

PP

APPROVAL RECORD

Planning Permission

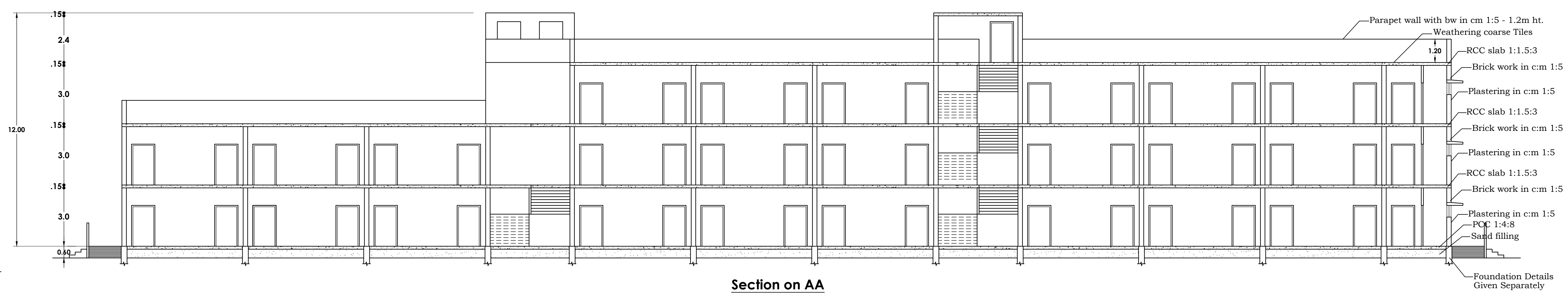
