PP APPROVAL RECORD

Planning Permission

Madurai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

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

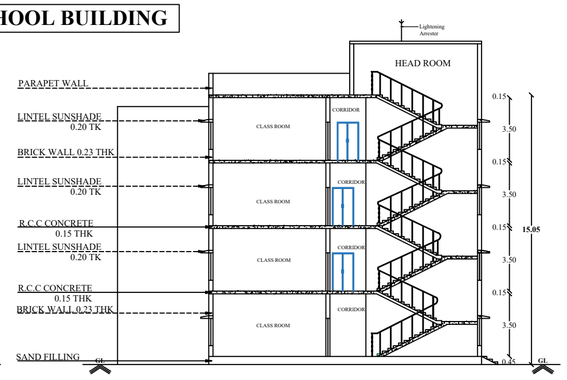
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

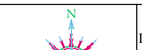
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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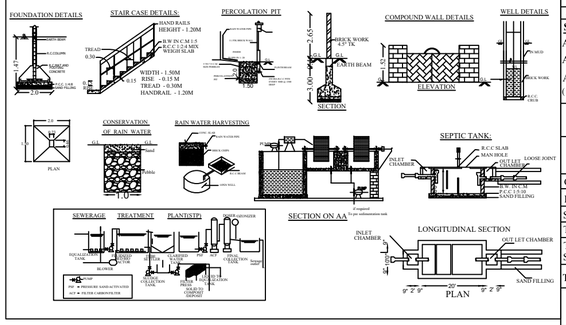
BLOCK-2 SCHOOL BUILDING



