PP APPROVAL RECORD

Planning Permission

Thoothukkudi 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,
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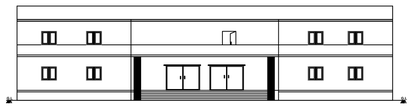
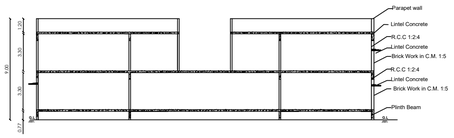
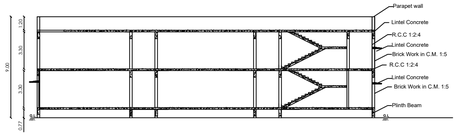
FLOOR PLAN SHOWING THE PROPOSED CONSTRUCTION OF SCHOOL BUILDING AT T.S.NO : 222/ 6A, 222/ 9, 229/ 1B1, IN MUKUTTUMALAI VILLAGE & PANCHAYAT KOVILPATTI TALUK, THOOTHUKUDI DISTRICT.



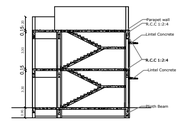
ELEVATION



SECTION ON AA



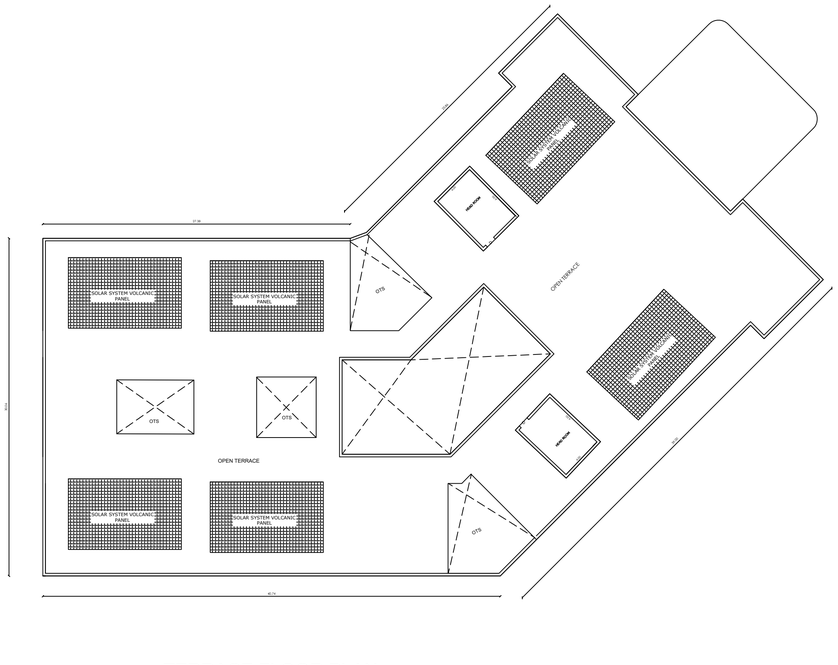
SECTION ON BB



SECTION CC

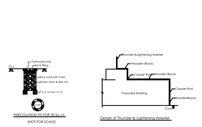


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

GROUND FLOOR PLAN



PROVISION FOR RAIN WATER PIPE (NOT FOR SCALE)

Details of Thunder & Lightening Arrestor

Compound Wall Detail SCALE : 1:1 (M)

RAINWATER HARVESTING

SEPTIC TANK AND SOAKPIT

RAIN WATER HARVESTING

COLUMN DETAIL SCALE 1:1 (M)

SCHEDULE OF JOINERY (HIGH FIRE RESIDENCE MATERIAL)

D	Door	1.00 x 2.10
D1	Door	0.60 x 2.10
W	Window	1.00 x 1.20
V	Ventilator	0.60 x 0.60

APPLICANT

RAJ EDUCATIONAL AND CHARITABLE TRUST

Founder

REGISTERED ENGINEER

S.ELANGAMANI M.E.,
DTCP Registered Engineer(Grade-II);
RE/Gr-II/TVL/March/2019/023
MS Complex,Anna Statue South Side
Surandai-627859
Mob:8148110098

