

PP

APPROVAL RECORD

Planning Permission

Theni

Theni district, Tamil Nadu

APPROVAL TYPE

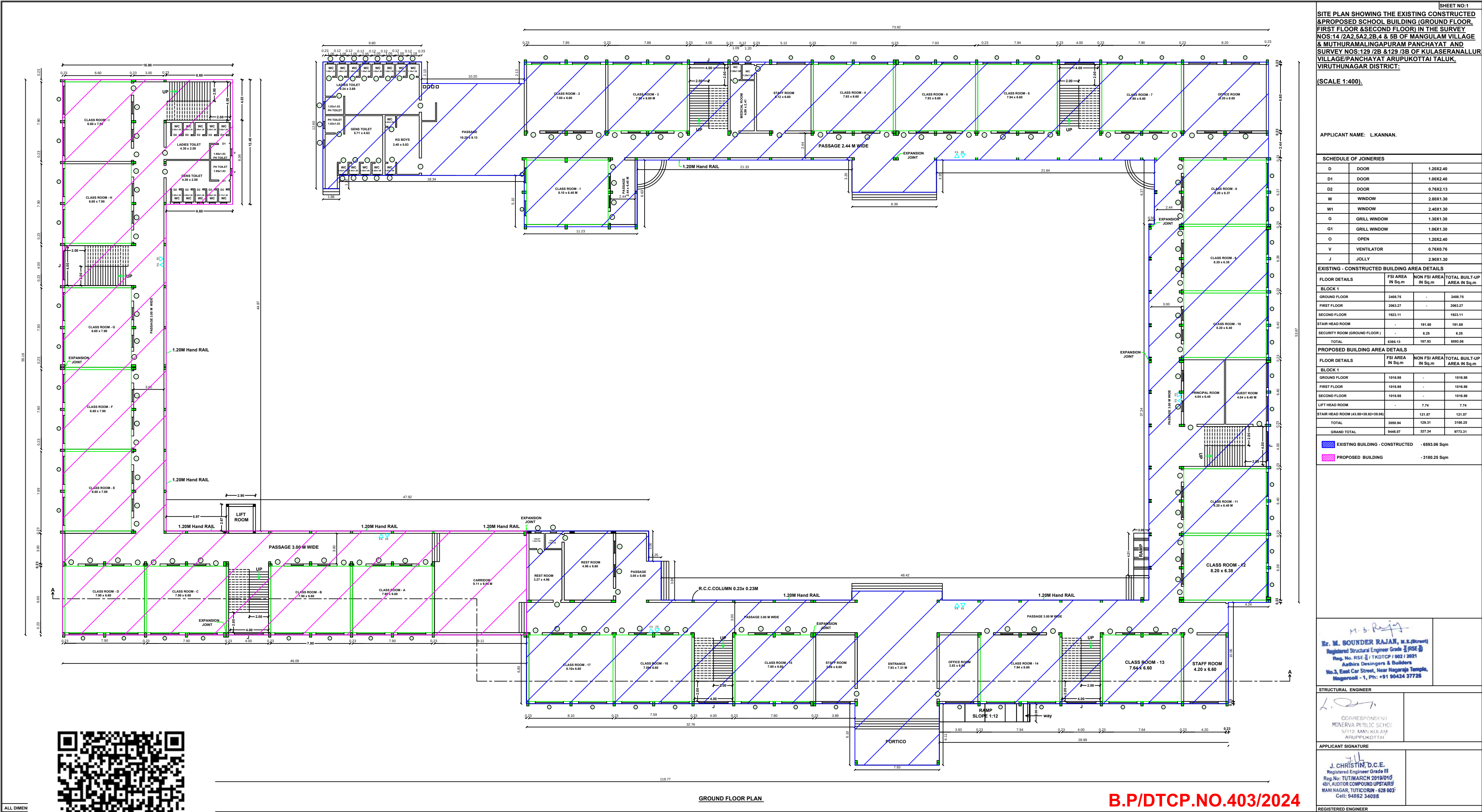