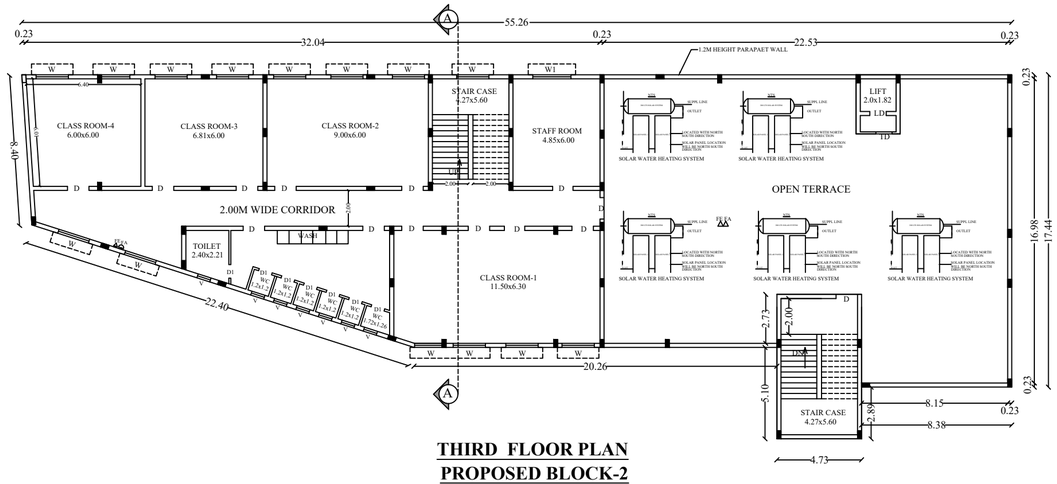




NOT TO SCALE

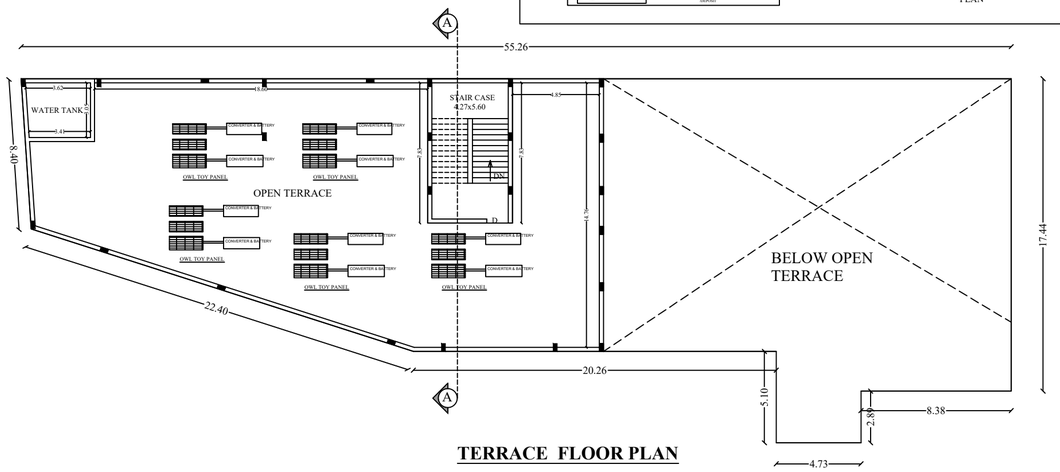


NORTH FACING ELEVATION

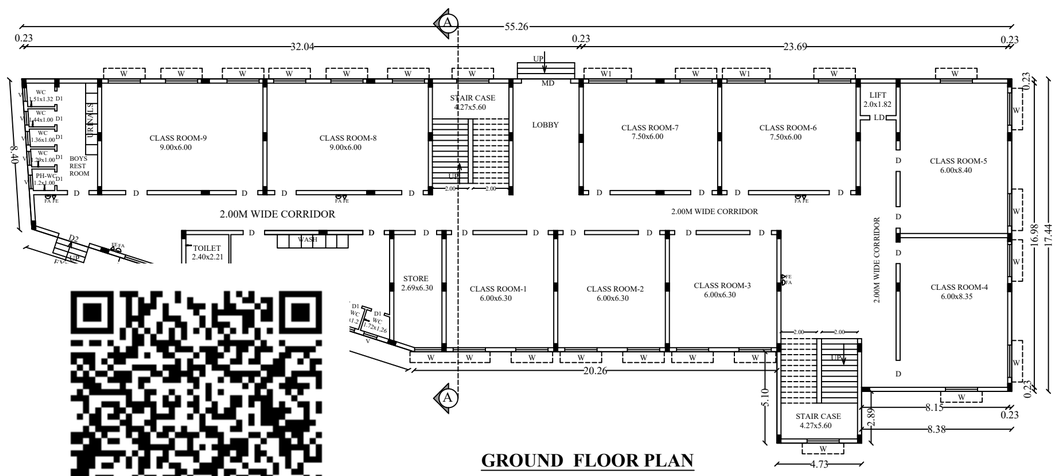


THIRD FLOOR PLAN
PROPOSED BLOCK-2

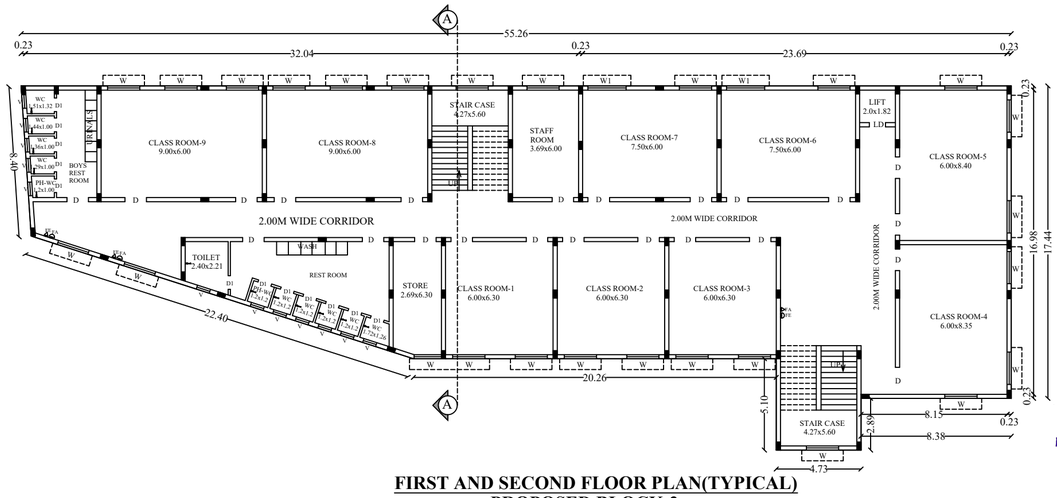
SECTION ON - 'AA'



