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.

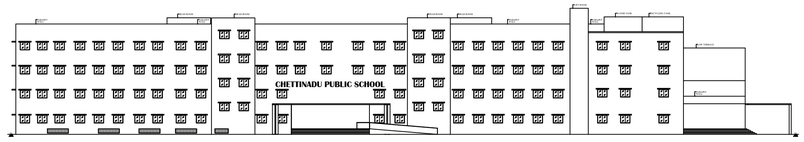
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

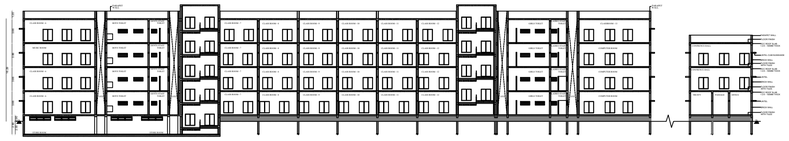
THE PLAN SHOWING REVISED EXISTING & PROPOSED ADDITIONAL CONSTRUCTION OF SCHOOL BUILDING FOR "CHETTINADU PUBLIC SCHOOL" IN R.S NO. 19/1B,20/2,20/8B & 20/13B (TO THE EXISTING BUILDING P.P NO.1113/2009) AT MANAGIRI SUKKANENDHAL VILLAGE,KARAIKUDI TALUK,KARAIKUDI CITY MUNICIPAL CORPORATION LIMIT, SIVAGANGAI DISTRICT.

NAME OF THE OWNER : "CHETTINADU EDUCATIONAL TRUST"
RUN BY: "CHETTINADU PUBLIC SCHOOL"

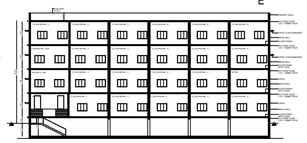
SCALE 1:100
ALL DIMENSIONS ARE IN ' METRES '



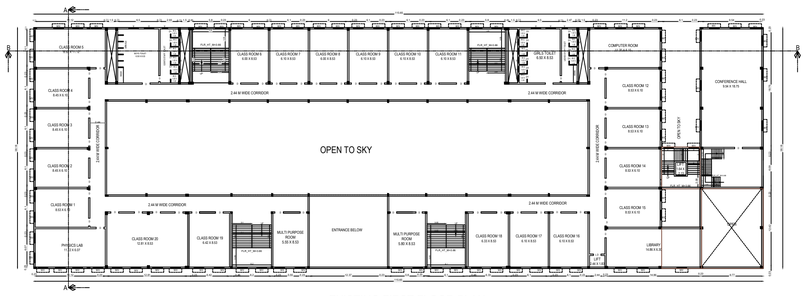
ELEVATION



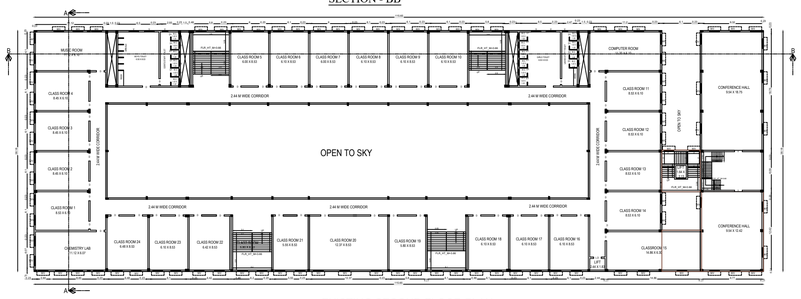
SECTION - BB



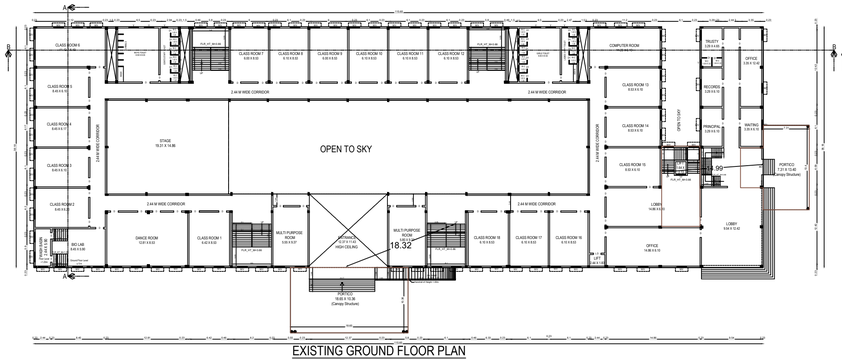
SECTION - AA



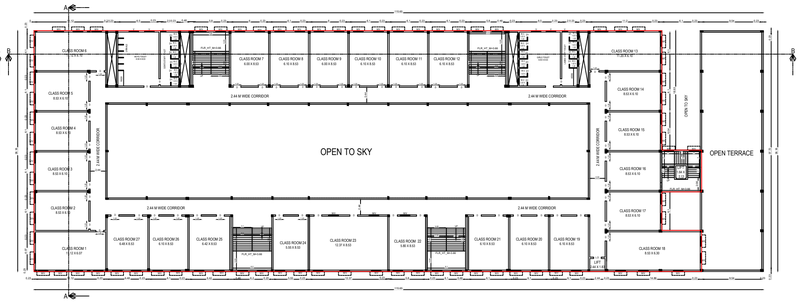
EXISTING FIRST FLOOR PLAN
BLOCK : 1



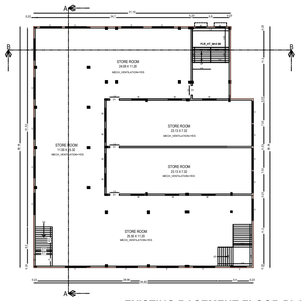
EXISTING SECOND FLOOR PLAN
BLOCK : 1



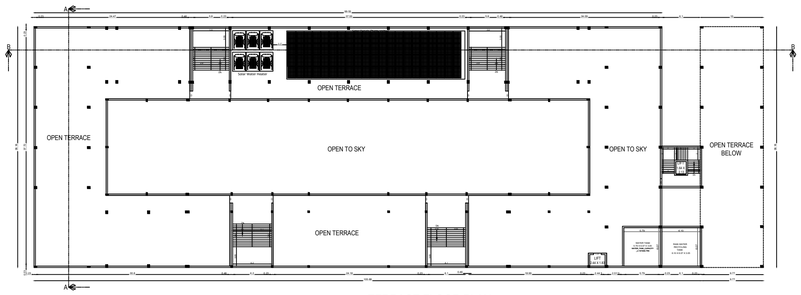
EXISTING GROUND FLOOR PLAN
BLOCK : 1



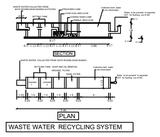
PROPOSED THIRD FLOOR PLAN
BLOCK : 1



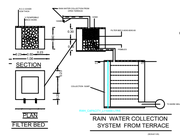
EXISTING BASEMENT FLOOR PLAN
BLOCK : 1



TERRACE FLOOR PLAN
BLOCK : 1

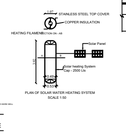


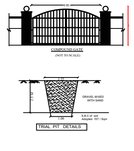
WASTE WATER RECYCLING SYSTEM



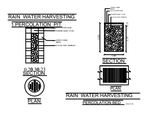
FILTER BED

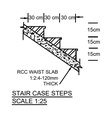
RAIN WATER COLLECTION SYSTEM FROM TERRACE



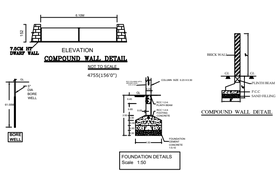


TRIAL PIT DETAILS

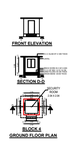




STAIR CASE STEPS



COMPOUND WALL DETAIL



BUDGE

STAFF MEMBER COUNT:

