Verified RealEstate™

REFERENCE
74/2023

ISSUED
28 February 2024

PP APPROVAL RECORD

Planning Permission

Tenkasi 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.

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

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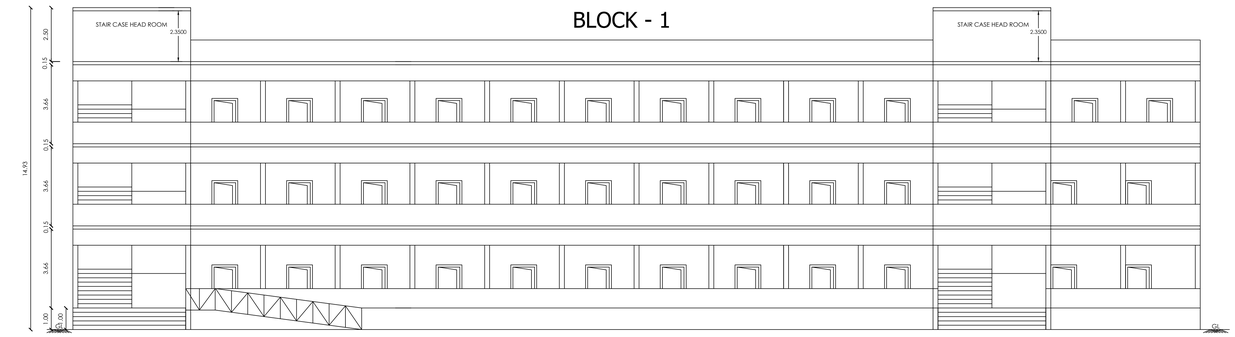
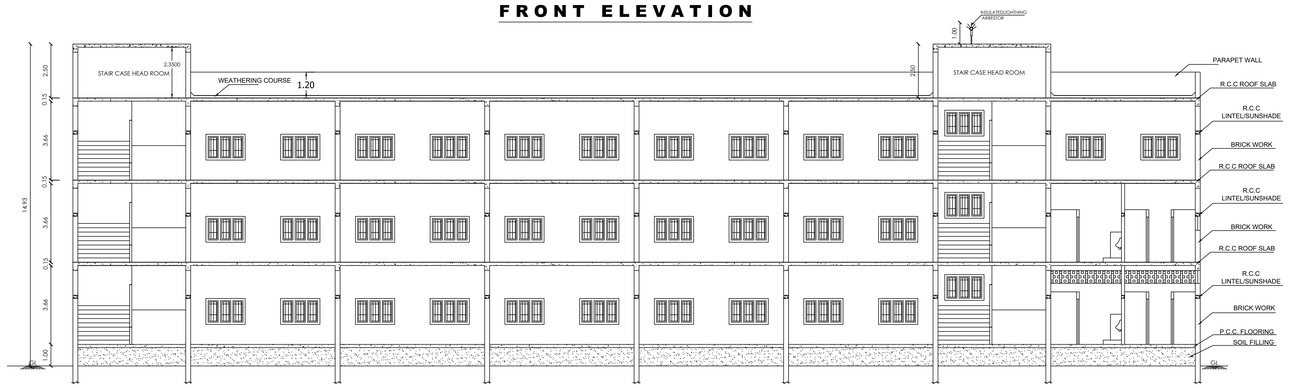
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF A CLASS ROOM BUILDING AT EXISTING SCHOOL BUILDING IN VIVEKANANDA NATIONAL TRUST KARUVANTHA, SURVEY NO:- 164 / 1A2, 164 / 1B, 164 / 4B, 164 / 5B, 167 / 10A, 167 / 10B2,

VIVEKANANDA NAGAR, SOLAISERI MAIN ROAD, KARUVANTHA VILLAGE & PANCHAYAT, ALANGULAM PANCHAYAT UNION, V.K.PUDUR TALUK, TENKASI DISTRICT.