TERRACE FLOOR PLAN
PROPOSED BLOCK-2



GROUND FLOOR PLAN
PROPOSED BLOCK-2



FIRST AND SECOND FLOOR PLAN(TYPICAL)
PROPOSED BLOCK-2

SHEET NO :3/3

DETAILED PLAN SHOWING THE ADDITIONAL CUM PROPOSED CONSTRUCTION OF SCHOOL BUILDING AT R.S.NO: 3/1B, 3/1C1, 3/1C3, 3/1C5, 3/3A1C, 3/4A1, 3/4B1, 3/4B2A& 3/4B2B IN MELAMADAI BIT - II VILLAGE, MADURAI EAST TALUK, MADURAI CORPORATION, MADURAI DISTRICT.

SCALE 1:100	ALL DIMENSIONS ARE IN METER

SITE AREA

AS PER DOCUMENT	= 4493.00 Sq.m
AS PER PATTA	= 4476.00Sq.m
AS PER FMB	= 4327.37Sq.m

(LEAST AREA TO BE CONSIDERED)

PROPOSED SCHOOL BUILDING - BLOCK 2

FLOOR NAME	F.S.I AREA (SQ.M)	NON F.S.I AREA (SQ.M)	TOTAL AREA
GROUND FLOOR	804.76	-	804.76
FIRST FLOOR	804.76	-	804.76
SECOND FLOOR	804.76	-	804.76
THIRD FLOOR	415.64	-	415.64
TERRACE FLOOR STAIR CASE AND LIFT	-	84.35	84.35
TOTAL BUILT UP AREA	**2829.92**	**84.35**	**2914.27**

JOINERY DETAILS

MD	MAIN DOOR	2.74 x 2.13
D	DOOR	1.20 x 2.13
D1	DOOR	0.76 x 2.13
W	WINDOW	1.53 x 1.52
W1	WINDOW	2.13 x 1.52
V	VENTILATOR	0.76 x 0.76

NOTE

1. FIRE EXTINGUISHER TO BE PROVIDED. FE
2. FIRE ALARM TO BE PROVIDE. FA
3. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED
4. SOLAR SYSTEM TO BE PROVIDED.
5. STRUCTURE IS DESIGNED SAFELY FOR EARTH QUAKE RESISTANCE
6. WASTE WATER TO BE CONNECTED TO UNDER GROUND SEWAGE SYSTEM

நீட்டல் அனுமதி

திருத்திய மனை ஒப்புதல் மற்றும் திருத்திய நீட்டல் அனுமதி மதுரை உள்ளூர் நீட்டமைப்புத் திட்டம், மதுரை -625017 ந.க.எண்: SWP/BPA/764457/2026/TCP உத்தரவின் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு 'A' முதல் 'V' வரை எல்லையிடப்பட்டு மனைப்பிரிவு ஒப்புதலும், கட்டிட திருத்ந அனுமதியும் அளிக்கப்படுகிறது.

