

PP

APPROVAL RECORD

Planning Permission

Tenkasi district, Tamil Nadu

APPROVAL TYPE

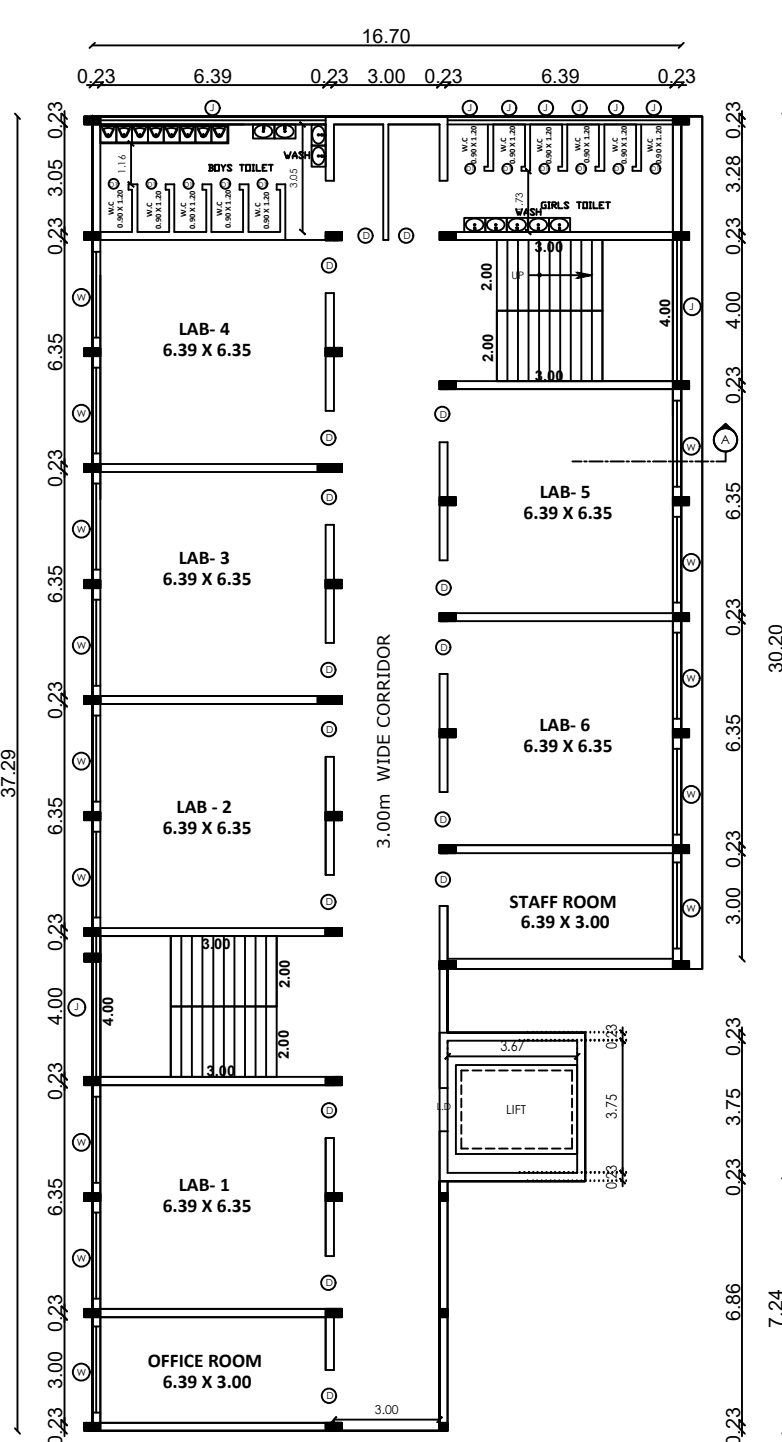
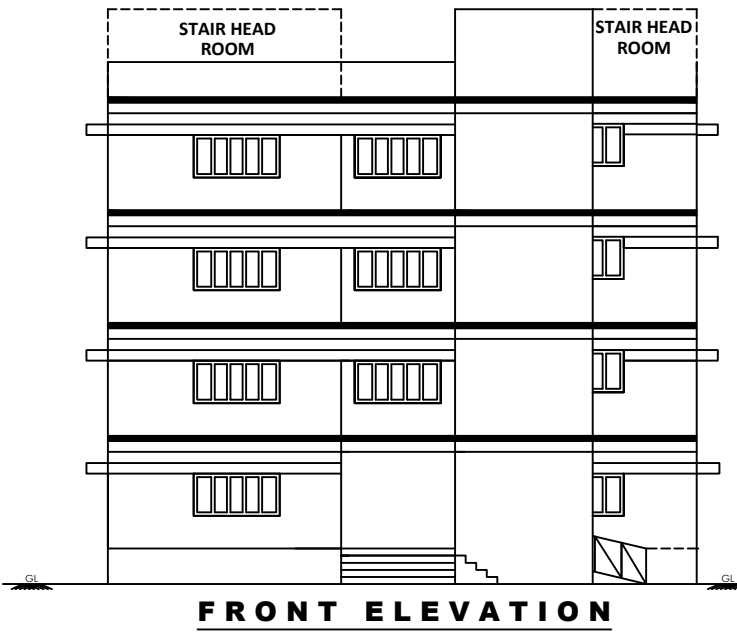
Building Plan

