Verified RealEstate™

REFERENCE
183/2024-2025

ISSUED
21 April 2025

PP APPROVAL RECORD

Planning Permission

Pudukkottai 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.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

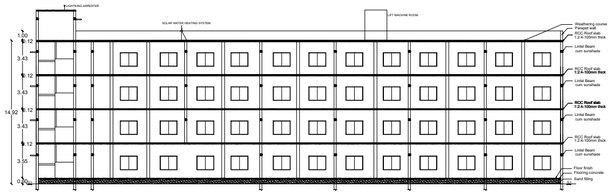
PLAN SHOWING THETHE PROPOSED ADDITIONAL CONSTRUCTION OF COLLEGE BUILDING FOR QUEENS COLLEGE OF ARTS AND SCIENCE IN R.S NO :261/1A2, 261/2A2 PART, 261/2B PART,PUNALKULAM VILLAGE, GANDARVAKOTTAI TALUK, PUDUKKOTTAI DISTRICT.

ALL DIMENSIONS ARE IN ' METRES '

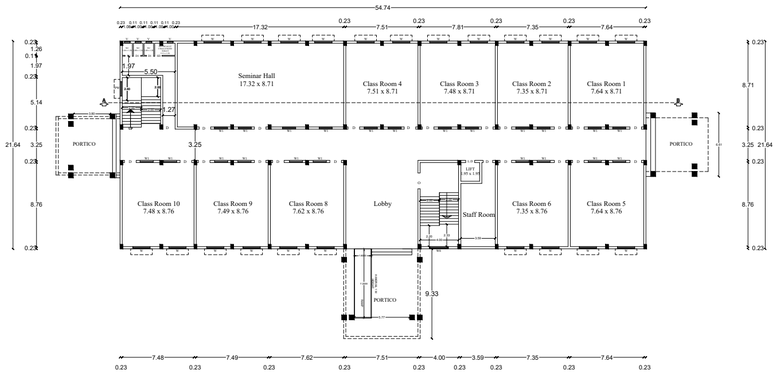
NAME OF THE OWNER : Mrs. T.R.B.RENUKA DEVI