மண்டல துணை இயக்குநர் / மண்டல உதவி இயக்குநர் எண்: 221/2026
நீட்டல் அனுமதி எண்: 236/2026

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21B, First Floor, Kannadhasan Street,
S.S.Colony, Madurai-16. Ph: 7373969777

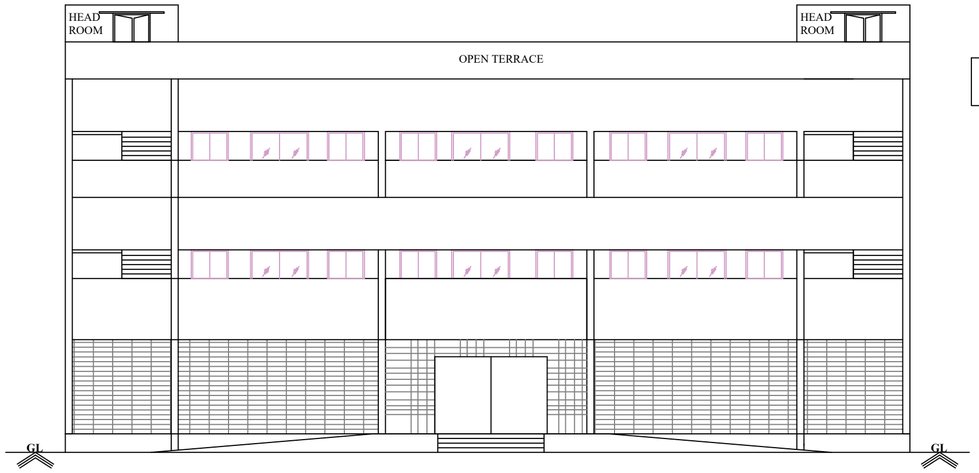
ENGINEER

For VIKRAM TRUST

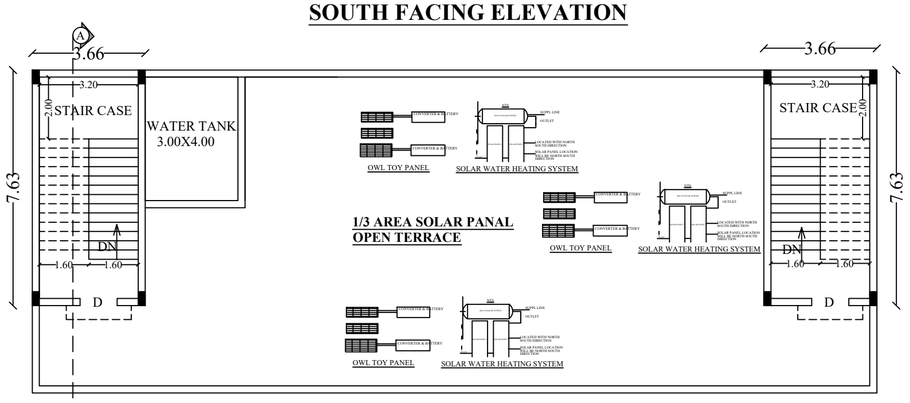
APPLICANT