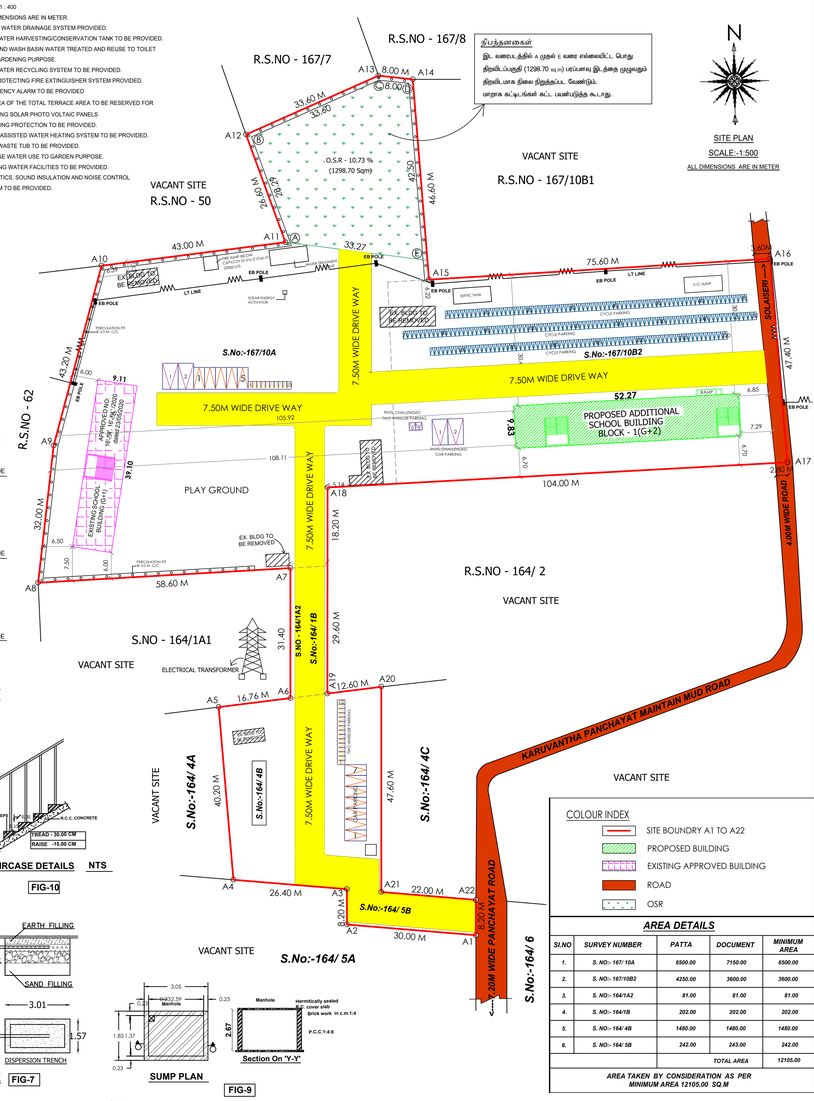
F R O N T E L E V A T I O N



S E C T I O N O N A - A

Note:

- SCALE 1 : 400
- ALL DIMENSIONS ARE IN METER.
- STORM WATER DRAINAGE SYSTEM PROVIDED.
- RAIN WATER HARVESTING/CONSERVATION TANK TO BE PROVIDED.
- BATH AND WASH BASIN WATER TREATED AND REUSE TO TOILET AND GARDENING PURPOSE.
- RAIN WATER RECYCLING SYSTEM TO BE PROVIDED.
- FIRE PROTECTING FIRE EXTINGUISHER SYSTEM PROVIDED.
- EMERGENCY ALARM TO BE PROVIDED.
- ‡+# AREA OF THE TOTAL TERRACE AREA TO BE RESERVED FOR ERECTING SOLAR PHOTO VOLTAIC PANELS
- LIGHTNING PROTECTION TO BE PROVIDED.
- SOLAR assisted WATER HEATING SYSTEM TO BE PROVIDED.
- SOLID WASTE TUB TO BE PROVIDED.
- SULLAGE WATER USE TO GARDEN PURPOSE.
- DRINKING WATER FACILITIES TO BE PROVIDED.
- ACOUSTICS, SOUND INSULATION AND NOISE CONTROL SYSTEM TO BE PROVIDED.



நிபந்தனைகள்

இடமானது அதில் A முதல் E வரை எல்லையிட்ட பொது திறவிடப்பகுதி (1298.70 sq.m) பரப்பளவு இடத்தை முழுவதும் திறவிடமாக நிலை நிறுத்தப்பட வேண்டும். மாறாக கட்டடங்கள் கட்ட பயன்படுத்த கூடாது.

