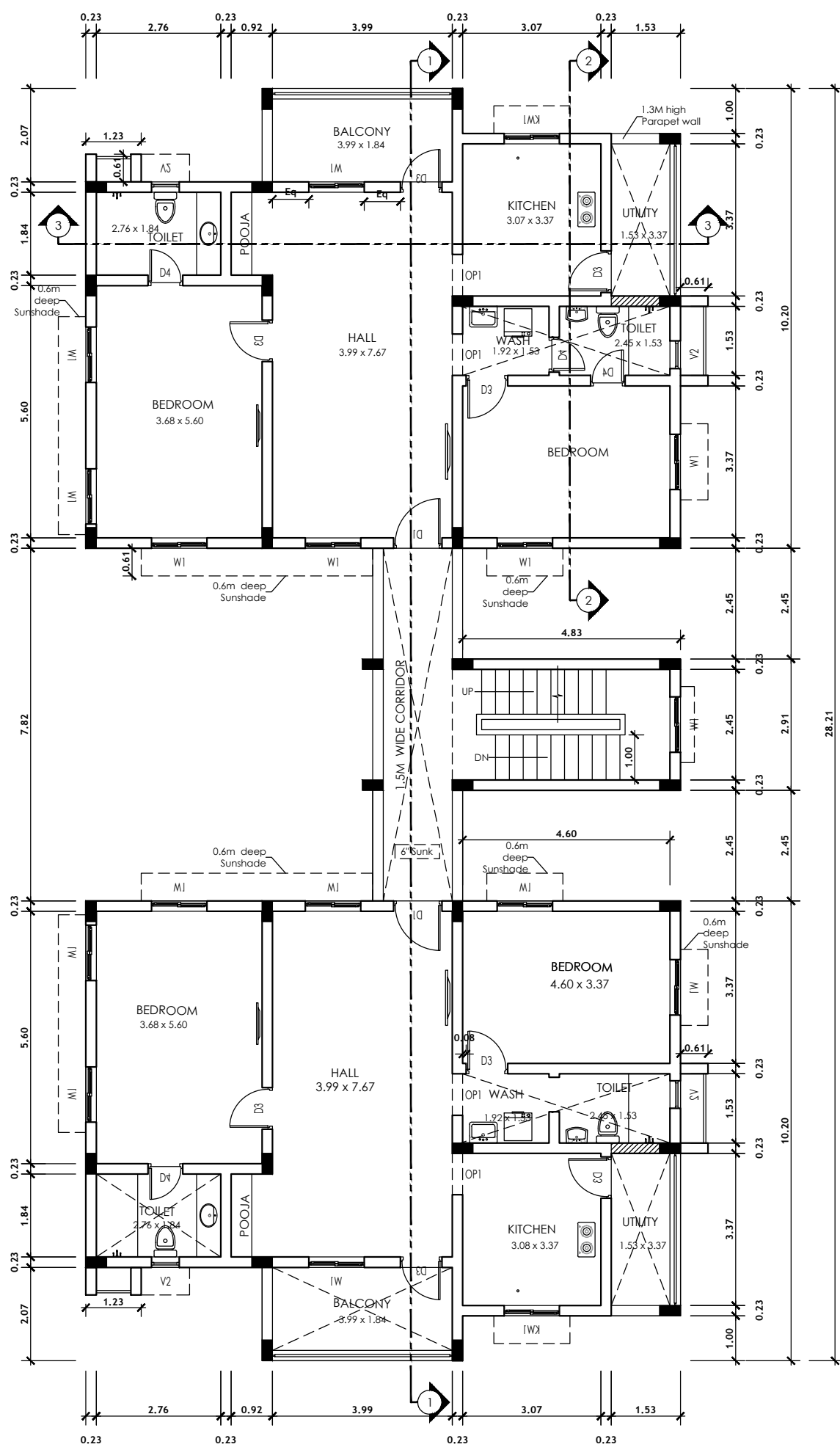
SECTION 1-1



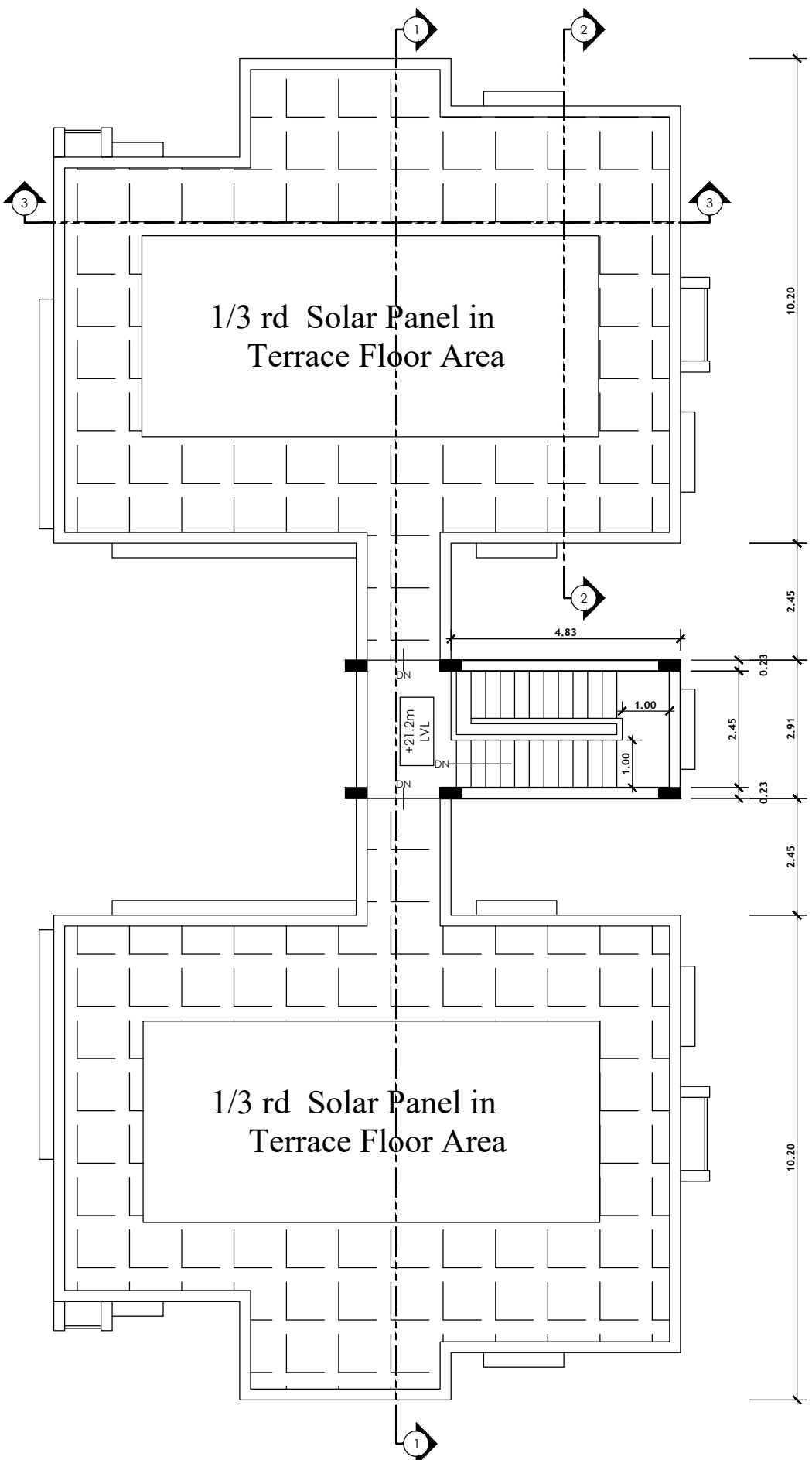
SECTION 2-2



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



PLAN SHOWING THE PROPOSED CONSTRUCTION OF "AKSHAYA TRUST" ANADHAI ILLAM AND FREE SCHOOL WITH HOSTEL BUILDINGS AT AARPAKKAM VILLAGE, COMPRISED IN S.NO. 441/1,2,3,4,5, 442/1,2,3, 443, 444/1,2. PATT A NO. 2901,OF WALAJABAD TALUK, KANCHEEPURAM DISTRICT.

SPECIFICATIONS:-

FOUNDATIONS  
R.C.C FOOTINGS TO BE LAID OVER BED OF P.C.C 1:4:8 OVER A SAND CUSHION. BRICK SUPER STRUCTURE  
HOLLOW BLOCK WALL IN CEMENT MORTAR 1:5 MIX. R.C.C BEAMS, LINTELS, STAIRS, SLABS, SUNSHADES ETC., IN 1:2:4 MIX WITH SUITABLE REINFORCEMENT. FINISHES  
SUPPORTED BY PLINTH BEAM. VITRIFIED TILE FLOORING. WALLS ARE PLASTERED WITH C.M 1:4 MIX AND PAINTED. JOINERY  
BEST INDIAN TEAK WOOD AND GOOD QUALITY ALUMINIUM EXTRUSION.

SCHEDULE OF JOINERY

| TYPE | DESCRIPTION    | WIDTH (IN M) | HEIGHT (IN M) |
|------|----------------|--------------|---------------|
| D    | CW DOOR        | 2.00m        | 2.75m         |
| D1   | CW DOOR        | 1.05m        | 2.20m         |
| D2   | CW DOOR        | 1.00m        | 2.20m         |
| D3   | CW DOOR        | 0.90m        | 2.20m         |
| D4   | CW DOOR        | 0.76m        | 2.10m         |
| D5   | CW DOOR        | 1.00m        | 2.10m         |
| D6   | CW DOOR        | 0.90m        | 2.10m         |
| O1   | OPENING        | 1.20m        | 2.75m         |
| O2   | OPENING        | 1.00m        | 2.10m         |
| O3   | OPENING        | 0.90m        | 2.10m         |
| O4   | OPENING        | 1.20m        | 2.10m         |
| W    | GLAZED WINDOW  | 1.00m        | 2.10m         |
| W1   | GLAZED WINDOW  | 1.40m        | 1.80m         |
| W2   | GLAZED WINDOW  | 0.60m        | 2.00m         |
| W3   | GLAZED WINDOW  | 0.60m        | 1.80m         |
| W4   | GLAZED WINDOW  | 1.00m        | 1.35m         |