BLOCK-1 SCHOOL BUILDING

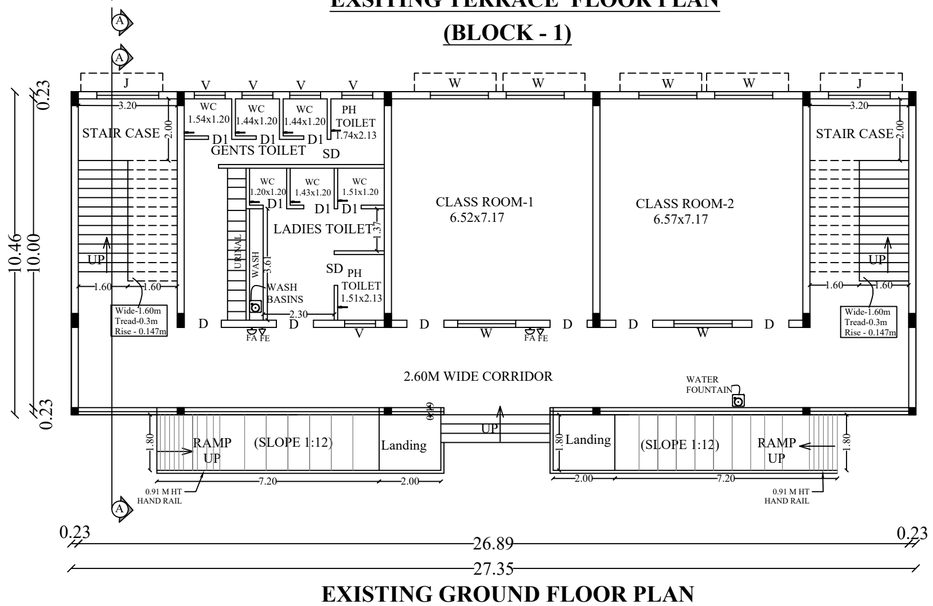
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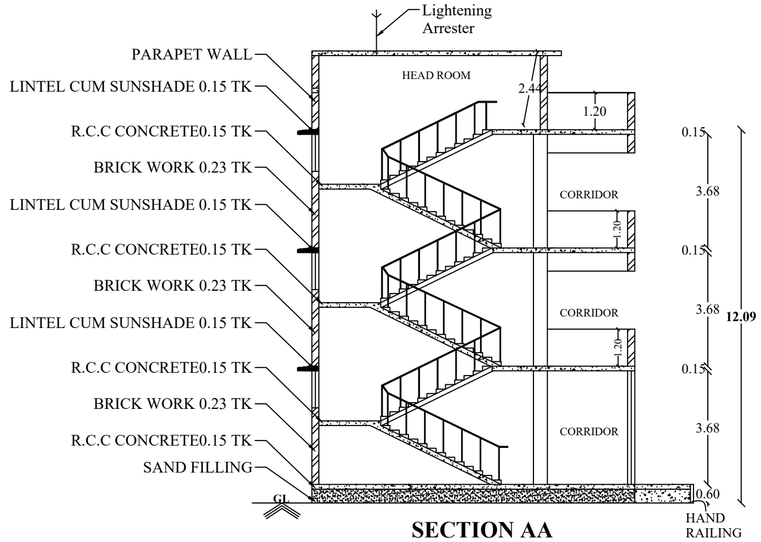
SOUTH FACING ELEVATION



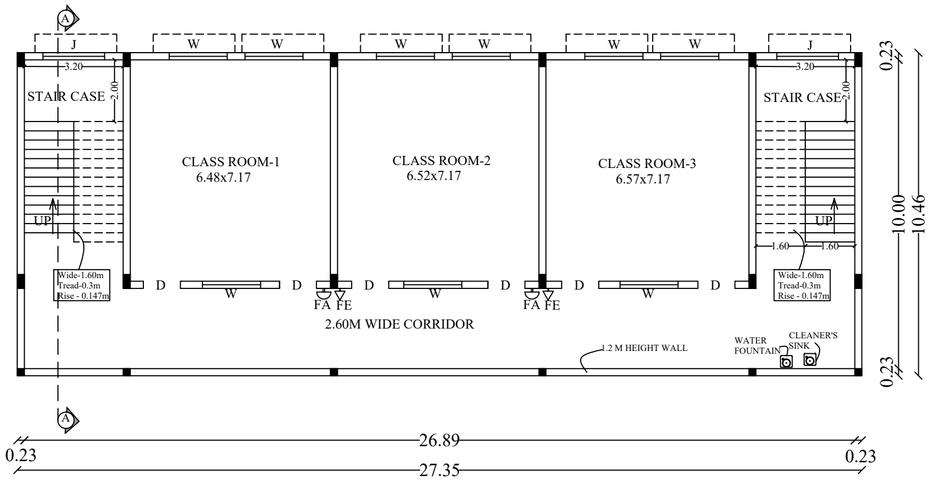
EXSITING TERRACE FLOOR PLAN (BLOCK - 1)



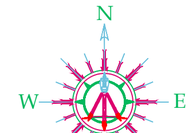
EXISTING GROUND FLOOR PLAN (BLOCK - 1)



