PP APPROVAL RECORD

Planning Permission

Sivagangai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

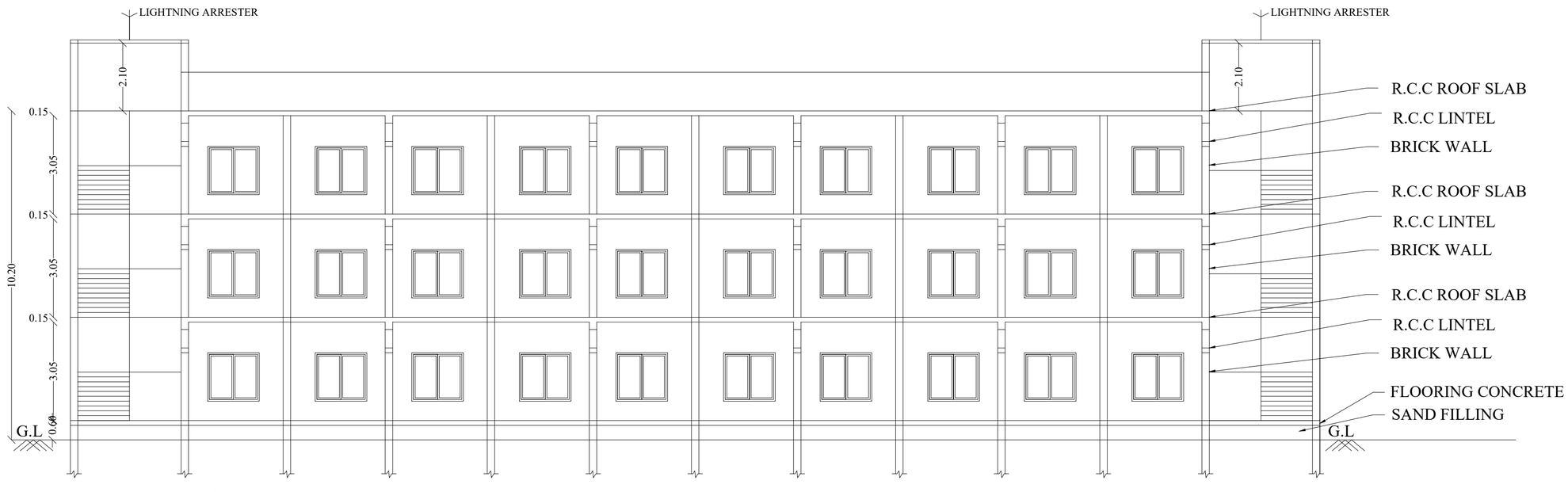
The approval as the planning authority issued it, reproduced in full behind this page.

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

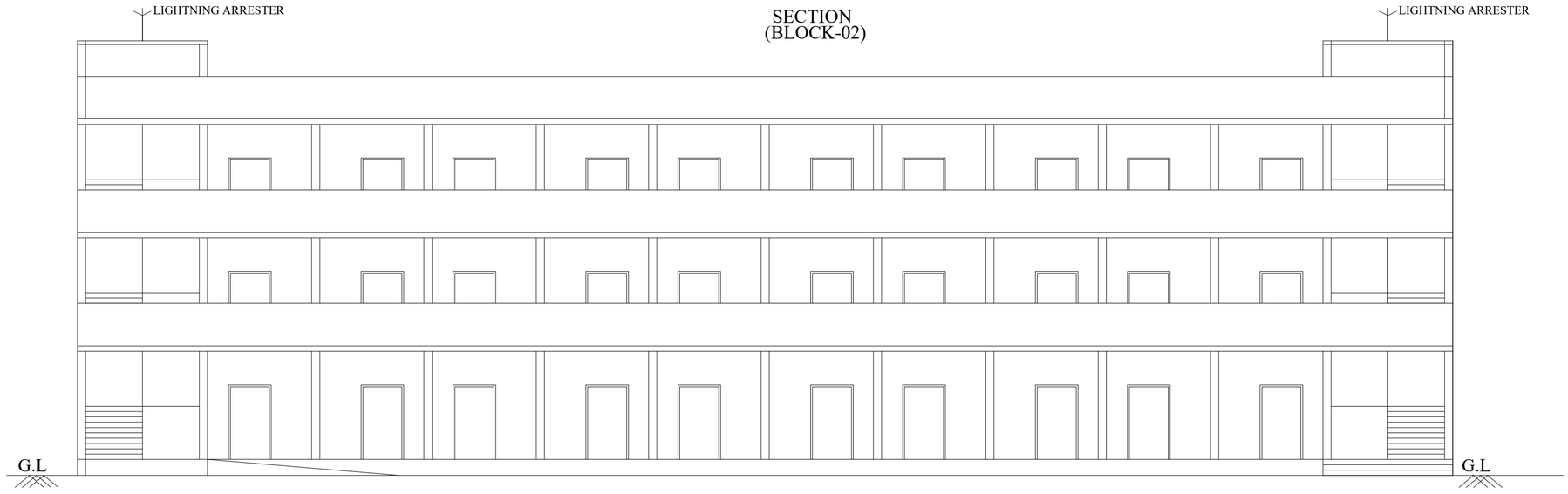
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