| W5   | GLAZED WINDOW  | 1.00m        | 1.50m         |
| W6   | GLAZED WINDOW  | 1.50m        | 1.20m         |
| KW   | KITCHEN WINDOW | 1.00m        | 1.22m         |
| KW1  | KITCHEN WINDOW | 0.60m        | 1.22m         |
| V    | VENTILATOR     | 1.00m        | 0.60m         |
| V1   | VENTILATOR     | 3.86m        | 0.60m         |
| V2   | VENTILATOR     | 0.90m        | 0.60m         |
| V3   | VENTILATOR     | 2.89m        | 0.60m         |
| V4   | VENTILATOR     | 4.00m        | 0.60m         |

| <u>FLOOR NAME</u>                   | <u>TOTAL BUILT-UP AREA</u> | <u>TOTAL COVERED AREA (FSI)</u> |                           |
|-------------------------------------|----------------------------|---------------------------------|---------------------------|
| ANATHAI ASHRAM SCHOOL               |                            |                                 |                           |
| <u>FLOOR NAME</u>                   | <u>FSI AREA</u>            | <u>NON-FSI AREA</u>             | <u>TOTAL BUILTUP AREA</u> |
| EXISTING GROUND FLOOR               | 854.27                     | -                               | 854.27                    |
| PROPOSED GROUND FLOOR               | 478.01                     | -                               | 478.01                    |
| PROPOSED FIRST FLOOR                | 1332.28                    | -                               | 1332.28                   |
| PROPOSED SECOND FLOOR               | 1332.28                    | -                               | 1332.28                   |
| TERRACE FLOOR (STAIRCASE HEAD ROOM) | -                          | 75.00                           | 75.00                     |

SCALE : 1:100 SHEET - 02/03

DRAWING TITLE :-  
SCHOOL - GROUND FLOOR PLAN, TERRACE FLOOR PLAN, ELEVATION & SECTION

SIGNATURE OF OWNER/POWER AGENT

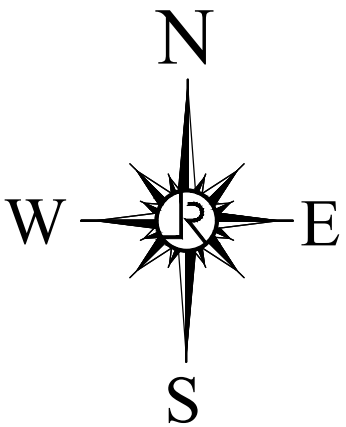
CORRESPONDENT  
AKSHAYA VIDYALAYA  
ARPAKKAM, KPM.