Building Plan

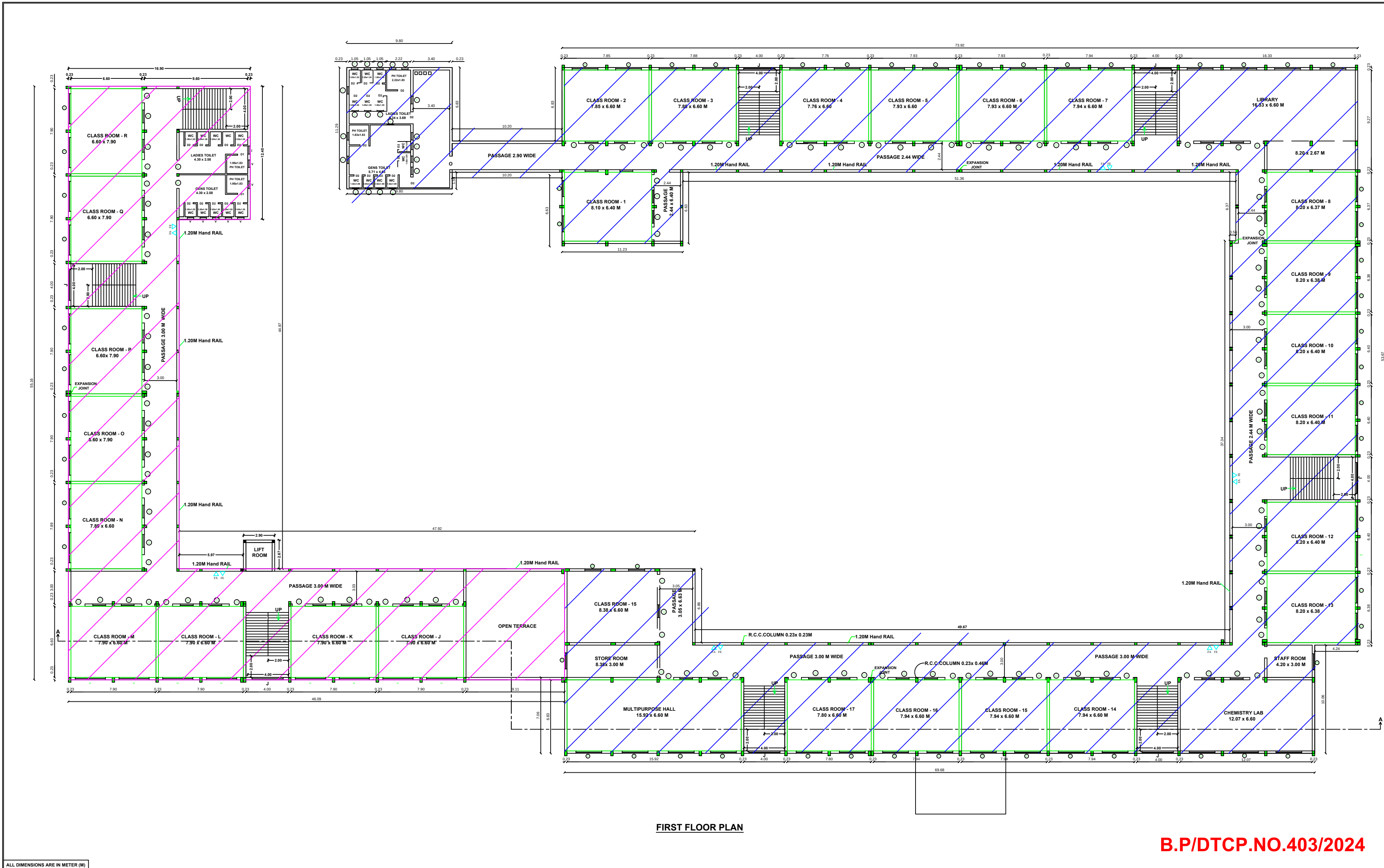
ISSUING AUTHORITY

Town 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.





