Verified RealEstate™

REFERENCE
52/2025-2026

ISSUED
18 November 2025

PP APPROVAL RECORD

Planning Permission

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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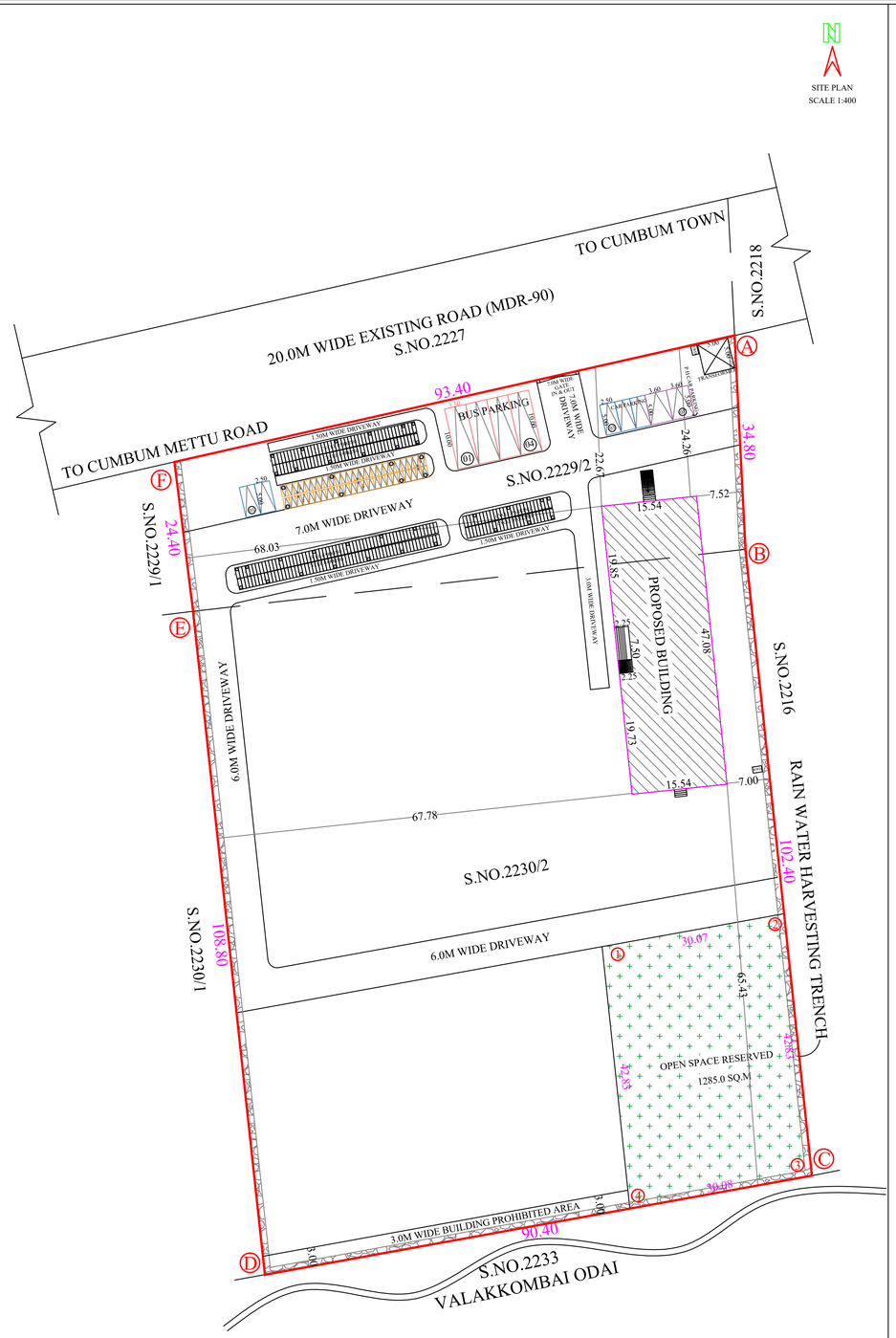
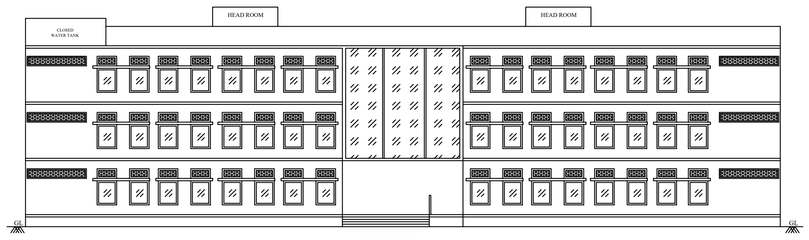
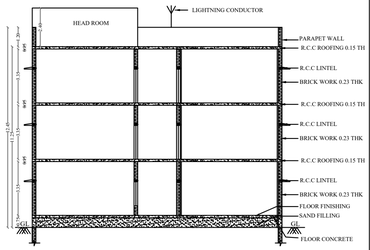
DIGITALLY VERIFIED RECORD