ISSUING AUTHORITY

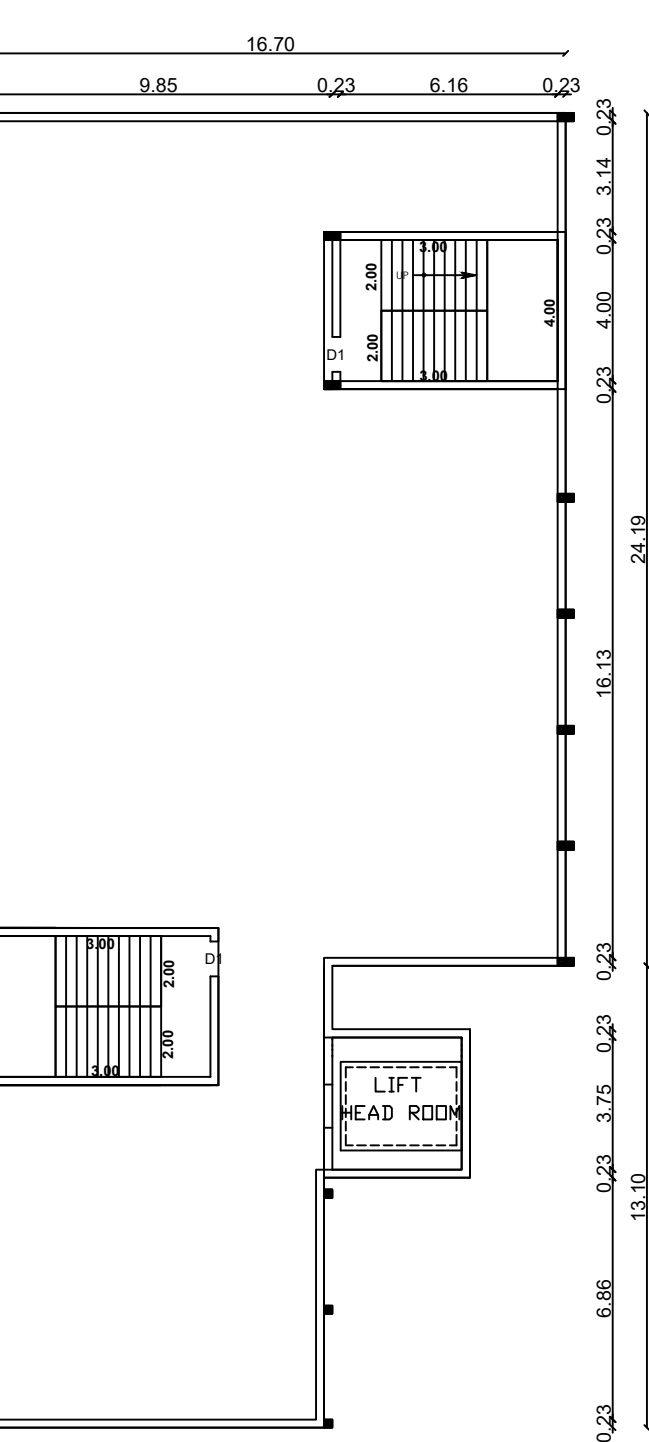
Rural Panchayat

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

