

PP

APPROVAL RECORD

Planning Permission

Ranipet

Ranipet district, Tamil Nadu

APPROVAL TYPE

Building Plan

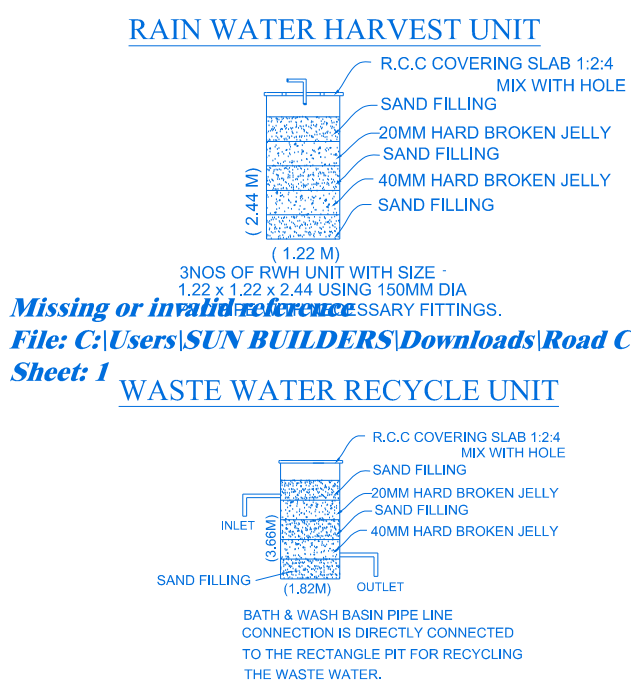
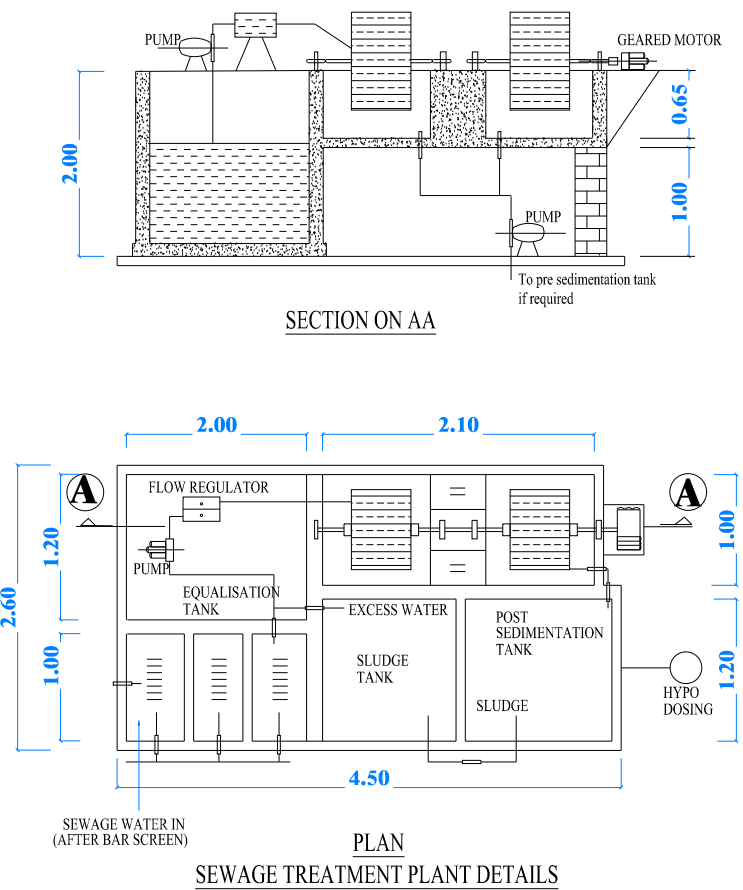
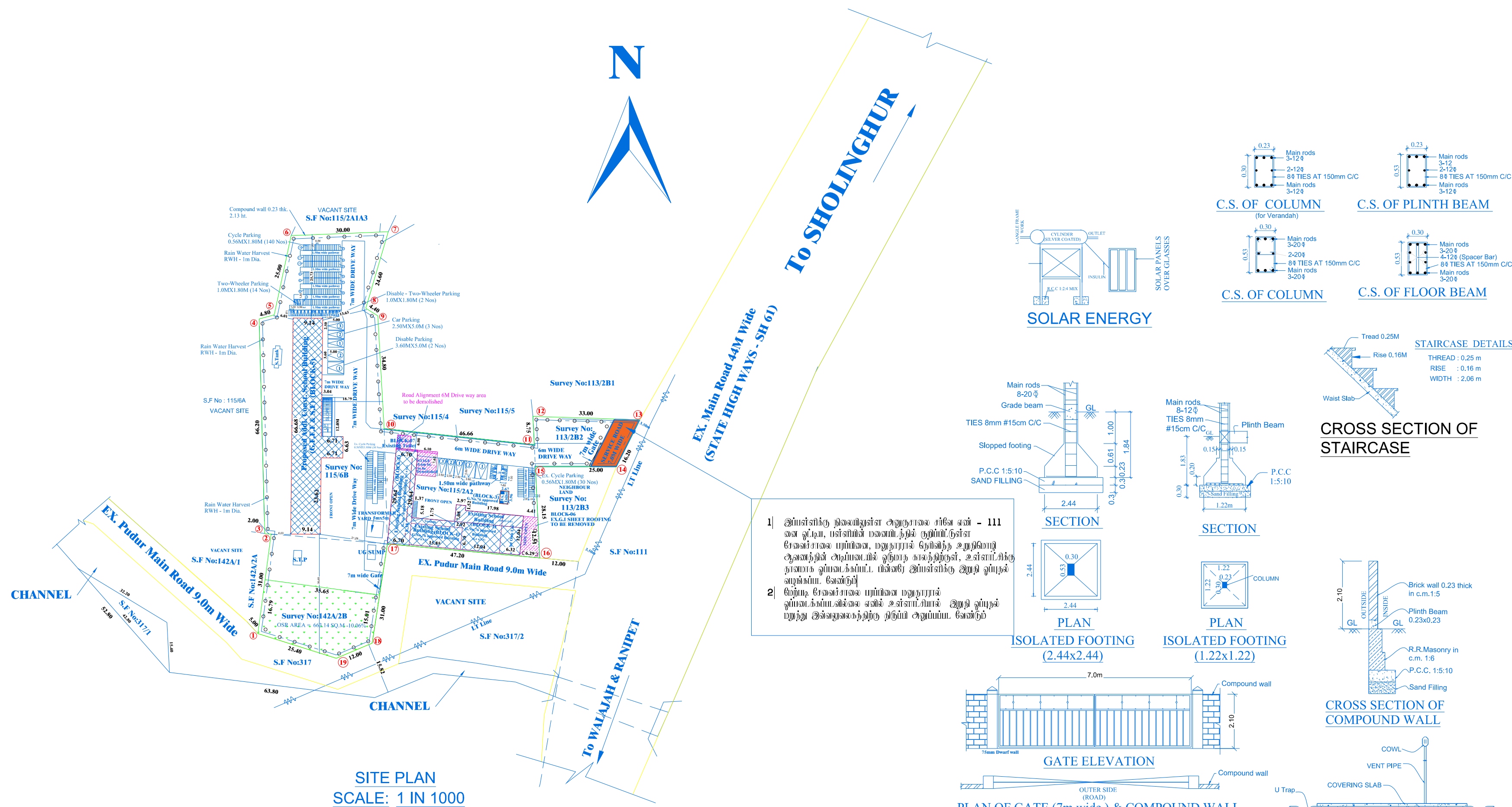
ISSUING AUTHORITY