B.P/DTCP.NO.403/2024

SHEET NO:2

SITE PLAN SHOWING THE EXISTING CONSTRUCTED & PROPOSED SCHOOL BUILDING (GROUND FLOOR, FIRST FLOOR & SECOND FLOOR) IN THE SURVEY NOS:14/2A2,5A2,2B.4 & 5B OF MANGULAM VILLAGE & MUTHURAMALINGAPURAM PANCHAYAT, AND SURVEY NOS:129/2B & 129/3B OF KULASERANALLUR VILLAGE/PANCHAYAT ARUPUKOTTAI TALUK, VIRUTHUNAGAR DISTRICT.

(SCALE 1:400).

APPLICANT NAME:
L.KANNAN.

SCHEDULE OF JOINERIES

D	DOOR	1.20X2.40
D1	DOOR	1.00X2.40
D2	DOOR	0.76X2.13
W	WINDOW	2.80X1.30
W1	WINDOW	2.40X1.30
G	GRILL WINDOW	1.20X1.30
O	OPEN	1.20X2.40
V	VENTILATOR	0.76X0.76
J	JOLLY	2.90X1.30

EXISTING - CONSTRUCTED BUILDING AREA DETAILS

FLOOR DETAILS	FSI AREA IN Sq.m	NON FSI AREA IN Sq.m	TOTAL BUILT-UP AREA IN Sq.m
BLOCK 1			
GROUND FLOOR	2408.75	-	2408.75
FIRST FLOOR	2063.27	-	2063.27
SECOND FLOOR	1923.11	-	1923.11
STAR HEAD ROOM	-	191.68	191.68
SECURITY ROOM (GROUND FLOOR)	-	6.25	6.25
TOTAL	6395.13	197.93	6593.06

PROPOSED BUILDING AREA DETAILS

FLOOR DETAILS	FSI AREA IN Sq.m	NON FSI AREA IN Sq.m	TOTAL BUILT-UP AREA IN Sq.m
BLOCK 1			
GROUND FLOOR	1016.98	-	1016.98
FIRST FLOOR	1016.98	-	1016.98
SECOND FLOOR	1016.98	-	1016.98
LIFT HEAD ROOM	-	7.74	7.74
STAR HEAD ROOM (43.89+35.02+39.06)	-	121.57	121.57
TOTAL	3050.94	129.31	3180.25
GRAND TOTAL	9446.07	327.24	9773.31

EXISTING BUILDING - CONSTRUCTED

- 6593.06 Sqm

PROPOSED BUILDING

- 3180.25 Sqm

Dr. M. SOUNDER RAJAN, M.E.(Struct)

Registered Structural Engineer Grade II (RSE II)