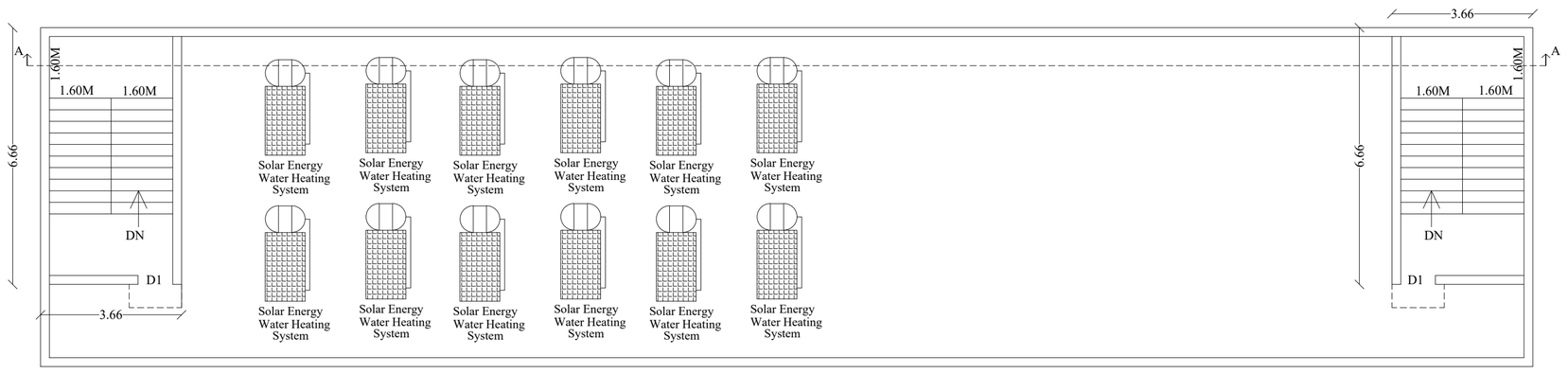
PLAN SHOWING THE PROPOSED CONSTRUCTION OF THALAMBAL MATRICULATION SCHOOL BUILDING AT T.S.NO :25 IN WARD-M, BLOCK-3, DEVAKOTTAI MUNICIPALITY, DEVAKOTTAI TALUK, SIVAGANGAI DISTRICT.



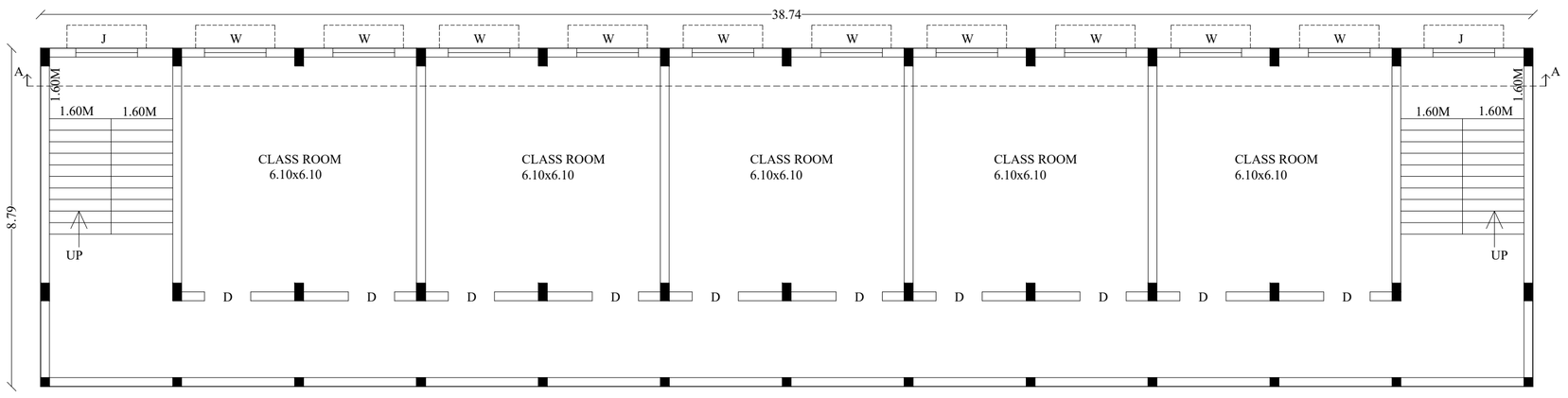
SECTION
(BLOCK-02)



