PP APPROVAL RECORD

Planning Permission

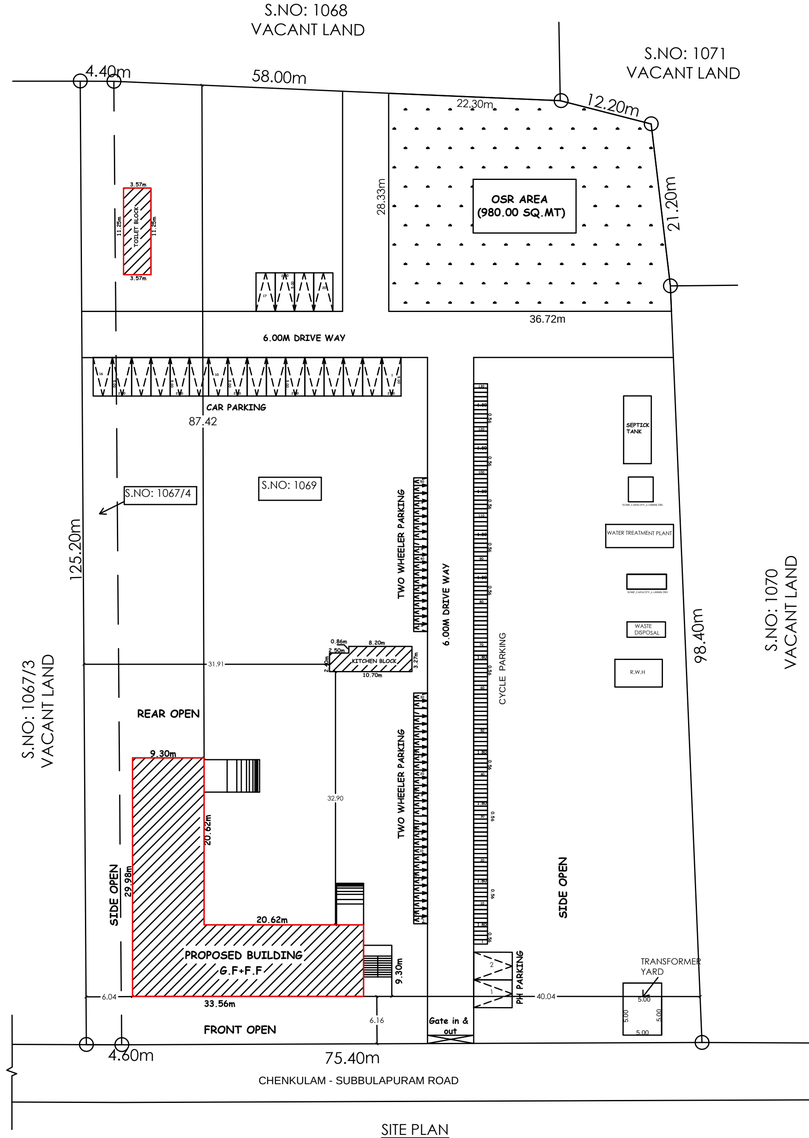
Tenkasi district, Tamil Nadu

APPROVAL TYPE
Building Plan

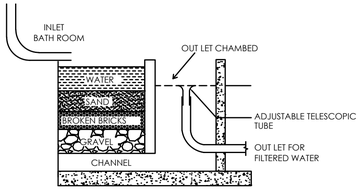
ISSUING AUTHORITY
Rural Panchayat

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

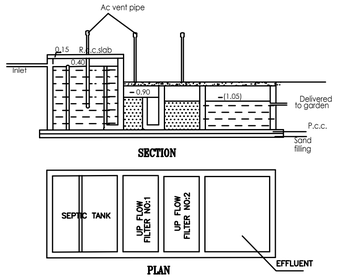
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



