Verified RealEstate™

REFERENCE
01/2024

ISSUED
09 May 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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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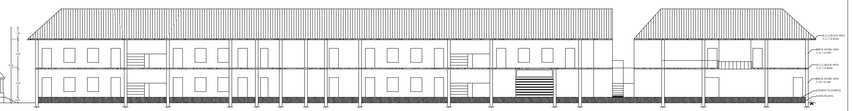
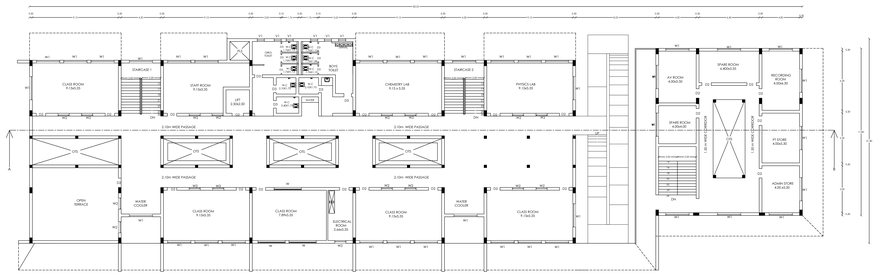
DIGITALLY VERIFIED RECORD

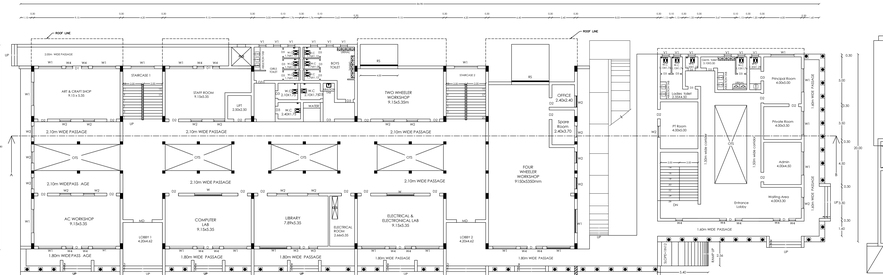
ELEVATION



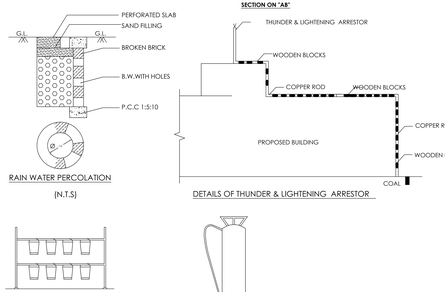
SECTION ON "AB"

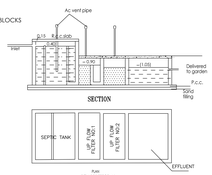


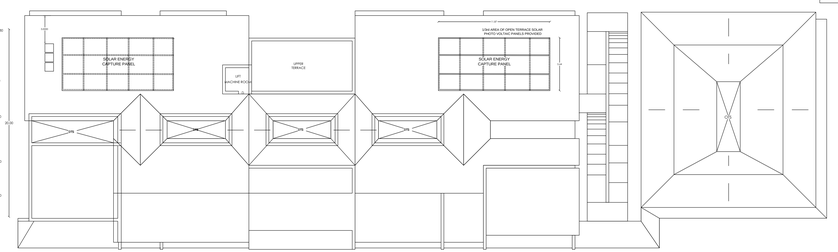
FIRST FLOOR PLAN



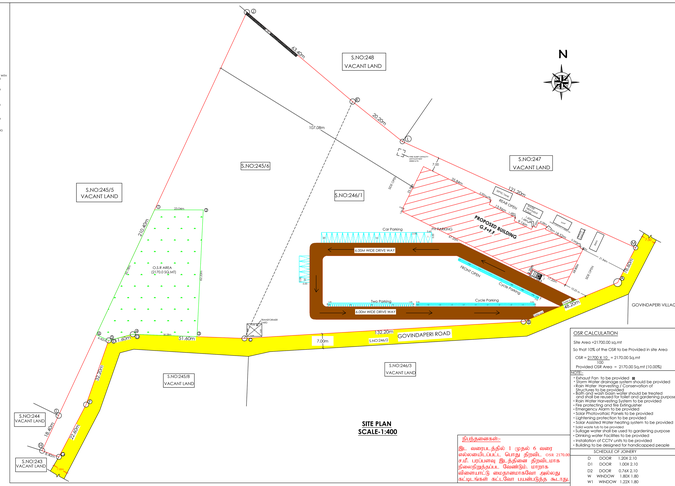
GROUND FLOOR PLAN







TERRACE FLOOR PLAN



OSR CALCULATION

Site Area =21750.00 sq.mt

So that 10% of the OSR to be Provided in site Area

OSR = 21750.00 Sq. m x 10%(OSR)

= 2175.00 Sq.m

Provided OSR Area = 2175.00 Sq.mt (10.00%)

NOTES:

- Natural Fan: To be provided.
- Stand Water: drainage system shall be provided
- Rain Water harvesting structure and use of Grey water to be provided
- Sky Light: To be provided
- Kitchen: Kitchen platform should be treated and shall be equal for toilet and gardening purpose
- Electrical Wiring: Concealed type provided
- Fire protecting and fire Extinguisher arrangements to be provided
- Solar Photovoltaic Panels to be provided
- Lightening protection to be provided
- Sewage Treatment Plant system to be provided
- Lava vans to be provided
- Sullage water shall be used for gardening purpose
- Separate toilets for Boys and Girls provided
- Installation of CCTV units to be provided
- Building to be designed for handicapped people