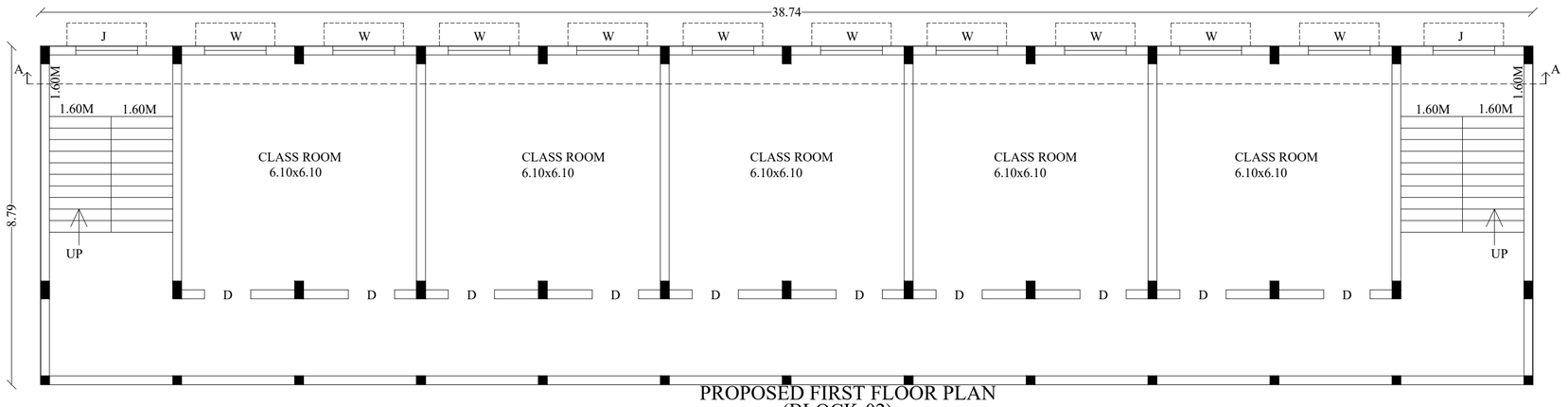
ELEVATION
(BLOCK-02)



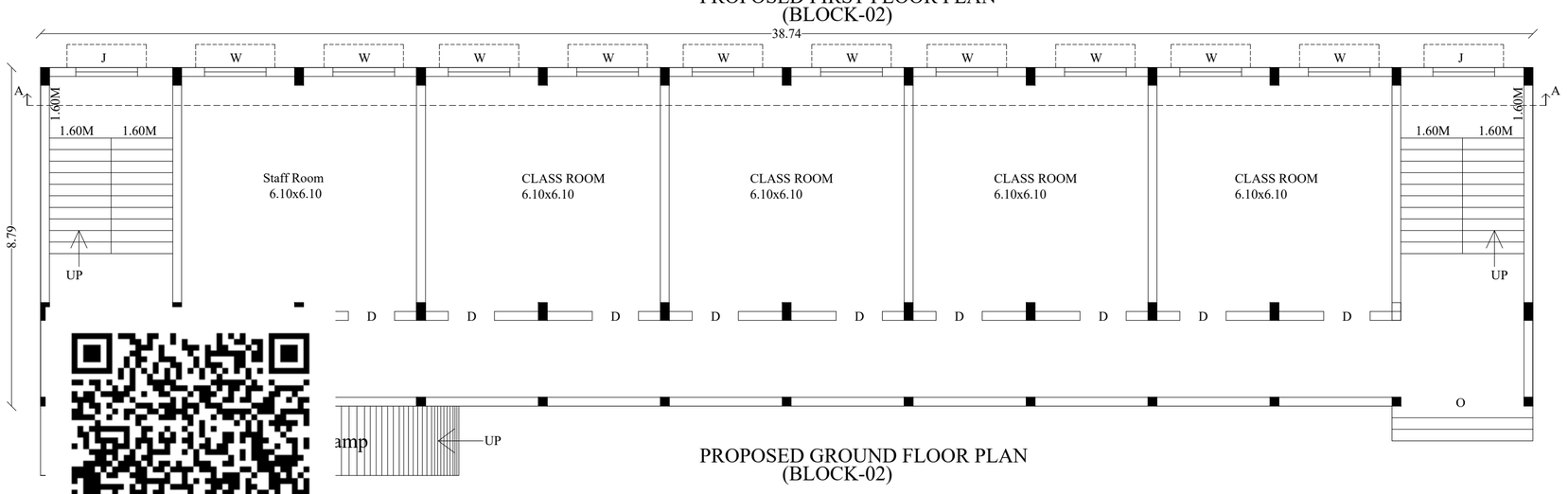
PROPOSED TERRACE FLOOR PLAN
(BLOCK-02)