Thoothukkudi
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

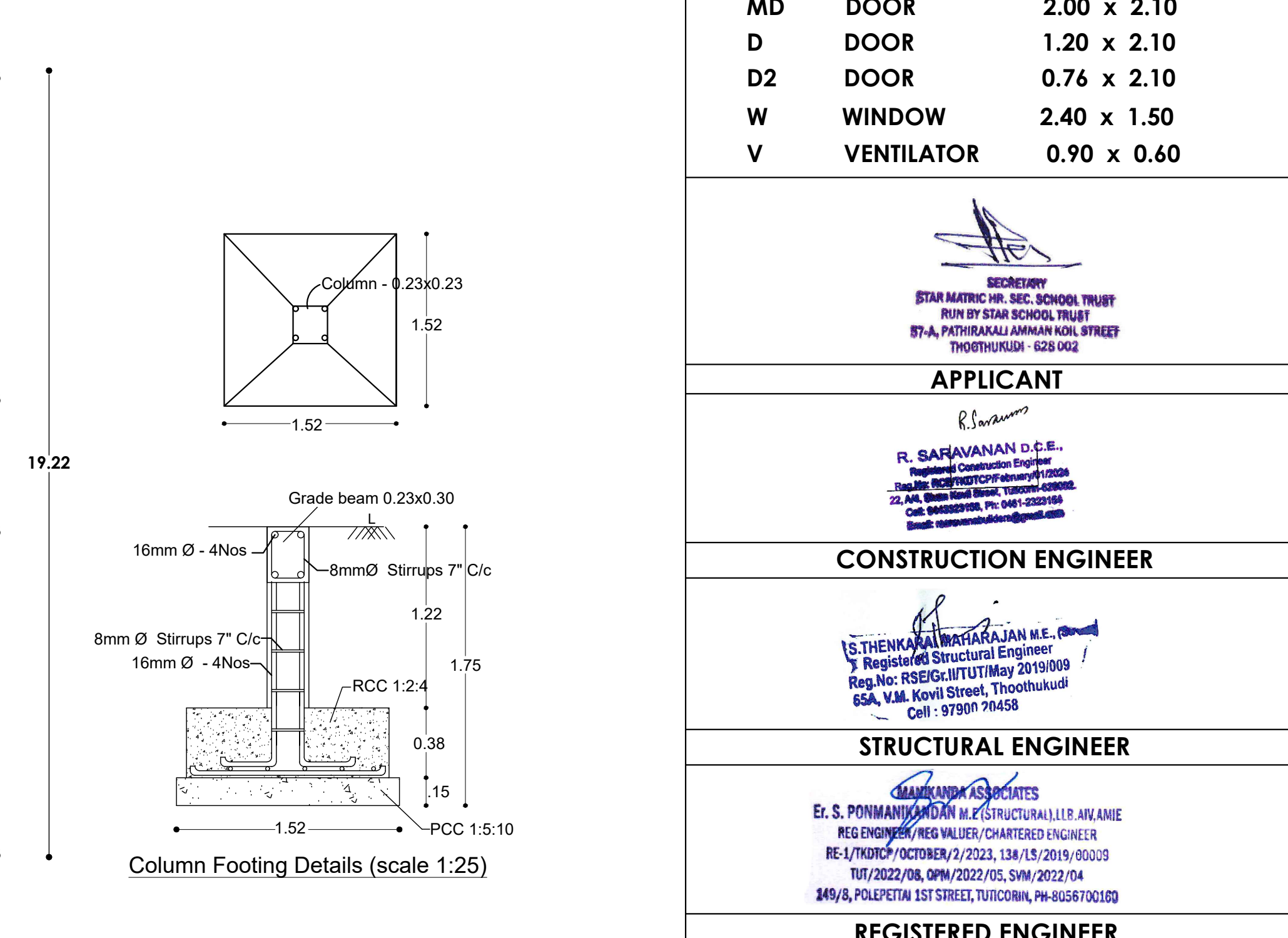
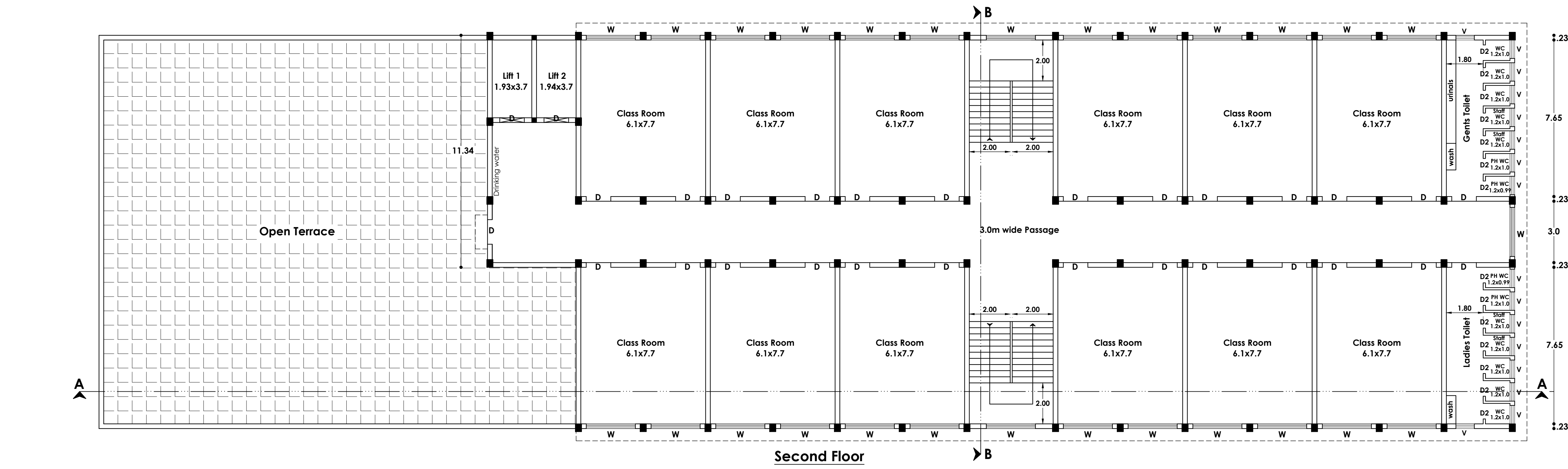