Male Staff - 50 Members
Female Staff - 107 Members

STUDENT MEMBER COUNT:

Total No. of Student - 4100
Boys - 2040
Girls - 2060

Height of the Building Block-1 - 16.29 m
Height of the Building Block-2 - 13.10 m
Height of the Building Block-3 - 11.88 m
Height of the Building Block-4 - 4.57 m

LEGEND:

SITE BOUNDARY –
PROPOSED AREA –
ADDITIONAL AREA –
DRIVEWAY –
EXISTING ROAD –
SERVICE ROAD –
OSR –

CERTIFICATE :

CERTIFICATED THAT RAIN WATER HARVESTING AND WASTE WATER RECYCLING SYSTEMS SHALL BE PROVIDED AS PER GO MS NO: 138, M.A.W.S. DEPT DT: 11.10.2002.

SPECIAL CONDITION:

1.The Building must be used for same purpose for which the approval has been obtained.
2.If used for any purpose other than the approved use,the Planning Permission will be deemed to be cancelled,action will be initiated under 56 and 57 of Town and Country Planning Act-1971 without any prior notice and will be considerd as unauthorized construction.

NOTE:

1.ALL DIMENSIONS ARE IN METRES
2.WASTE WATER TO BE UTILISED FOR GARDENING PURPOSED
3.SEWAGE TO BE CONNECTED TO MAIN SEWARAGE SYSTEM
4.SOLAR WATER HEATER IS PROVIDED

AREA STATEMENT

DESCRIPTION	AREA in sq.m
AS PER DOCUMENT	20927.29
AS PER PATTA	20943.00
AS PER SITE	20924.49

EXISTING BUILDING APPROVED VIDE
P.P NO. 1113/2009
B.P NO. 10/2009, Dt.19.11.2009

DESCRIPTION	FSI AREA in sq.m	NON-FSI AREA in sq.m	TOTAL AREA in sq.m	REMARKS
BLOCK -1 (MAIN BLOCK)				
Ground Floor Area	2576.00	-	2576.00	
First Floor Area	2402.00	-	2402.00	
Second Floor Area	2402.00	-	2402.00	
Terrace Floor Area	-	372.00	372.00	-
BLOCK -2 (HOSTEL BLOCK)				
Ground Floor Area	997.00	-	997.00	
First Floor Area	997.00	-	997.00	
Second Floor Area	997.00	-	997.00	
Terrace Floor Area	-	34.00	34.00	
BLOCK -2A (GIRLS HOSTEL)	-	-	-	NOT CONSTRUCT-ED
BLOCK -2B (STAFF QUARTERS)	-	-	-	
BLOCK -2C (KITCHEN)	-	-	-	
TOTAL AREA - I	10371.00	406.00	10777.00	-

BLOCK : 1 (MAIN BLOCK)
REVISED EXISTING AREA:

DESCRIPTION	FSI AREA in sq.m	NON-FSI AREA in sq.m	TOTAL AREA in sq.m
BASEMENT FLOOR AREA	1288.02	-	1288.02
GROUND FLOOR AREA	597.71	-	597.71
FIRST FLOOR AREA	635.16	-	635.16
SECOND FLOOR AREA	635.16	-	635.16
HEADROOM AREA	-	-61.15	-61.15
TOTAL AREA - II	3156.05	-61.15	3094.90
BLOCK : 1 (MAIN BLOCK)			
PROPOSED AREA TO BE APPROVED:			
GROUND FLOOR AREA	231.98	-	231.98
FIRST FLOOR AREA	40.38	-	40.38
SECOND FLOOR AREA	40.38	-	40.38
THIRD FLOOR AREA	2698.72	-	2698.72
HEADROOM AREA	-	50.07	50.07
TOTAL AREA - III	3011.46	50.07	3061.53
BLOCK : 2 - REVISED EXISTING AREA (HOSTEL BLOCK)			
GROUND FLOOR AREA	6.77	-	6.77
FIRST FLOOR AREA	6.77	-	6.77
SECOND FLOOR AREA	6.77	-	6.77
TERRACE FLOOR AREA	130.01	106.76	236.77
TOTAL AREA IV	150.32	106.76	257.08
PROPOSED AREA TO BE APPROVED:			
BLOCK : 3 - PROPOSED AREA (AUDITORIUM)			
GROUND FLOOR AREA	605.96	-	605.96
FIRST FLOOR AREA	605.96	-	605.96
SECOND FLOOR AREA	145.46	-	145.46
TOTAL AREA V	1357.38	-	1357.38
BLOCK : 4 - PROPOSED AREA (SECURITY ROOM):			
GROUND FLOOR AREA	-	6.25	6.25
TOTAL AREA VI	-	6.25	6.25
TO BE APPROVED (TOTAL AREA II+III+IV+V+VI)	**7675.21**	**101.93**	**7777.14**
ALREADY APPROVED (TOTAL AREA - I)	**10371.00**	**406.00**	**10777.00**
TOTAL AREA	**18046.21**	**507.93**	**18554.14**
OPEN SPACE	-	-	15902.82

O.S.R DETAILS

	REQUIRED	PROVIDED
O.S.R	2094.30 sq.m, 10.00%	2096.57 sq.m, 10.00%

FLOOR SPACE INDEX (FSI) = 18046.21 / 20924.49 = 0.86
PLOT COVERAGE (PC) = 23.99%

PARKING REQUIREMENTS :
1. Classroom Area - 4781.21 Sq.m
2. 10% of required Car/ Two Wheeler Spaces reserved for Physically Handicapped Persons
Car Space = 48 x 0.1 = 4.8 (i.e) 5
Two Wheeler Space = 96 x 0.1 = 9.6 (i.e) 10
As Per TNCDBR - 2019, Annexure IV Part-II (B) General Note
3. 10% of Car/ Two Wheeler Parking Spaces shall be earmarked for Electric Vehicles with Fast Charging Points
Car Space = 48 x 0.1 = 4.8 (i.e) 5
Two Wheeler Space = 96 x 0.1 = 9.6 (i.e) 10
As Per G.O No.684 in TNCDBR - 2019, Annexure IV Part-II (I) Vehicle Charging Infrastructure

