PP APPROVAL RECORD

Planning Permission

Sivagangai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

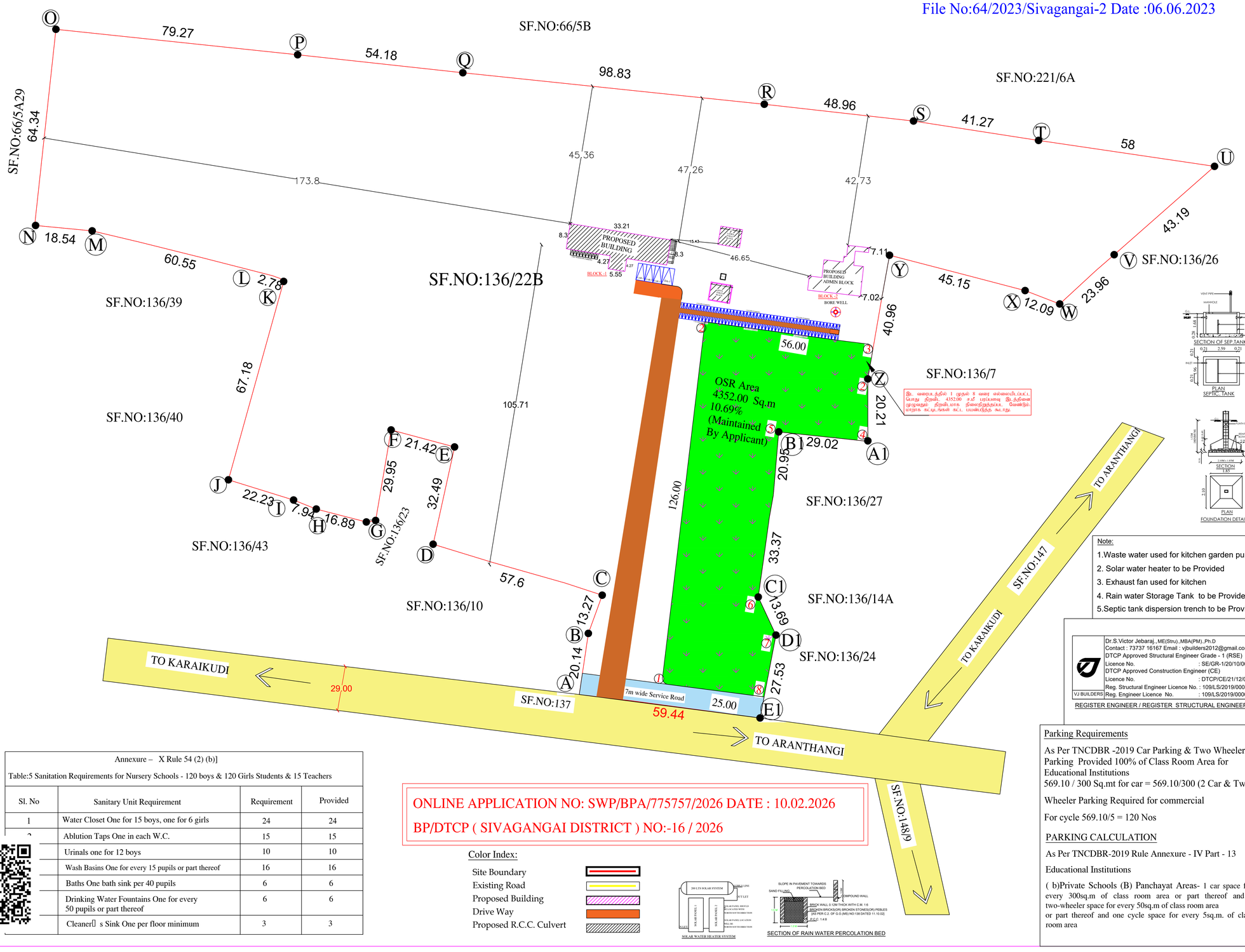
The approval as the planning authority issued it, reproduced in full behind this page.