SIGNATURE OF STRUCTURAL ENGINEER

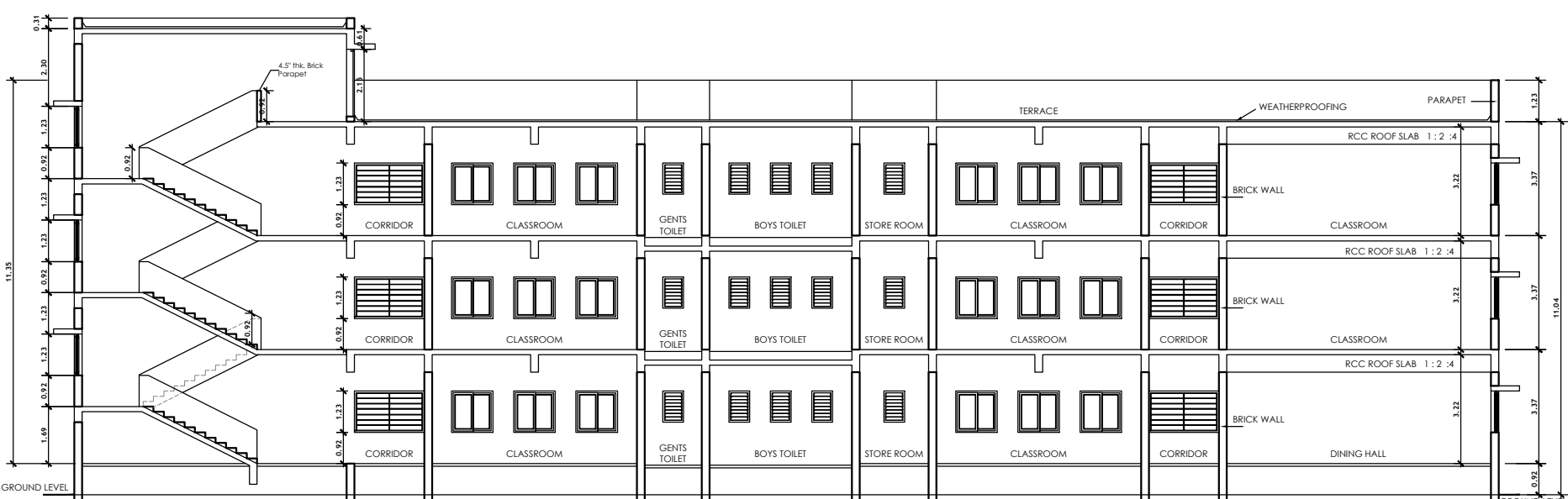
Dr. M. SEKAR, M.E., Ph.D.,  
(MISTE, ISTE)  
REG STRUCTURAL ENGINEER GRADE-  
DTCP. Reg. No. SE/Gr.I/003/2021  
106, Small Street, VELIYANALLORE,  
PANAPAKKAM - 631052  
Cell: 9543144287

SIGNATURE OF ARCHITECT

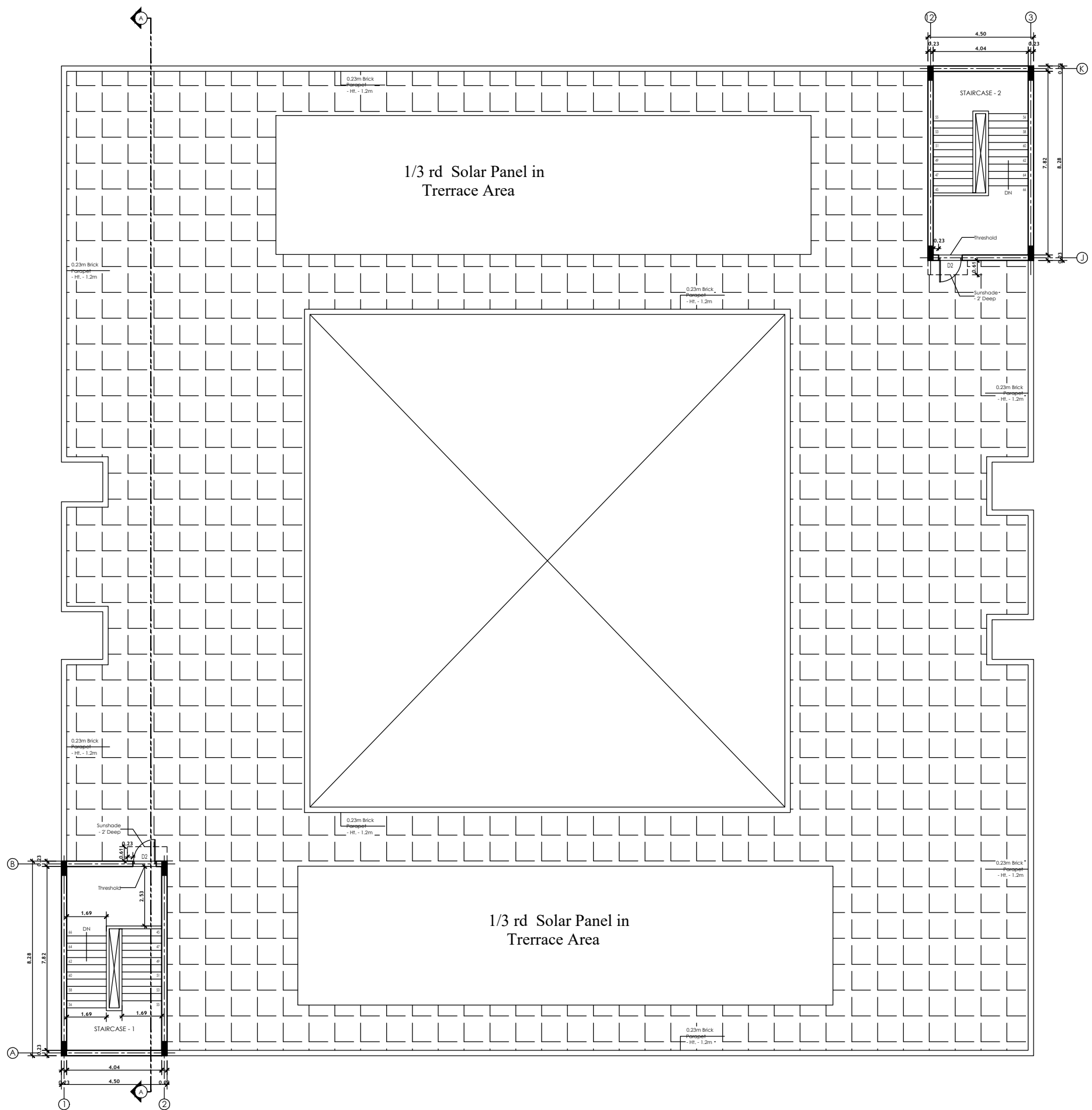
E.K. VENMALAR, B.E.,  
Registered Engineer Grade-II(RE)  
Reg.No.TVLR/RE/Gr-II/2024/09/034  
No.1480, MGR Nagar, Kilkodungalore  
Vandavasi Tk. - 604403 Mob:9092203423  
Mail ID: kanagu541964@gmail.com