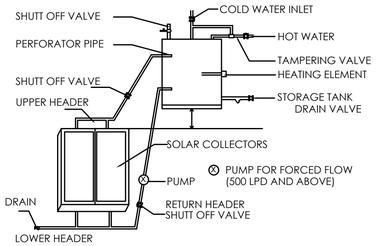
SITE PLAN
SCALE 1:200



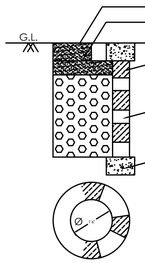
BATH WASTE WATER RECYCLE BED
(N.T.S)



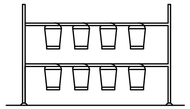
DETAILS OF SEPTIC TANK



DETAILS OF SOLAR WATER HEATER

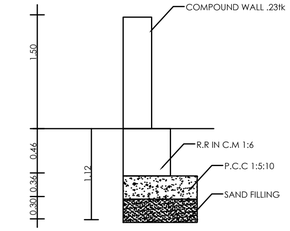


RAIN WATER PERCOLATION
(N.T.S)

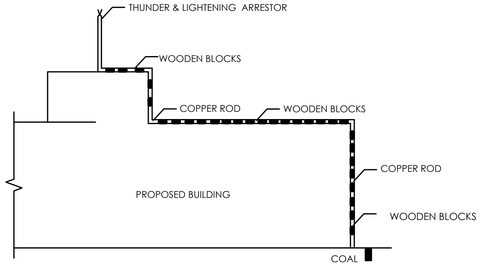


SAND BUCKETS (N.T.S)

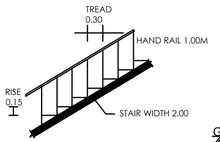
FIRE EXTINGUSHIER (N.T.S)



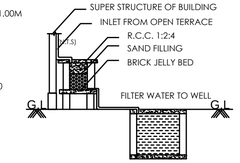
COMPOUND WALL DETAIL
(N.T.S)



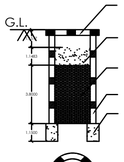
DETAILS OF THUNDER & LIGHTENING ARRESTOR



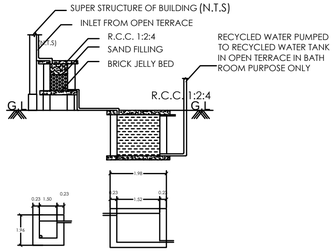
STAIRCASE DETAIL



RAIN WATER HARVESTING
(N.T.S)



PERCOLATION PIT
(N.T.S)



SUMP AND FILTER BED
(N.T.S)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF "SENGUNTHAR HIGH SCHOOL" IN S.NO:1067/4,1069 AT KARISATHAN VILLAGE & PANCHAYAT, TIRUVENKADAM TALUK, TENKASI DISTRICT.

1/2

ALL DIMENSIONS ARE IN METRE — SCALE:- 1:100

SITE AREA DETAILS

	AS PER DOCUMENT		PATTA
S.NO	DOCUMENT NO	SQ.MT	SQ.MT
1067/4	255/2002	566.58	600.00
069	39/1994	9186.69	9200.00
TOTAL		9753.27	9800.00

AREA STATEMENT

PARTICULAR		SQ.MT	SQ.FT
	SITE AREA	9753.27	104984.19
	GROUND FLOOR	489.45	5268.43
	FIRST FLOOR	115.03	1238.18
	HEAD ROOM	19.02	204.73
	TOILET BLOCK	40.17	432.38
	KITCHEN BLOCK	32.71	352.09
	TOTAL BUILDUP AREA	696.38	7495.81
	OPEN AREA	9190.94	98931.29

FSI AREA CALCULATION

SI.NO	FLOOR	FSI	NON FSI	TOTAL
1.	G.F	489.45	------	489.45
2.	F.F	115.03	------	115.03
3.	STAIR HEAD ROOM	------	19.02	19.02
4.	TOILET BLOCK	------	40.17	40.17
5.	KITCHEN BLOCK	32.71	------	352.09
	TOTAL	637.19	59.19	696.38