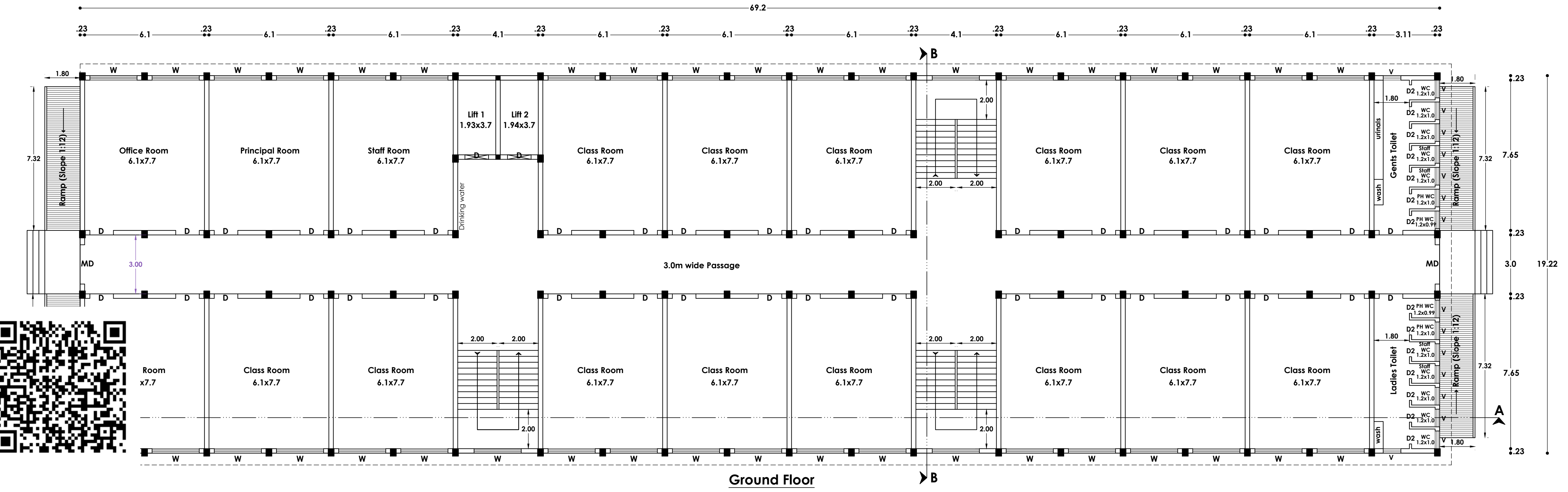
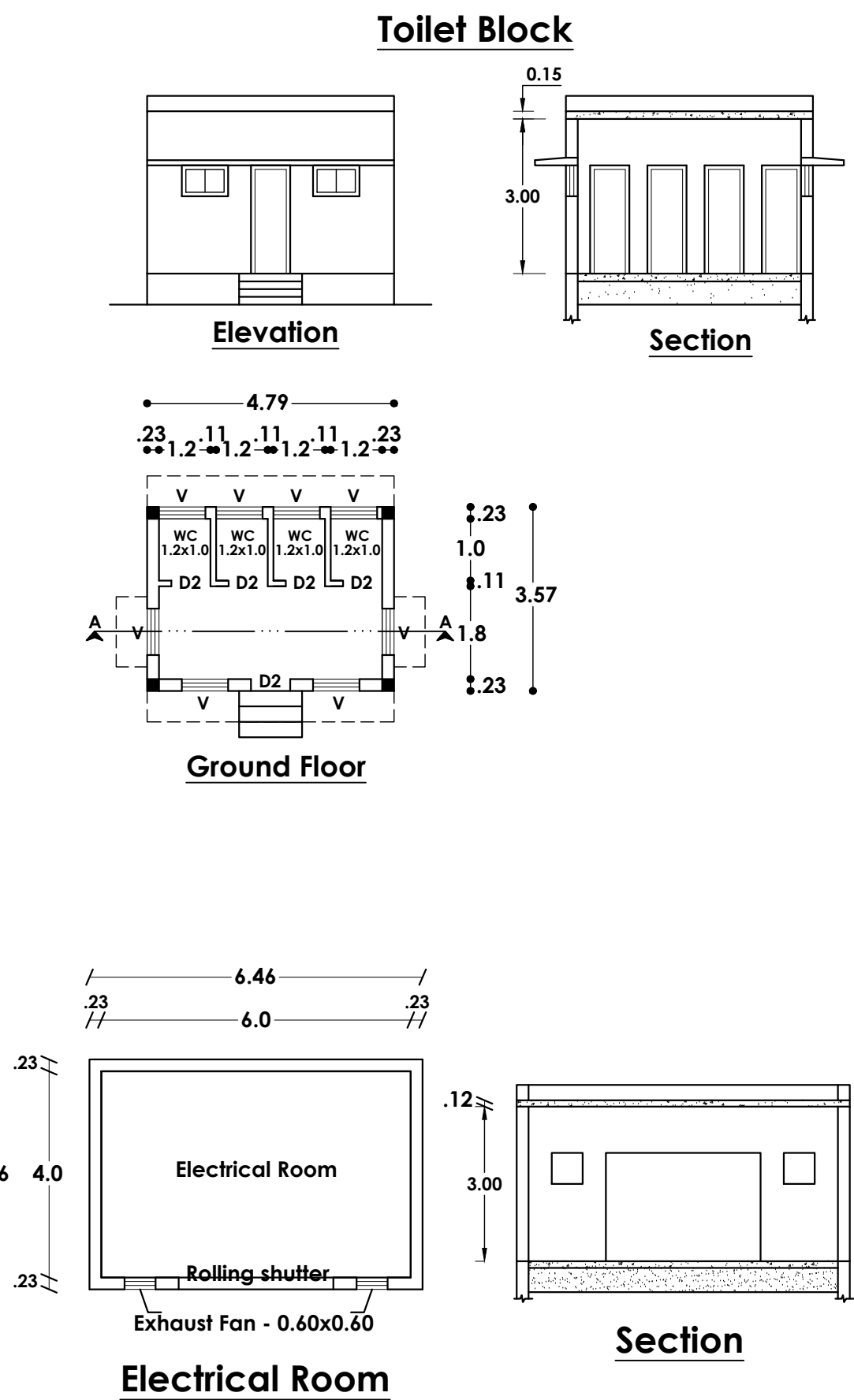