PARKING DETAILS	AREA	REQUIRED	PROVIDED
1 Car Space for every 100 Sq.m of Classroom area	4781.21	48	48
1 Two wheeler Space for every 50 Sq.m of Classroom area	4781.21	96	96
1 Cycle Space for every 10 Sq.m of Classroom area	4781.21	478	480
1 Car Space for every 20 Sq.m of Auditorium area	1357.38	68	68
1 Two wheeler for every 20 Sq.m of Auditorium area	1357.38	68	68
1 Two wheeler for every 10 rooms	22 Nos	3	3
10% of DA Car Space for required no. of Car Space	-	5	12
10% of DA Two Wheeler Space for required no. of Two Wheeler Space	-	10	17
Total No. of Car Spaces	-	116	116
Total No. of Two Wheeler Spaces	-	167	167
Total No. of Cycle Spaces	-	478	480

APPROVAL AUTHORITY:

APPLICANT:

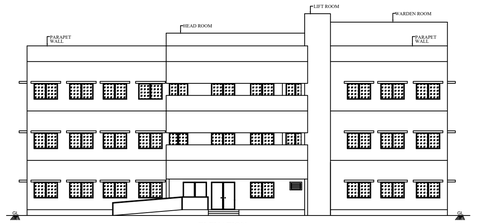
ARCHITECT :
P. G.SIVAKUMAR, B.Arch.,M.I.P.
Architect Regn. No: CA/84/8808
RA/Gr.1/19/09/351
23, The West, 3rd Floor,
Pudukkottai Main Road, Trichy-20.
Ph: (0431) 2313668, 2312668.

STRUCTURAL ENGINEER :
Er.M.HEMANTKUMAR M.E(Struct),C.E(I)
Registered Structural Engineer
Reg No:SE / Gr. / FDTCP/TRICHY / JAN 2023/403
No.23,Third Floor, Pudukkottai Main Road
Opp.Kallukuzhi Road,TVS Tolgate,Trichy-620020
Ph:9952153692

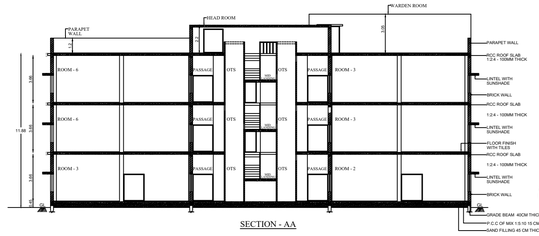
GEO-TECH ENGINEER :
Dr.S.SENTHAMIL KUMAR, B.E.,M.E.,Ph.D.,FGS,MIEI
Registered Geotechnical Engineer,
(TJR/RGE/2019/086), Chartered Engineer,
703, Plot No. 29, OM Rajoo Nagar,
Near New Bus Stand, THANJAVUR - 613 005.
Mobile : 9443976090

SITE SUPERVISION ENGINEER:
R.Shamili, B.E.,
Reg. Construction Engineer
(Reg.No.009 RCE/2023)
Agaram Architects
105/2, Vairam Nagar, Pudukkottai Road,
Thanjavur 613 005. Cell: 9361594077

REGISTERED PROFESSIONAL:
Er. A. Ashik Ahamed
Reg. Engineer Grade II (R.E)
(Reg.No.019/RE/GR-II /2023)
Agaram Architects
105/2, Vairam Nagar, Pudukkottai Road,
Thanjavur - 613 005. Cell: 9944582206

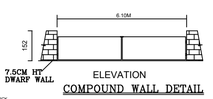


ELEVATION

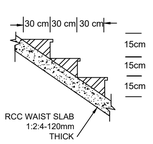


SECTION - AA

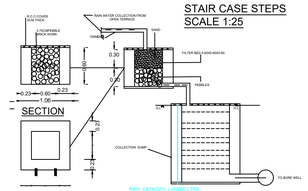




ELEVATION
COMPOUND WALL DETAIL
NOT TO SCALE
4755(156'0")



STAIR CASE STEPS
SCALE 1:25

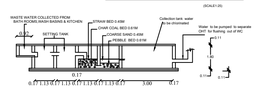


SECTION

PLAN

FILTER BED

RAIN WATER COLLECTION SYSTEM FROM TERRACE


WASTE WATER COLLECTED FROM BATH ROOMS,WASH BASINS & KITCHEN
KITCHEN TRAP
STRAW BED 0.45M
CHAR COAL BED 0.6M
COARSE SAND 0.45M
GRAVEL BED 0.45M
Collection tank water to be chlorinated
Water to be pumped to separate SWT for flushing, out of WC
0.11
1.20
0.11
0.11
0.11

THE PLAN SHOWING REVISED EXISTING & PROPOSED ADDITIONAL CONSTRUCTION OF SCHOOL BUILDING FOR "CHETTINADU PUBLIC SCHOOL" IN R.S NO. 19/1B,20/2,20/8B & 20/13B (P.P NO.1113/2009)AT MANAGIRI SUKKANENDHAL VILLAGE,KARAIKUDI TALUK,KARAIKUDI CITY MUNICIPAL CORPORATION LIMIT, SIVAGANGAI DISTRICT.

NAME OF THE OWNER : "CHETTINADU EDUCATIONAL TRUST"
RUN BY: "CHETTINADU PUBLIC SCHOOL"

SCALE 1:100
ALL DIMENSIONS ARE IN ' METRES '

REFERENCE		
M.D	MAIN DOOR	2.44 X 2.13
M.D1	MAIN DOOR	3.50 X 2.13
D	DOOR	1.22 X 2.13
D1	DOOR	0.76 X 2.13
D2	DOOR	1.00 X 2.13
D3	DOOR	1.53 X 2.13
D4	DOOR	1.83 X 2.13
D5	DOOR	1.33 X 2.13
D6	DOOR	1.69 X 2.13
W/V	WINDOW	1.53 X 1.83
W1	WINDOW	1.83 X 1.37
W2	WINDOW	1.22 X 1.37
V	VENTILATOR	0.60 X 0.60
V1	VENTILATOR	5.23 X 0.60
V2	VENTILATOR	5.03 X 0.60
V3	VENTILATOR	3.37 X 0.60
L.D	LIFT DOOR	1.22 X 2.13

