PP APPROVAL RECORD

Planning Permission

Thoothukkudi

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.

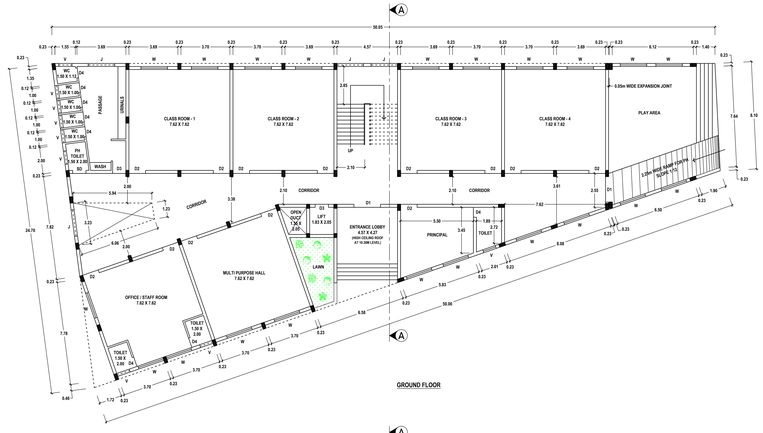
Verified RealEstate™

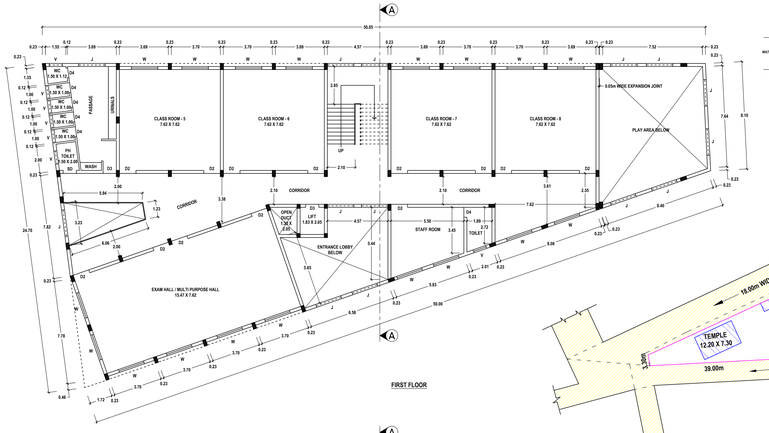
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OMR Thoraipakkam,
Chennai 600 097, India

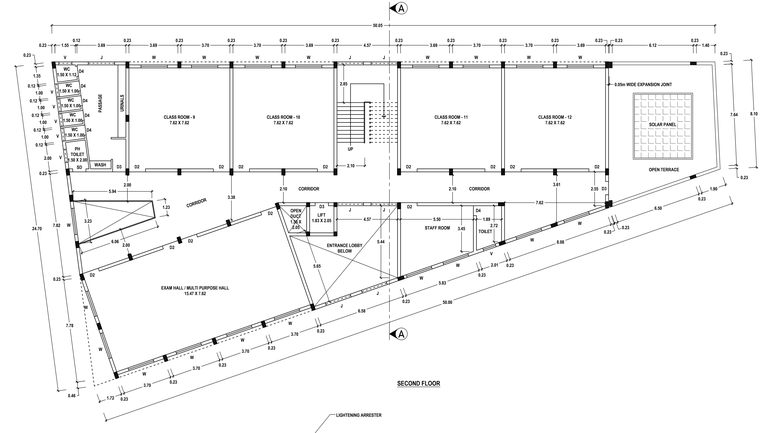
hello@verified.realestate

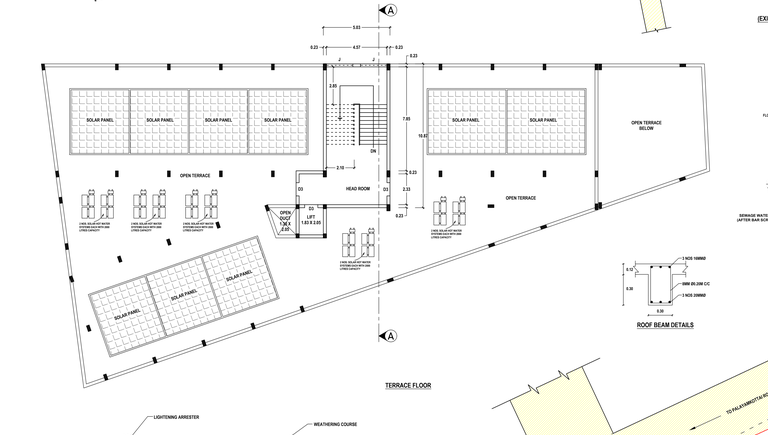
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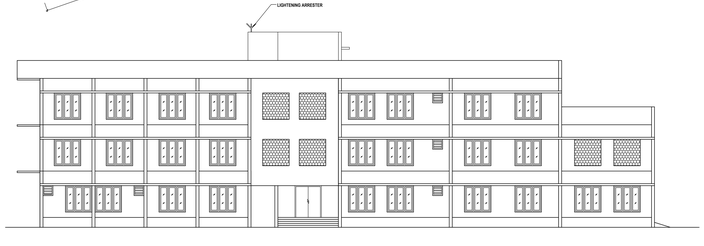
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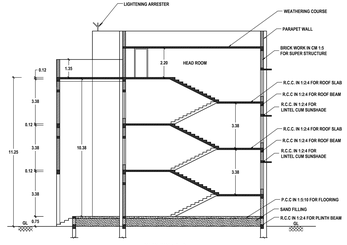