Reg. No. RSE II / TK/DTCP / 002 / 2021

Aashra Desingers & Builders

No.3, East Car Street, Near Nagaraja Temple,

Nagarcoil - 1, Ph: +91 90424 37725

STRUCTURAL ENGINEER

CONRESPONDENT

MINERVA PUBLIC SCHOOL

5/112, MANI KULAM

ARUPUKOTTAI

APPLICANT SIGNATURE

J. CHRISTIN, D.C.E.

Registered Engineer Grade II

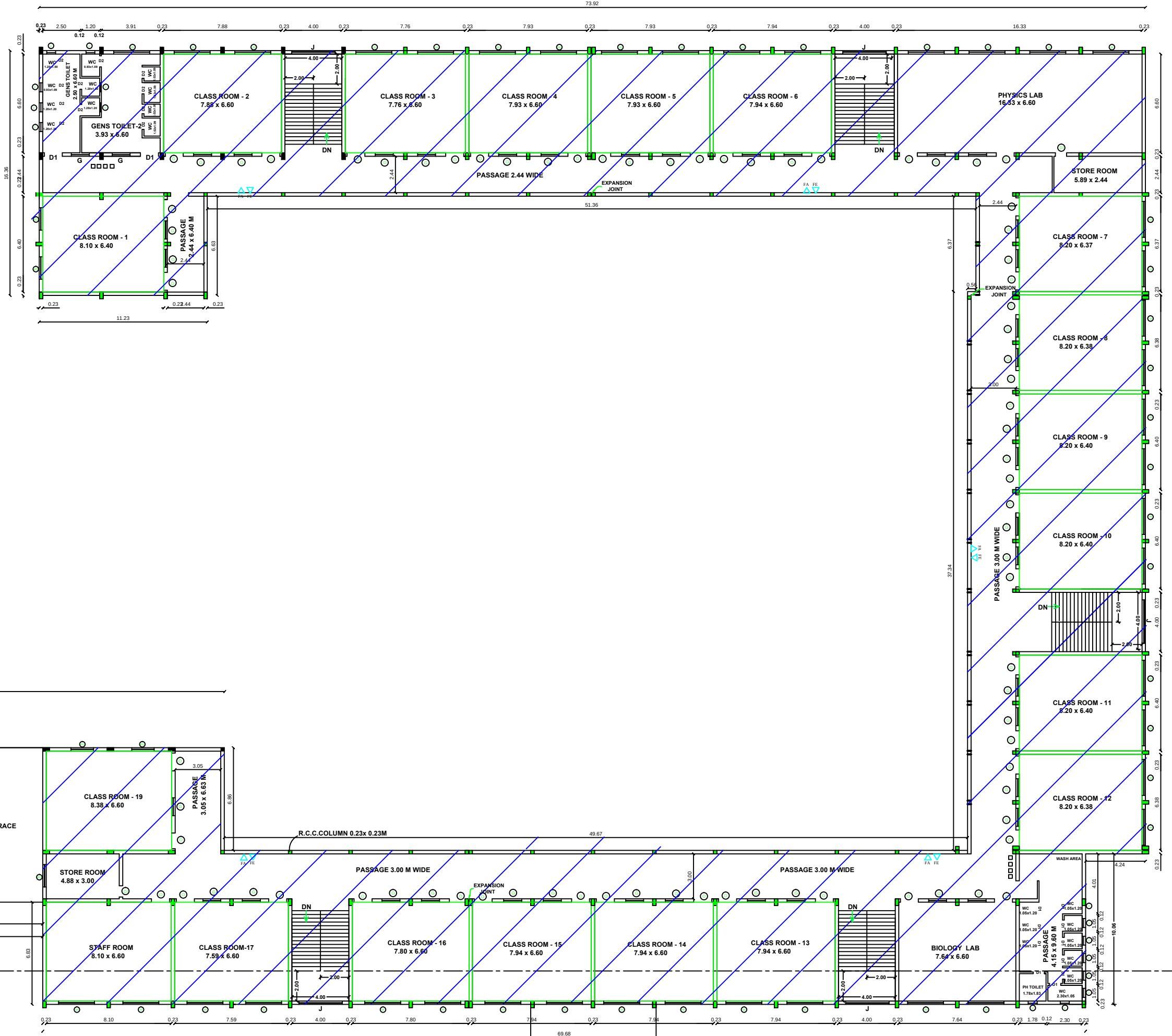
Reg.No: TUT/MARCH 2019/010

481, AUDITOR COMPOUND UPSTAIRS

MANI NAGAR, TUTICORIN - 628 003

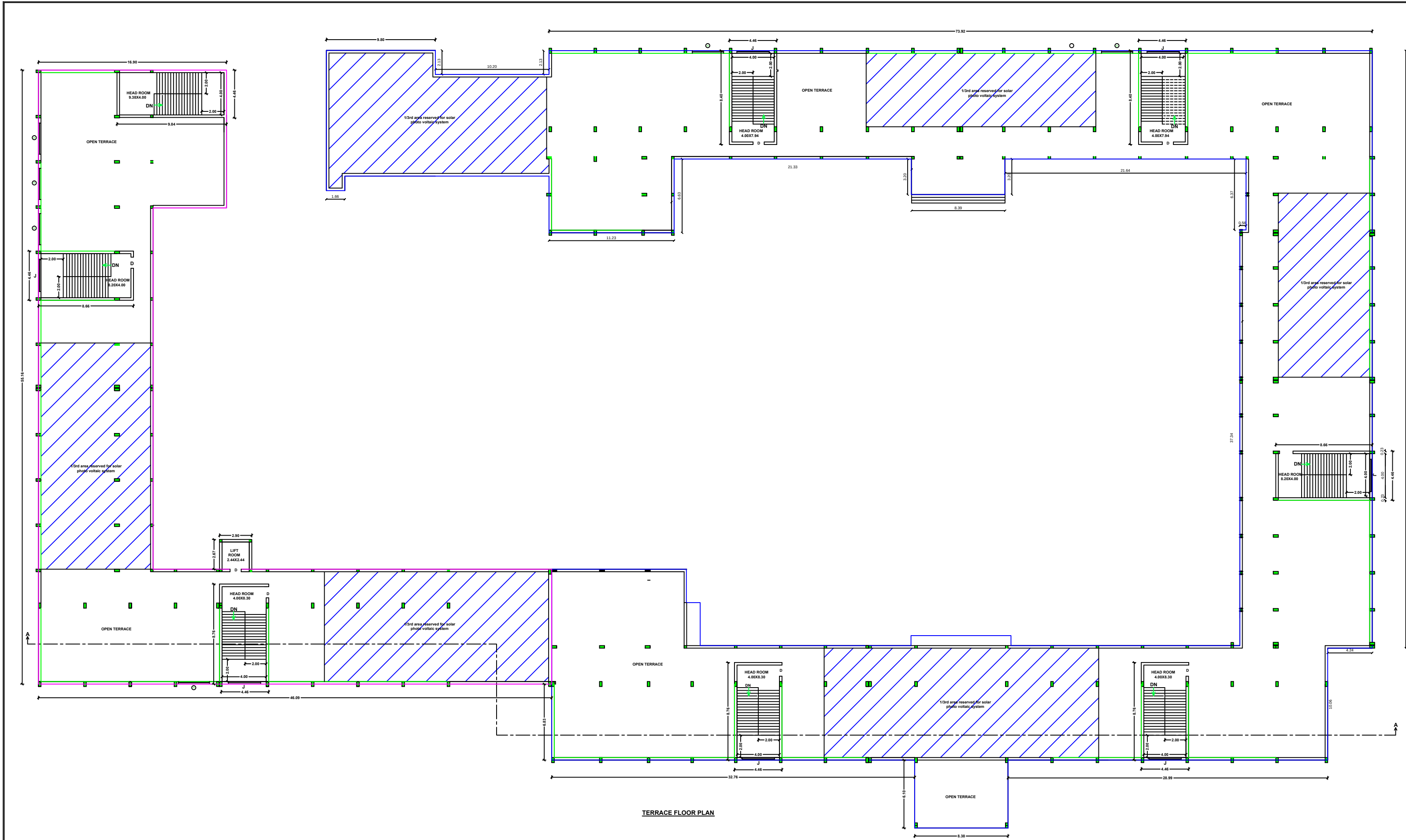
Cell: 94862 34088

REGISTERED ENGINEER

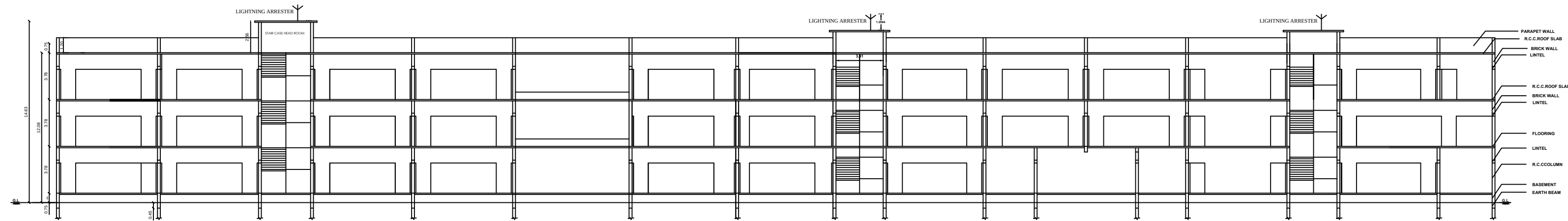


