PP APPROVAL RECORD

Planning Permission

Tenkasi 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.

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Chennai 600 097, India

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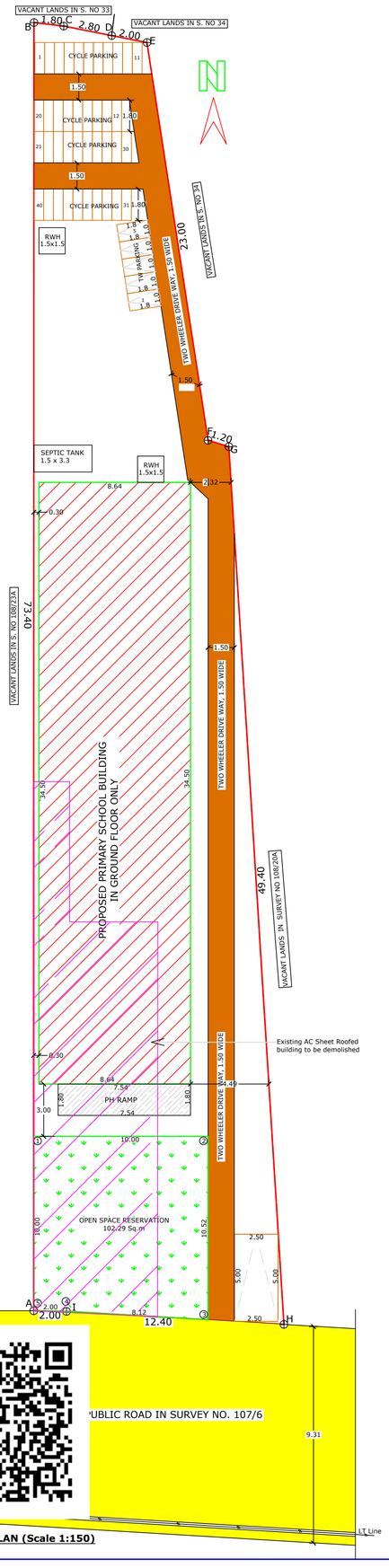
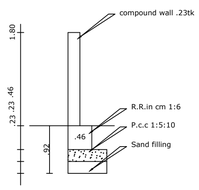
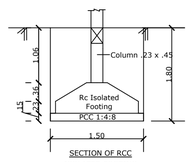


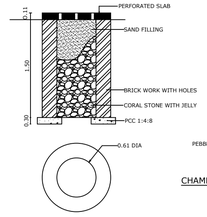
SITE PLAN (Scale 1:150)



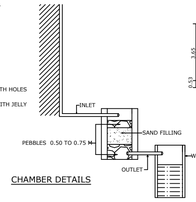
COMPOUND WALL DETAIL
SCALE (1:50)