PROPOSED SECOND FLOOR PLAN
(BLOCK-02)



PROPOSED FIRST FLOOR PLAN
(BLOCK-02)



PROPOSED GROUND FLOOR PLAN
(BLOCK-02)

JOINERY DETAILS:

O	OPEN	3.60 x 2.10
D	DOOR	1.20 x 2.10
W	WINDOW	1.60 x 1.50
J	JALLY	1.60 x 1.50

AREA DETAILS

DESCRIPTION	NON FSI	FSI	TOTAL AREA
Area of the Ground Floor (Block-02)		340.52	340.52
Area of the First Floor (Block-02)		340.52	340.52
Area of the Second Floor (Block-02)		340.52	340.52
Area of the Head Room (Block-02)	48.76		48.02
Total Area	48.76	1021.56	1070.32

OFFICE USE

APPLICANT

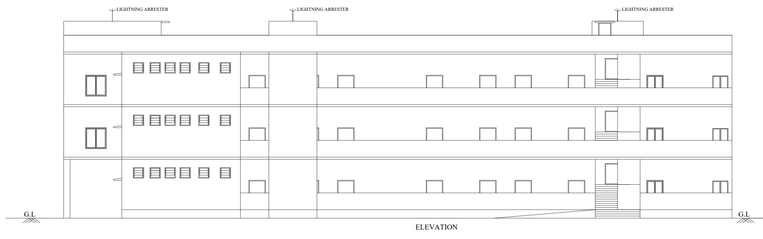
Dr. A.RAMAKRISHNAN, M.E., Ph.D, D.F.S, M.I.E.,
Registered Structural Engineer Grade - I, SVG/33/2024,
IDHAL INFRASTRUCTURE
No. 2089, Idhal Complex, Mullikundu,
Devakottai, Sivagangai District - 630 302.
Ph: 7806825596, Ring: 04561 - 299639
Email: idhalgroups@gmail.com

STRUCTURAL ENGINEER

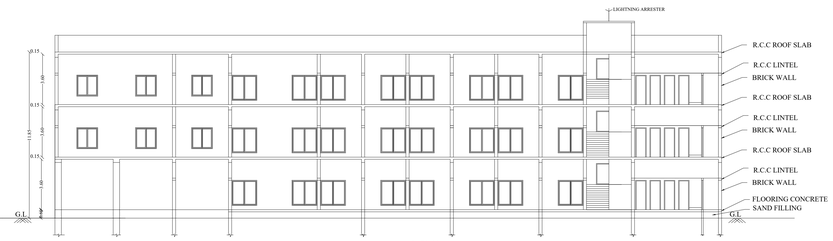
Dr. A.RAMAKRISHNAN, M.E., Ph.D, D.F.S, M.I.E.,
Registered Engineer Grade - I, SVG/32/2024,
IDHAL INFRASTRUCTURE
No. 2089, Idhal Complex, Mullikundu,
Devakottai, Sivagangai District - 630 302.
Ph: 7806825596, Ring: 04561 - 299639
Email: idhalgroups@gmail.com