B.P/DTCP.NO.403/2024

REGISTERED ENGINEER	



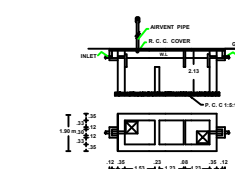
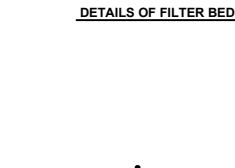
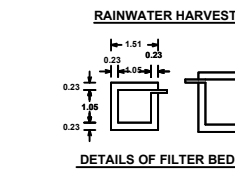
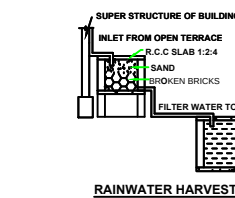
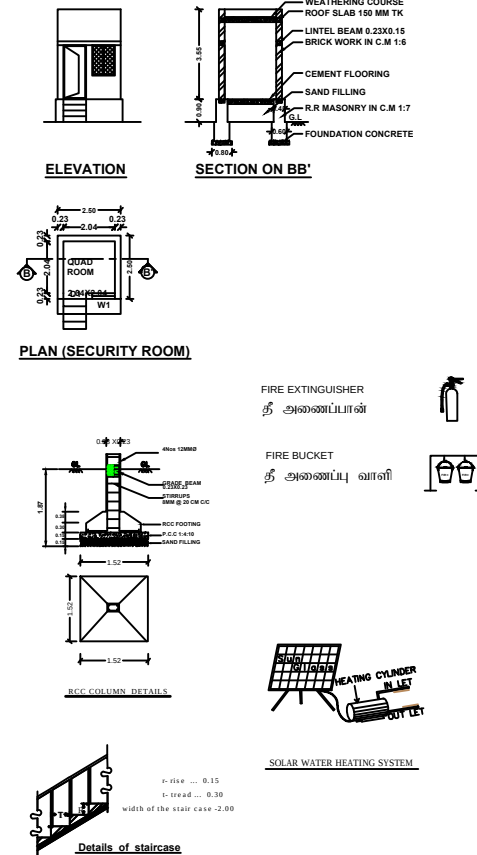
TERRACE FLOOR PLAN