AREA STATEMENT

DESCRIPTION	AREA in sq.m
AS PER DOCUMENT	20927.29
AS PER PATTA	20943.00
AS PER SITE	20924.49

EXISTING BUILDING APPROVED VIDE
P.P NO. 1113/2009
B.P NO. 10/2009, Dt.19.11.2009

DESCRIPTION	FSI AREA in sq.m	NON-FSI AREA in sq.m	TOTAL AREA in sq.m	REMARKS
BLOCK -1 (MAIN BLOCK)				
Ground Floor Area	2576.00	-	2576.00	
First Floor Area	2402.00	-	2402.00	
Second Floor Area	2402.00	-	2402.00	
Terrace Floor Area	-	372.00	372.00	-
BLOCK -2 (HOSTEL BLOCK)				
Ground Floor Area	997.00	-	997.00	
First Floor Area	997.00	-	997.00	
Second Floor Area	997.00	-	997.00	
Terrace Floor Area	-	34.00	34.00	
BLOCK -2A (GIRLS HOSTEL)	-	-	-	NOT CONSTRUCTED
BLOCK -2B (STAFF QUARTERS)	-	-	-	
BLOCK -2C (KITCHEN)	-	-	-	
TOTAL AREA - I	10371.00	406.00	10777.00	-

BLOCK : 1 (MAIN BLOCK)
REVISED EXISTING AREA:

DESCRIPTION	FSI AREA in sq.m	NON-FSI AREA in sq.m	TOTAL AREA in sq.m
BASEMENT FLOOR AREA	1288.02	-	1288.02
GROUND FLOOR AREA	597.71	-	597.71
FIRST FLOOR AREA	635.16	-	635.16
SECOND FLOOR AREA	635.16	-	635.16
HEADROOM AREA	-	-61.15	-61.15
TOTAL AREA - II	3156.05	-61.15	3094.90

BLOCK : 1 (MAIN BLOCK)
PROPOSED AREA TO BE APPROVED:

GROUND FLOOR AREA	231.98	-	231.98
FIRST FLOOR AREA	40.38	-	40.38
SECOND FLOOR AREA	40.38	-	40.38
THIRD FLOOR AREA	2698.72	-	2698.72
HEADROOM AREA	-	50.07	50.07
TOTAL AREA - III	3011.46	50.07	3061.53
BLOCK : 2 - REVISED EXISTING AREA (HOSTEL BLOCK)			
GROUND FLOOR AREA	6.77	-	6.77
FIRST FLOOR AREA	6.77	-	6.77
SECOND FLOOR AREA	6.77	-	6.77
TERRACE FLOOR AREA	130.01	106.76	236.77
TOTAL AREA IV	150.32	106.76	257.08
PROPOSED AREA TO BE APPROVED:			
BLOCK : 3 - PROPOSED AREA (AUDITORIUM)			
GROUND FLOOR AREA	605.96	-	605.96
FIRST FLOOR AREA	605.96	-	605.96
SECOND FLOOR AREA	145.46	-	145.46
TOTAL AREA V	1357.38	-	1357.38
BLOCK : 4 - PROPOSED AREA (SECURITY ROOM):			
GROUND FLOOR AREA	-	6.25	6.25
TOTAL AREA VI	-	6.25	6.25
TO BE APPROVED (TOTAL AREA II+III+IV+V+VI)	**7675.21**	**101.93**	**7777.14**
ALREADY APPROVED (TOTAL AREA - I)	**10371.00**	**406.00**	**10777.00**
TOTAL AREA	**18046.21**	**507.93**	**18554.14**
OPEN SPACE	-	-	15902.82

O.S.R DETAILS

	REQUIRED	PROVIDED
O.S.R	2094.30 10.00%	2096.57 10.00%

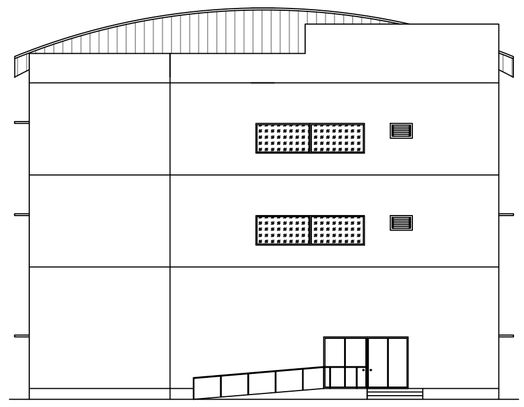
FLOOR SPACE INDEX (FSI) = 18046.21 / 20924.49 = 0.86
PLOT COVERAGE (PC) = 23.99%

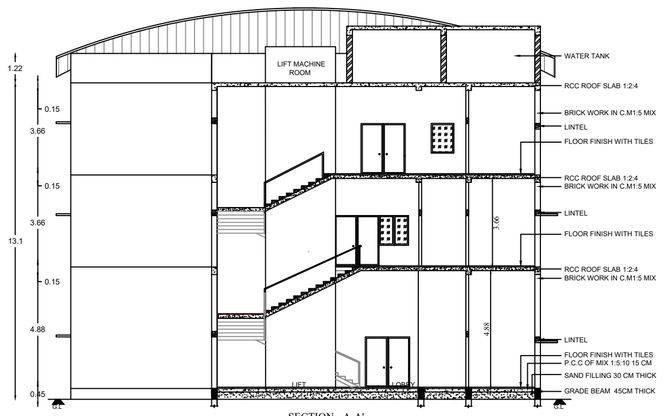
PARKING REQUIREMENTS :
1. Classroom Area - 4781.21 Sq.m
2. 10% of required Car/ Two Wheeler Spaces reserved for Physically Handicapped Persons
   Car Space = 48 x 0.1 = 4.8 (i.e) 5
   Two Wheeler Space = 96 x 0.1 = 9.6 (i.e) 10

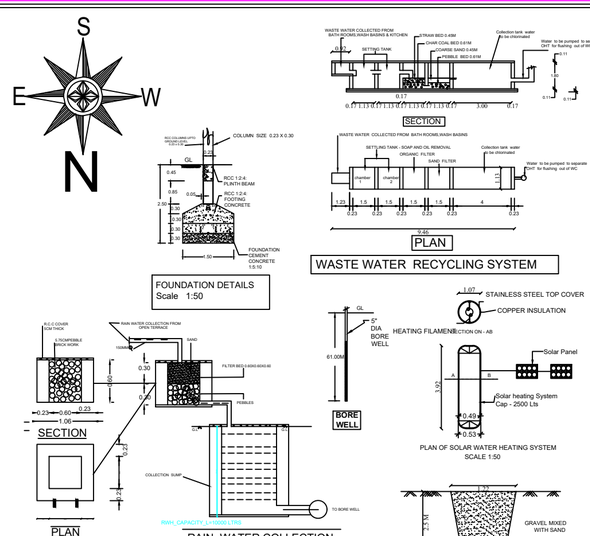
As Per TNCDBR - 2019, Annexure IV Part-II (B) General Note
3. 10% of Car/ Two Wheeler Parking Spaces shall be earmarked for Electric Vehicles with Fast Charging Points
   Car Space = 48 x 0.1 = 4.8 (i.e) 5
   Two Wheeler Space = 96 x 0.1 = 9.6 (i.e) 10