SITE PLAN

SCALE :-1:500

ALL DIMENSIONS ARE IN METER

Parking Calculation (for school building)

Required Class Room Area

Proposed Class Room Area = 16 Rooms X 44.89 sq.m
= 718.24 sq.m
Existing Class Room Area = 370.88 sq.m
= 1089.12 sq.m

1 Car Space For Every 300 SQ.M of Class Room Area
= 1089.12 / 300 = 3.63 SAY 4 Nos

1 Two Wheeler Space For Every 50 SQ.M of Class Room Area
= 1089.12 / 50 = 21.78 SAY 22 Nos

1 Cycle Space For Every 5 Sq.m of Class Room Area
= 1089.12 / 5 = 217.82 SAY 218 Nos

Required Car Parking = 4 Nos
Required Two Wheeler Parking = 22 Nos
Required Two Wheeler Parking = 218 Nos

Provided Parking

Car Parking - 16 nos (including 4 Phys. Challenged Parking)
Two wheelers - 27 nos (including 2 Phys. Challenged Parking)
Cycle parking - 220 nos

Sanitary arrangement for school building

Required W.C (for school building)
One W.C for 40 Nos of Boy's
One W.C for 25 Nos of Girl's
Total no. of Class room = 16 Nos (one Class room 30 Students)
Total no. of Students 480 nos (Boy's 240nos and Girl's 240nos)

Boy's	Girl's
Required W.C = 240/40 = 6 nos	Required W.C = 240/25 = 9.6 say 10 nos
Available W.C = 14 nos	Available W.C = 28 nos

Required for Ablution tab (for school building)
One in each W.C
Available Ablution tab One in each W.C

Required for Urinals (for school building)
Urinals for only Boy's use (TNCDBR-2019)
Total No. of Boy's = 240
One W.C for 20 Nos of Boy's
Required W.C = 240/20 = 12 nos
Available W.C = 20 nos

Required Wash Basin (for school building)
One Wash Basin for 40 Nos of Boy's
One Wash Basin for 40 Nos of Girl's

Boy's	Girl's
Required wash basin = 240/40 = 6 nos	Required wash basin = 240/40 = 6 nos
Available wash basin = 6 nos	Available wash basin = 6 nos

Required Drinking Water Fountain (for school building)
One for 50 Nos of Boy's *One for 50 Nos of Girl's*

Boy's	Girl's
= 240/50 = 4.8 say 5 Nos	= 240/50 = 4.8 say 5 Nos
Available = 9 nos	Available = 9 nos

Required Cleaners sink (for school building)
Minimum - One per floor
Available - One in each floor

SCALE:-1:100 | SHEET NO: 1/1

EXISTING SCHOOL BUILDING PLAN APPROVED ON 16'.மே', 16'.மே' /2020 dated 23/05/2020

APPROVED EXISTING SCHOOL BUILDING AREA DETAILS SITE AREA - 12755.00 sq.mt

EXISTING SCHOOL BUILDING

	FSI AREA	NON FSI AREA	TOTAL AREA
GROUND FLOOR AREA	356.20	------	356.20
FIRST FLOOR AREA	356.20	------	356.20
HEAD ROOM AREA	------	26.98	26.98
TOTAL AREA	712.40	26.98	739.38

PROPOSED BUILDING'S AREA DETAILS
SITE AREA - 12105.00 sq.mt *(Least Area)*

SCHOOL BUILDING BLOCK - 1

	FSI AREA	NON FSI AREA	TOTAL AREA
GROUND FLOOR AREA	513.81	------	513.81
FIRST FLOOR AREA	513.81	------	513.81
SECOND FLOOR AREA	513.81	------	513.81
HEAD ROOM AREA	------	78.18	78.18
TOTAL AREA	1541.43	78.18	1619.61

Floor Area Ratio

Ex.GF+Pro.G.F+F.F+SF

$= \frac{\text{Site Area}}{12105.00} = \frac{2253.83}{12105.00}$

F.S.I = 0.18 = 0.18 < 2.00

OSR DETAILS:-

SITE AREA - 12105.00 SQ"M"
REQUIRED 10% - 1210.50 SQ"M"
PROVIDED 10.73% - 1298.70 SQ"M"
10.73% OF THE 1298.70 SQ.M OSR IS PROVIDED IN THE SITE AREA

SCHEDULE OF JOINERY

SYM.	DESCRIPTION	WIDTH	HEIGHT
D	DOOR	1.20	2.10
D1	DOOR	0.80	2.10
W	WINDOW	1.82	1.20
W1	WINDOW	1.52	1.20
J	JALLY	6.70	0.60
J1	JALLY	3.20	0.60

நிபந்தனைகள்

இடமானது அதில் A முதல் E வரை எல்லையிட்ட பொது திறவிடப்பகுதி (1298.70 sq.m) பரப்பளவு இடத்தை முழுவதும் திறவிடமாக நிலை நிறுத்தப்பட வேண்டும். மாறாக கட்டடங்கள் கட்ட பயன்படுத்த கூடாது.