ENGINEER

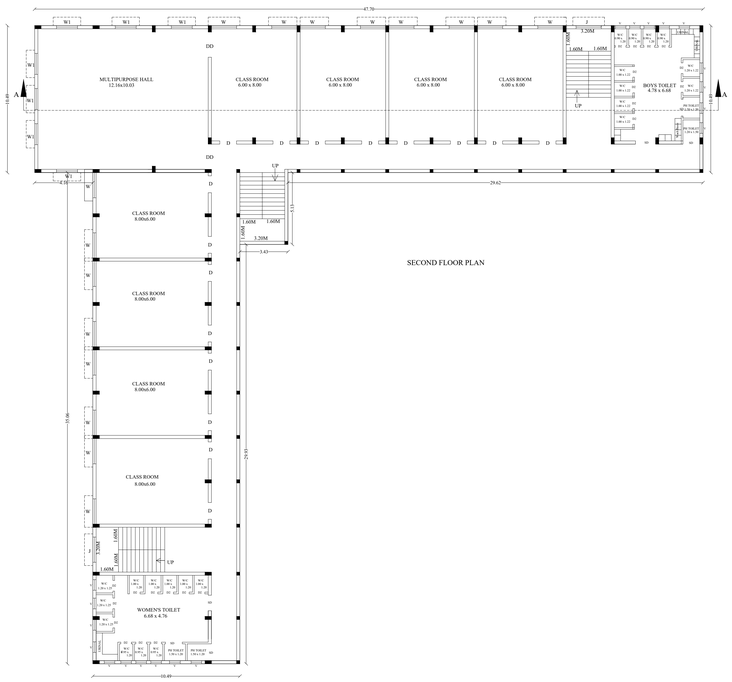
PLAN SHOWING THE PROPOSED CONSTRUCTION OF THALAMBAL MATRICULATION SCHOOL BUILDING AT T.S.NO :25 IN WARD-M, BLOCK-3, DEVAKOTTAI MUNICIPALITY, DEVAKOTTAI TALUK, SIVAGANGAI DISTRICT.