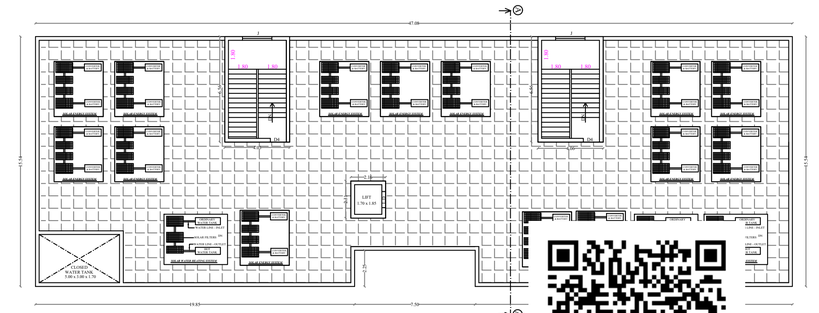




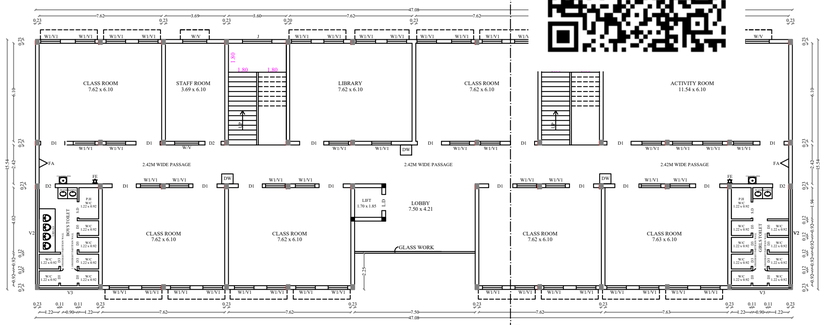
FRONT ELEVATION



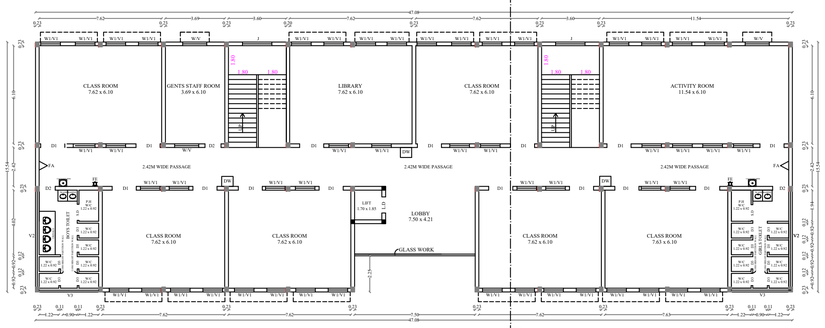
SECTION ON 'A-A'