Note:

closed circuit television unit shell be installed by the owner of the building as per Annexure XXI in TNCDBR

க.எ/தொழிநுட்ப எண் : SWP/19/2023
Online Application : SWP/BPA/00017422/2023

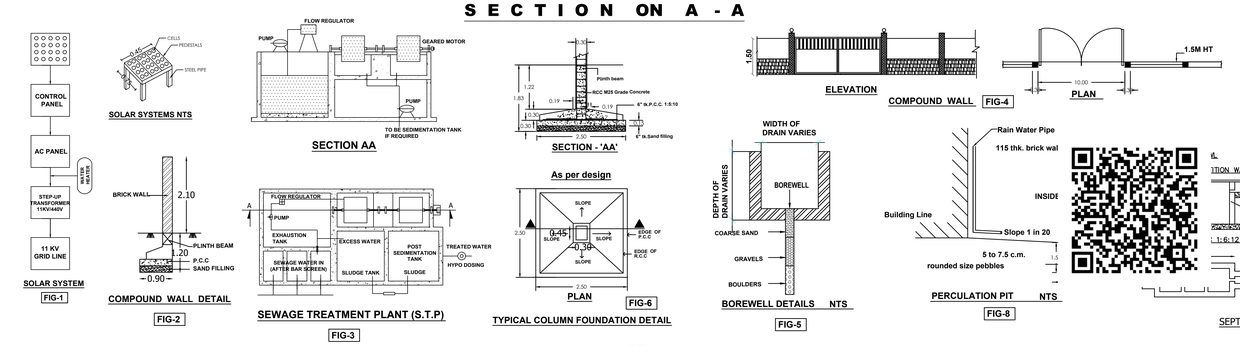
COLOUR INDEX

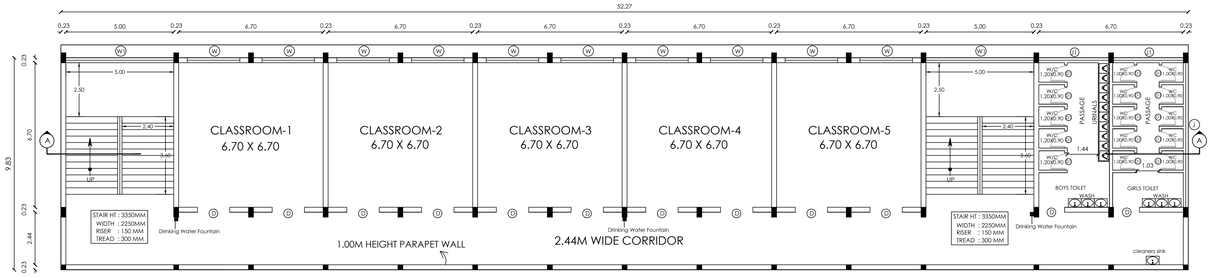
- SITE BOUNDRY A1 TO A22
- PROPOSED BUILDING
- EXISTING APPROVED BUILDING
- ROAD
- OSR

AREA DETAILS

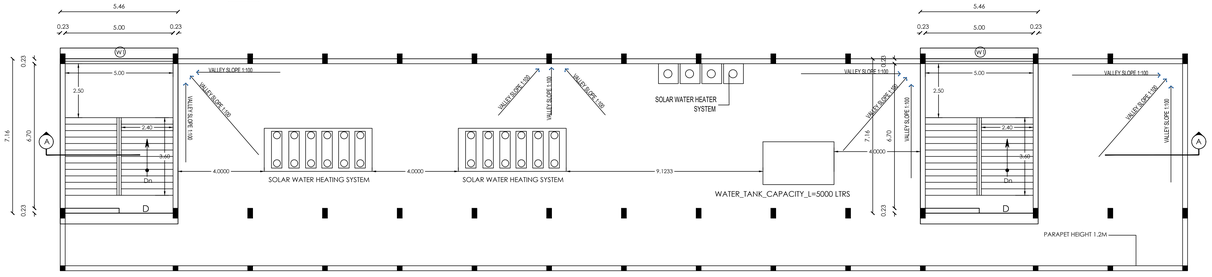
Sl.No	SURVEY NUMBER	PATTA	DOCUMENT	MINIMUM AREA
1.	S. NO:- 167/ 10A	6500.00	7150.00	6500.00
2.	S. NO:- 167/10B2	4250.00	3600.00	3600.00
3.	S. NO:- 164/1A2	81.00	81.00	81.00
4.	S. NO:- 164/1B	202.00	202.00	202.00
5.	S. NO:- 164/ 4B	1480.00	1480.00	1480.00
6.	S. NO:- 164/ 5B	242.00	243.00	242.00
			TOTAL AREA	12105.00