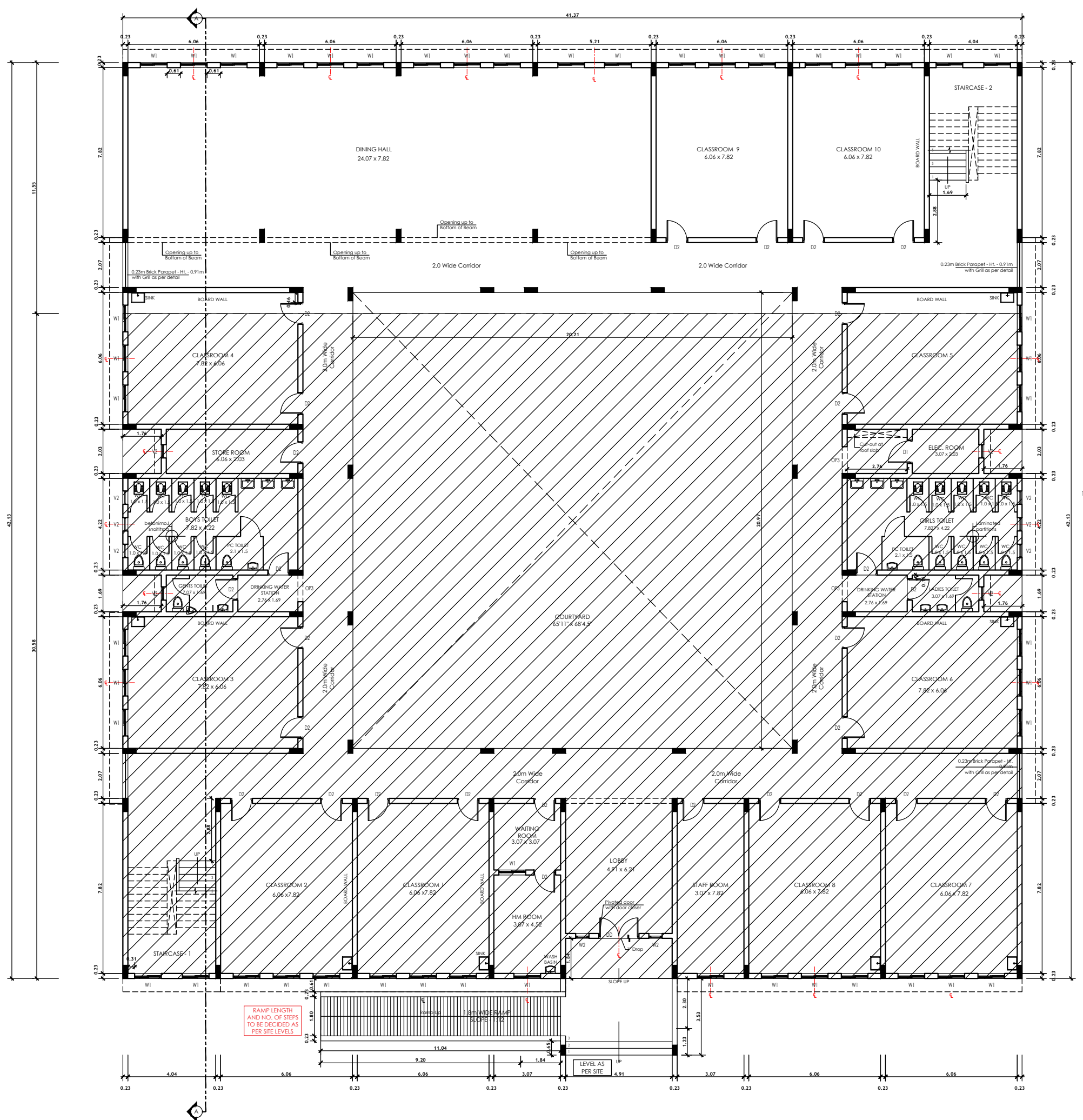
ELEVATION



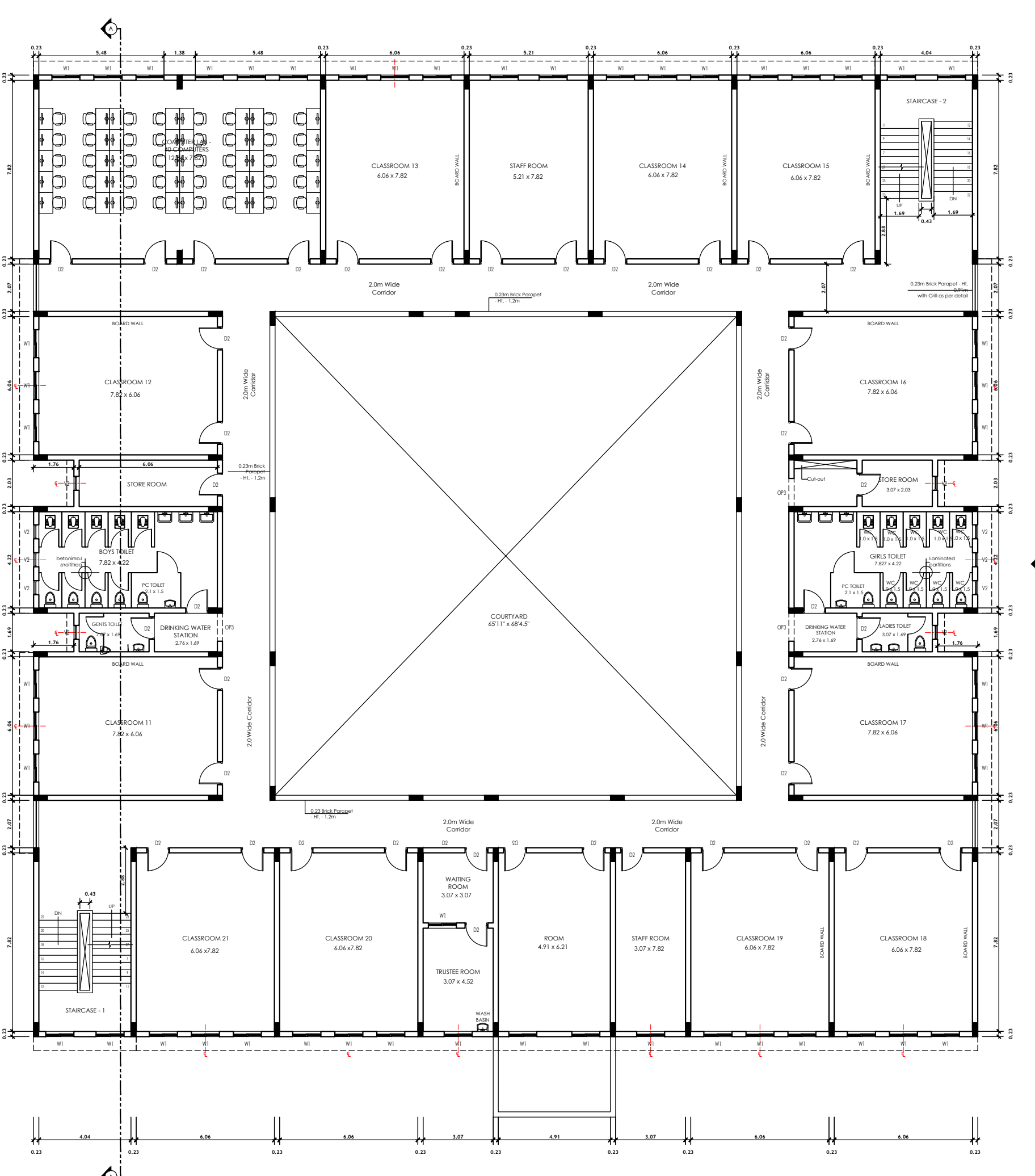
SECTION - A'-A'



PROPOSED TERRACE FLOOR PLAN



EXISTING GROUND & PROPOSED FLOOR PLAN

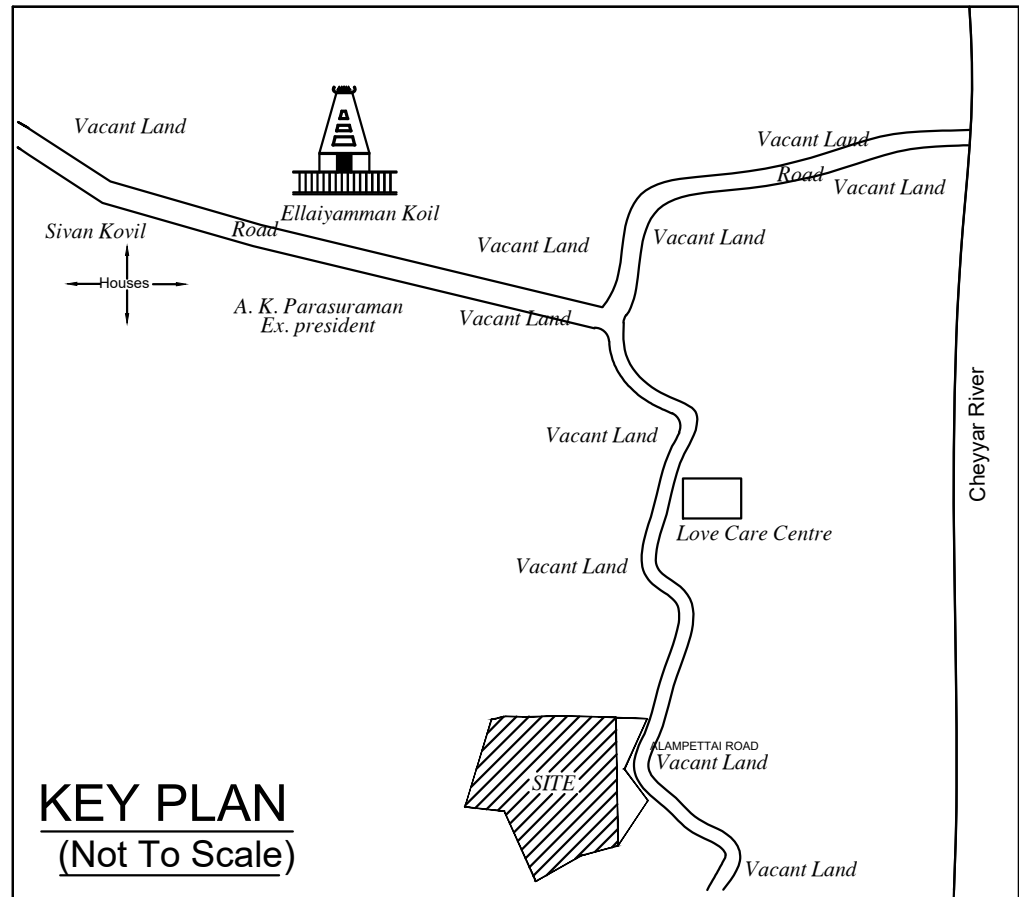


PROPOSED FIRST & SECOND FLOOR PLAN

NOTES  
EXISTING BUILDINGS ARE ALREADY BEEN  
APPROVED BY DTCP DETAILS GIVEN BELOW  
1. DTCP- Kancheepuram  
SWP Application No: SWP/BPA/0064857/2023.  
SWP/B.P (Building) / D.D.T.C.P (KPM) No.08/2024  
Date: 13.03.2024