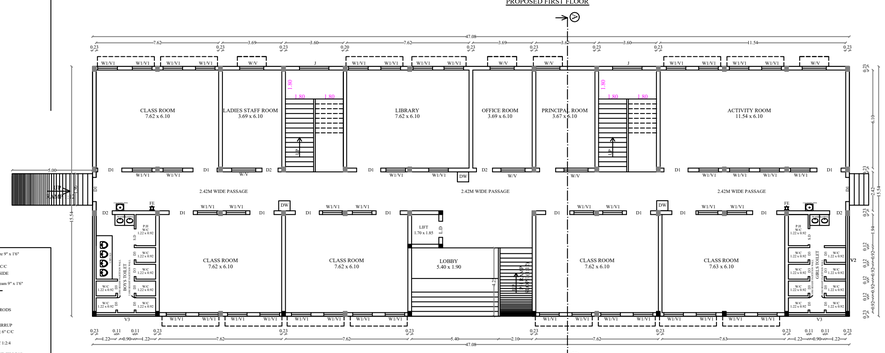
PROPOSED TERRACE FLOOR



PROPOSED SECOND FLOOR



PROPOSED FIRST FLOOR



PROPOSED GROUND FLOOR

PLAN
SCALE 1:100

PARKING CALCULATION			
S.NO.	DESCRIPTION	REQUIRED	PROVIDED
1	CYCLE PARKING (5 SQ.M)	158 NOS	268 NOS
2	TWO WHEELER (50 SQ.M)	16 NOS	48 NOS
3	CAR PARKING (300 SQ.M) INCLUDED PHYSICALLY CHALLENGERS	3 NOS	5+2 NOS
4	BUS PARKING	-	4 NOS

SANITORY DETAILS			
DESCRIPTION		BOYS	GIRLS
WATER CLOSET	REQUIRED	1 /40 STUDENTS (4 NOS)	1 /25 STUDENTS (6 NOS)
	PROVIDED	21 NOS	27 NOS
URINALS	REQUIRED	1 /20 STUDENTS (8 NOS)	——
	PROVIDED	12 NOS	——
WASH BASINS	REQUIRED	1 /40 STUDENTS (4 NOS)	1 /40 STUDENTS (4 NOS)
	PROVIDED	6 NOS	6 NOS
DRINKING WATER	REQUIRED	1 /50 STUDENTS (3 NOS)	1 /50 STUDENTS (3 NOS)
	PROVIDED	5 NOS	4 NOS
CLEANER'S SINK	REQUIRED	ONE PER FLOOR(3 NOS)	ONE PER FLOOR (3 NOS)
	PROVIDED	6 NOS	6 NOS

JOINERY DETAILS (in m)		
D1	DOOR	1.50 x 2.10
D2	DOOR	1.00 x 2.10
D3	DOOR	0.76 x 2.10
D4	DOOR	1.00 x 1.90
L.D	DOOR	1.00 x 2.10
S.D	DOOR	1.00 x 2.10
W	WINDOW	1.50 x 1.50
W1	WINDOW	1.22 x 1.50
W2	WINDOW	1.37 x 1.50
J	JOLLY	1.50 x 1.50
V	VENTILATOR	1.50 x 0.60
V1	VENTILATOR	1.22 x 0.60
V2	VENTILATOR	5.95 x 0.76
V3	VENTILATOR	3.70 x 0.60

PLAN SHOWING THE PROPOSED CONSTRUCTION OF CBSE SCHOOL IN S.NO.2229/2, 2230/2 AT UTHAMAPURAM VILLAGE, C.PUTHUPATTI TOWN PANCHAYATH, UTHAMAPALAYAM TALUK, THENI DISTRICT.

LEGENDS :

- Site Boundary
- Driveway
- Exg. Road
- Pro. Building

SPECIFICATION:

FOUNDATION	:	COLUMN FOOTING
BRICK WORK	:	C.M 1:6 FOR SUPER STRUCTURE
PLASTERING	:	C.M 1:5 FOR WALLS & 1:3 FOR CELLING
CEMENT PAINT	:	2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING
R.C.C	:	1:2:4 FOR SLABS & LINTELS
WOOD WORK	:	ALL WOOD WORKS IN BEST QUALITY TIMBER