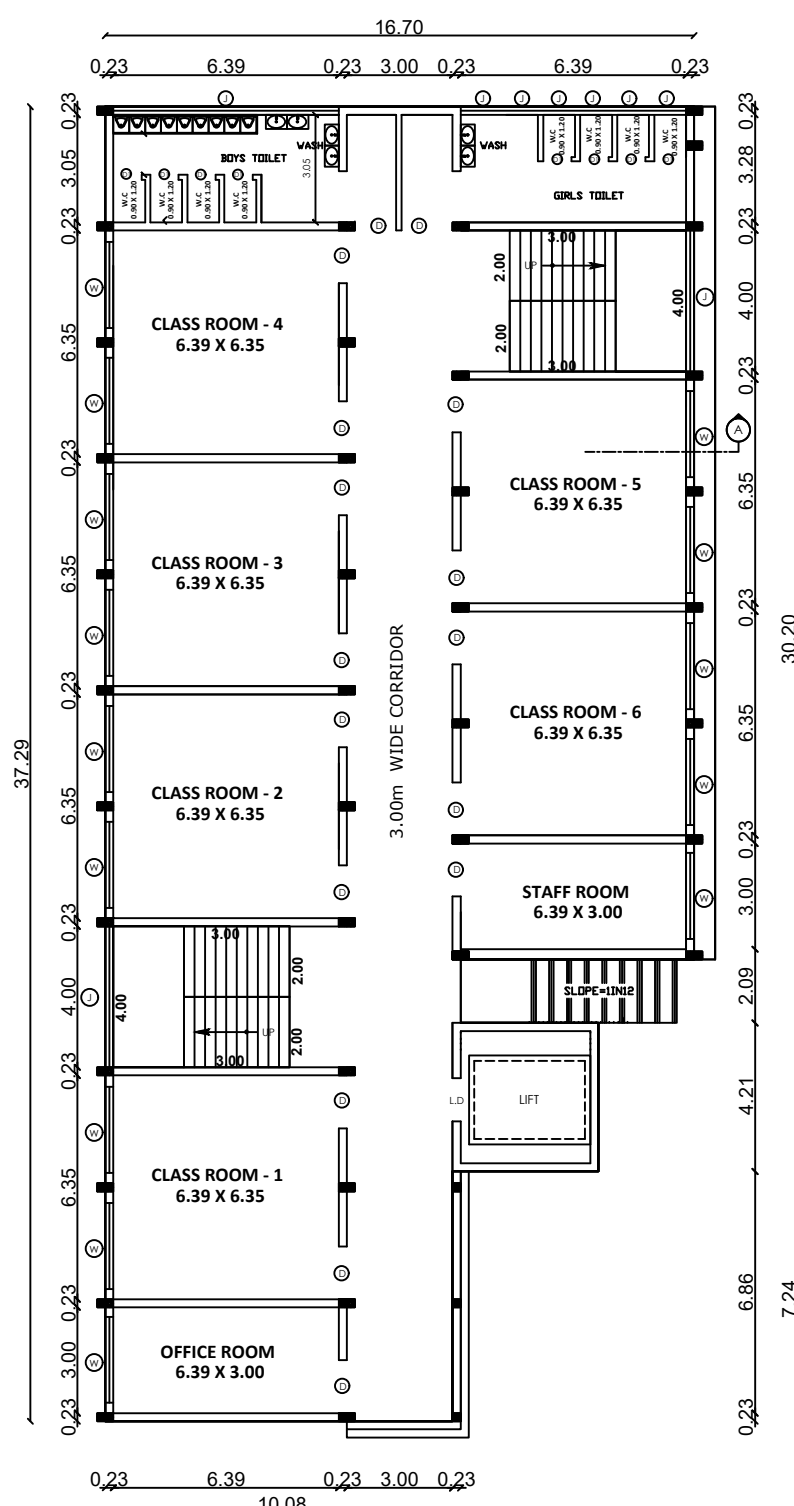
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