| PARKING SLOT DETAILS:             |          |          |
|-----------------------------------|----------|----------|
| PARKING AREA                      | REQUIRED | PROVIDED |
| 1. OLDAGE ASHRAM                  |          |          |
| CAR PARKING                       |          | 10 Nos   |
| PHYSICALLY CHALLENGED CAR PARKING | 10 Nos   | 03 Nos   |
| TWO WHEELER                       | Nil      | 11 Nos   |
| CYCLE                             | -        | -        |
| 2. ANATHAI ASHRAM SCHOOL          |          |          |
| CAR PARKING                       | 03 Nos   | 03 Nos   |
| PHYSICALLY CHALLENGED CAR PARKING | 03 Nos   | 03 Nos   |
| TWO WHEELER                       | 18 Nos   | 20 Nos   |
| CYCLE                             | 179 Nos  | 180 Nos  |
| 3. BOYS HOSTEL & 4. GIRLS HOSTEL  |          |          |
| CAR PARKING                       |          | 02 Nos   |
| PHYSICALLY CHALLENGED CAR PARKING | Nil      | 02 Nos   |
| TWO WHEELER                       | 18Nos    | 40 Nos   |
| CYCLE                             | Nil      | -        |
| 5. OFFICE BUILDING                |          |          |
| CAR PARKING                       | 01 Nos   | 01 Nos   |
| PHYSICALLY CHALLENGED CAR PARKING | 04 Nos   | 07 Nos   |
| TWO WHEELER                       | -        | -        |
| CYCLE                             | -        | -        |
| 6. PRIMARY HEALTH CENTER          |          |          |
| CAR PARKING                       | 02 Nos   | 05 Nos   |
| PHYSICALLY CHALLENGED CAR PARKING | 02 Nos   | 03 Nos   |
| TWO WHEELER                       | 02 Nos   | 10 Nos   |
| CYCLE                             | -        | -        |
| 7. STAFF HOUSING                  |          |          |
| CAR PARKING                       | 04 Nos   | 03 Nos   |
| PHYSICALLY CHALLENGED CAR PARKING | Nil      | 01 Nos   |
| TWO WHEELER                       | -        | -        |
| CYCLE                             | -        | -        |
| 8. GUEST HOUSE                    |          |          |
| CAR PARKING                       | 01 Nos   | 03 Nos   |
| PHYSICALLY CHALLENGED CAR PARKING | 01 Nos   | 01 Nos   |
| TWO WHEELER                       | 02 Nos   | 20 Nos   |
| CYCLE                             | -        | -        |

| SANITARY REQUIREMENT DETAILS:      |          |          |          |          |
|------------------------------------|----------|----------|----------|----------|
| SANITARY UNITS                     | MALE     |          | FEMALE   |          |
|                                    | REQUIRED | PROVIDED | REQUIRED | PROVIDED |
| 1. OLDAGE ASHRAM                   |          |          |          |          |
| WATER CLOSET                       | 06 Nos   | 05 Nos   | 14 Nos   | 16 Nos   |
| PHYSICALLY CHALLENGED WATER CLOSET | 01 Nos   | 01 Nos   | 01 Nos   | 01 Nos   |
| URINALS                            | 01 Nos   | 01 Nos   | -        | -        |
| BATH                               | 06 Nos   | 06 Nos   | 14 Nos   | 16 Nos   |
| WASH BASIN                         | 02 Nos   | 02 Nos   | 04 Nos   | 04 Nos   |
| 2. ANATHAI ASHRAM SCHOOL           |          |          |          |          |
| WATER CLOSET                       | 04 Nos   | 04 Nos   | 06 Nos   | 06 Nos   |
| PHYSICALLY CHALLENGED WATER CLOSET | 03 Nos   | 01 Nos   | 04 Nos   | 01 Nos   |
| URINALS                            | 05 Nos   | 08 Nos   | -        | -        |
| BATH                               | -        | -        | -        | -        |
| WASH BASIN                         | 02 Nos   | 04 Nos   | 02 Nos   | 04 Nos   |
| 3. BOYS HOSTEL & 4. GIRLS HOSTEL   |          |          |          |          |
| WATER CLOSET                       | 07 Nos   | 07 Nos   | 07 Nos   | 07 Nos   |
| PHYSICALLY CHALLENGED WATER CLOSET | 08 Nos   | 01 Nos   | 08 Nos   | 01 Nos   |
| URINALS                            | -        | -        | -        | -        |
| BATH                               | 08 Nos   | 08 Nos   | 08Nos    | 08 Nos   |
| WASH BASIN                         | 08 Nos   | 08 Nos   | 08 Nos   | 09 Nos   |
| DRINKING WATER                     | 02 Nos   | 02 Nos   | 01 Nos   | 02 Nos   |
| CLEANER'S SINK/FLOOR               | 01 Nos   | 01 Nos   | 01 Nos   | 01 Nos   |
| 5. OFFICE BUILDING                 |          |          |          |          |
| WATER CLOSET                       | 01 Nos   | 01 Nos   | 01 Nos   | 01 Nos   |
| PHYSICALLY CHALLENGED WATER CLOSET | 01 Nos   | -        | -        | -        |
| URINALS                            | -        | -        | -        | -        |
| BATH                               | -        | -        | -        | -        |
| WASH BASIN                         | 01 Nos   | 01 Nos   | 01 Nos   | 01 Nos   |
| DRINKING WATER                     | 01 Nos   | 01 Nos   | 01 Nos   | 01 Nos   |
| CLEANER'S SINK/FLOOR               | 01 Nos   | 01 Nos   | 01 Nos   | 01 Nos   |
| 6. PRIMARY HEALTH CENTER           |          |          |          |          |
| WATER CLOSET                       | 01 Nos   | 01 Nos   | 01 Nos   | 01 Nos   |
| PHYSICALLY CHALLENGED WATER CLOSET | -        | -        | -        | -        |
| URINALS                            | -        | -        | -        | -        |
| BATH                               | -        | -        | -        | -        |
| WASH BASIN                         | 01 Nos   | 01 Nos   | 01 Nos   | 01 Nos   |
| DRINKING WATER                     | 01 Nos   | 01 Nos   | 01 Nos   | 01 Nos   |
| CLEANER'S SINK/FLOOR               | 01 Nos   | 01 Nos   | 01 Nos   | 01 Nos   |
| 7. STAFF HOUSING                   |          |          |          |          |
| WATER CLOSET/BATH                  | 04 Nos   | 04 Nos   | -        | -        |
| PHYSICALLY CHALLENGED WATER CLOSET | -        | -        | -        | -        |
| URINALS                            | -        | -        | -        | -        |
| 8. GUEST HOUSE                     |          |          |          |          |
| WATER CLOSET/BATH                  | 01 Nos   | 01 Nos   | 01 Nos   | 01 Nos   |
| PHYSICALLY CHALLENGED WATER CLOSET | -        | -        | -        | -        |
| URINALS                            | -        | -        | -        | -        |