SCHEDULE OF JOINERY

D	DOOR	1.20X 2.10	W	WINDOW	1.80X 1.80
D1	DOOR	1.00X 2.10	V	VENTILATOR	0.91X 0.60
D2	DOOR	0.76X 2.10	V1	VENTILATOR	1.80X 0.60

OFFICE USE:-

OSR CALCULATION

Site Area =13022.00 sq.mt

10% of the OSR to be Provided in site Area

OSR = 9800.00 X 10 / 100 = 980.00 Sq.mt

Provided OSR Area = 980.00 Sq.mt (10.00%)

NOTE:

Close Circuit Television (CCTV) Unit shall be installed by the Owner of the Building as per Annexure XXI in TNCDBR

FLOOR SPACE INDEX = (BLOCK-I + BLOCK-II + BLOCK-III) / SITE AREA

= (623.50+40.17+35.68) / 9753.27 = 699.35 / 9753.27

= 0.07 < 2.00

PARKING CALCULATION:-

REQUIRED PARKING:-

EVERY 300Sq.MT = 1 CAR SPACE (2.50 X 5.00)

EVERY 500Sq.MT = 1 TWO WHEELER SPACE (1.00 X 1.83)

CLASS ROOM AREA = 286.72 Sq.MT

REQUIRED CAR PARKING AREA

= 286.72 / 300 = 0.95 =SAY 1 CAR SPACE

REQUIRED TWO WHEELER PARKING AREA

= 286.72 / 50 = 5.73 =SAY 6 TWO WHEELER

REQUIRED CYCLE PARKING AREA

= 286.72 / 5 = 57.34 Sq.MT =SAY 58 CYCLES

PROVIDED PARKING :-

PROVIDED CAR PARKING = 22 Nos

PROVIDED TWO WHEELER PARKING = 50 Nos

PROVIDED CYCLE PARKING = 100 Sq.MT

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

SANITARY DETAIL 54 (2)

TOTAL NUMBER OF STUDENTS - 330 Nos

TOTAL NUMBER OF CLASS ROOM - 10 Nos

Boys - 200 Nos Girls - 130 Nos

S.L NO	SANITARY DETAILS	REQUIRED		PROVIDED		TOTAL	
		Boys	Girls	Boys	Girls	BOYS	GIRLS
1	WATER CLOSET	5	5	5	5	10	10
2	URINALS	10		10		10	10
3	WASH BASINS	4	3	4	3	8	6
4	DRINKING WATER FOUNTAIN	5	5	5	5	10	10
5	CLEANERS SINK			1	1	1	1

NOTE:-

- Exhaust Fan to be provided
- Storm Water drainage system provided
- Rain Water Harvesting / Conservation of Rain Water Structures to be provided
- Bath and wash basin water treated and refuse 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 Photovoltaic Panels provided
- Lightening protection to be provided
- Solid waste tub to be provided
- sewage water to be used to garden purpose
- Drinking water Facilities to be provided
- Installation of cctv units provided
- Acoustics, Sound insulation and noise control system to be provided
- Building to be designed for handicapped people

Er. S. Shanmuga Sultan M.E.,(Struct)
LOYAL BUILDERS
Registered Structural Engineer, Class-I(Civil)
RSE / G-II / 31 / 51 / January / 2021 / 002
Flat No. 5, Ground Floor, Ambika Apartments,
Tenkasi - 627 811.
Cell: 94419 91236, 99660 25254

CONSTUCTION ENGINEER — STRUCTURAL ENGINEER

Er. P. Sundara Narayanan B.E., (Civil)
GEETHAM CONSTRUCTION
Registered Engineer Grade I (RE)
RE / Gr-I / TVL / October / 2019 / 032
1-A, Bharathi Nagar Bus Stop
Tenkasi to Courtallam Main Road
Melagaram - 627 818, Cell: 9994061375

APPLICANT — 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

hello@verified.realestate · +91 9996 12 9996

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
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+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.