REGISTERED STRUCTURAL ENGINEER

Er. A. SANTHOSH M.E.,AMIE.,
Registered Structural Engineer (Gr-I)
RSE/Gr-I/TEN/MAY/2023/003
INR Builders & Structural Consultancy
First Floor, Anil Electronics Complex
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RCE / TEN / JULY / 2023 / 005
INR Builders & Structural Consultancy
TENKASI - 627 811
Ph: 95859 64095

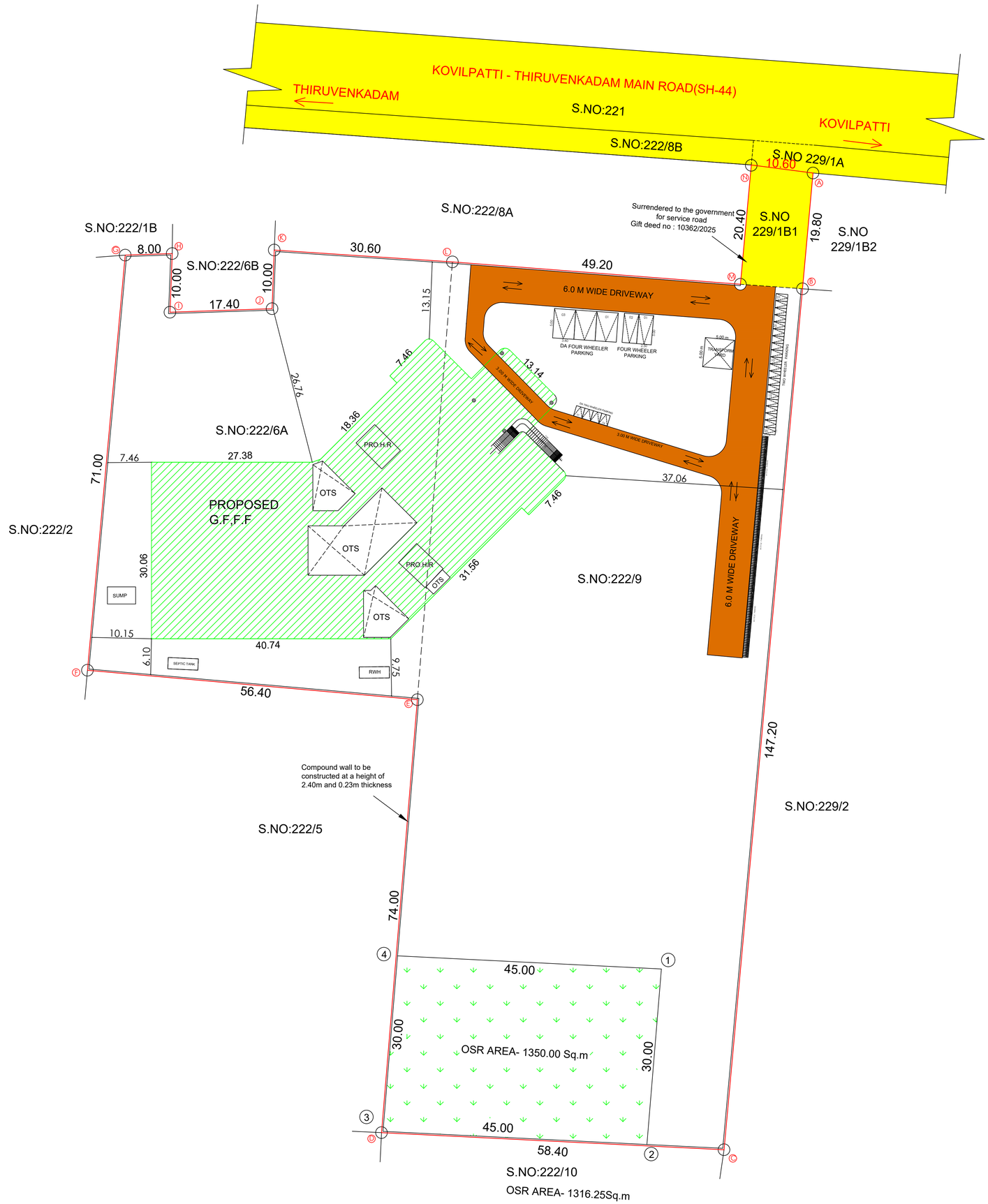
OFFICE USE:-

SWP Online application No. SWP/BPA/602876/2025

SWP/THOOTHUKUDI / BPA/A.D/D.T.C.P. No. 102/2025

ASSISTANT DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING,
THOOTHUKUDI

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF SCHOOL BUILDING AT R.S.NO : 222/ 6A, 222/ 9, 229/ 1B1, IN MUKUTTUMALAI VILLAGE & PANCHAYAT, KOVILPATTI TALUK, THOOTHUKUDI DISTRICT.