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

SITE PLAN SHOWING THE ADDITIONAL CONSTRUCTION OF RCC ROOF SCHOOL BUILDING IN THE NAME OF " GD NAIDU ARIVUKOODAM NURSERY & PRIMARY SCHOOL" IN SF.NO:136/22B AT SAKKOTTAI VILLAGE & GROUP,PUDUVAYAL TOWN PANCHAYAT,KARAIKUDI TALUK AND SIVAGANGAI DISTRICT.

ALL DIMENSION ARE IN METER
SCALE 1: 100

GO 76 APPROVAL NO : 5/2023
File No:64/2023/Sivagangai-2 Date :06.06.2023



இது வரைபடத்தில் 1 முதல் 8 வரை எல்லையிடப்பட்ட பொது நிறுவனம் 4352.00 சதி பரப்பளவு இடத்தினை (முழுவதும் நிரவி.மாக நிலவரிமுந்தியக. வேண்டும். மாறாக கட்டிடங்கள் கட்ட, பயன்படுத்த கூடாது.

SECTION OF SEP.TANK

PLAN SEPTIC TANK

SECTION 1:50

PLAN FOUNDATION DETAILS

SHEET NO : 1/2

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
SIVAGANGAI DISTRICT
NON- PLANNING AREA

Online Application no : SWP/BPA/775757/2026
Scrutiny Reference no : GO7CVN6X

SL.NO	DESCRIPTION	Sq.ft	Sq.mt
	Site Area as per Documet	4,38,094.80	40700.00
	Site Area as per Patta	4,38,094.80	40700.00
	Site Area as per Site Condition	4,33,335.39	40257.84

AREA DETAILS PROPOSED BLOCK-1

SL.No	DESCRIPTION	FSI AREA Sq.mt	Non FSI AREA Sq.mt	TOTAL Sq.mt
1	GROUND FLOOR PROPOSED	61.85	-	61.85
2	FIRST FLOOR AREA	372.91	-	372.91
3	SECOND FLOOR AREA	372.91	-	372.91
4	HEAD ROOM AREA	-	29.60	29.60
5	TOTAL	807.67	29.60	837.27

AREA DETAILS PROPOSED BLOCK-2

SL.No	DESCRIPTION	FSI AREA Sq.mt	Non FSI AREA Sq.mt	TOTAL Sq.mt
1	GROUND FLOOR AREA	176.91	-	176.91
	TOTAL	176.91	-	176.91

AREA DETAILS GO-76 APPROVED

SL.No	DESCRIPTION	FSI AREA Sq.mt	Non FSI AREA Sq.mt	TOTAL Sq.mt
1	GROUND FLOOR AREA	280.39	-	280.39
	TOTAL	280.39	-	280.39

TOILET BLOCK -3AREA DETAILS GENTS

SL.No	DESCRIPTION	FSI AREA Sq.mt	Non FSI AREA Sq.mt	TOTAL Sq.mt
1	GROUND FLOOR AREA	42.91	-	42.91
	TOTAL	42.91	-	42.91

TOILET BLOCK -4AREA DETAILS LADIES

SL.No	DESCRIPTION	FSI AREA Sq.mt	Non FSI AREA Sq.mt	TOTAL Sq.mt
1	GROUND FLOOR AREA	42.91	-	42.91
	TOTAL	42.91	-	42.91

TOTAL AREA DETAILS

SL.No	DESCRIPTION	FSI AREA Sq.mt	Non FSI AREA Sq.mt	TOTAL Sq.mt
1	TOTAL BUILDUP AREA	1,070.4	29.60	1,100.00
	TOTAL	1,070.4	29.60	1,100.00

F.S.I = 1,350.79 / 40700.00 = 0.033 <2.0

PARKING DETAILS

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING SPACE(Including PCP)	2	4
TWO WHEELER PARKING SPACE	9	10
CYCLING PARKING SPACE	87	96