SECTION AA



EXISTING FIRST & SECOND FLOOR PLAN (TYPICAL) (BLOCK - 1)



SCALE 1:100 | ALL DIMENSIONS ARE IN METER

SITE AREA

AS PER DOCUMENT	= 4493.00 Sq.m
AS PER PATTA	= 4476.00Sq.m
AS PER FMB	= 4327.37Sq.m

(LEAST AREA TO BE CONSIDERED)

EXISTING SCHOOL BUILDING APPROVAL AREA DETAILS

மவ/மஉ_திகு எண்: 66/2021

திட்ட அனுமதி எண்: -73அ/2021 (ம)73ஆ/2021

FLOOR NAME	F.S.I AREA (SQ.M)	NON F.S.I AREA (SQ.M)	TOTAL AREA (SQ.M)
GROUND FLOOR	295.01	-	295.01
FIRST FLOOR	295.01	-	295.01
SECOND FLOOR	295.01	-	295.01
TERRACE FLOOR STAIR CASE AND LIFT	-	59.40	59.40
TOTAL BUILT UP AREA	**885.03**	**59.40**	**944.43**

REVISED SCHOOL BUILDING- BLOCK 1

FLOOR NAME	F.S.I AREA (SQ.M)	NON F.S.I AREA (SQ.M)	TOTAL AREA (SQ.M)
GROUND FLOOR	286.08	-	286.08
FIRST FLOOR	286.08	-	286.08
SECOND FLOOR	286.08	-	286.08
TERRACE FLOOR STAIR CASE AND LIFT	-	55.86	55.86
TOTAL BUILT UP AREA	**858.24**	**55.86**	**914.10**

JOINERY DETAILS

D	DOOR	1.20 x 2.13
D1	DOOR	0.76 x 2.13
SD	SPECIAL DOOR	1.00 x 2.13
W1	WINDOW	1.88 x 1.52
V	VENTILATOR	0.76 x 0.76
J	JOLLY WORK	2.00 x 1.20

NOTE

1. FIRE EXTINGUISHER TO BE PROVIDED. FE
2. FIRE ALARM TO BE PROVIDED. FA
3. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED
4. SOLAR SYSTEM TO BE PROVIDED.
5. STRUCTURE IS DESIGNED SAFELY FOR EARTH QUAKE RESISTANCE
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ம.வ /ம.உ.திகு எண்: 221/2026