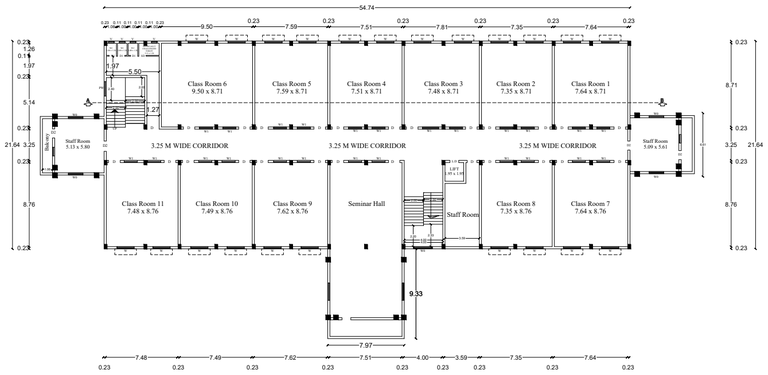
FRONT ELEVATION



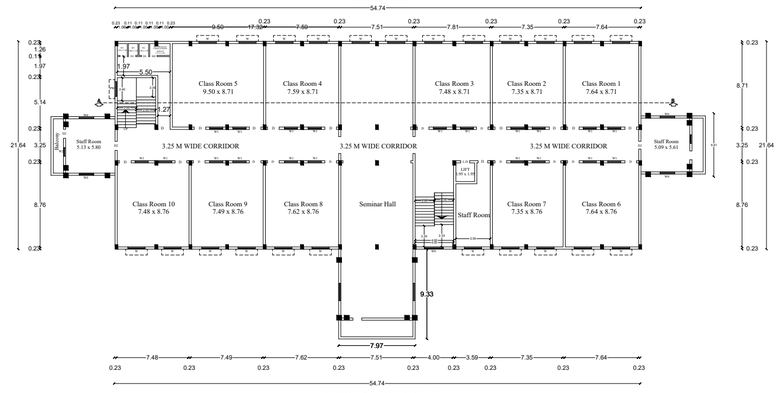
SECTION ON AB



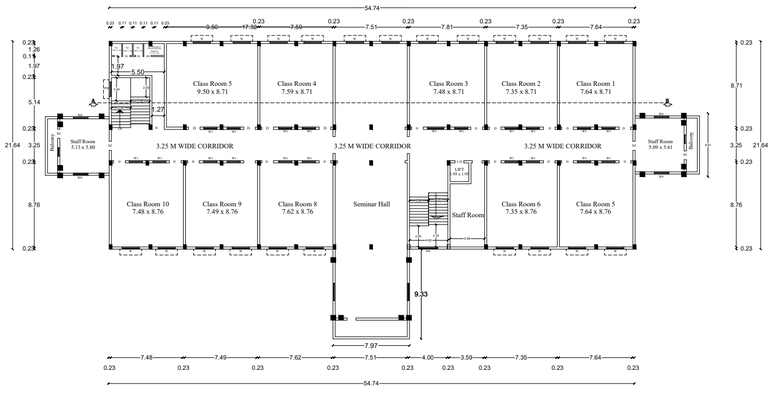
GROUND FLOOR PLAN



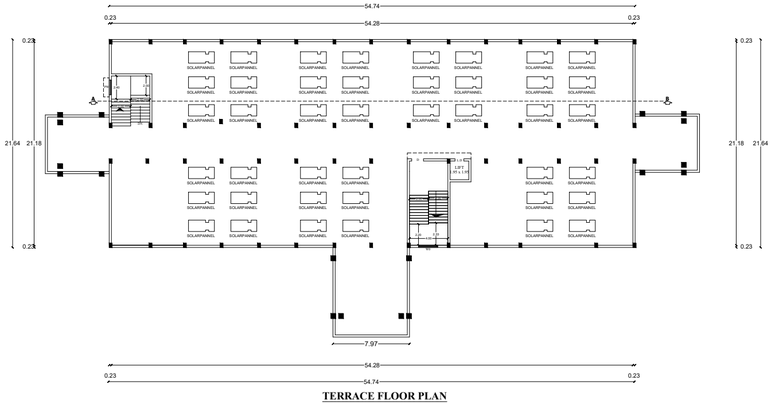
FIRST FLOOR PLAN



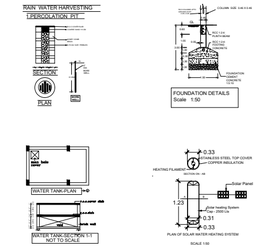
SECOND FLOOR PLAN (BLOCK - 2)



THIRD FLOOR PLAN (BLOCK - 2)



TERRACE FLOOR PLAN (BLOCK - 2)



REFERENCE			
D	DOOR	1.22 x 2.30	
D1	DOOR	0.76 x 2.30	
D2	DOOR	0.93 x 2.30	
O	OPEN	1.64 x 3.00	
W0	WINDOW	1.53 x 1.53	
W1	WINDOW	1.37 x 1.53	
W2	WINDOW	0.90 x 1.53	
V	VENTILATOR	0.92 x 0.61	

SWP /BPA/451663/2025

PROPOSAL DETAILS

Area of site - 26768.93 Sq.m

Area Statement

Building Details (Additional & Proposed College Building)

S.NO	DESCRIPTION	EXISTING		PROPOSED	
		FSI (Sq.m)	NON - FSI (Sq.m)	FSI (Sq.m)	NON - FSI (Sq.m)
BLOCK - 1					
1	GROUND FLOOR	1001.61	-	-	-
2	FIRST FLOOR	914.82	-	-	-
3	SECOND FLOOR	910.60	-	-	-
4	HEAD ROOM		50.95	-	-
BLOCK - 2					
1	GROUND FLOOR	1223.05	-	117.27	-
2	FIRST FLOOR	1167.24	-	173.08	-
3	SECOND FLOOR	1160.54	-	179.78	-
4	THIRD FLOOR	-	-	1340.32	-
5	HEADROOM	-	42.30	-	71.31
BLOCK - 3					
1	GROUND FLOOR	-	-	1163.92	-
2	FIRST FLOOR	-	-	1163.92	-
3	SECOND FLOOR	-	-	1163.92	-
4	HEADROOM	-		-	80.51
	TOTAL	6377.86	93.25	5302.21	151.82

TOTAL FSI AREA - (EXISTING + PROPOSED)