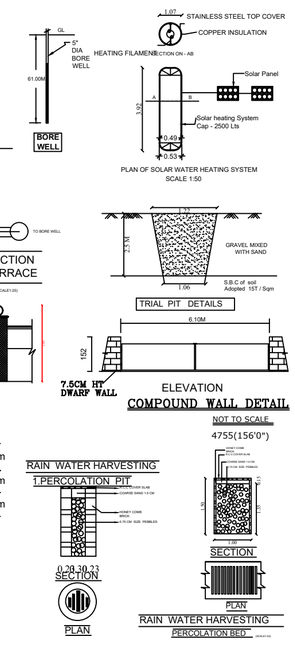
As Per G.O No.684 in TNCDBR - 2019, Annexure IV Part-II (I) Vehicle Charging Infrastructure

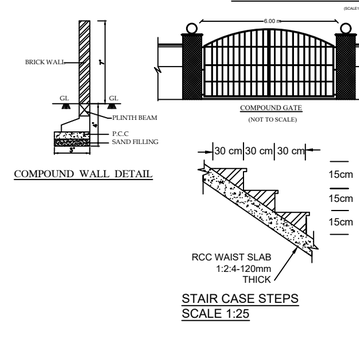
PARKING DETAILS	AREA	REQUIRED	PROVIDED
1 Car Space for every 100 Sq.m of Classroom area	4781.21	48	48
1 Two wheeler Space for every 50 Sq.m of Classroom area	4781.21	96	96
1 Cycle Space for every 10 Sq.m of Classroom area	4781.21	478	480
1 Car Space for every 20 Sq.m of Auditorium area	1357.38	68	68
1 Two wheeler for every 20 Sq.m of Auditorium area	1357.38	68	68
1 Two wheeler for every 10 rooms	22 Nos	3	3
10% of DA Car Space for required no. of Car Space	-	5	12
10% of DA Two Wheeler Space for required no. of Two Wheeler Space	-	10	17
Total No. of Car Spaces	-	116	116
Total No. of Two Wheeler Spaces	-	167	167
Total No. of Cycle Spaces	-	478	480