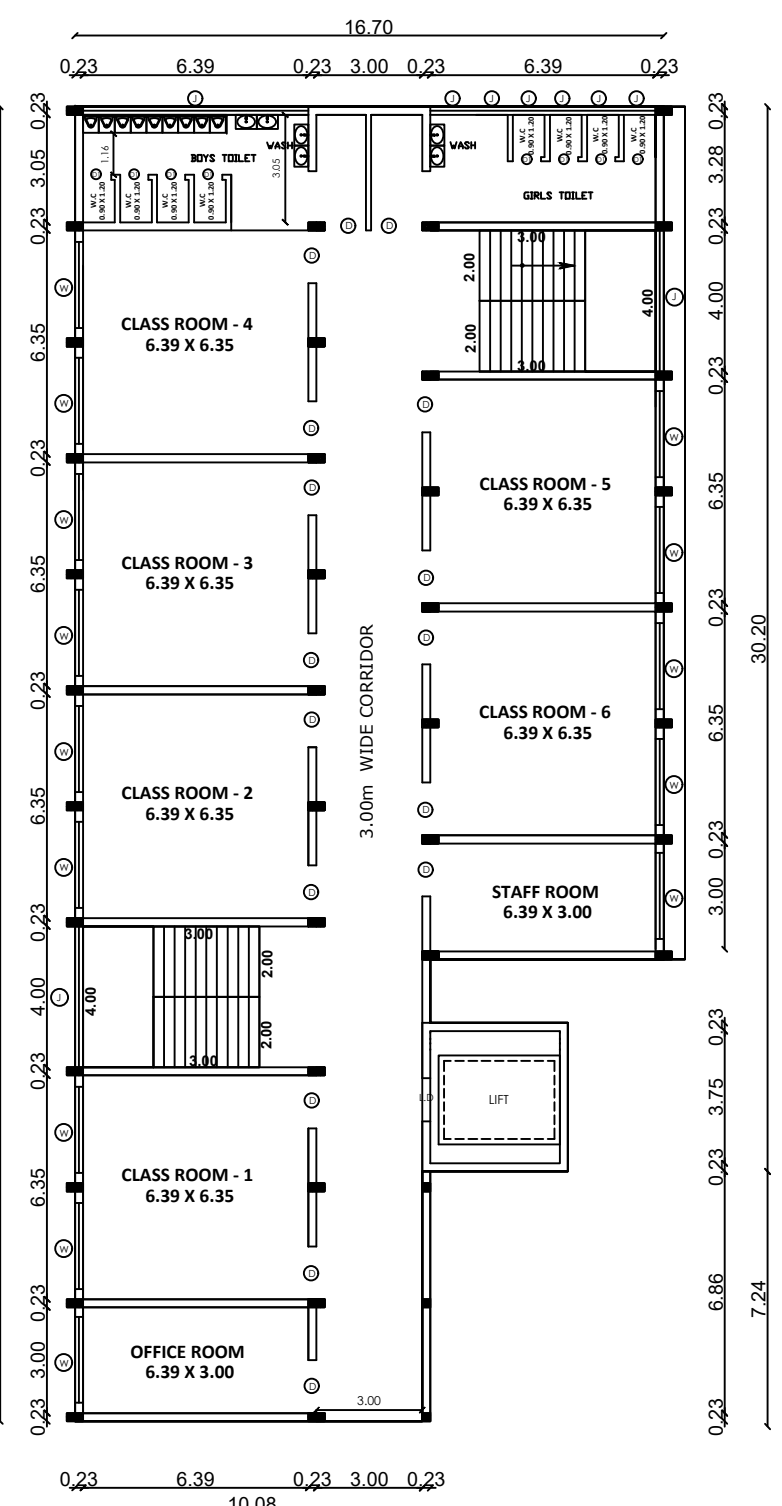
THIRD FLOOR PLAN



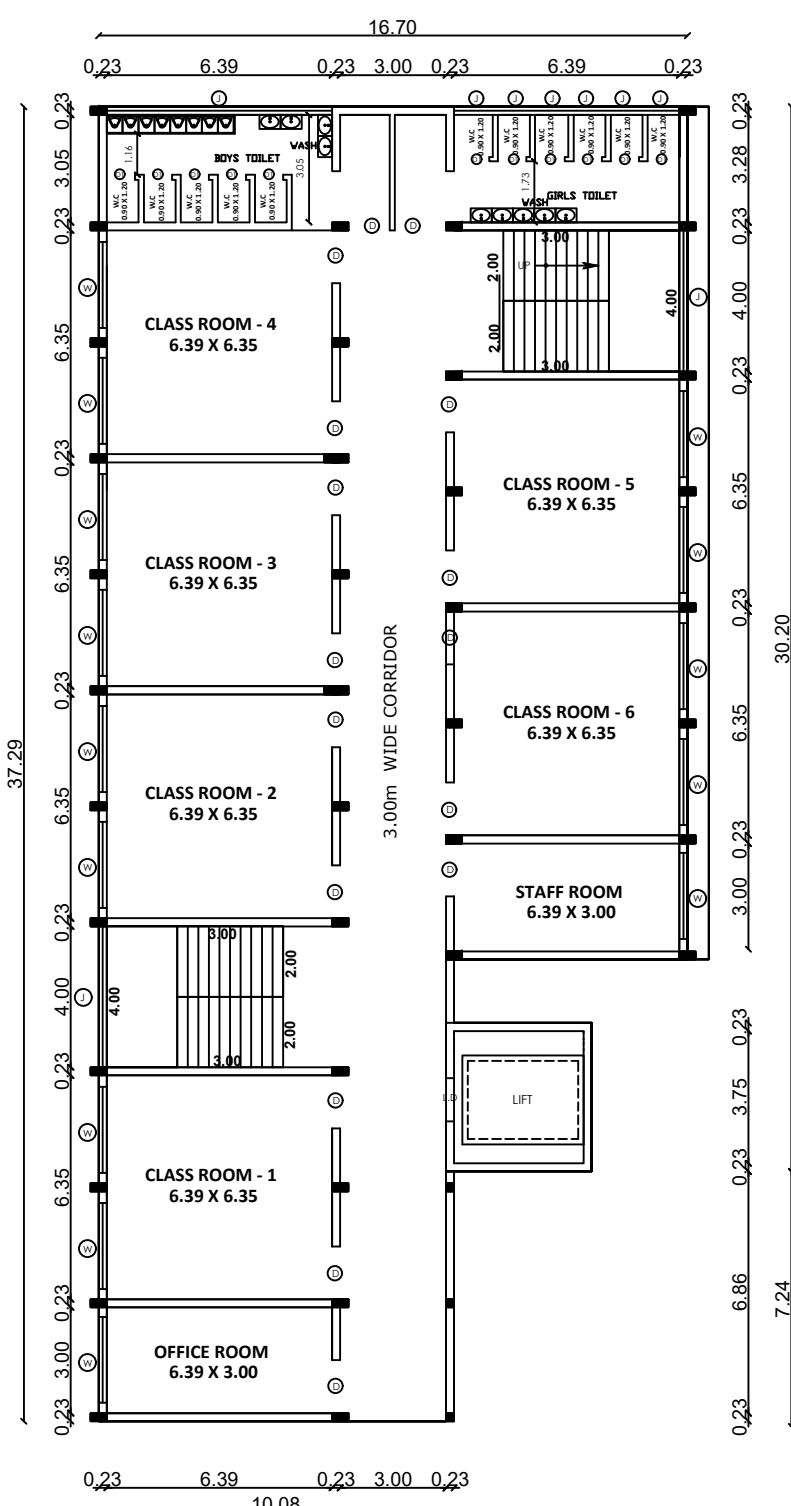
TERRACE FLOOR PLAN



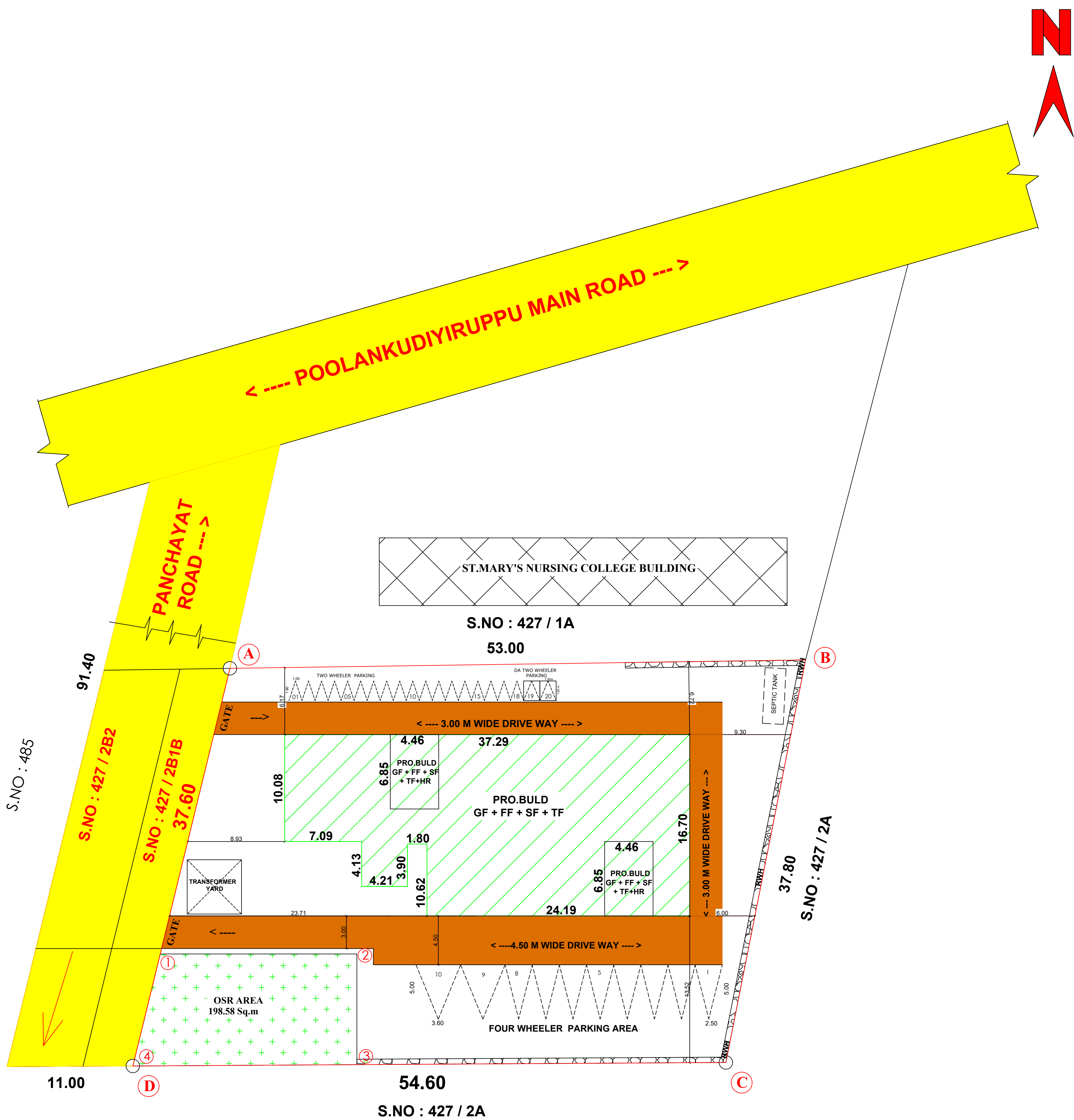