- 6377.86 Sq.m + 5302.21 Sq.m

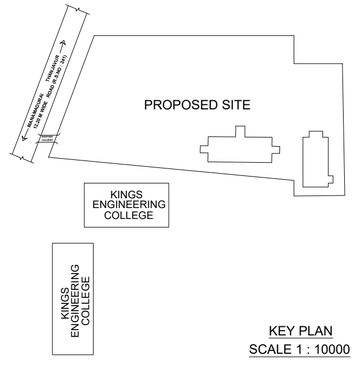
FSI AREA - 11680.07 Sq.m

FSI - 0.436

OSR - 2678.75 Sq.m (10.00%)

B.P/DTCP NO:91/2025

Note :-
1. Plan, Section, Elevation - Scale - 1:100
2. All measurements are in Metres.
3. Certified that the Rain Water Harvesting System shall be
4. Solar water heater system will be provided.
5. Rain Water is connected to rain water pit
6. 'U' Trap will be provided in all the outlets



KEY PLAN
SCALE 1 : 10000

APPLICANT

Er.C.JEROME FELIX,B.E.,A.M.I.E.,C.Eng(I).,
Registered Construction Engineer,
Dept. of Town & Country Planning,
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CONSTRUCTION ENGINEER

Er.C.JEROME FELIX,B.E.,A.M.I.E.,C.Eng(I).,
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REGISTER ENGINEER GRADE I

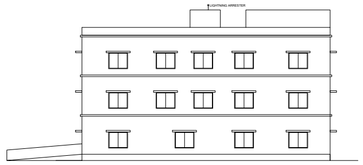
Er. R. BASKARAN, M.E(Struct.),M.Sc(Valuation)
F.I.V,M.I.E,C.E(I)...
Registered Structural Engineer Grade-I (RSE)
No. TJR / RSE -1 / 2019 / 009,
Thanjavur Region,
Directorate of Town and Country Planning.
Mob: 98430 20768

STRUCTURAL ENGINNER

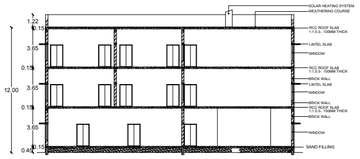
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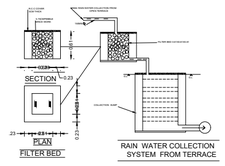
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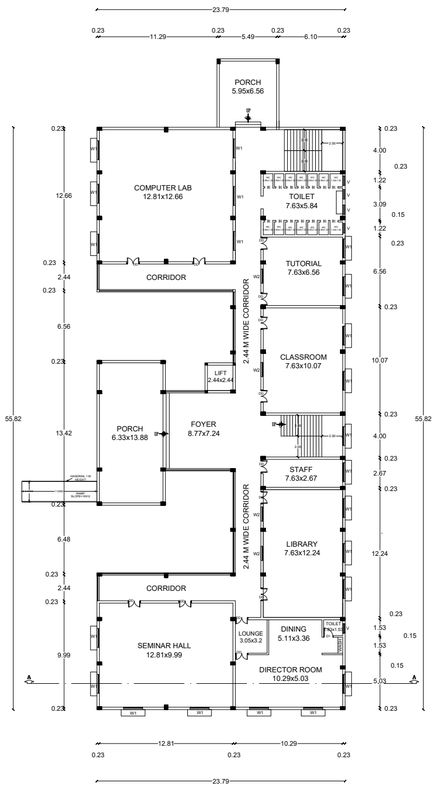
ELEVATION



SECTION"AA"