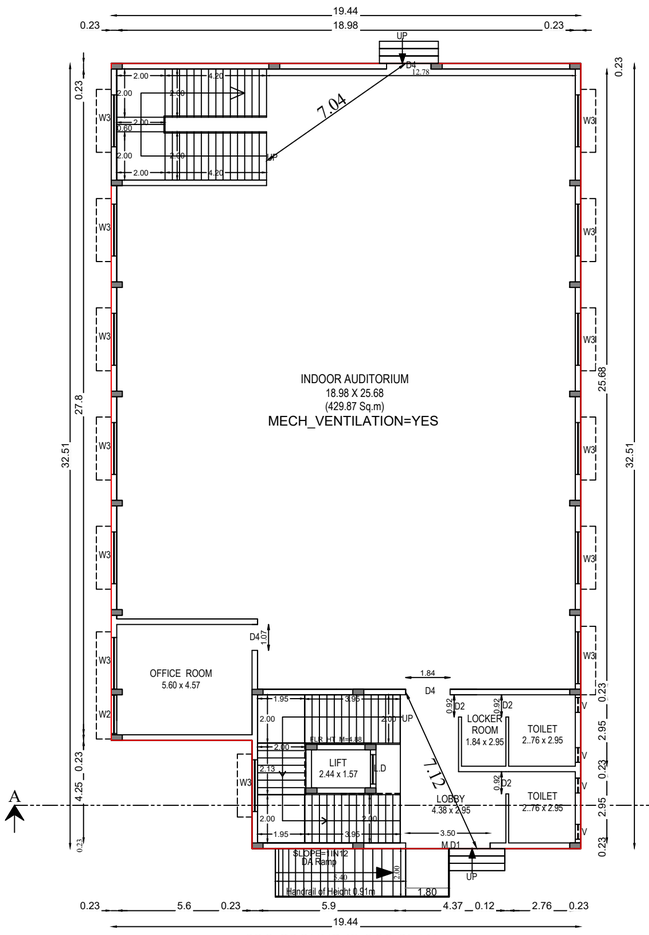


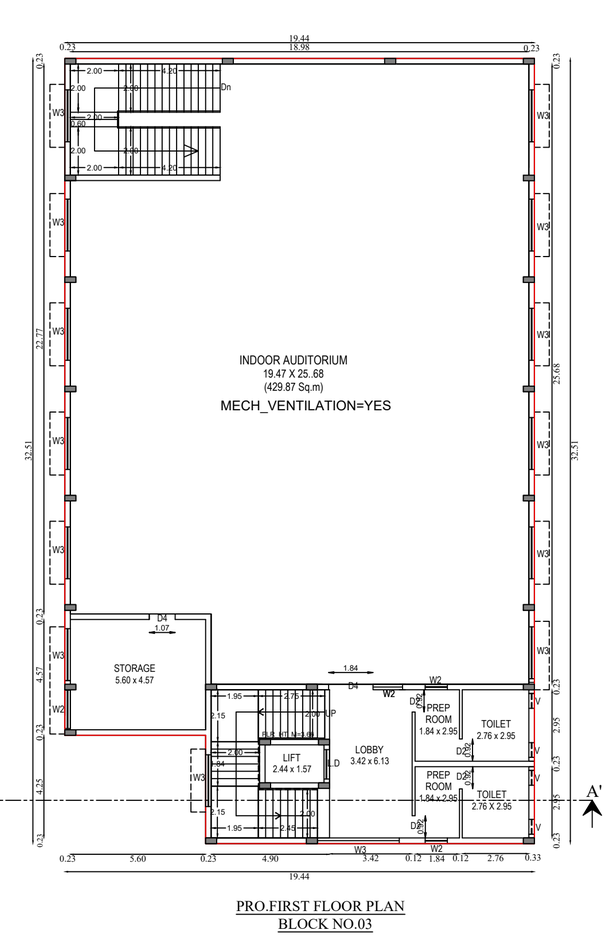


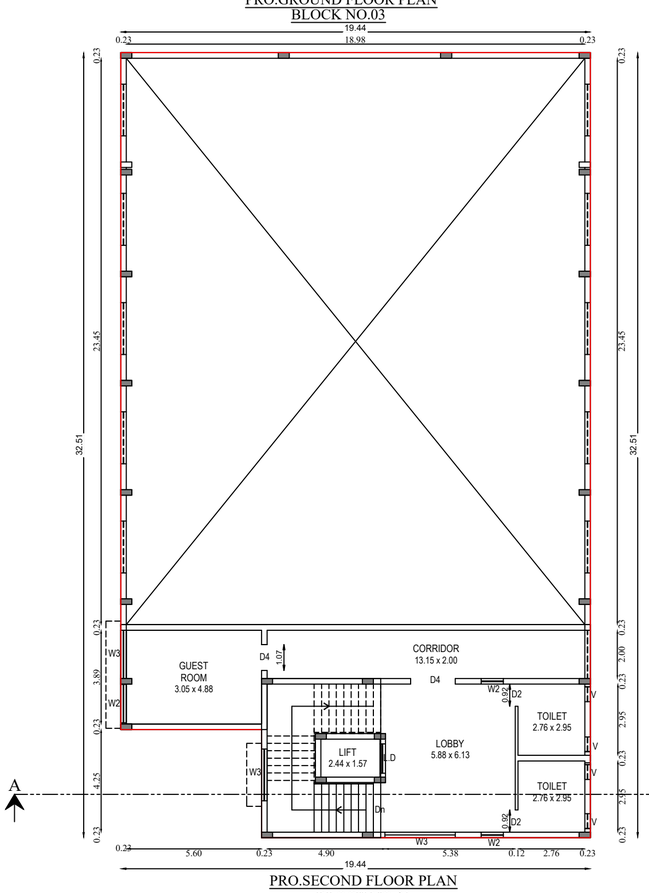


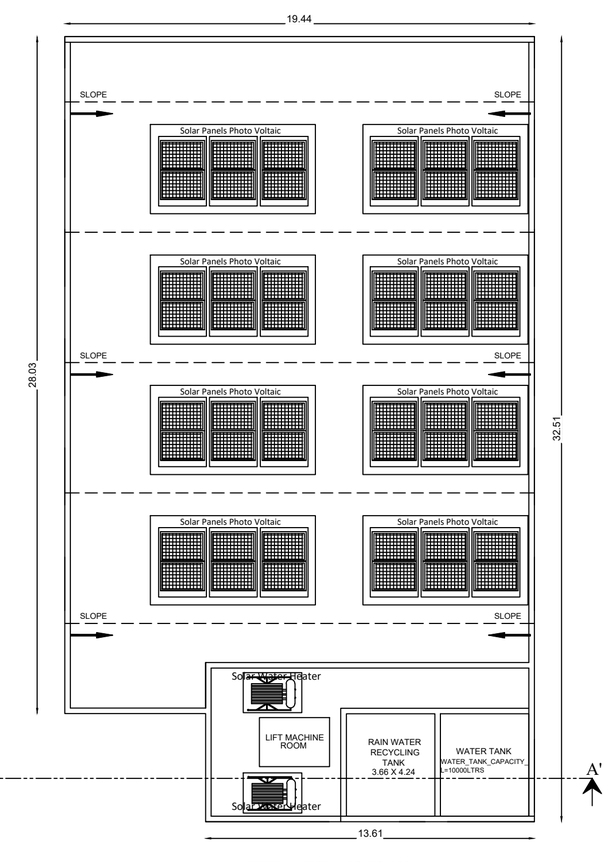












Height of the Building Block-1 - 16.29 m
Height of the Building Block-2 - 13.10 m
Height of the Building Block-3 - 11.88 m
Height of the Building Block-4 - 4.57 m

STAFF MEMBER COUNT:
Male Staff - 50 Members
Female Staff - 107 Members

STUDENT MEMBER COUNT:
Total No.of Students - 4100
Boys - 2040
Girls - 2060

LEGEND:
SITE BOUNDARY
PROPOSED AREA
EXISTING AREA
DRIVEWAY
EXISTING ROAD
SERVICE ROAD
OSR

NOTE:
1.ALL DIMENSIONS ARE IN METRES
2.WASTE WATER TO BE UTILISED FOR GARDENING PURPOSED
3.SEWAGE TO BE CONNECTED TO MAIN SEWARAGE SYSTEM
4.SOLAR WATER HEATER IS PROVIDED

CERTIFICATE :
CERTIFICATED THAT RAIN WATER HARVESTING AND WASTE WATER.
RECYCLING SYSTEMS SHALL BE PROVIDED AS PER GO MS NO: 138, M.A.W.S. DEPT DT: 11.10.2002.

SPECIAL CONDITION:
1.The Building must be used for same purpose for which the approval has been obtained.
2.If used for any purpose other than the approved use,the Planning Permission will be deemed to be cancelled,action will be initiated under 56 and 57 of Town and Country Planning Act-1971 without any prior notice and will be considerd as unauthorized construction.

APPLICANT:

ARCHITECT :
P. G.SIVAKUMAR,B.Arch.,M.I.P.
Architect Regn. No: CA/84/8808
RA/Gr.1/19/09/351
23, The West, 3rd Floor,
Pudukkottai Main Road, Trichy-20.
Ph: (0431) 2313668, 2312668.

STRUCTURAL ENGINEER :
Er.M.HEMANTKUMAR M.E(Struct),C.E(I)
Registered Structural Engineer
Reg No:SE / Gr. I /DTCP/TRICHY / JAN 2023/ 403
No.23,Third Floor, Pudukkottai Main Road
Opp.Kallukuzhi Road,TVS Tolgate,Trichy-620020
Ph:9952153692

GEO-TECH ENGINEER :
Dr.S.SENTHAMIL KUMAR, B.E.,M.E.,Ph.D.,FIGS,MIEI
Registered Geotechnical Engineer,
(TJR/RGE/2019/086), Chartered Engineer,
703, Plot No. 29, OM Rajoo Nagar,
Near New Bus Stand, THANJAVUR - 613 005.
Mobile : 9443976090

SITE SUPERVISION ENGINEER:
R. Shamili
Er. R. Shamili, B.E.,
Reg. Construction Engineer
(Reg.No.009 RCE/2023)
Agaram Architects
105/2, Vairam Nagar, Pudukkottai Road,
Thanjavur 613 005. Cell: 9361594077

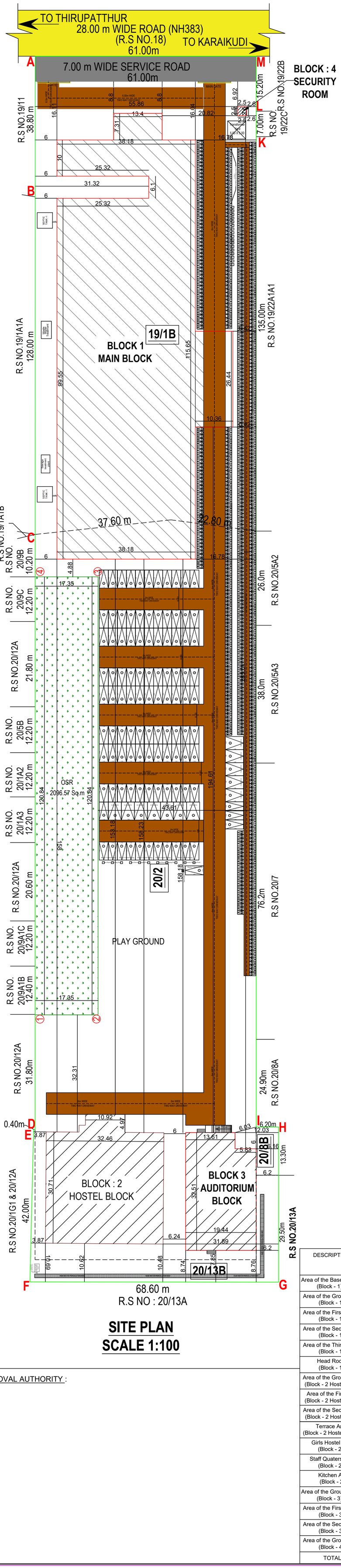
REGISTERED PROFESSIONAL:
Er. A. Ashik Ahamed
Reg. Engineer Grade II (R.E)
(Reg.No.019/RE/GR-II /2023)
Agaram Architects
105/2, Vairam Nagar, Pudukkottai Road,
Thanjavur - 613 005. Cell: 9944582206