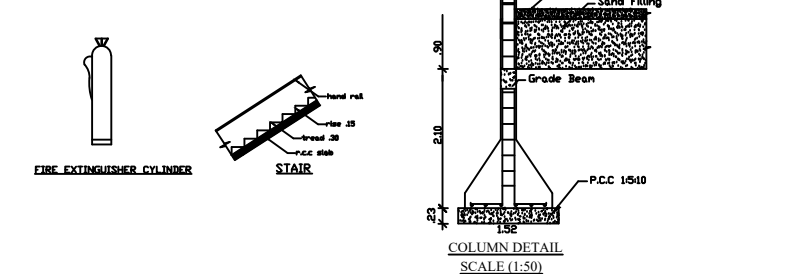
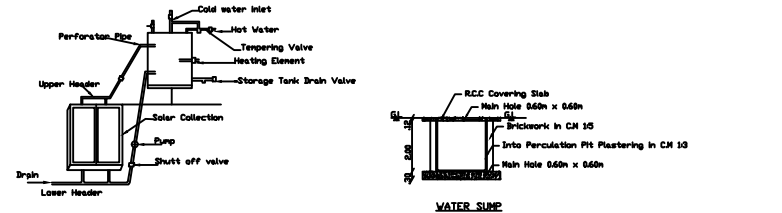
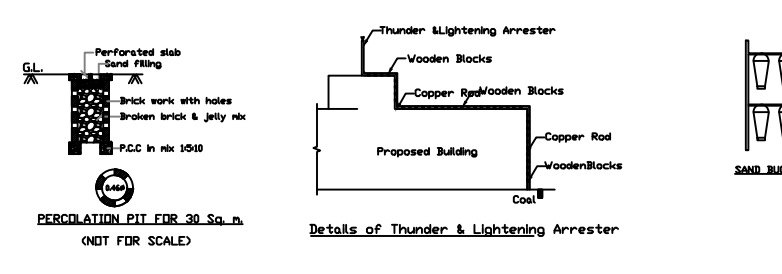