SCHEDULE OF JOINERY

D	DOOR 1.20X 2.10
D1	DOOR 0.75X 2.10
D2	DOOR 0.75X 2.10
W	WINDOW 1.80X 1.80
W1	WINDOW 1.22X 1.80
V	VENTILATOR 0.91X 0.60
V1	VENTILATOR 1.80X 0.60
R.S	ROLLING SHUTTER 4.00X 2.10

WATER DETAILS

TOTAL NUMBER OF STUDENTS : 300 Nos

TOTAL NUMBER OF CLASS ROOM : 16 Nos

Total : 300 Nos GSB : 1000 ltrs

S.No.	SANITARY DETAILS	REQUIRED		PROVIDED		TOTAL	
		Boys	Girls	Boys	Girls	Boys	Girls
1	WATER CLOSET	7	7	7+3	7+3	14	14
	URINALS	7		7+3		14	14
2	WASH BASINS	7	7	7+3	7+3	14	14
3	DRINKING WATER FOUNTAIN	1	1	1	1	2	2
	ABLUTION TAPS	7	7	7+3	7+3	14	14
5	CLEANERS SINK	1		1	1	2	

FLOOR SPACE INDEX

$$\text{FSI} = \frac{\text{GLA}}{\text{SITE AREA}}$$

$$\text{GLA} = \frac{\text{TOTAL BUILT UP AREA}}{\text{SITE AREA}}$$

$$= \frac{3446.63}{2175.00}$$

= 1.5 : 0.5

$$\text{PLOT COVERAGE} = \frac{\text{GLA}}{\text{SITE AREA}} \times 100$$

= 16.00%

PARKING CALCULATION: (ANNEXURE- IV Table No-13)

REQUIRED CAR PARKING :

EVERY 100sq.mt = 1 CAR SPACE (2.50 X 5.00)

CLASS ROOM AREA = 783.20 Sq.mt

$$= \frac{783.20}{100} = 8.00 \text{ =8.00 X 2 CAR SPACE}$$

REQUIRED TWO WHEELER PARKING AREA

EVERY 500sq.mt = 1 TWO WHEELER SPACE (1.00 X 1.80)

$$= \frac{783.20}{500} = 1.5 \text{ sq. =1.5 X 15 TWO WHEELER}$$

REQUIRED CYCLE PARKING AREA

$$= \frac{783.20}{100} = 7.83 \text{ sq. =7.83 X 15 = 117 CYCLE}$$

PROVIDED PARKING :-

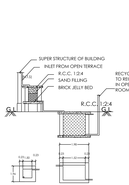
PROVIDED CAR PARKING = 20 Nos

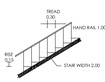
PROVIDED TWO WHEELER PARKING = 40 Nos

PROVIDED CYCLE PARKING = 100 Nos

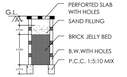
INCLUDING 2 NOS CAR AND TWO WHEELER PARKING SPACE PROVIDED FOR PHYSICALLY CHALLENGED PERSON.

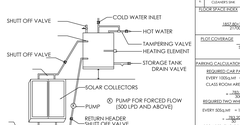
APPLICant





STAIRCASE DETAIL





PLAN SHOWING THE PROPOSED CONSTRUCTION OF SCHOOL BUILDING IN THE NAME OF "KALAIVANI KALVI MAIYAM " IN S.NO:245/6, 246/1 AT AYAN DHARMAPURAMADAM VILLAGE,GOVINDAPERI PANCHAYAT, TENKASI TALUK AND DISTRICT.

APPLICANT :-

HIGHLAND VALLEY CORPORATION PRIVATE LIMITED

ALL DIMENSIONS ARE IN METRE SCALE:- 1:100

SITE AREA DETAILS

		AS PER DOCUMENT	PATTA
S.NO	DOCUMENT NO	SQ.MT	SQ.MT
245/6	2226/2012	10350.00	10350.00
246/1	3365/2014	11351.00	11350.00
	TOTAL	21701.00	21700.00

AREA STATEMENT

PARTICULAR		Sq.mt	Sq.ft
	GROUND FLOOR	1857.80	19992.35
	FIRST FLOOR	1582.58	17034.89
	HEAD ROOM	6.25	67.27
	TOTAL BUILDUP AREA	3446.63	37094.51

FSI AREA CALCULATION

Sl. NO	FLOOR	FSI	NON FSI	TOTAL
1.	G.F	1857.80	—	1857.80
2.	F.F	1582.58	—	1582.58
3.	STAIR HEAD ROOM	—	6.25	6.25
	TOTAL	3440.38	6.25	3446.63

SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
DRIVE WAY
OSR

DISTRICT TOWN AND COUNTRY PLANNING OFFICE TENKASI DISTRICT

OFFICE USE:-

த.நா.ஊ.தி.ம.நி.அ.,/ஆ.எ.எண்: SWP/ 91 /2024

[ONLINE APPLICATION: SWP/BPA/022485/2023]

JOINT DIRECTOR / ASSISTANT DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING, TENKASI

Er. S.Ganesh Kumar M.E.,M.Tech
Regional Engineer Grade I (RE)
Regional Planning Unit, Tirunelveli
Tirunelveli Regional Development Authority
Tirunelveli District.
Cell: 9443174340, 9443174341
Email: tnrda.ru@gmail.com
Web: www.tirunelveli.tnrda.org

CONSTRUCTION ENGINEER

Er. P. Gandhi Murthy M.E., (Ph.D)
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Registered Engineer Grade I (RE)
Gandhi Nagar, Tenkasi Road
1-6, Bharathi Nagar East Wing
Vadasu & Gnanalakshmi Main Road
Malayankulam-627 806, Cell:9443241425

STRUCTURAL ENGINEER

For Highland Valley Corporation Pvt. Ltd.
Managing Director

REGISTERED ENGINEER

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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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

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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.