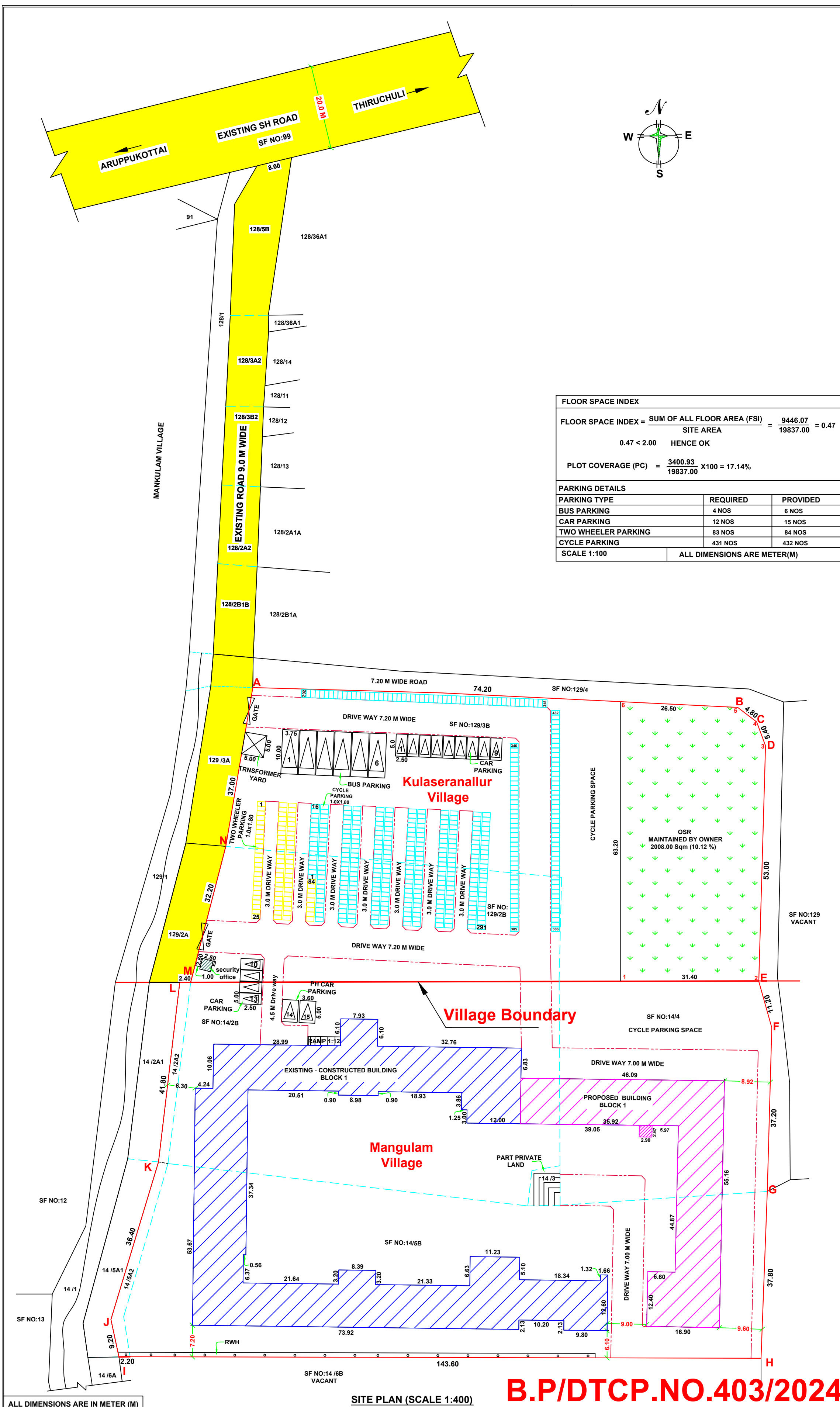
SECTION ON -AA



ELEVATION



SHEET NO-4				
SITE PLAN SHOWING THE EXISTING CONSTRUCTED & PROPOSED SCHOOL BUILDING (GROUND FLOOR, FIRST FLOOR & SECOND FLOOR) IN THE SURVEY. NOS:14/2A2,5A2,2B,4 & 5B OF MANGALAM VILLAGE & MUTHURAMALINGAPURAM PANCHAYAT AND SURVEY NOS:129/2B & 129/3B OF KULASERANALLUR VILLAGE PANCHAYAT ARUPUKOTTAI TALUK, VIRUTHUNAGAR DISTRICT.				
(SCALE 1:400).				
APPLICANT NAME: L.KANNAN.				
SCHEDULE OF JOINERIES				
D	DOOR	1.00X2.40		
J	JOLLY	2.90X1.30		
EXISTING - CONSTRUCTED BUILDING AREA DETAILS				
FLOOR DETAILS		FSI AREA IN Sq.m	NON FSI AREA IN Sq.m	TOTAL BUILT-UP AREA IN Sq.m
BLOCK 1				
GROUND FLOOR		2488.79	-	2488.79
FIRST FLOOR		2083.27	-	2083.27
SECOND FLOOR		1923.11	-	1923.11
STAIR HEAD ROOM		-	191.65	191.65
SECURITY ROOM (GROUND FLOOR)		-	6.25	6.25
TOTAL		6395.13	197.91	6593.06
PROPOSED BUILDING AREA DETAILS				
FLOOR DETAILS		FSI AREA IN Sq.m	NON FSI AREA IN Sq.m	TOTAL BUILT-UP AREA IN Sq.m
BLOCK 1				
GROUND FLOOR		1916.86	-	1916.86
FIRST FLOOR		1916.86	-	1916.86
SECOND FLOOR		1916.86	-	1916.86
LIFT HEAD ROOM		-	7.74	7.74
STAIR HEAD ROOM (A3.30x36.62x10.90)		-	121.97	121.97
TOTAL		3850.34	129.71	3980.05
GRAND TOTAL		10445.47	327.62	10773.01
		EXISTING BUILDING - CONSTRUCTED		- 6593.06 Sqm
		PROPOSED BUILDING		- 3180.25 Sqm



SHEET NO: 5

SITE PLAN SHOWING THE EXISTING CONSTRUCTED & PROPOSED SCHOOL BUILDING (GROUND FLOOR, FIRST FLOOR & SECOND FLOOR) IN THE SURVEY NOS:14 /2A2,5A2,2B,4 & 5B OF MANGULAM VILLAGE & MUTHURAMALINGAPURAM PANCHAYAT AND SURVEY NOS:129 /2B & 129 /3B OF KULASERANALLUR VILLAGE/PANCHAYAT ARUPUKOTTAI TALUK, VIRUTHUNAGAR DISTRICT:

(SCALE 1:400).