Proposed Building Parking

ANATHAI ASHRAM SCHOOL. CLASS ROOM AREA - 616 Sqm.

| PARKING AREA                      | REQUIRED | PROVIDED |
|-----------------------------------|----------|----------|
| CAR PARKING                       | 06Nos    | 03 Nos   |
| PHYSICALLY CHALLENGED CAR PARKING | 39 Nos   | 40 Nos   |
| TWO WHEELER                       | 179 Nos  | 180 Nos  |
| CYCLE                             | -        | -        |
| 8. GUEST HOUSE                    |          |          |
| CAR PARKING                       |          | 04 Nos   |
| PHYSICALLY CHALLENGED CAR PARKING | 02 Nos   | 01 Nos   |
| TWO WHEELER                       | 06 Nos   | 10 Nos   |
| CYCLE                             | -        | -        |

PLAN SHOWING THE ADDITIONAL CONSTRUCTION OF "AKSHAYA TRUST" ANADHAI ILLAM AND FREE SCHOOL WITH HOSTEL BUILDINGS AT COMPRISED IN S.NO. 441/1,2,3,4,5, 442/1,2,3, 443, 444/1,2,PATTA NO. 3083, OF AARPAKKAM VILLAGE, WALAJABAD TALUK KANCHEEPURAM DISTRICT.

AREA AS PER DOCUMENT/PATTA = 47000.00 Sqm  
AREA AS PER SITE = 47251.51 Sqm  
SUPER IMPOSED PLOT AREA = 47251.51 Sqm

EXISTING AREA STATEMENT:-

| SL.NO         | DESCRIPTION                         | FSI AREA (Sqm) | NON FSI AREA (Sqm) | TOTAL BUILT UP AREA (Sqm) |
|---------------|-------------------------------------|----------------|--------------------|---------------------------|
| I             | OLDAGE ASHRAM                       |                |                    |                           |
| 1             | GROUND FLOOR                        | 922.71         | -                  | 922.71                    |
| 2             | TERRACE FLOOR (STAIRCASE HEAD ROOM) | -              | 56.74              | 56.74                     |
| II            | ANATHAI ASHRAM SCHOOL               |                |                    |                           |
| 1             | GROUND FLOOR                        | 854.27         | -                  | 854.27                    |
| 2             | TERRACE FLOOR (STAIRCASE HEAD ROOM) | -              | 36.62              | 36.62                     |
| III           | BOYS HOSTEL                         |                |                    |                           |
| 1             | GROUND FLOOR                        | 353.97         | -                  | 353.97                    |
| 2             | TERRACE FLOOR (STAIRCASE HEAD ROOM) | -              | 22.35              | 22.35                     |
| IV            | GIRLS HOSTEL                        |                |                    |                           |
| 1             | GROUND FLOOR                        | 353.97         | -                  | 353.97                    |
| 2             | TERRACE FLOOR (STAIRCASE HEAD ROOM) | -              | 22.35              | 22.35                     |
| V             | OFFICE BUILDING                     |                |                    |                           |
| 1             | GROUND FLOOR                        | 82.76          | -                  | 82.76                     |
| VI            | PRIMARY HEALTH CENTER               |                |                    |                           |
| 1             | GROUND FLOOR                        | 97.78          | -                  | 97.78                     |
| VII           | STAFF HOUSING                       |                |                    |                           |
| 1             | GROUND FLOOR                        | 312.33         | -                  | 312.33                    |
| 2             | TERRACE FLOOR (STAIRCASE HEAD ROOM) | -              | 15.78              | 15.78                     |
| VIII          | GUEST HOUSE (Not constructed)       |                |                    |                           |
| 1             | GROUND FLOOR                        | 91.56          | -                  | 91.56                     |
| IX            | WATCHMAN CABIN                      |                |                    |                           |
| 1             | GROUND FLOOR                        | -              | 6.25               | 6.25                      |
| TOTAL AREA(A) |                                     | 3069.35        | 160.09             | 3229.44                   |

PROPOSED BUILDING AREA STATEMENT:-

| X. ANATHAI ASHRAM SCHOOL. (Additional ) |                         |                |                    |                           |
|-----------------------------------------|-------------------------|----------------|--------------------|---------------------------|
| SL.NO                                   | DESCRIPTION             | FSI AREA (Sqm) | NON FSI AREA (Sqm) | TOTAL BUILT UP AREA (Sqm) |
| 1                                       | GROUND FLOOR            | 478.01         | -                  | 478.01                    |
| 2                                       | FIRST FLOOR             | 1332.28        | -                  | 1332.28                   |
| 3                                       | SECOND FLOOR            | 1332.28        | -                  | 1332.28                   |
| 4                                       | TERRACE FLOOR           | -              | 75.00              | 75.00                     |
| XI                                      | GUEST HOUSE ( Revised ) |                |                    |                           |
| 1                                       | GROUND FLOOR            | 257.0          | -                  | 257.0                     |
| 2                                       | FIRST FLOOR             | 257.0          | -                  | 257.0                     |
| 3                                       | TERRACE FLOOR           | -              | 17.80              | 17.8                      |
| TOTAL(C)                                |                         | 3656.57        | 92.80              | 3749.37                   |

ALREADY APPROVED FSI AREA (A) - 3069.35 SQ.M  
PROPOSED ADDITIONAL AND REVISED FSI AREA (C) 3656.57 SQ.M IN THAT ALREADY APPROVED NOT CONSTRUCTED FSI AREA (D) 91.56 SQ.M  
NET PROPOSED ADDITIONAL AREA (B) = (C- D) =3565.01 SQ.M  
TOTAL FSI AREA (A+ B) = 6634.36 SQ.M  
FSI CALCULATION 6634.36 / 47000 = .141