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.

THE SITE PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF A "SARASWATHI VIDHYALAYA MATRICULATION SCHOOL", G.F,F.F & S.F IN S.F.NOS: 115/2A2,113/2B2,142A/2B & 115/6B,
MELVENKATAPURAM VILLAGE / PANCHAYAT, SHOLINGHUR TALUK, RANIPET DISTRICT.
SCALE : 1:1000 (OR) 1 cm = 1 m



NOTE:

OWNER BOUNDARIES SHOWN IN GREEN :	
EXISTING BUILDING SHOWN :	
PRO.ADDL. CONST.SHOWN IN RED :	
EXISTING ROAD SHOWN IN YELLOW :	
PRO.SERVICE ROAD SHOWN IN :	
OSR LAND SHOWN IN :	

SANITARY REQUIREMENT					OFFICE USE :	
(TOTAL NO. OF STUDENTS = 750 Nos.)						
S.NO	SANITARY REQUIREMENT	BOYS (500 Nos.)		GIRLS (250 Nos.)		GENTS STAFF
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	
1.	WATER CLOSET	500/40=12.5 = 13 Nos.	16 Nos.	250/25=10 = 10 NOS	16 Nos.	2 Nos.
2.	ABLUTION TAPS	13 Nos.	16 Nos.	10 Nos.	16 Nos.	2 Nos.
3.	URINALS	500/20 =25	32 Nos.	NIL	NIL	2 Nos.
4.	WASH BASINS	500/40=12.5 = 13 Nos.	13 Nos.	250/40=6.25 = 7 NOS	10 Nos.	2 Nos.
5.	DRINKING WATER FOUNTAIN	500/50 =10 = 10 Nos.	10 Nos.	250/50 = 5 = 5 NOS	5 Nos.	2 Nos.
6.	CLEANERS SINK	1 No./FLR.	2 Nos.	1 No./FLR.	2 Nos.	2 Nos.

DISTRICT TOWN AND COUNTRY PLANNING
OFFICE, RANIPET DISTRICT.

FILE NO: SWP/BPA/187286/2024

BUILDING APPROVAL NO.

**SITE BOUNDARY SHOWN AS " 1:10" &
BUILDING APPROVAL NUMBERED AS
B.P/D.T.C.P(R.D). NO.- 21/2024**

RESERVATION OF LAND :

OSR LAND EXTANT FOR = 663.14 SQ.M

-10.06% -RETAINED

Mr. J. Nova
Surveyor cum Assistant Draughtsman

OFFICE USE :	SHEET 2/2
DISTRICT TOWN AND COUNTRY PLANNING OFFICE, RANIPET DISTRICT. FILE NO: SWP/BPA/187286/2024 BUILDING APPROVAL NO. SITE BOUNDARY SHOWN AS " 1-19" & BUILDING APPROVAL NUMBERED AS B/P/D.T.C.P(R.D). NO. - 21/2024 RESERVATION OF LAND : OSR LAND EXTANT FOR = 663.14 SQ.M -10.06%-RETAINED	
Mr. J. Nova Surveyor cum Assistant Draughtsman	

Condition:

1] இயன்நிகர் நிலையத்துள்ள அருளுபாசை என்னை என - 111
என ஸ்ரீமட, பரன்மயின் மையமிருந்தும் குற்றம்நீருள்ள
கோவையாக யுரியவன, மறுதலாயால் நெயிருந் தறுதொழு
கூவனருந்தி அடியவையின் ஓதாந் காத்தற்றின, உன்சாந்நிகர்
நாதமாக ஸ்ரீவடக்கம்பட மின்சர இயன்நிகர் இறுதி ஸ்ரீயுந்
அடியவையா, கேளிருந்

2] கிறிஸ்து கோவையாக யுரியவன மறுதலாயால்
ஸ்ரீவடக்கம்படக்கலை எனக் உன்சாந்நிகராய் இறுதி ஸ்ரீயுந்
யறுந் இன்னொருவருந் தரிப்பர் அனுப்பியா, கேளிருந்

E. Karthikeyan
Draughtsman Grade - III

S. Shanthi
Supervisor Draughtsman Grade-II

AREA DETAILS:					SHEET -2/2	
TOTAL AREA OF SITE (As per FMB /SITE) - 6585.33 SQ.M						
TOTAL AREA OF SITE (As per Document) - 6401.00 SQ.M						
SERVICE ROAD AREA - 114.39 SQ.M						
NET AREA OF SITE - 6401.00 - 114.39 = 6286.61 SQ.M						
BLOCK NO	FLOOR	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)	REMARKS	
BLOCK 01 Ex.SCHOOL	G.F	165.80	-	165.80	G.NO 76 - ಬ.ಎ.ಎಂ.ಬಿ.ಐ.ಎಂ.ಎಂ.(ಜಿ.ಎಂ.) ಉಲ್ಲಾಸ 61609 27.03/2022 16.09.2022 (Existing school building)	
	F.F	122.63	-	122.63		
BLOCK 02 Ex.SCHOOL	G.F	198.76	-	198.76		
	F.F	198.76	-	198.76		
BLOCK 03 Ex.TOILET	G.F	11.78	-	11.78		
BLOCK 04 Ex.SCHOOL	G.F	139.31	-	139.31		
	F.F	132.31	-	132.31		
BLOCK 05 PRO.SCHOOL	G.F	654.13	-	654.13		PROPOSED ADDL. BUILDING
	F.F	654.13	-	654.13		
	S.F	654.13	-	654.13		
	H.R	-	62.34	62.34		
TOTAL AREA		2931.74	62.34	2994.08		