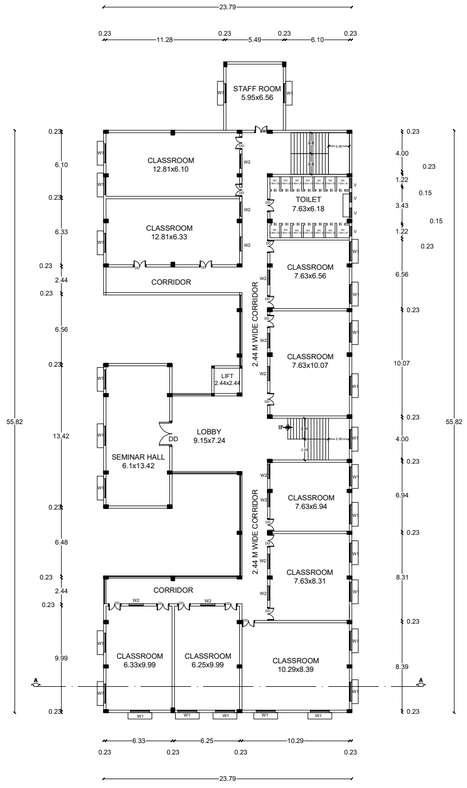


RAIN WATER COLLECTION SYSTEM FROM TERRACE



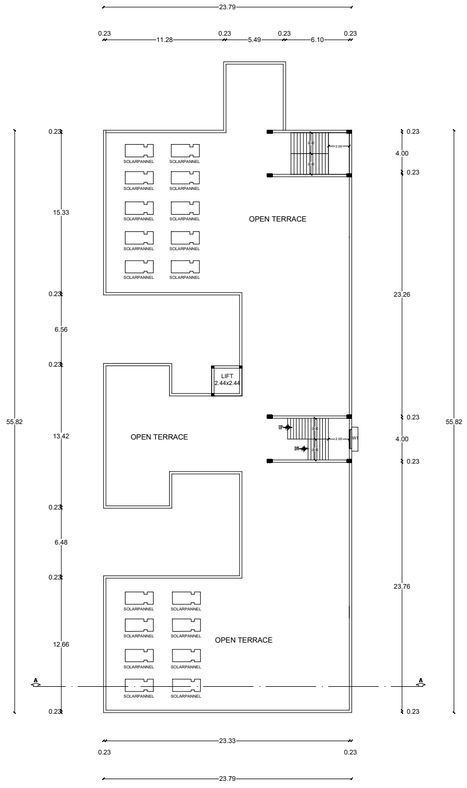
PRO. GROUND FLOOR PLAN

(BLOCK - 3)



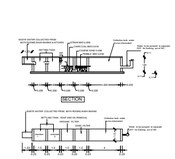
PRO. TYPICAL FIRST & SECOND FLOOR PLAN

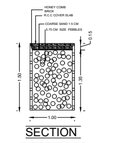
(BLOCK - 3)

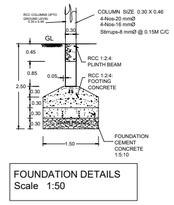


PRO. TERRACE FLOOR PLAN

(BLOCK - 3)

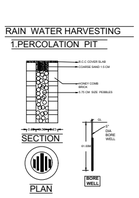






FOUNDATION DETAILS
Scale 1:50

RAIN WATER HARVESTING
1.PERCOLATION PIT



B.P/DTCP NO:91/2025

REFERENCE		
DD	DOUBLE DOOR	1.22 x 2.13
D1	DOOR	0.76 x 2.13
W1	WINDOW	1.83 x 1.53
W2	WINDOW	1.35 x 1.53
V	VENTILATOR	0.92 x 0.61

SWP /BPA/451663/2025

PROPOSAL DETAILS

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3	SECOND FLOOR	910.60	-	-	-
4	HEAD ROOM		50.95	-	-
BLOCK - 2					
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FSI - 0.436

OSR - 2678.75 Sq.m (10.00%)