APPROVAL AUTHORITY:

THE SITE PLAN SHOWING REVISED EXISTING & PROPOSED ADDITIONAL CONSTRUCTION OF SCHOOL BUILDING FOR "CHETTINADU PUBLIC SCHOOL" IN R.S NO. 19/1B,20/2,20/8B & 20/13B (P.P NO.1113/2009) AT MANAGIRI SUKKANENDHAL VILLAGE,KARAIKUDI TALUK,KARAIKUDI CITY MUNICIPAL CORPORATION LIMIT, SIVAGANGAI DISTRICT.

NAME OF THE OWNER : "CHETTINADU EDUCATIONAL TRUST"
RUN BY: "CHETTINADU PUBLIC SCHOOL"

SCALE 1:100
ALL DIMENSIONS ARE IN ' METRES '



N
W E
S

Height of the Building Block-1 - 16.29 m
Height of the Building Block-2 - 13.10 m
Height of the Building Block-3 - 11.88 m
Height of the Building Block-4 - 4.57 m

STAFF MEMBER COUNT:
Male Staff - 50 Members
Female Staff - 107 Members

STUDENT MEMBER COUNT:
Total No.of Students - 4100
Boys - 2040
Girls - 2060

SPECIAL CONDITION:
1.The Building must be used for same purpose for which the approval has been obtained.
2.If used for any purpose other than the approved use,the Planning Permission will be deemed to be cancelled,action will be initiated under 56 and 57 of Town and Country Planning Act-1971 without any prior notice and will be considerd as unauthorized construction.

LEGEND:
SITE BOUNDARY –
PROPOSED AREA –
EXISTING AREA –
DRIVEWAY –
EXISTING ROAD –
SERVICE ROAD –
OSR –

SITE AREA STATEMENT

SURVEY NOS / SUB DIVISIONS	AREA IN SQ.M		AREA IN ACRE	
	DOCUMENT AREA	PATTA AREA	DOCUMENT AREA	PATTA AREA
19/1B	7850.90	7850.00	1.94	1.94
20/2	12383.39	12400.00	3.06	3.06
20/8B	82.00	82.00	0.02	0.02
20/13B	611.00	611.00	0.15	0.15
TOTAL AREA	20927.29	20943.00	5.17	5.17

APPLICANT:

ARCHITECT :
P. G. SIVAKUMAR, B.Arch., M.I.P.
Architect Regn. No: CA/84/8808
RA/Gr.1/19/09/351
23, The West, 3rd Floor,
Pudukkottai Main Road, Trichy - 20.
Ph: (0431) 2313668, 2312668.

GEO-TECH ENGINEER :
Dr.S.SENTHAMIL KUMAR, B.E.,M.E.,Ph.D.,FIGS,MIEI
Registered Geotechnical Engineer,
(TJR/RGE/2019/086), Chartered Engineer,
703, Plot No. 29, OM Rajoo Nagar,
Near New Bus Stand, THANJAVUR - 613 005.
Mobile : 9443976090

SITE SUPERVISION ENGINEER:
Er. R. Shamili, B.E.,
Reg. Construction Engineer
(Reg.No.009 RCE/2023)
Agaram Architects
105/2, Vairam Nagar, Pudukkottai Road,
Thanjavur 613 005. Cell: 9361594077

STRUCTURAL ENGINEER :
Er.M.HEMANTKUMAR M.E(Struct),C.E(I)
Registered Structural Engineer
Reg No:SE / Gr. I /DTCP/TRICHY / JAN 2023/ 403
No.23,Third Floor, Pudukkottai Main Road
Opp:Kallukuzhi Road,TVS Tolgate, Trichy-620020
Ph:9952153692

REGISTERED PROFESSIONAL:
Er. A. Ashik Ahamed
Reg. Engineer Grade II (R.E)
(Reg.No.019/RE/GR-II /2023)
Agaram Architects
105/2, Vairam Nagar, Pudukkottai Road,
Thanjavur - 613 005. Cell: 9944582206

REFERENCE

M.D	MAIN DOOR	2.44 X 2.13
M.D1	MAIN DOOR	3.50 X 2.13
D	DOOR	1.22 X 2.13
D1	DOOR	0.76 X 2.13
D2	DOOR	1.00 X 2.13
D3	DOOR	1.53 X 2.13
D4	DOOR	1.83 X 2.13
D5	DOOR	1.33 X 2.13
D6	DOOR	1.69 X 2.13
W/V	WINDOW	1.53 X 1.83
W1	WINDOW	1.83 X 1.37
W2	WINDOW	1.22 X 1.37
V	VENTILATOR	0.60 X 0.60
V1	VENTILATOR	5.23 X 0.60
V2	VENTILATOR	5.03 X 0.60
V3	VENTILATOR	3.37 X 0.60
L.D	LIFT DOOR	1.22 X 2.13

AREA STATEMENT

DESCRIPTION	AREA in sq.m
AS PER DOCUMENT	20927.29
AS PER PATTA	20943.00
AS PER SITE	20924.49

EXISTING BUILDING APPROVED VIDE
P.P NO. 1113/2009
B.P NO. 10/2009, Dt.19.11.2009

DESCRIPTION	FSI AREA in sq.m	NON-FSI AREA in sq.m	TOTAL AREA in sq.m	REMARKS
BLOCK -1 (MAIN BLOCK)				
Ground Floor Area	2576.00	-	2576.00	
First Floor Area	2402.00	-	2402.00	
Second Floor Area	2402.00	-	2402.00	
Terrace Floor Area	-	372.00	372.00	-
BLOCK -2 (HOSTEL BLOCK)				
Ground Floor Area	997.00	-	997.00	
First Floor Area	997.00	-	997.00	
Second Floor Area	997.00	-	997.00	
Terrace Floor Area	-	34.00	34.00	
BLOCK -2A (GIRLS HOSTEL)	-	-	-	NOT CONSTRUCT-ED
BLOCK -2B (STAFF QUARTERS)	-	-	-	
BLOCK -2C (KITCHEN)	-	-	-	
TOTAL AREA - I	10371.00	406.00	10777.00	-

BLOCK : 1 (MAIN BLOCK)
REVISED EXISTING AREA TO BE APPROVED:

DESCRIPTION	FSI AREA in sq.m	NON-FSI AREA in sq.m	TOTAL AREA in sq.m
BASEMENT FLOOR AREA	1288.02	-	1288.02
GROUND FLOOR AREA	597.71	-	597.71
FIRST FLOOR AREA	635.16	-	635.16
SECOND FLOOR AREA	635.16	-	635.16
HEADROOM AREA	-	-61.15	-61.15
TOTAL AREA - II	3156.05	-61.15	3094.90

BLOCK : 1 (MAIN BLOCK)
PROPOSED AREA TO BE APPROVED:

GROUND FLOOR AREA	231.98	-	231.98
FIRST FLOOR AREA	40.38	-	40.38
SECOND FLOOR AREA	40.38	-	40.38
THIRD FLOOR AREA	2698.72	-	2698.72
HEADROOM AREA	-	50.07	50.07
TOTAL AREA - III	3011.46	50.07	3061.53

BLOCK : 2 (HOSTEL BLOCK)
REVISED EXISTING AREA TO BE APPROVED:

GROUND FLOOR AREA	6.77	-	6.77
FIRST FLOOR AREA	6.77	-	6.77
SECOND FLOOR AREA	6.77	-	6.77
TERRACE FLOOR AREA	130.01	106.76	236.77
TOTAL AREA IV	150.32	106.76	257.08

PROPOSED AREA TO BE APPROVED:
BLOCK : 3 - PROPOSED AREA (AUDITORIUM)

GROUND FLOOR AREA	605.96	-	605.96
FIRST FLOOR AREA	605.96	-	605.96
SECOND FLOOR AREA	145.46	-	145.46
TOTAL AREA V	1357.38	-	1357.38

BLOCK : 4 - PROPOSED AREA (SECURITY ROOM):

GROUND FLOOR AREA	-	6.25	6.25
TOTAL AREA VI	-	6.25	6.25
TO BE APPROVED (TOTAL AREA II+III+IV+V+VI)	**7675.21**	**101.93**	**7777.14**
ALREADY APPROVED (TOTAL AREA - I)	**10371.00**	**406.00**	**10777.00**
TOTAL AREA	**18046.21**	**507.93**	**18554.14**
OPEN SPACE	-	-	15902.82

O.S.R DETAILS

	REQUIRED	PROVIDED
O.S.R	2094.30 10.00%	2096.57 10.00%

FLOOR SPACE INDEX (FSI) = 18046.21 / 20924.49 = 0.86
PLOT COVERAGE (PC) = 23.99%

PARKING REQUIREMENTS :
1. Classroom Area - 4781.21 Sq.m
2. 10% of required Car/ Two Wheeler Spaces reserved for Physically Handicapped Persons
   Car Space = 48 x 0.1 = 4.8 (i.e) 5
   Two Wheeler Space = 96 x 0.1 = 9.6 (i.e) 10
As Per TNCDBR - 2019, Annexure IV Part-II (B) General Note
3. 10% of Car/ Two Wheeler Parking Spaces shall be earmarked for Electric Vehicles with Fast Charging Points
   Car Space = 48 x 0.1 = 4.8 (i.e) 5
   Two Wheeler Space = 96 x 0.1 = 9.6 (i.e) 10
As Per G.O No.684 in TNCDBR - 2019, Annexure IV Part-II (I) Vehicle Charging Infrastructure

PARKING DETAILS	AREA	REQUIRED	PROVIDED
1 Car Space for every 100 Sq.m of Classroom area	4781.21	48	48
1 Two wheeler Space for every 50 Sq.m of Classroom area	4781.21	96	96
1 Cycle Space for every 10 Sq.m of Classroom area	4781.21	478	480
1 Car Space for every 20 Sq.m of Auditorium area	1357.38	68	68
1 Two wheeler for every 20 Sq.m of Auditorium area	1357.38	68	68
1 Two wheeler for every 10 rooms	22 Nos	3	3
10% of DA Car Space for required no. of Car Space	-	5	12
10% of DA Two Wheeler Space for required no. of Two Wheeler Space	-	10	17
Total No. of Car Spaces	-	116	116
Total No. of Two Wheeler Spaces	-	167	167
Total No. of Cycle Spaces	-	478	480

DESCRIPTION	EXISTING APPROVED BUILDING AREA			REVISED BUILDING AREA			DIFFERENT REVISED (-) EXISTING			REMARKS
	NON-FSI	FSI	TOTAL	NON-FSI	FSI	TOTAL	NON-FSI	FSI	TOTAL	
Area of the Basement Floor (Block - 1)	-	-	-	-	1288.02	1288.02	-	1288.02	1288.02	Proposed Additional Area
Area of the Ground Floor (Block - 1)	-	2576.00	2576.00	-	3405.69	3405.69	-	829.69	829.69	Revised Area
Area of the First Floor (Block - 1)	-	2402.00	2402.00	-	3077.54	3077.54	-	675.54	675.54	Revised Area
Area of the Second Floor (Block - 1)	-	2402.00	2402.00	-	3077.54	3077.54	-	675.54	675.54	Revised Area
Area of the Third Floor (Block - 1)	-	-	-	-	2698.72	2698.72	-	2698.72	2698.72	Proposed Additional Area
Head Room (Block - 1)	372.00	-	372.00	360.92	-	360.92	-11.08	-	-11.08	Revised Area
Area of the Ground Floor (Block - 2 Hostel Block)	-	997.00	997.00	-	1003.77	1003.77	-	6.77	6.77	Revised Area
Area of the First Floor (Block - 2 Hostel Block)	-	997.00	997.00	-	1003.77	1003.77	-	6.77	6.77	Revised Area
Area of the Second Floor (Block - 2 Hostel Block)	-	997.00	997.00	-	1003.77	1003.77	-	6.77	6.77	Revised Area
Terrace Area (Block - 2 Hostel Block)	34.00	-	34.00	140.76	130.01	270.77	106.76	130.01	236.77	Revised Area
Girls Hostel Area (Block - 2A)	-	1187.00	1187.00	-	-	-	-	-1187.00	-1187.00	Not Constructed
Staff Quaters Area (Block - 2B)	-	496.56	496.56	-	-	-	-	-496.56	-496.56	Not Constructed
Kitchen Area (Block - 2C)	-	139.40	139.40	-	-	-	-	-139.40	-139.40	Not Constructed
Area of the Ground Floor (Block - 3)	-	-	-	-	605.96	605.96	-	605.96	605.96	Proposed Area
Area of the First Floor (Block - 3)	-	-	-	-	605.96	605.96	-	605.96	605.96	Proposed Area
Area of the Second Floor (Block - 3)	-	-	-	-	145.46	145.46	-	145.46	145.46	Proposed Area
Area of the Ground Floor (Block - 4)	-	-	-	6.25	-	6.25	6.25	-	6.25	Proposed Area
TOTAL	406.00	12194.00	12600.00	507.93	18046.21	18554.14	101.93	5852.21	5954.14	-

APPROVAL AUTHORITY :

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.