திட்ட/ அனுமதி எண்: 236/2026

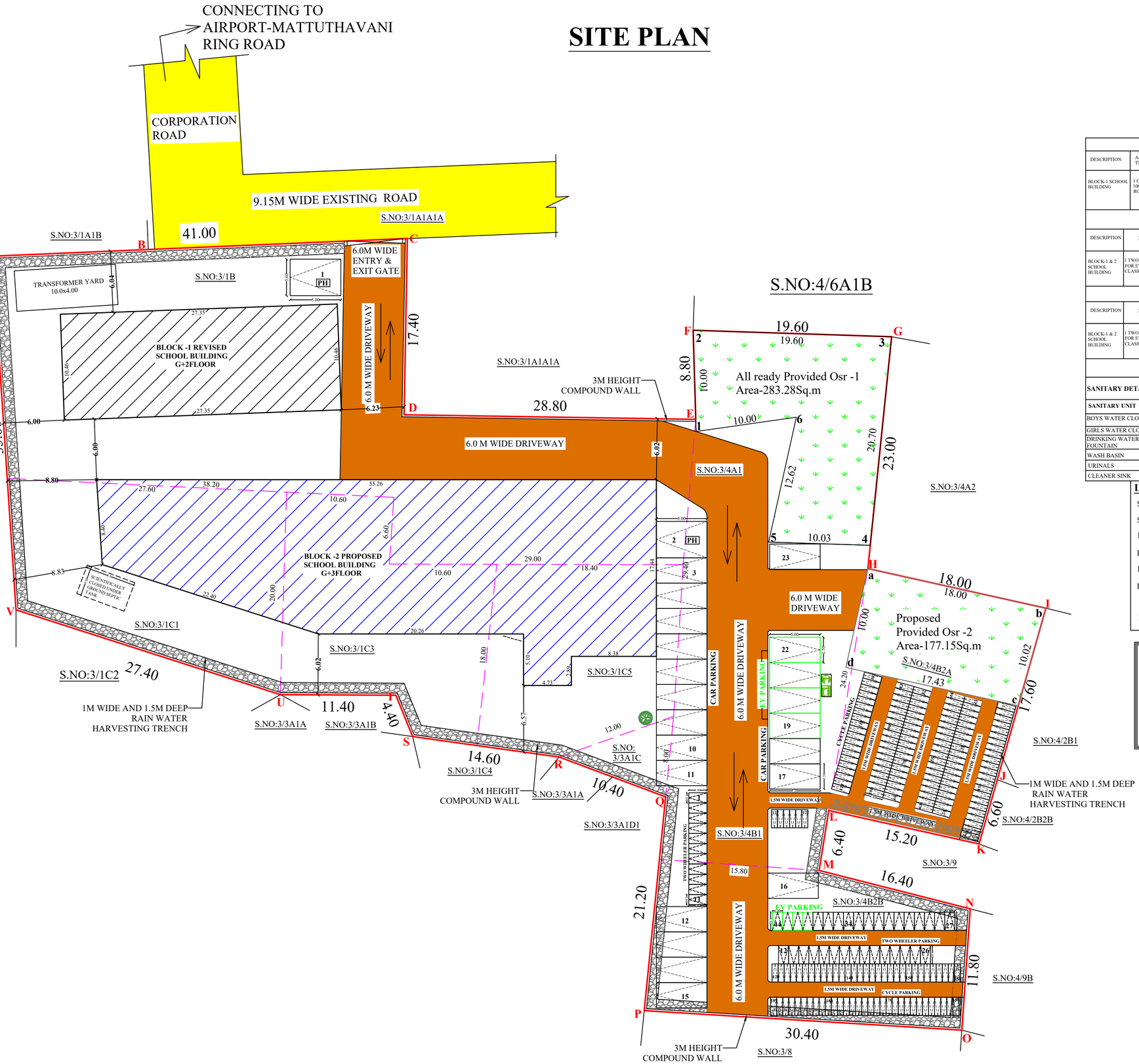
Ar. R.KARTHIKEYAN, M.Arch.,AIIA.,
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S.S.Colony, Madurai-16. Ph: 7373969777
ENGINEER

For VIKRAM TRUST
APPLICANT

SITE PLAN



N
W E
S

SHEET NO :1/3

SITE PLAN SHOWING THE ADDITIONAL CUM PROPOSED CONSTRUCTION OF SCHOOL BUILDING AT R.S.NO: 3/1B, 3/1C1, 3/1C3, 3/1C5, 3/3A1C, 3/4A1, 3/4B1, 3/4B2A& 3/4B2B IN MELAMADAI BIT - II VILLAGE, MADURAI EAST TALUK, MADURAI CORPORATION, MADURAI DISTRICT.

SCALE 1:200 | ALL DIMENSIONS ARE IN METER

SITE AREA

AS PER DOCUMENT = 4493.00 Sq.m
AS PER PATTA = 4476.00Sq.m
AS PER FMB = 4327.37 Sq.m
(LEAST AREA TO BE CONSIDERED)

CAR PARKING DETAIL:

DESCRIPTION	AS PER RULE 39(5) Annexure - IV OF TNCDBR, 2019	CAR PARKING REQUIRED	CAR PARKING PROVIDED Car	PH-Car	EV-Car	TOTAL
BLOCK-1 SCHOOL BUILDING	1 CAR SPACE FOR EVERY 100.00 SQ.M OF CLASS ROOM AREA — CLASS ROOM AREA / 100 = 375.00 + 1436.70 / 100 = 1811.70 / 100	19	18	2	3	23