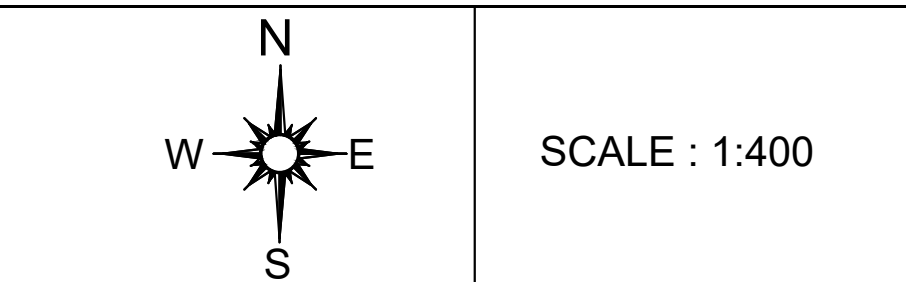
No of Old Age Residents - 100 ( Male -30 , Female - 70 )  
No of Students - 180 ( Male -100 , Female - 80 )  
No of Staffs - 09 ( Male -3 , Female - 6 )

Submitted to localbody by Gift Deed  
Gift Deed-No.529/2024, dt.02/02/2024

Road Widening Area - 862.50 Sqm (Numbered as A to H)  
OSR Area - Required - 4700 Sqm (10 .00%)  
Provided area - 4750.85 Sqm (10 .10%)  
(Numbered as 1 to 7)

REFERENCE:-

PROPOSED BUILDING -  
SITE BOUNDARY -  
EXISTING ROAD -



DRAWING TITLE :-

SITE PLAN AND MISCELLANEOUS DETAILS

SIGNATURE OF OWNER/POWER AGENT

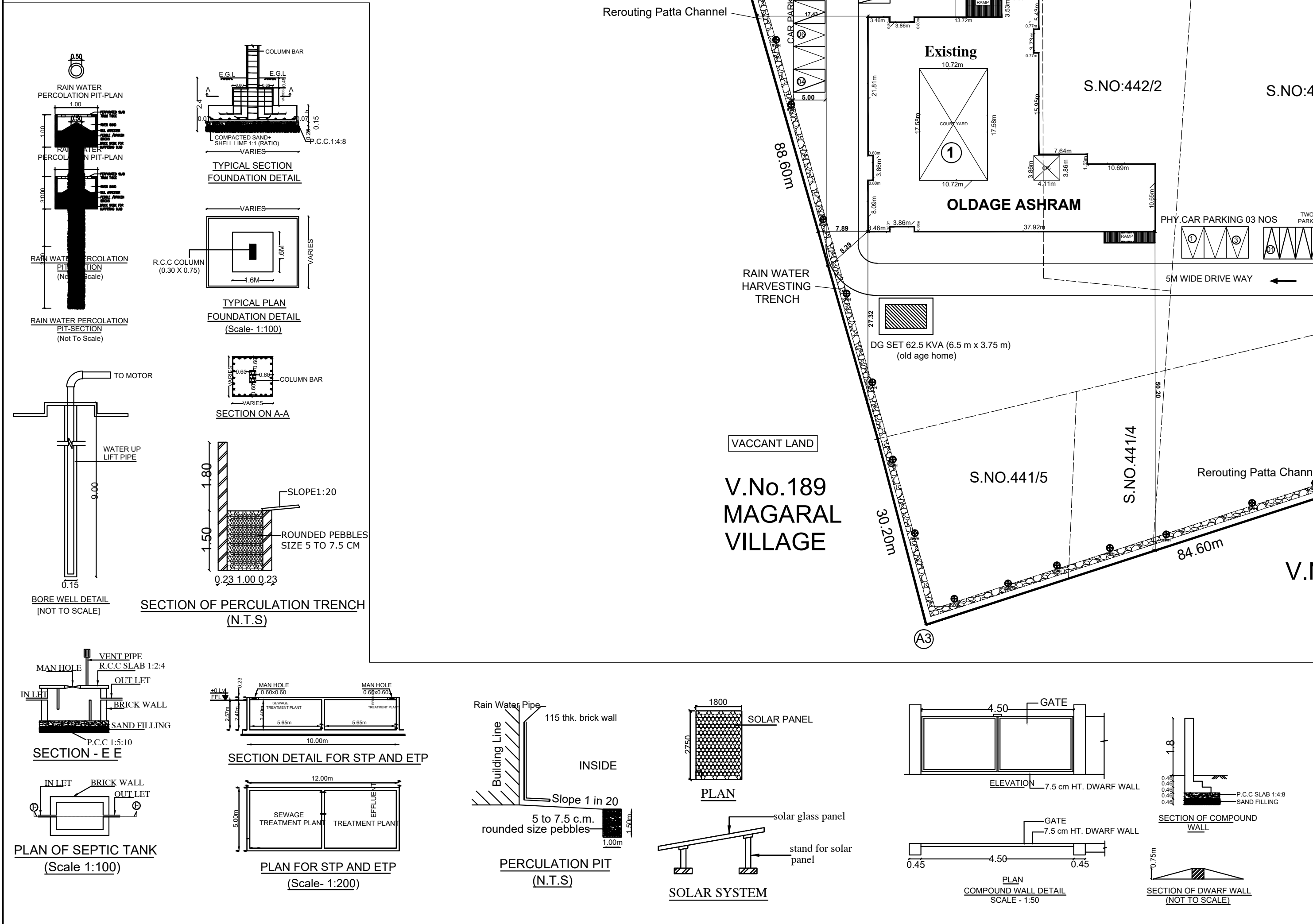
CORRESPONDENT  
AKSHAYA VIDYALAYA  
ARPAKKAM, KPM.

SIGNATURE OF STRUCTURAL ENGINEER

Dr. M. SEKAR, M.E., PH.D.,  
(MISTE, 1878)  
REG. STRUCTURAL ENGINEER GRADUATE  
D.T.C.P. Reg. No. 385/G-1/000/0001  
106, Small Street, VELAYANALORE,  
PANAPPAKKAM - 631052  
Cell: 9543144287

SIGNATURE OF ARCHITECT/ENGINEER

E.K. VENMALAR, B.E.  
Registered Engineer Grade-II(RE)  
Reg.No.TVLR/REG-II/2024/09034  
No.1480, MGR Nagar, Kilkodungalore  
Vandavasi TL - 604403 Mob:9992203423  
Mail ID: kangu541964@gmail.com



# 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

## 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

## 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

## 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

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