AREA TAKEN BY CONSIDERATION AS PER MINIMUM AREA 12105.00 SQ.M

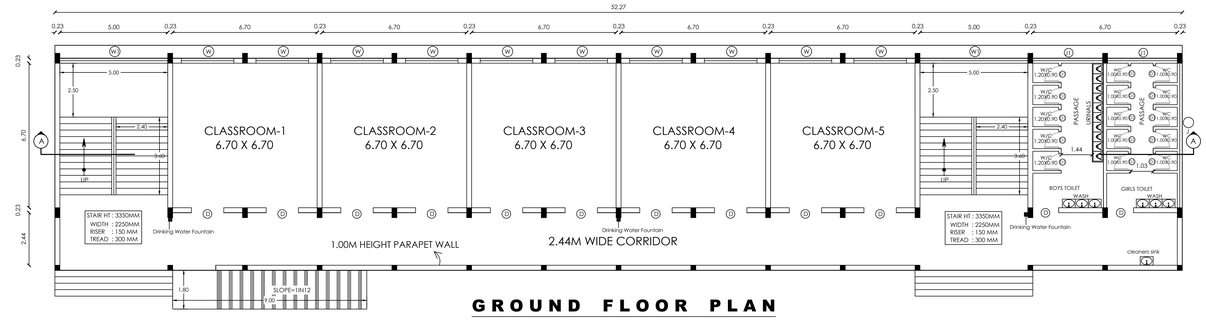




F I R S T F L O O R P L A N

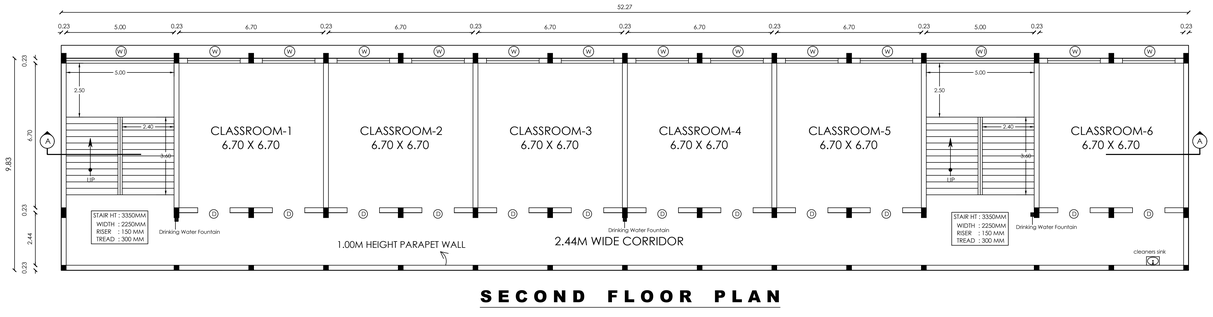


T E R A C E F L O O R P L A N



G R O U N D F L O O R P L A N

BLOCK - 1



S E C O N D F L O O R P L A N

APPLICANT

V.M.T. (Minerals & Stones) ...
Sengottai - 627809

STRUCTURAL ENGINEER

Er. A. SEENI, M.Tech.,(Struct.)
Registered Structural Engineer-Grade-I
Reg.No: RSE-GA/ITVL/March/2019/008
MANJU CONSTRUCTIONS
Main Road, Alangulam-627 ...
er.seeni@gmail.com, 9842171267

REGISTERED ENGINEER

Er.A.K.SARAVANAMUTHU,M.Tech(Stru)
Registered Structural Engineer (RSE-Gr-I)
Reg No.RSE/GA-I/ TVL/Mar/2019/010
Surya Associates and Land surveying
49/18, Bus Stand 1st floor
Sengottai - 627 809
aksuryaconstructions@gmail.com

CONSTRUCTION ENGINEER

Dr.R.ANANDAKUMAR,M.Tech(Stru)
Registered Construction Engineer(RCE)
Reg No.RCE/TVLR/04/2020
The View Associates
4/52/-1, ARS Street, Idaikal-627804.
dr.ranandakumar@gmail.com

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

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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

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/tools

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The LandLens suite
/landlens/one

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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

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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.