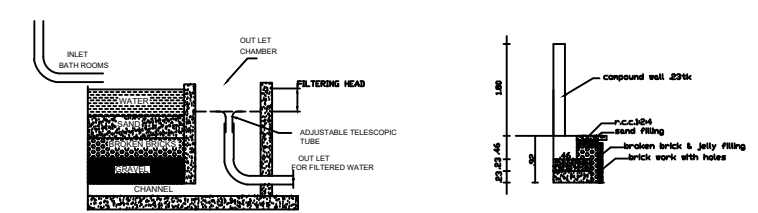
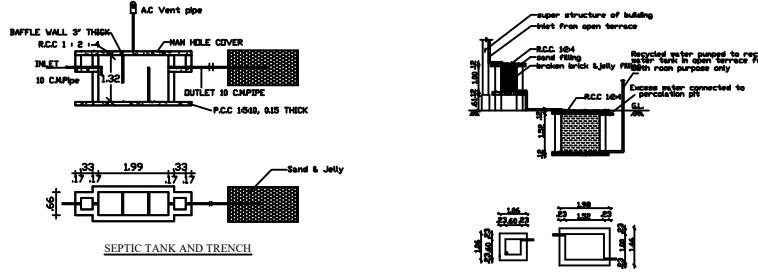
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COLLEGE BUILDING IN SURVEY NO:- 427 / 2B1A1, POOLANKUDIYIRUPPU TO THENPOTHAIR ROAD, RAJAPURAM COLONY, KANNAKAPILLAI VALSALI VILLAGE & PANCHAYAT, SENGOTTAI TALUK, TENKASI DISTRICT.