SCHEDULE OF JOINERY (HIGH FIRE RESIDENCE MATERIAL)

D	Door	1.00 x 2.10
D1	Door	0.60 x 2.10
W	Window	1.00 x 1.20
V	Ventilator	0.60 x 0.60

OSR CALCULATION

Site Area = 12989.00 sq.mt
(10% of the OSR to be Provided in site Area)
OSR = 12989.00 X 0.10
= 1298.90 Sq.mt
Provided OSR Area = 1350.00 Sq.mt (10.39%)

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

FSI CALCULATION

$$FSI = \frac{G.F + F.F}{SITE\ AREA}$$

$$= \frac{1969.29+1707.00}{12989.00}$$

$$= \frac{3676.29}{12989.00} = 0.28 < 2.00$$

PROPOESD PARKING DETAILS

SCHOOL BUIDLING -

500 SQ.M = 1 CAR
50 SQ.M = 1 TWO WHEELER
10 SQ.M = 1 CYCLE

CLASS ROOM AREA = 960.00 SQ.M

$\frac{960}{500}$ = 1.92= 2 NOS Required
$\frac{960}{50}$ = 19.20 = 20 NOS Required
$\frac{960}{10}$ = 96 = 96 NOS Required

AVAILABLE PARKING AREA:

CAR PARKING - 5
TWO WHEELER PARKING - 20
CYCLE PARKING - 96

SANITARY DETAILS

CLASS ROOM AREA - 960.00Sq.Mt
TOTAL NUMBER OF STUDENTS - 500 Nos
TOTAL NUMBER OF CLASS ROOM - 20 Nos
Boys - 250 Nos Girls - 250 Nos

S.No	SANITARY DETAILS	REQUIRED		PROVIDED		TOTAL
		Boys	Girls	Boys	Girls	
1	WATER CLOSET	7	10	26	34	60
2	URINALS	10	-	-	-	10
3	WASH BASINS	17		20		20
4	DRINKING WATER FOUNTAIN	10		10		10
5	CLEANER'S SINK	3		3		3

NOTE:
* Exhaust Fan to be provided
* Storm Water drainage system to be provided
* Rain Water Harvesting / Conservation of
* Rain Water Structures 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 and Fire Extinguisher
* System to be provided Emergency Alarm to be provided
* Solar Photovoltaic Panels provided
* Lightening protection to be provided
* Solar Assisted Water heating system 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

நிபந்தனைகள்:-
இட வளாக திட்டில் 1 முதல் 4 வரை எல்லைப் பிள்ட். மொத்த திறவி. 1350.00 ச.மீ பரப்பளவு இட திட்டினை முழுவதும் திறவி.மாக ஒப்படைத்தல். வேண்டும். மாநாக ஒப்பட. கில்லை எ.ட. மேல் பரப்பிற்கு கூடாது.

SCALE 1 :100 , ALL DIMENSIONS ARE IN METER

SITE AREA DETAILS

S.NO	R.S.NO	As per Document		As per Patta	Super imposed
		Document No	SQ.M		
1	222/6	4775/2024	3976.00	3976.00	3976.00
2	222/9	5493/2024	8800.00	8800.00	8800.00
3	229/1B1	4986/2024	213.00	213.00	213.00
		TOTAL	12989.00	12989.00	12989.00

FSI AREA CALCULATION

PARTICULAR	INSTITUTIONAL		TOTAL BUILTUP AREA
	FSI AREA	NON FSI AREA DEDUCTION	
BLOCK -1			
GROUND FLOOR	1969.29	--	1969.29
FIRST FLOOR	1707.00	--	1707.00
HEAD ROOM	--	55.54	55.54
TOTAL	3676.29	55.54	3731.83

COLOR INDEX
SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
DRIVE WAY
OSR

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
THOOTHUKUDI DISTRICT

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ASSISTANT DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING,
THOOTHUKUDI

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

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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.