AREA AS PER PATTA - 12243.0 SQ.M
AREA AS PER SITE - 12226.7 SQ.M
AREA AS PER DOCUMENT - 12243.0 SQ.M

AREA STATEMENT			
AREA OF SITE	12226.7 Sq.m		
DESCRIPTION	FSI Sq.m	NON FSI Sq.m	BUILTUP AREA Sq.m
PROPOSED GROUND FLOOR	731.62	—	731.62
PROPOSED FIRST FLOOR	714.74	—	714.74
PROPOSED SECOND FLOOR	714.74	—	714.74
HEAD ROOM	—	58.08	58.08
TOTAL BUILT UP AREA	2161.10	58.08	2219.18

NOTE

1. FIRE EXTINGUSIER WILL BE PROVIDED. FE
2. FIRE ALARM TO BE PROVIDED. FA
2. DRINKING WATER TO BE PROVIDED. DW
3. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED.
4. SOLAR ENERGY SYSTEM TO BE PROVIDED.
5. WASTE WATER RECYCLED & USED FOR GARDEN PURPOSE.
6. STRUCTURE IS DESIGNED SAFELY FOR EARTH QUAKE RESISTANCE

$$F.S.I = \frac{\text{TOTAL FLOOR AREA}}{\text{SITE AREA}} = \frac{2161.10}{12226.7} = 0.18 < 2.0$$

O.S.R (PARK) PROVIDED =1285.0 SQ.M (10.50%)

CLASS ROOM AREA = 790.19 SQ.M

NO. OF STUDENTS IN BOYS =150 NOS

NO. OF STUDENTS IN GIRLS =150 NOS

OFFICE USE

M.Harshavardhan

M.HARSHA VARDAN,B.Arch,
Registered Architect,
Registered No : CA 2019 112928
41 21B-C2-C2 Scheme road,
Near Theni Allinagaram Municipal,
THENI-625531
Mobile : 7373715658

ARCHITECT

Er. R. RAVIBHARATH, B.E.,CIVIL,
DTCP Registered Engineers Grade-II-(Reg)
Reg. No: RE-G/5-11-2022/10/003
RP CONSTRUCTIONS
#465/6, Maruthi Complex,
Convent School Opp. THENI-625 531.
Cell: 8056578242, 6380485848

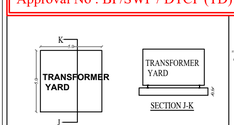
REGISTERED ENGINEER

APPLICANT

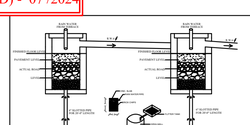
Er. N. NAGARATHINAM, M.E.(Struct), MIE.,CE.,
Chartered Engineer & Structural Consultant
Registered Engineer Grade-I (122/L5/2019/00011)
DTCP Registered Structural Engineer Grade-I (SE008/2019)
56GD, Varusharajapuram, Cumbum - 625 516
Cell: 9994068898, 9095100234

STRUCTURAL ENGINEER

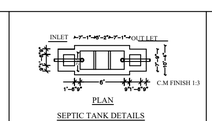
BUILDING APPROVAL
Roc.No : SWP / BPA / 112029 / 2024
Site Boundary shown as "A" to "F" and
Approval No : BP/SWP / DTCP (TD) - 07 /2024



PLAN OF TRANSFORMER YARD



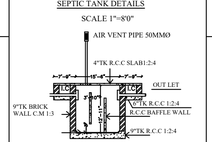
RAIN WATER HARVEST



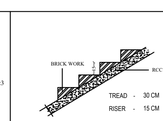
PLAN

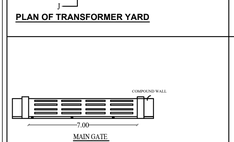
SEPTIC TANK DETAILS

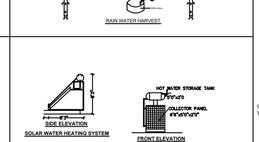
SCALE 1"=8'0"

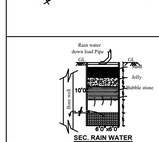


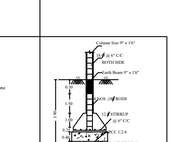
SECTION











FOUNDATION DETAILS

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

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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.