SITE AREA DETAILS AS PER PATTA & DOCUMENT	Sqm
SF NO:14 /2A2 (0.0.97 HECT)	97.00
SF NO:14 /5A2 (0.0.98 HECT)	98.00
SF NO:14 /2B (0.39.74 HECT)	3974.00
SF NO:14 /4 (0.24.50 HECT)	2450.00
SF NO:14 /5B (0.54.95 HECT)	5495.00
SF NO:129/2B (0.21.09 HECT)	2109.00
SF NO:129/3B (0.56.14 HECT)	5614.00
TOTAL	19837.00

FLOOR SPACE INDEX		
$\text{FLOOR SPACE INDEX} = \frac{\text{SUM OF ALL FLOOR AREA (FSI)}}{\text{SITE AREA}} = \frac{9446.07}{19837.00} = 0.47$		
0.47 < 2.00 HENCE OK		
$\text{PLOT COVERAGE (PC)} = \frac{3400.93}{19837.00} \times 100 = 17.14\%$		
PARKING DETAILS		
PARKING TYPE	REQUIRED	PROVIDED
BUS PARKING	4 NOS	6 NOS
CAR PARKING	12 NOS	15 NOS
TWO WHEELER PARKING	83 NOS	84 NOS
CYCLE PARKING	431 NOS	432 NOS
SCALE 1:100	ALL DIMENSIONS ARE METER(M)	

EXISTING - CONSTRUCTED BUILDING AREA DETAILS			
FLOOR DETAILS	FSI AREA IN Sq.m	NON FSI AREA IN Sq.m	TOTAL BUILT-UP AREA IN Sq.m
BLOCK 1			
GROUND FLOOR	2408.75	-	2408.75
FIRST FLOOR	2063.27		2063.27
SECOND FLOOR	1923.11		1923.11
STAIR HEAD ROOM	-	191.68	191.68
SECURITY ROOM (GROUND FLOOR)	-	6.25	6.25
TOTAL	6395.13	197.93	6593.06

PROPOSED BUILDING AREA DETAILS			
FLOOR DETAILS	FSI AREA IN Sq.m	NON FSI AREA IN Sq.m	TOTAL BUILT-UP AREA IN Sq.m
BLOCK 1			
GROUND FLOOR	1016.98	-	1016.98
FIRST FLOOR	1016.98	-	1016.98
SECOND FLOOR	1016.98	-	1016.98
LIFT HEAD ROOM	-	7.74	7.74
STAIR HEAD ROOM (43.88+38.62+39.06)		121.57	121.57
TOTAL	3050.94	129.31	3180.25
GRAND TOTAL	9446.07	327.24	9773.31

LEGEND

-  PROPOSED SITE BOUNDARY
-  EXISTING BUILDING - CONSTRUCTED
-  PROPOSED BUILDING
-  OSR (10.12%) 2008.00 Sqm
-  ODAI
-  DRIVW WAY
-  EXISTING ROAD
-  VILLAGE BOUNDARY

M. S. Rajan
Er. M. SOUNDER RAJAN, M.E. (Struct)
Registered Structural Engineer Grade II (RSE-II)
Reg. No. RSE-II / TKDTC / 002 / 2021
Aarthi Desingers & Builders
No.3, East Car Street, Near Nagaraja Temple,
Meyyancoll - 4. Ph: +91 90424 37725

STRUCTURAL ENGINEER


CORRESPONDENT
MINERVA PUBLIC SCHOOL
5/112, MAN KULAM
ARUPPUKOTTAI

REGISTERED ENGINEER

J. CHRISTIN, D.C.E.
Registered Engineer Grade III
Reg.No: TUT/MARCH 2019/010
4B/1, AUDITOR COMPOUND UPSTAIRS
MANI NAGAR, TUTICORIN - 628 003
Cell: 94862 34088

APPLICANT SIGNATURE

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

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



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.