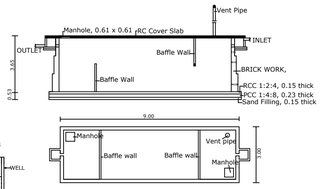
SECTION OF RCC ISOLATED FOOTING



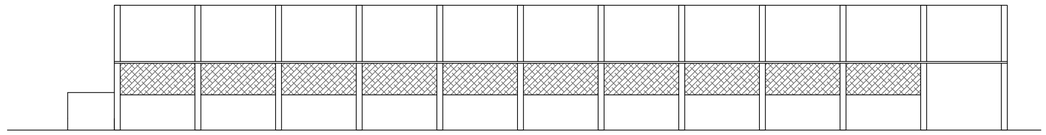
PERCOLATION PIT



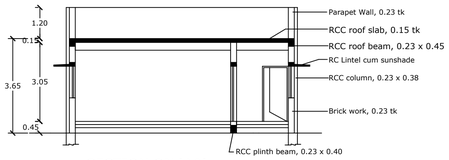
CHAMBER DETAILS



DETAILS OF SEPTIC TANK

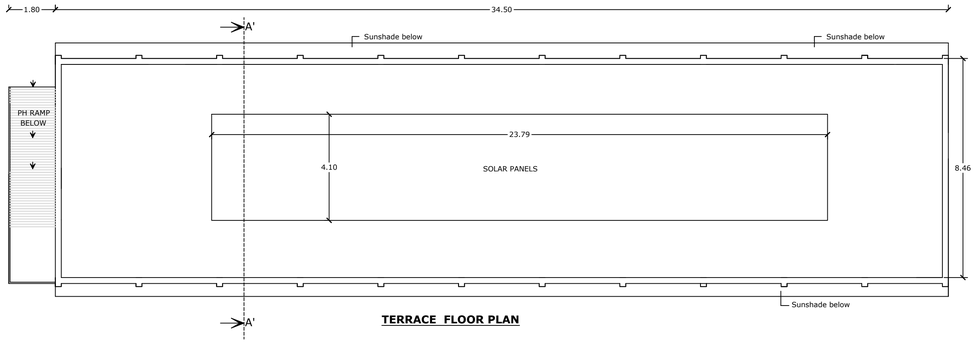


FRONT ELEVATION

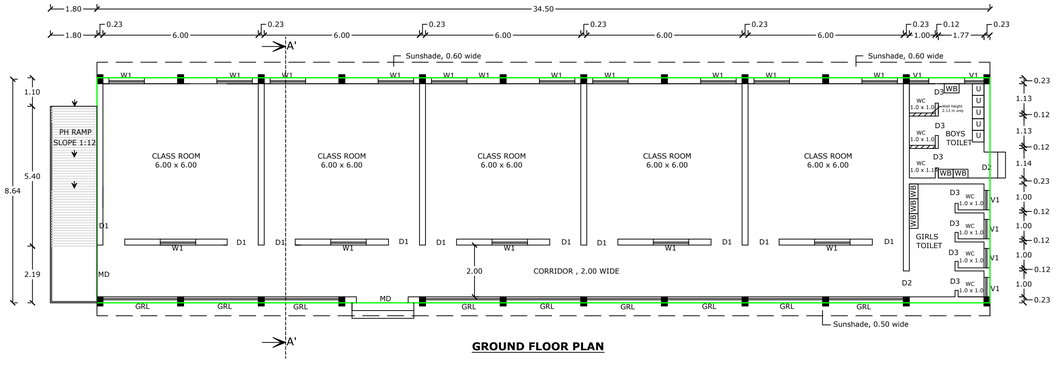


SECTION ON 'AA'

B.P/TDTCP NO. SWP/27/2026
ONLINE APPLICATION NO. SWP/BPA/889068/2026



TERRACE FLOOR PLAN



GROUND FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF PRIMARY SCHOOL BUILDING AT SURVEY NOS. 108/20B AND 108/23B, KILANGADU VILLAGE AND PANCHAYAT, KADAYANALLUR TALUK, TENKASI DISTRICT FOR Mr. JAISAI MUTHURAM

PLOT AREA STATEMENT

AS PER SALE DEED NO. 1027	809.40 Sq.m
AS PER PATTA NO. 2899	809.00 Sq.m
THE LEAST IS	809.00 Sq.m

PROPOSED BUILD UP AREA STATEMENT

SL.NO	FLOOR	FSI AREA	NON FSI AREA	TOTAL AREA
1.	GROUND FLOOR	299.76	---	299.76

AREA OF BUILDING TO BE DEMOLISHED - 175.34 Sq.m

PLOT COVERAGE

$= \frac{G.F}{SITE\ AREA} \times 100$

$= \frac{299.76}{809.40} \times 100$

$= 36.81\ \%$

FLOOR SPACE INDEX

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

$= \frac{299.76}{809.40}$

$= 0.37 < 2.0$

SCHEDULE OF JOINERIES

MD	Main Door	2.00 x 2.13
D1	Door	1.20 x 2.13
D2	Door	1.00 x 2.13
D3	Door	0.75 x 2.13
W1	Window	1.37 x 1.22
V1	Ventilator	0.75 x 0.67
GRL	Grill work	2.88 x 1.22

OSR CALCULATION

Site Area =809.40 sq.mt

OSR = $\frac{809.40 \times 10}{100}$ = 80.94 Sq.mt

Provided Area = 102.29 sq.mt

OSR SPACE MARKED AS NOS. 1 TO 5 AND WILL BE MAINTAINED BY THE OWNER. OSR SPACE SHALL REMAIN VACANT AND NO CONSTRUCTION SHALL BE CARRIED OUT OVER THE SAID PEACE OF LAND

ALL DIMENSIONS ARE IN METRE

SCALE 1:100

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

PARKING CALCULATION

Rule 38(4) and 39(8), Annexure - IV, Part -I, Table 13(b)(B) and Part -II, Table (A) of TNCDBR 2019

CAR PARKING

1 Car Space for every 300 sq.m of Class Room Area

Class Room Area = 180.00 Sq.m

$\frac{180.00}{300.00} = 0.60$ SAY = 1 car Space

Provided Car parking = 1 car Space

TWO WHEELER PARKING

1 Two Wheeler Space for every 50 sq.m of Class Room Area

$\frac{180.00}{50} = 3.60$ SAY 4

Total Provided Two Wheeler parking = 5 Two Wheeler Spaces

CYCLE PARKING

1 cycle Space for every 5 sq.m of Class Room Area

$\frac{180.00}{5} = 36.00$

Total Provided Cycle parking = 40 Cycle Spaces

SANITARY REQUIREMENTS CALCULATION

Rule 54 (2) (b), Annexure - X, Table 4 of TNCDBR 2019

PROPOSED NUMBER OF EMPLOYEES : MALE - 95 and FEMALE - 95

SL. NO	Sanitary Units	For Male (25 nos)		For Female (25nos)	
		Required	Provided	Required	Provided
1	Water Closet	3	3	4	4
2	Urinals	5	5	-	-
3	Ablution Taps	3	3	4	4
4	Wash Basin	3	3	3	3
5	Drinking Water Fountain	One For Every 100 Persons - 2 Nos. provided			

Note:

Waste Water Used for Garden

Rain Water harvesting Details Provided

Solar System Water tank provided

F *Fire Resistance to be provided*

Emergency alarm to be provided

DW *Drinking water to be provided as per corporation norms*

Rain water harvesting tank to be provided

I *Waste water from recycled water tank & Trench connected to sullage disposal tank*

Solid waste tub to be Provided

Exhaust fan to be provided

First Aid Box with all Equipment to be provided

COLOUR LEGEND

SITE BOUNDARY

EXISTING BUILDING TO BE DEMOLISHED

PROPOSED CONSTRUCTION

EXISTING APPROACH ROAD

DRIVE WAY

OSR

Er. S. MARISHWARAN B.E.,
Registered Engineer
Reg. No. RE-III/TKDTCP/November/1/2023
3/28, Krishnan Kovil Street
Karungulam, Thoothukudi Dist. 628 615
Mobile : 96423 37858

REGISTERED ENGINEER

APPLICANT

THE ASSISTANT DIRECTOR
DEPARTMENT OF TOWN AND COUNTRY PLANNING
TENKASI DISTRICT

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.