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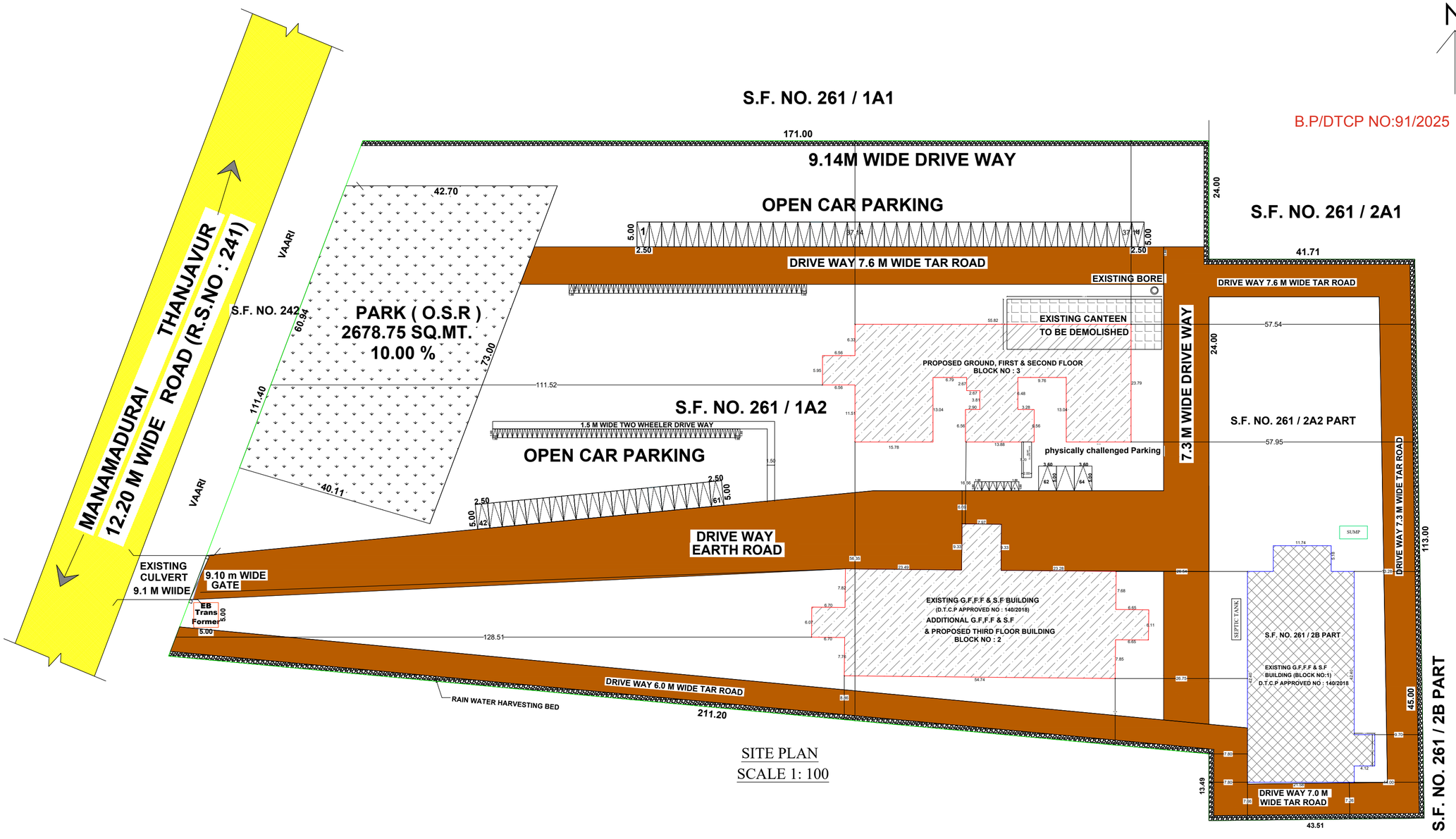
REGISTER ENGINEER GRADE I

Er. R. BASKARAN, M.E(Struct.),M.Sc(Valuation)
F.I.V, M.I.E,C.E(I)...
Registered Structural Engineer Grade-I (RSE)
No. TJR / RSE -1 / 2019 / 009,
Thanjavur Region,
Directorate of Town and Country Planning,
Mob: 98430 20768

STRUCTURAL ENGINNER

SITE PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF COLLEGE BUILDING FOR " QUEENS COLLEGE OF ARTS AND SCIENCE IN R.S NO :261/1A2, 261/2A2 PART, 261/2B PART,PUNALKULAM VILLAGE, GANDARVAKOTTAI TALUK, PUDUKKOTTAI DISTRICT.

NAME OF THE OWNER : Mrs. T.R.B.RENUKA DEVI



SITE PLAN
SCALE 1: 100

B.P/DTCP NO:91/2025

SWP /BPA/451663/2025

PROPOSAL DETAILS

Area of site - 26768.93 Sq.m

Area Statement

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	TOTAL	6377.86	93.25	5302.21	151.82

TOTAL FSI AREA - (EXISTING + PROPOSED)
- 6377.86 Sq.m + 5302.21 Sq.m
FSI AREA - 11680.07 Sq.m
FSI - 0.436
OSR - 2678.75 Sq.m (10.00%)

NO.OF CAR PARKING AVAILABLE	64 NOS
NO.OF TWO WHEELER PARKING AVAILABLE	104 NOS
FIRE EXTINGUISHER	FE - 6

COLOUR INDEX

- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING BUILDING
- BUILDING TO BE DEMOLISHED
- DRIVE WAY
- ROAD

APPLICANT

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Mob:98430 20768

STRUCTURAL ENGINNER

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
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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.