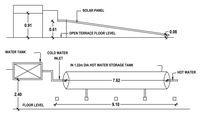








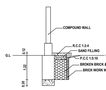




DETAILS OF SOLAR WATER HEATING SYSTEM

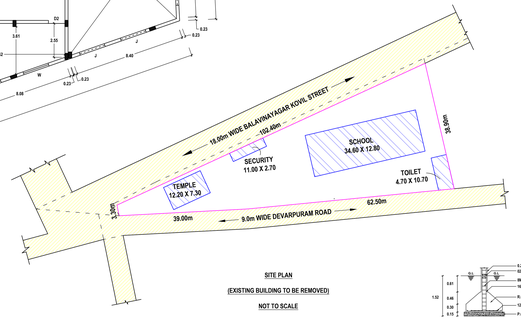


FIRE EXTINGUISHER



PLINTH BOUNDARY PERCOLATION PIT

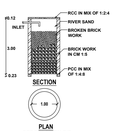




SITE PLAN

(EXISTING BUILDING TO BE REMOVED)

NOT TO SCALE



PLAN

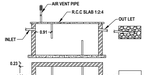
PERCOLATION PIT



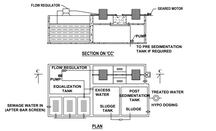


DETAILS OF RAIN WATER HARVESTING SYSTEM

COLUMN FOOTING DETAILS



SEPTIC TANK & TRENCH



DETAILS OF SEWAGE TREATMENT PLANT



SAND BUCKETS

ROOF BEAM DETAILS

SITE PLAN

SCALE - 1:200

SCALE - 1:100

REFERENCE

DESCRIPTION	COLOUR
SITE BOUNDARY	
PROPOSED BUILDING	
OPEN SPACE	
EXG. BUILDING	
EXG. BUILDING TO BE REMOVED - 612.00 Sqm	
DRIVE WAY	
EXG. ROAD	

SCHEDULE OF JOINERIES

REF	DESCRIPTION	SIZE (in meter)
D1	MAIN DOOR	2.00 X 2.10
D2	DOOR	1.25 X 2.10
D3	DOOR	1.00 X 2.10
D4	DOOR	0.75 X 2.10
SD	SLIDING DOOR	1.00 X 2.10
W	WINDOW	2.00 X 2.00
V	VENTILATOR	1.00 X 0.60
J	JOLLY WORK	2.00 X 2.00

SET BACK DETAILS

DESCRIPTION	REQUIRED	PROVIDED
FRONT	6.00	6.00
SIDE - 1	6.00	6.00
SIDE - 2	6.00	21.33
REAR	6.00	6.00

CERTIFICATE

1. CERTIFIED THAT PROVISIONS SHALL BE MADE TO BE PROVIDE "RAIN WATER HARVESTING SYSTEM" IN THE PROPOSED CONSTRUCTION AS PER PLAN.

2. BATH ROOM AND WASH BASIN WATER IS CONNECTED TO PERCOLATION PIT FOR GROUND WATER RECHARGE.

NOTE:

1. ALL DIMENSIONS ARE IN METER.
2. CCTV CAMERA TO BE PROVIDED.
3. OPEN TRANSFORMER YARD 5.0 X 5.0 TO BE PROVIDED.
4. EUROPEAN WATER CLOSET TO BE PROVIDED.
5. RAMP 1:12 SLOPE FOR PH TO BE PROVIDED.
6. CENTRALIZED AIR-CONDITION SYSTEM TO BE PROVIDED.
7. PH PARKING 10% TO BE PROVIDED.
8. TOTAL NUMBER OF STUDENTS - 360 PERSONS

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A NURSERY SCHOOL BUILDING AFTER REMOVING THE EXISTING BUILDING IN T.S.WARD NO. 2, BLOCK NO. 15, T.S.NO. 1374 AT BALAVINAYAGAR KOVIL STREET, THOOTHUKUDI CITY MUNICIPAL CORPORATION (EAST ZONE), THOOTHUKUDI LOCAL PLANNING AREA, THOOTHUKUDI DISTRICT.