SCHEDULE OF JOINERIES:

Short.ct	Description	Dimension(m)
D	Main Door	1.22 x 2.10
D1	Toilet/bath Door	0.76 x 2.13
W	Window	1.83 x 1.83
V	Ventilator	0.91 x 0.91

Note:
1.Waste water used for kitchen garden purpose
2. Solar water heater to be Provided
3. Exhaust fan used for kitchen
4. Rain water Storage Tank to be Provided
5.Septic tank dispersion trench to be Provided

Dr.S.Victor Jebaraj.,ME(Stru).,MBA(PM).,Ph.D
Contact : 73737 16167 Email : vjbuilders2012@gmail.com
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Licence No. : SE/GR-1/20/10/002
DTCP Approved Construction Engineer (CE)
Licence No. : DTCP/CE/21/12/005
Reg. Structural Engineer Licence No. : 109/LS/2019/00034
Reg. Engineer Licence No. : 109/LS/2019/00005
VJ BUILDERS
REGISTER ENGINEER / REGISTER STRUCTURAL ENGINEER

Applicant
The Correspondent
OWNER NAME :SUBBIAH V S/o VEERAPPAN

Registered Engineer / Structural Engineer

SWP/BP/D.DTCP(SVG) NO-XX/2025

This Approval is valid for a period of 8 years from the date of e-sign

/e.signed /
Assistant Director / Deputy Director (i/c)
District Town and country Planning office
Sivagangai District.

Parking Requirements

As Per TNCDBR -2019 Car Parking & Two Wheeler Parking Provided 100% of Class Room Area for Educational Institutions
569.10 / 300 Sq.mt for car = 569.10/300 (2 Car & Two Wheeler Parking Required for commercial

For cycle 569.10/5 = 120 Nos

PARKING CALCULATION

As Per TNCDBR-2019 Rule Annexure - IV Part - 13

Educational Institutions

(b)Private Schools (B) Panchayat Areas- 1 car space for every 300sq.m of class room area or part thereof and 1 two-wheeler space for every 50sq.m of class room area
or part thereof and one cycle space for every 5sq.m. of class room area

Annexure – X Rule 54 (2) (b)]

Table:5 Sanitation Requirements for Nursery Schools - 120 boys & 120 Girls Students & 15 Teachers

Sl. No	Sanitary Unit Requirement	Requirement	Provided
1	Water Closet One for 15 boys, one for 6 girls	24	24
2	Ablution Taps One in each W.C.	15	15
3	Urinals one for 12 boys	10	10
4	Wash Basins One for every 15 pupils or part thereof	16	16
5	Baths One bath sink per 40 pupils	6	6
6	Drinking Water Fountains One for every 50 pupils or part thereof	6	6
7	Cleaner s Sink One per floor minimum	3	3

ONLINE APPLICATION NO: SWP/BPA/775757/2026 DATE : 10.02.2026
BP/DTCP (SIVAGANGAI DISTRICT) NO:-16 / 2026

Color Index:

- Site Boundary
- Existing Road
- Proposed Building
- Drive Way
- Proposed R.C.C. Culvert

SECTION OF RAIN WATER PERCOLATION BED

PLAN SHOWING THE ADDITIONAL CONSTRUCTION OF RCC ROOF SCHOOL BUILDING IN THE NAME OF " GD NAIDU ARIVUKOODAM NURSERY & PRIMARY SCHOOL" IN SF.NO:136/22B AT SAKKOTTAI VILLAGE & GROUP,PUDUVAYAL TOWN PANCHAYAT,KARAIKUDI TALUK AND SIVAGANGAI DISTRICT.