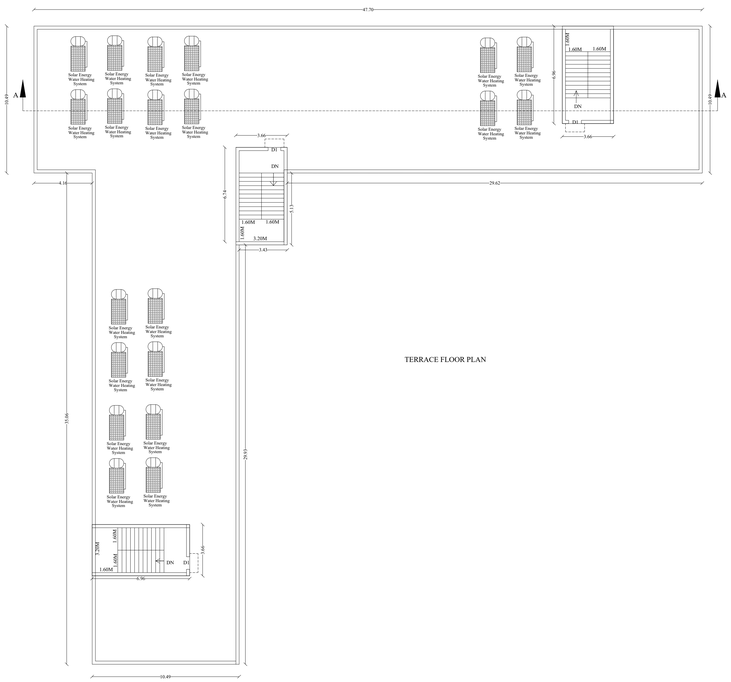
ELEVATION



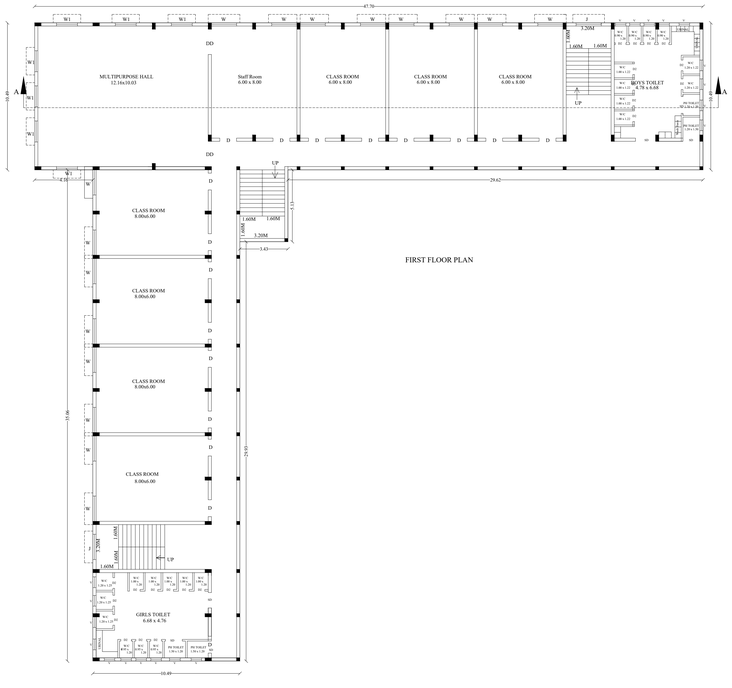
SECTION-A-A



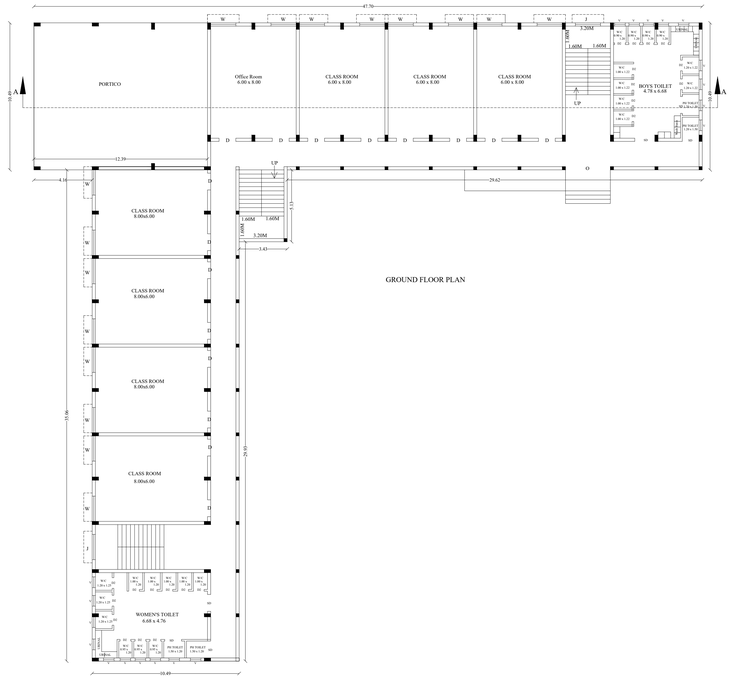
SECOND FLOOR PLAN



TERRACE FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

JOINERY DETAILS:

O	OPEN	3.20 x 2.10
DD	DOUBLE DOOR	1.80 x 2.10
D	DOOR	1.20 x 2.10
D	DOOR	1.20 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.76 x 2.10
SD	SLIDING DOOR	1.20 x 2.10
W	WINDOW	1.80 x 1.80
W1	WINDOW	1.50 x 1.50
J	JALLY	1.80 x 1.20
V	VENTILATOR	0.76 x 0.76

AREA DETAILS

DESCRIPTION	NON FSI	FSI	TOTAL BUILD UP AREA
Area of the Ground Floor (Block-01)		885.80	885.80
Area of the First Floor (Block-01)		885.80	885.80
Area of the Second Floor (Block-01)		885.80	885.80
Area of the Head Room (Block-01)	76.42		76.42
Total Area	76.42	2657.40	2733.82