TWO WHEELER PARKING DETAIL:

DESCRIPTION	AS PER RULE 39(5) Annexure - IV OF TNCDBR, 2019	TWO WHEELER PARKING REQUIRED	TWO WHEELER PROVIDED T-WH	PH-T-WH	EV-T-WH	TOTAL
BLOCK-1 & 2 SCHOOL BUILDING	1 TWO WHEELER SPACE FOR EVERY 50.00 SQ.M OF CLASS ROOM AREA — CLASS ROOM AREA / 50 = 375.00 + 1436.70 / 50 = 1811.70 / 50	37	35	5	4	44

CYCLE PARKING DETAIL:

DESCRIPTION	AS PER RULE 39(5) Annexure - IV OF TNCDBR, 2019	CYCLE PARKING REQUIRED	CYCLE PARKING PROVIDED CYCLE	TOTAL
BLOCK-1 & 2 SCHOOL BUILDING	1 TWO WHEELER SPACE FOR EVERY 10.00 SQ.M OF CLASS ROOM AREA — CLASS ROOM AREA / 10 = 375.00 + 1436.70 / 10 = 1811.70 / 10	184	189	189

SANITARY CALCULATION

SANITARY DETAILS:-	TOTAL NUMBER OF PERSONS -1400 NOS			
	SANITATION REQUIREMENT FOR EDUCATIONAL BUILDING			
SANITARY UNIT	BOYS-700	GIRLS-700	REQUIRED	PROVIDED
BOYS WATER CLOSET	ONE FOR 40 BOYS		20	19
GIRLS WATER CLOSET	ONE FOR 25 GRILS		28	28
DRINKING WATER FOUNTAIN	ONE FOR EVERY 50 PUPILS		2	2
WASH BASIN	ONE FOR EVERY 40 PUPILS		3	18
URINALS	ONE FOR EVERY 20 PUPILS		35	36
CLEANER SINK	ONE FOR FLOOR MINIMUM		2	5

LEGEND

- SITE BOUNDARY
- SURVEY NO SUBDIVISION
- EXISTING ROAD
- REVISED SCHOOL BUILDING
- PROPOSED DRIVEWAY
- PROPOSED BUILDING
- OSR AREA
- EV CHARGING VEHICLE

திட்ட அனுமதி

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ம.வ /ம.உ...திரு. எண்: 221/2026
திட்ட/ அனுமதி எண்: 236/2026

EXISTING SCHOOL BUILDING APPROVAL AREA DETAILS

மவ/மஉ...நிரு எண்: 66/2021
நிட்ட அனுமதி எண்: -73-ச/2021 (ம)73-ஆ/2021

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GROUND FLOOR	295.01	-	295.01
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REVISED SCHOOL BUILDING- BLOCK 1

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PROPOSED SCHOOL BUILDING - BLOCK 2

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FIRST FLOOR	804.76	-	804.76
SECOND FLOOR	804.76	-	804.76
THIRD FLOOR	415.64	-	415.64
TERRACE FLOOR STAIR CASE AND LIFT	-	84.35	84.35
TOTAL BUILT UP AREA	**2829.92**	**84.35**	**2914.27**

MAXIMUM ALLOWABLE FSI = 2.0

FSI = TOTAL FSI AREA / SITE AREA = 858.24 + 2829.92 / 4327.37
= 3688.16 / 4327.37 = 0.85 ≤ 2.0

PLOT COVERAGE CALCULATION

% OF PLOT COVERAGE AREA = 1090.84 / 4327.37 = X 100 = 25.20%

OSR CALCULATION:

OSR AREA REQUIRED = SITE AREA X 10%
= 4493.00 X 10% = 449.30 Sq.M
ALL READY PROVIDED OSR AREA - 1 = 283.28 Sq.M
PROPOSED PROVIDED OSR AREA - 2 = 177.15 Sq.M
GRAND TOTAL = 460.43 Sq.M (10.25%)

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ENGINEER

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.