EXISTING BLOCK No. : 06 & 07 - TO BE DEMOLISHED	
<u>FLOOR SPACE INDEX:</u>	
FSI AREA (EX. & PRO. ADDL.) = 2931.74/6585.33 = 0.44 < 2.0	
<u>OSR:</u>	
Reqd. OSR AREA = 6585.33X10% = 658.533 SQ.M	
Provided OSR AREA In S.F No-142A/2B = 663.14 SQ.M -10.06%	
<u>EXISTING G.O 76 APPROVED BUILDING - PARKING DETAILS:</u>	
EXISTING CAR PARKING = 3 Nos.	
EXISTING TWO WHEELER PARKING = 8 Nos.	
EXISTING CYCLE PARKING = 50 Nos.	
<u>PROPOSED ADDITIONAL PARKING DETAILS:</u>	
Class Room Area = 695.67Sq.m (Per 300Sq.m/1 Car Space Reqd.)	
Reqd CAR PARKING = 695.67/300 = 2.30 (or) 3 Nos.	
PROVIDED CAR PARKING = 3 Nos	
PROVIDED DA CAR PARKING = 2 Nos	
Class Room Area = 695.67Sq.m (Per 50Sq.m /1 two-wheeler Space Reqd.)	
Reqd. TWO WHEELER PARKING = 695.67/50 = 13.91 (or) 14 Nos.	
PROVIDED TWO WHEELER PARKING = 14 Nos	
PROVIDED DA TWO WHEELER PARKING = 2 Nos	
Class Room Area = 695.67Sq.m (Per 5Sq.m /1 Cycle Space Reqd.)	
Reqd. CYCLE PARKING = 695.67/5 = 139.13 (or) 140 Nos.	
PROVIDED CYCLE PARKING = 140 Nos.	

S. Javaluri
Applicant /Owner


F./K.P. VETRISELVAN, M.E., (GETECH, MGS, MISTE),
GEOTECHNICAL ENGINEER
CMAA REGN. No. C-2874/03/004
GEODESIGN INDIA PRIVATE LIMITED
No.15, Peraliyar Pathi, Choolamedu,
Chennai-600 094.
+91 9043340688, E-mail: geodesignchennai@gmail.com

Geo-tech Engineer


E. K. VENKATESAN
B.Ech, MSc(Mech), MBA, M.Sc.(CE), D. Archt, MBE, AAE
Regd. Engineer Civil - (1982)
Regd. No. 362 (Gr-1) / 19 (M) (122)
Mumbai Council of Tech. Engrs. (Regd. No. 200/1929)
No. 1, 2nd Floor, Poo Hill Rd, 4th Cross, 4th Block,
One Cross, Sector - 422 (B), Santhosh,
P.O. - 620108 891217 / 894313 610449

Construction Engineer


Er. M. MANOJ KUMAR, M.Tech., [IITSC]
Registered Structural Engineer Grade - II (RSC)
Regd. No. RSC / G-II / Sep - 2023 / 37
With Deputy Director of
Town & Country Planning - (DOT & CP)
No. 1, 655 Complex, 1st Floor, New Reg. Bldg. Road,
Green Circle, Vellore - 632 004, Tamil Nadu.
Ph: 83006 69321 / 96007 64280

Structural Engineer

V. Sanjay Kumar
Ar. V. SANJAY KUMAR, M. Arch.,
Registered Architect (RA)
Regd. No. RA / JULY2023 / 007
With Joint Office, District Town & Country Planning - 10, OT & CP
No. 1, GSE Complex, First Floor, New Eye-Pass Road,
Green Circle, Vadore - 632 004, Tamil Nadu.
Ph: 85508 69931 / 80726 23686
E-mail: sanjay.latha95@gmail.com

Registered Architect

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.

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.