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SCALE 1: 100

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SHEET NO : 2/2

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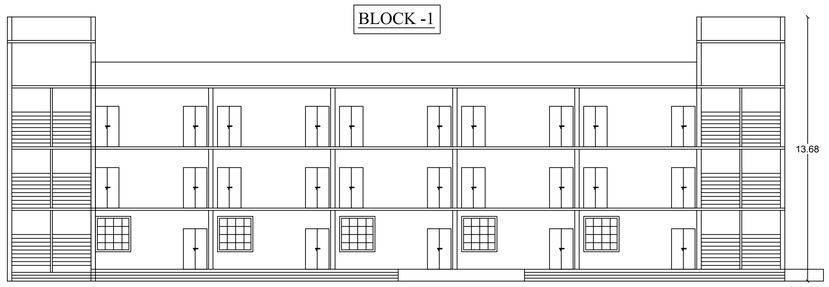
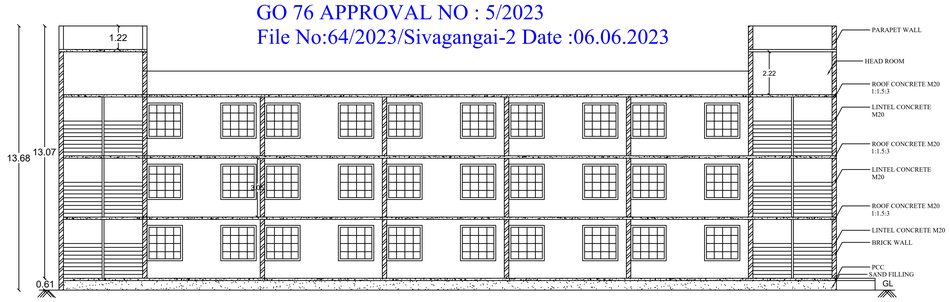
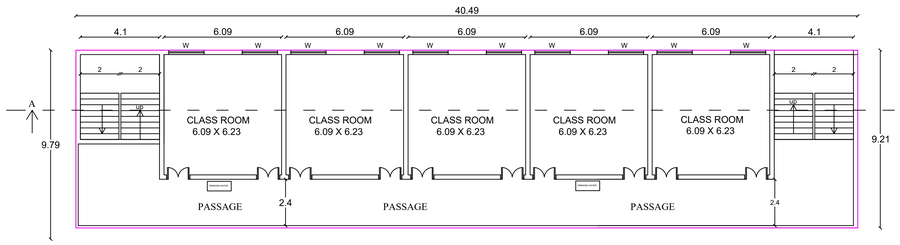
BLOCK -1