SCALE 1:100 ALL DIMENSIONS ARE IN METER					
SITE AREA DETAILS					
S.NO	T.S.NO	As per Document Document No	SQ.M	As per TSLR	Super imposed
1	427/2B1A1	-	2255.00	1992.00	1978.10
TOTAL			2255.00	1992.00	1978.10

AREA STATEMENT		
PARTICULAR	SQ.MT	SQ.FT
GROUND FLOOR	552.62	5948.40
FIRST FLOOR	552.62	5948.40
SECOND FLOOR	552.62	5948.40
THIRD FLOOR	552.62	5948.40
HEAD ROOM	61.10	657.68
TOTAL	2271.58	24451.29

FSI AREA CALCULATION			
PARTICULAR	FSI AREA	INSTITUTIONAL NON FSI AREA DEDUCTION	TOTAL BUILTUP AREA
GROUND FLOOR	552.62	--	552.62
FIRST FLOOR	552.62	--	552.62
SECOND FLOOR	552.62	--	552.62
THIRD FLOOR	552.62	--	552.62
HEAD ROOM	--	61.10	61.10
TOTAL	2271.58	--	2271.58

FLOOR AREA RATIO	
$\frac{G.F + F.F + S.F + T.F}{SITE AREA}$	
$\frac{552.62 + 552.62 + 552.62 + 552.62}{1978.10}$	
$\frac{2210.48}{1978.10} = 1.11 < 2.00$	

PROPOSED PARKING DETAILS	
SCHOOL BUILDING -	100 SQ.M = 1 CAR
50 SQ.M = 1 TWO WHEELER	

CLASS ROOM AREA = 24x40.58= 973.92 SQ.M	
973.92	9.73 = 10 Nos Required
100	973.92 = 19.47 = 20 Nos Required
50	
AVAILABLE PARKING AREA:	
CAR PARKING	- 10
TWO WHEELER PARKING	- 20

SANITARY DETAILS	
CLASS ROOM AREA - 973.92 Sq.M	
TOTAL NUMBER OF STUDENTS - 360 Nos	
TOTAL NUMBER OF CLASS ROOM - 9 Nos	
Boys - 180 Nos	Girls - 180 Nos

REGISTERED ENGINEER	
E.A.K. SARAVANAN MUTHAI, M.TECH (HND)	
Registered Structural Engineer (RSE) (CEN-1)	
Reg No. RSE/2017/110101	
SARAVANAN CONSTRUCTORS & LAND SURVEYORS	
49/1, 4, Box Street 1st Floor, Sengottai - 627 688	
asranyanconstructors@gmail.com	

REGISTERED STRUCTURAL ENGINEER	
E.A. SEENI, M.Tech(Struct)	
Registered Structural Engineer (RSE) (CEN-1)	
Reg No. RSE/2017/110101	
SEENI CONSTRUCTORS	
Main Road, Sengottai - 627 681	
asranyanconstructors@gmail.com	

REGISTERED CONSTRUCTION ENGINEER	
Dr. R. ANANDAKUMAR, M.Tech(Stru)	
Registered Construction Engineer (RCE) (CEN-1)	
Reg No. RCE/2017/110101	
The View Associates	
4/52, 1, 4th Street, Sengottai - 627 684	
dr.anandakumar@gmail.com	

APPLICANT	
M.P.V. SENGOTTAI	
The Managing Trustee,	
Sengottai Educational & Charitable Trust,	
Kannakapillai District,	
Kannakapillai - 627 684	

REGISTERED CONSTRUCTION ENGINEER	
Dr. R. ANANDAKUMAR, M.Tech(Stru)	
Registered Construction Engineer (RCE) (CEN-1)	
Reg No. RCE/2017/110101	
The View Associates	
4/52, 1, 4th Street, Sengottai - 627 684	
dr.anandakumar@gmail.com	

ASSISTANT DIRECTOR DISTRICT TOWN AND COUNTRY PLANNING, TENKASI	
M. V. SENGOTTAI	
The Managing Trustee,	
Sengottai Educational & Charitable Trust,	
Kannakapillai District,	
Kannakapillai - 627 684	



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](#)



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

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

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

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



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.