OFFICE USE

APPLICANT

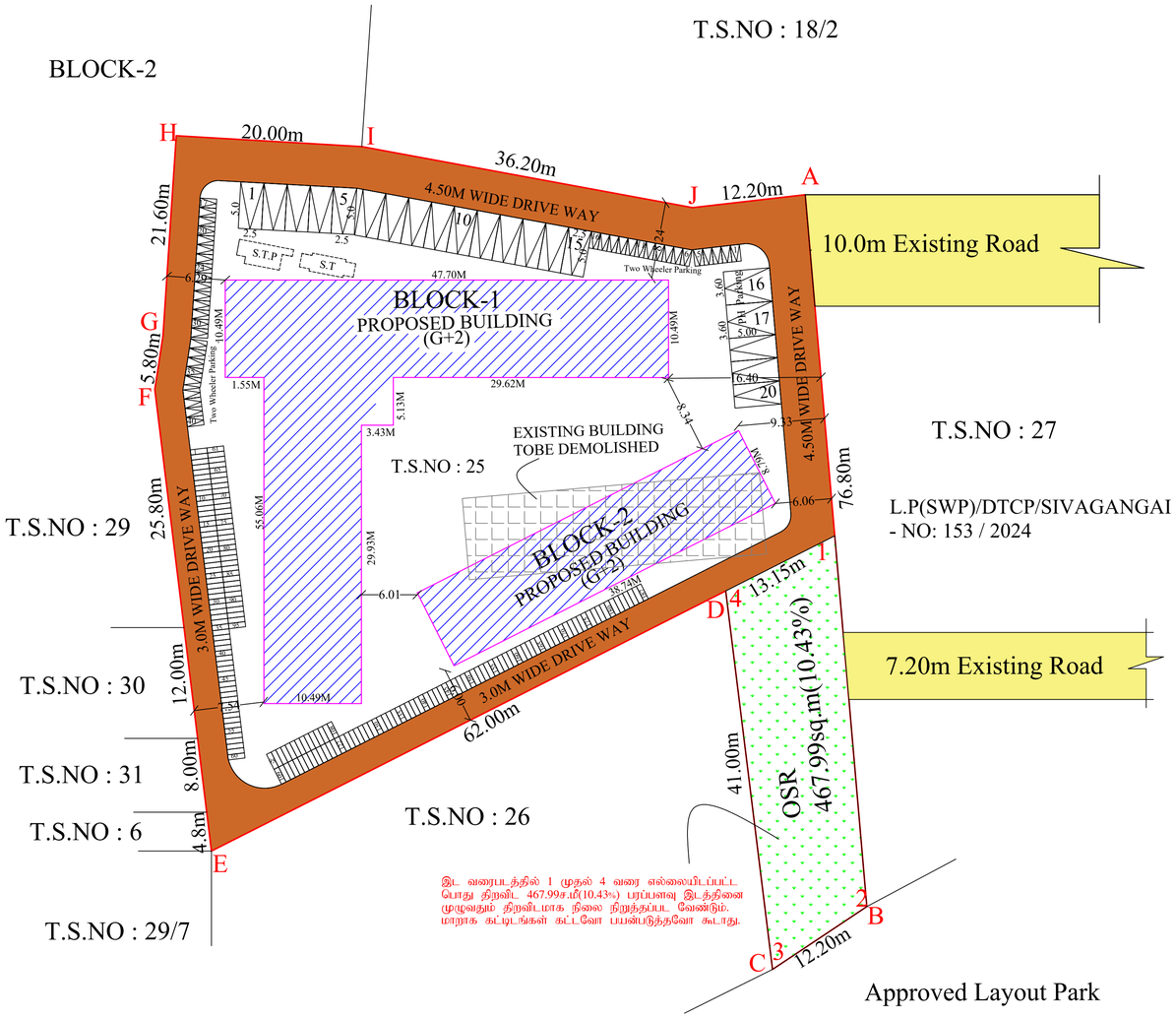
Dr. A.RAMAKRISHNAN M.E, Ph.D, DFS, M.IE,
Registered Structural Engineer Grade - I, SVG/332/2024,
IDHAL INFRASTRUCTURE
No. 2089, Idhal Complex, Mullikundu,
Devakottai, Sivagangai District - 630 302.
Ph: 7806825595, Ring: 04561 - 299839
Email: idhalgroup5@gmail.com

STRUCTURAL ENGINEER

Dr. A.RAMAKRISHNAN M.E, Ph.D, DFS, M.IE,
Registered Engineer Grade - I, SVG/332/2024,
IDHAL INFRASTRUCTURE
No. 2089, Idhal Complex, Mullikundu,
Devakottai, Sivagangai District - 630 302.
Ph: 7806825595, Ring: 04561 - 299839
Email: idhalgroup5@gmail.com

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF THALAMBAL MATRICULATION SCHOOL BUILDING AT T.S.NO :25 IN WARD-M, BLOCK-3,DEVAKOTTAI MUNICIPALITY, DEVAKOTTTAI LPA, DEVAKOTTAI TALUK, SIVAGANGAI DISTRICT.

(SCALE 1:100)



Approved Layout Park

நிபந்தனைகள்:
இட வரைபடத்தில் 1 முதல் 4 வரை எல்லையிடப்பட்ட
பொது திறவிட 444.24ச.மீ(10.24%) பரப்பளவு இடத்தினை
முழுவதும் திறவிடமாக நிலை நிறுத்தப்பட வேண்டும்.
மாறாக கட்டடங்கள் கட்டவோ பயன்படுத்தவோ கூடாது.

NOTE :
* Exhaust Fan to be Provided
* Storm Water Drainage System to be Provided
* Rain Water Structures to be Provided
* Bath and Wash Basin Water Treeted and Reuse to Toilet and Gardening Purpose
* Rain Water Recycling System to be Provided
* Fire Protecting and Fire Extinguisher
* System to be Provided Emergency Alarm to be Provided
* Solar Photo Voltaic Panels Provided
* Lightening Protection to be Provided
* Solar Assisted Water Heating System to be Provided
* Sewage Water to be Used to Garden Purpose
* Drinking Water Facilities to be Provided
* Installation of CCTV Units Provided
* Building to be Designed for Handicapped People

REQUIRED PARKING DETAILS:

School Building
Class Room Area = 1710.15
100 Sq.m - 1Car
50 Sq.m - 1Two Wheeler
10 Sq.m - 1Cycling Parking

$\frac{1710.15}{100}$ = 17.10 = 18Nos Car Required

$\frac{1710.15}{50}$ = 34.20 = 35Nos Two Wheeler Required

$\frac{1710.15}{10}$ = 171.01 = 172Nos Two Wheeler Required

PROVIDED PARKING DETAILS:

CAR PARKING - 20
TWO WHEELER PARKING - 40
CYCLE PARKING - 187
(10% of Parking Provided for Physically Challengers People)

Total Number of Class Room - 37
Total Number of Students - 1480
(Boy's - 740 Students, Girls - 740 Students)

Sanitary Details	Required		Provided	
	Boys	Girls	Boys	Girls
WATER CLOSET	19	30	36	39
URINALS	37	-	40	-
WASH BASIN	19		24	
DRINKING WATER FOUNTAIN	6		6	
CLEANERS SINK	6		6	

REFERENCE :

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

AREA STATEMENT DETAILS:

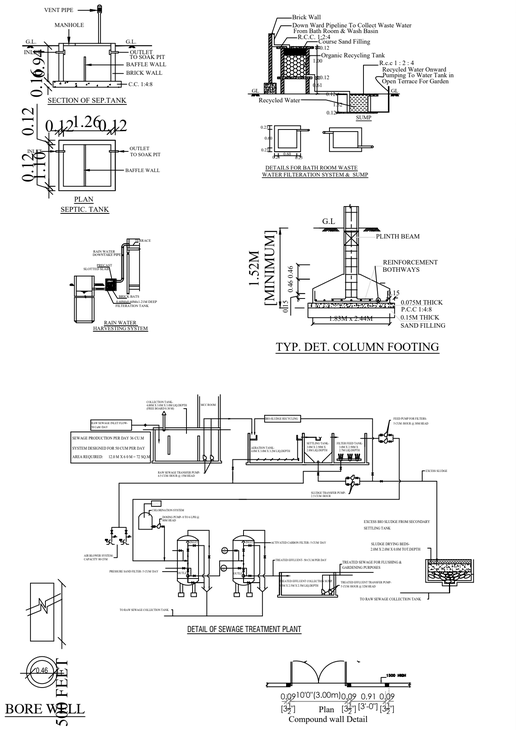
SITE AREA (AS PER DOCUMENT) - 4484.00Sq.m
SITE AREA (AS PER TSLR) - 4484.00Sq.m

AREA DETAILS

Descriptions	Non FSI SQ.M	FSI SQ.M	Total Area SQ.M
(BLOCK-1) Area Of The Proposed Ground Floor	-	885.80	885.80
Area Of The Proposed First Floor	-	885.80	885.80
Area Of The Proposed Second Floor	-	885.80	885.80
Area Of The Proposed Terrace Floor	76.42	-	76.42
(BLOCK-2) Area Of The Proposed Ground Floor	-	340.52	340.52
Area Of The Proposed First Floor	-	340.52	340.52
Area Of The Proposed Second Floor	-	340.52	340.52
Area Of The Terrace Floor	48.76	-	48.76
TOTAL FLOOR AREA	125.18	3678.96	3804.14

FLOOR SPACE INDEX = $\frac{3678.96}{4484.00}$ = 0.40

O.S.R (PARK) = $\frac{467.99}{4484.00}$ = 10.43%



ONLINE APPLICATION NO : SWP/BPA/877340/2026
APPROVED NUMBER : B.P/DTCP No: 31/2026.

APPLICANT

Dr. A.RAMAKRISHNAN M.E., Ph.D, D.F.S., M.I.E.,
Registered Structural Engineer Grade - I, SVG/32/2024,
IDHAL INFRASTRUCTURE
No. 2089, Idhal Complex, Mullikundu,
Devakottai, Sivagangai District - 630 302.
Ph: 7806825596, Ring: 04561 - 299639
Email: idhalgroups@gmail.com

STRUCTURAL ENGINEER

Dr. A.RAMAKRISHNAN M.E., Ph.D, D.F.S., M.I.E.,
Registered Engineer Grade - I, SVG/32/2024,
IDHAL INFRASTRUCTURE
No. 2089, Idhal Complex, Mullikundu,
Devakottai, Sivagangai District - 630 302.
Ph: 7806825596, Ring: 04561 - 299639
Email: idhalgroups@gmail.com

ENGINEER

ASSISTANT DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING OFFICE
SIVAGANGAI DISTRICT

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.