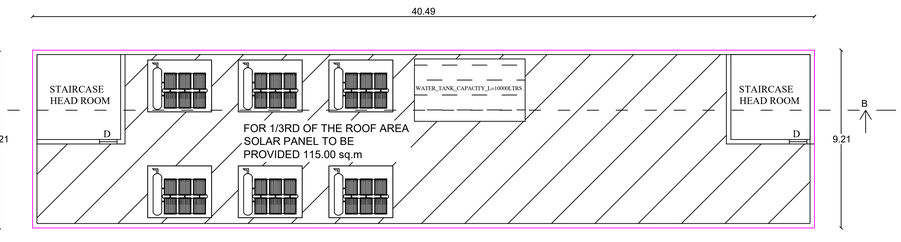
ELEVATION



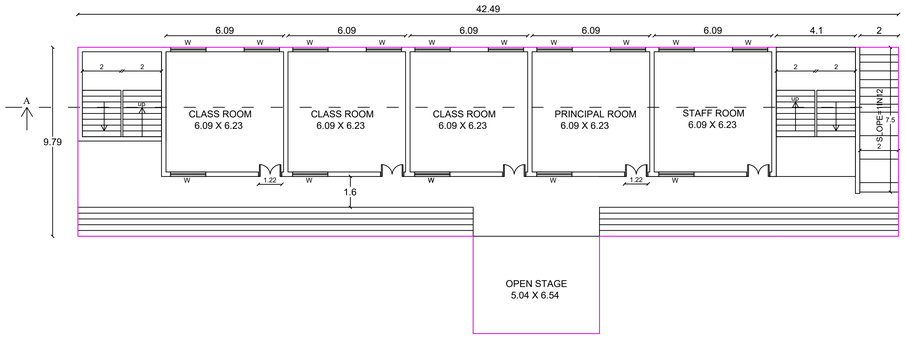
SECTION ON A-B



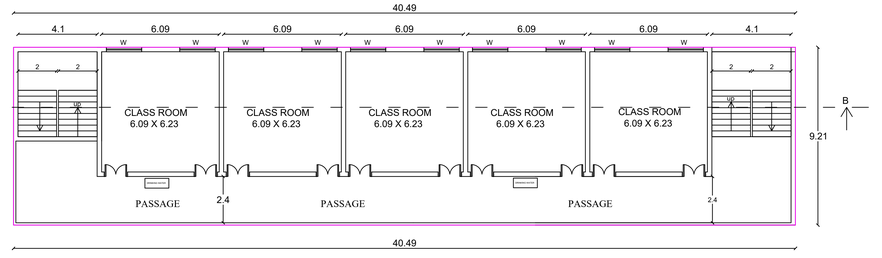
SECOND FLOOR PLAN



TERRACE FLOOR PLAN

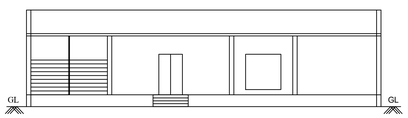


EXISTING GROUND FLOOR PLAN
GO-76 APPROVED



FIRST FLOOR PLAN

BLOCK -2



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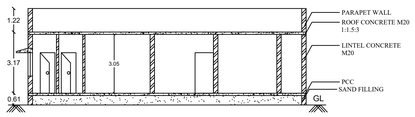

SECTION ON A-B

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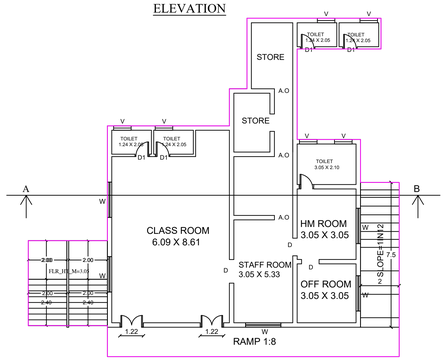
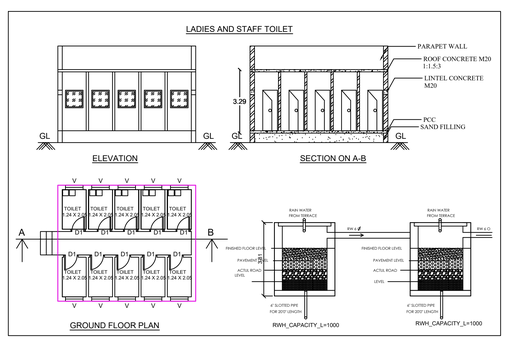
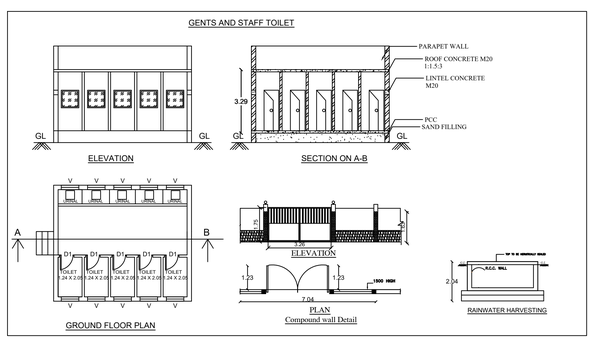


GROUND FLOOR PLAN





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VJ BUILDERS
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/e.signed /
Assistant Director / Deputy Director (i/c)
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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
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.