OWNER NAME:

M/s. SUBBIAH DHARMANIDHI

APPLICANT NAME:

M/s. SUBBIAH VIDYALAYAM NURSERY SCHOOL

OFFICE USE:

PLANNING PERMISSION
ROC. NO. SWP/BPA/058301/2023
SITE BOUNDARY SHOWN AS "A TO E"
PLANNING PERMISSION NO. 06/2024 (SWP/TUTY)

SITE AREA DETAILS AS PER SALE DEED

S. NO.	DOCUMENT NUMBER & YEAR	SURVEY NUMBER	AREA in	
			Sqm	Sq. Ft
1.	168219304	1374	2104.35	22651.22
	TOTAL		2104.35	22651.22

SITE AREA DETAILS AS PER TSLR

S. NO.	SURVEY NUMBER	AREA in	
		Sqm	Sq. Ft
1.	1374	2095.50	22555.96
	TOTAL	2095.50	22555.96

SITE AREA DETAILS

AS PER SALE DEED	——	2104.35 Sqm
AS PER TSLR	——	2095.50 Sqm
AS AT SITE	——	2354.20 Sqm

BUILDUP AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	AREA in	
			Sqm	Sq. Ft
AREA OF THE SITE	- - - - -	- - - - -	2095.50	22555.96
PROPOSED AREA				
GROUND FLOOR	803.98	- - - - -	803.98	8654.04
FIRST FLOOR	675.36	- - - - -	675.36	7269.58
SECOND FLOOR	675.36	- - - - -	675.36	7269.58
HEAD ROOM	- - - - -	65.63	65.63	706.44
TOTAL	2154.70	65.63	2220.33	23899.64

FSI = TOTAL AREA OF ALL FLOORS / PLOT AREA = 2154.70 / 2095.50 = 1.028 < 2.00

STALL SIZE FOR PARKING

1 CYCLE SPACE	-	0.50m X 1.80m
1 TWO WHEELER SPACE	-	1.00m X 1.80m
1 CAR SPACE	-	2.50m X 5.00m
1 CAR SPACE FOR PH	-	3.60m X 5.00m

PARKING DETAILS FOR SCHOOL BUILDING

1 CAR SPACE FOR EVERY 100.00 Sqm OF CLASSROOM AREA
1 TWO WHEELER SPACE FOR EVERY 50.00 Sqm OF CLASSROOM AREA
1 CYCLE SPACE FOR EVERY 10.00 Sqm OF CLASSROOM AREA

PARKING CALCULATION DETAILS

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
NURSERY SCHOOL BUILDING	696.72 / 100	7 CARS	9 CARS, 16 TWO WHEELERS AND 85 CYCLES
PARKING AREA	696.72 / 50	14 TWO WHEELERS	
= 58.06 Sqm / CLASSROOM			
TOTAL = 12 CLASSROOMS X 58.06	696.72 / 10	70 CYCLES	
= 696.72 Sqm			

SANITATION REQUIREMENTS FOR NURSERY SCHOOLS

SANITARY UNIT	REQUIREMENT	PROVIDED
WATER CLOSET	17	18
ABLUTION TAP	17	18
URINAL	15	15
WASH BASIN	24	24
BATH	9	9
DRINKING WATER FOUNTAIN	8	8
CLEANER'S SINK	3	3

G.E. Arun Kanagaraj
B.E., M.E., (Ph.D.), F.I.E., F.I.V., M.I.S.T.E., M.I.A.E.
Chartered Structural Engineer
Reg: CE0194-I/PA/SC/08-1/15/05/2013
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REGISTERED GEO-TECH ENGINEER

S. SURESH KUMAR, B.E.,M.I.E.,F.I.V.,
Chartered Engineer, Approved Valuer,
Govt. Approved Class-I Contractor (Civil),
No.1 (1st / 1) Third Cross Street (W),
District Employer Colony (E),
Thoothukudi - 628 002.
Ph: 0461-2340555 (Office),
No.17 (Type), Sowmyapuram 2nd Street,
Thoothukudi - 628 003.

REGISTERED STRUCTURAL ENGINEER

APPLICANT

Secretary
SUBBIAH VIDYALAYAM
Nursery School
Thoothukudi - 628 003

REGISTERED ENGINEER

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

Verified RealEstate
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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.