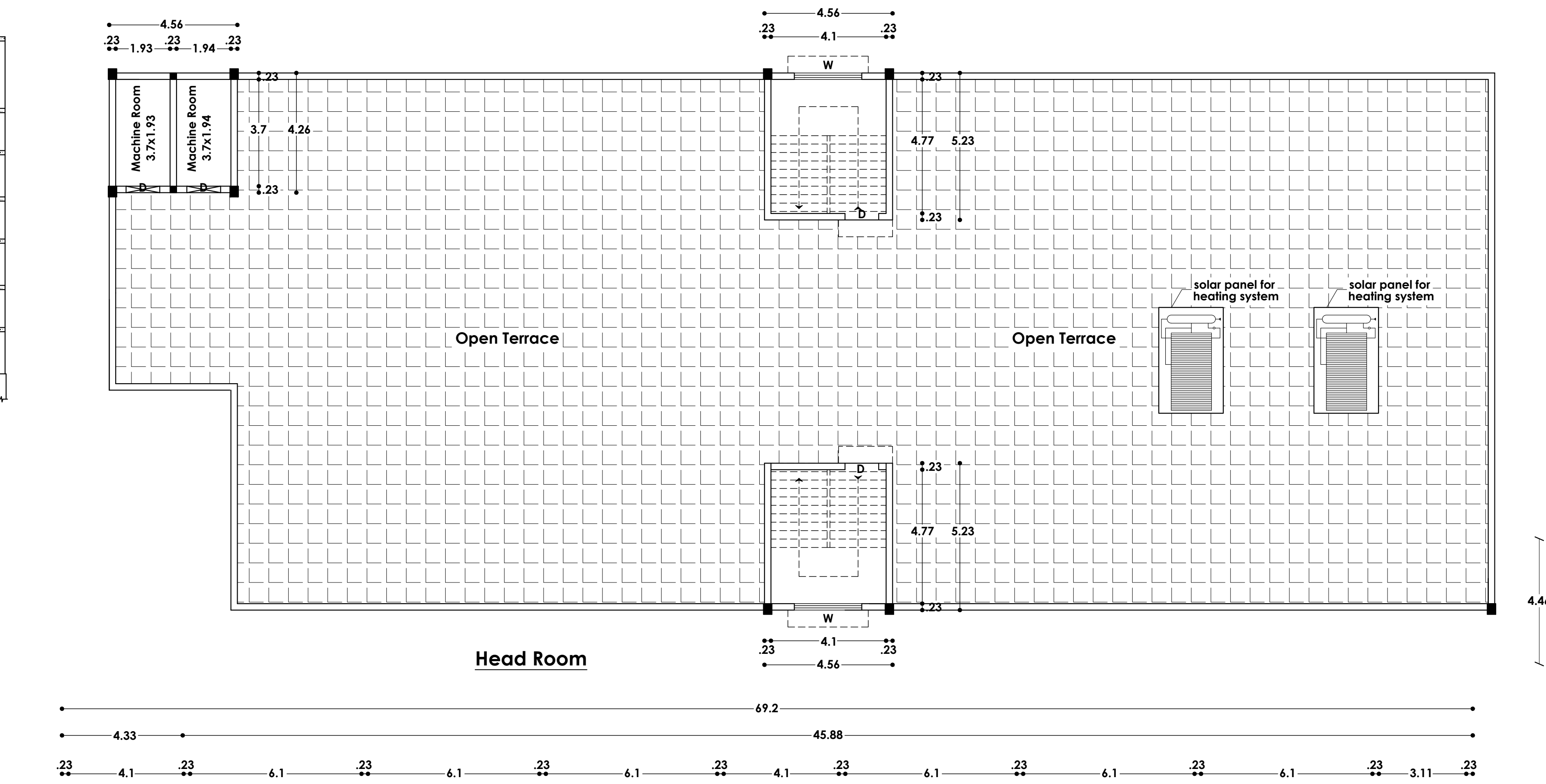
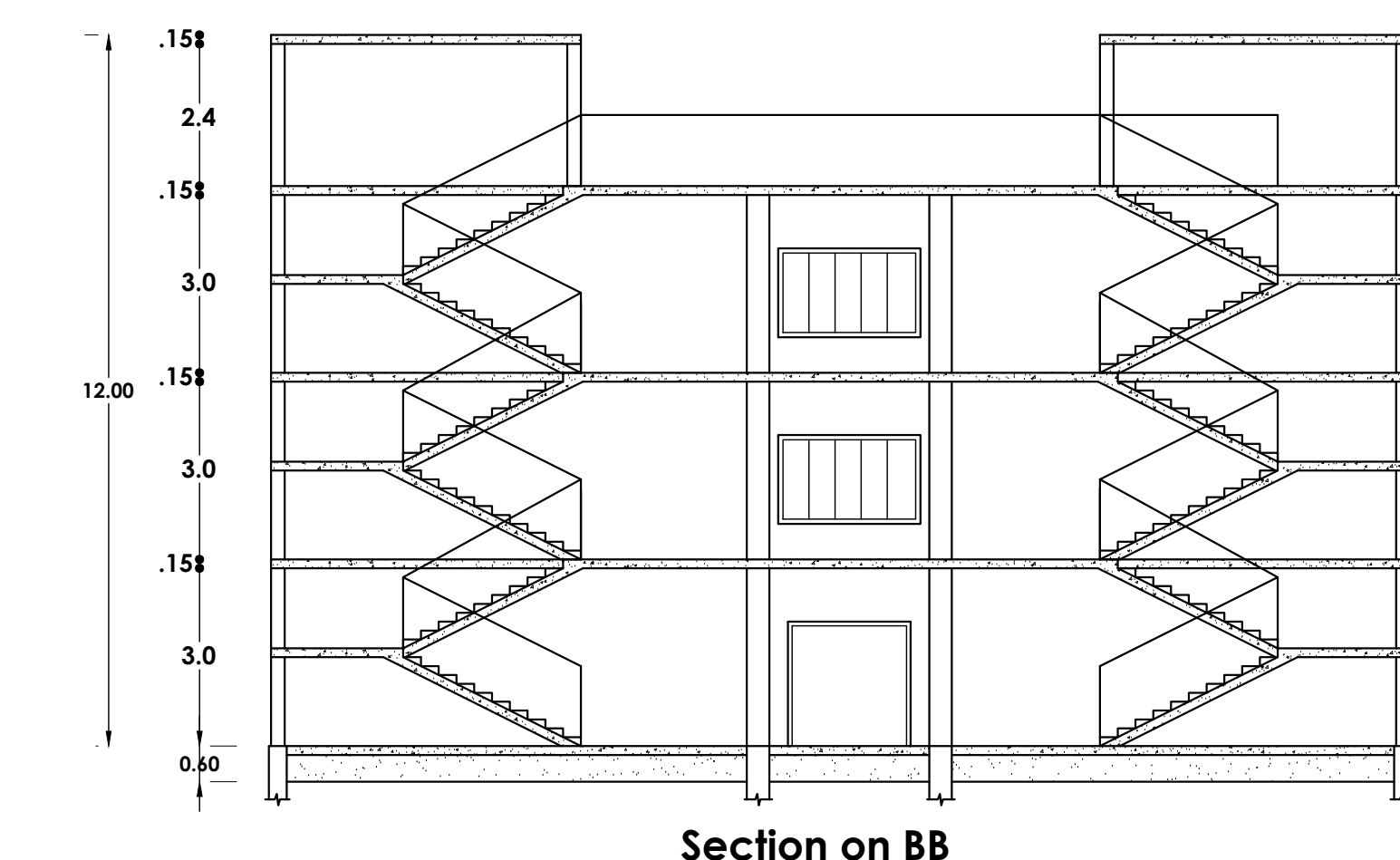
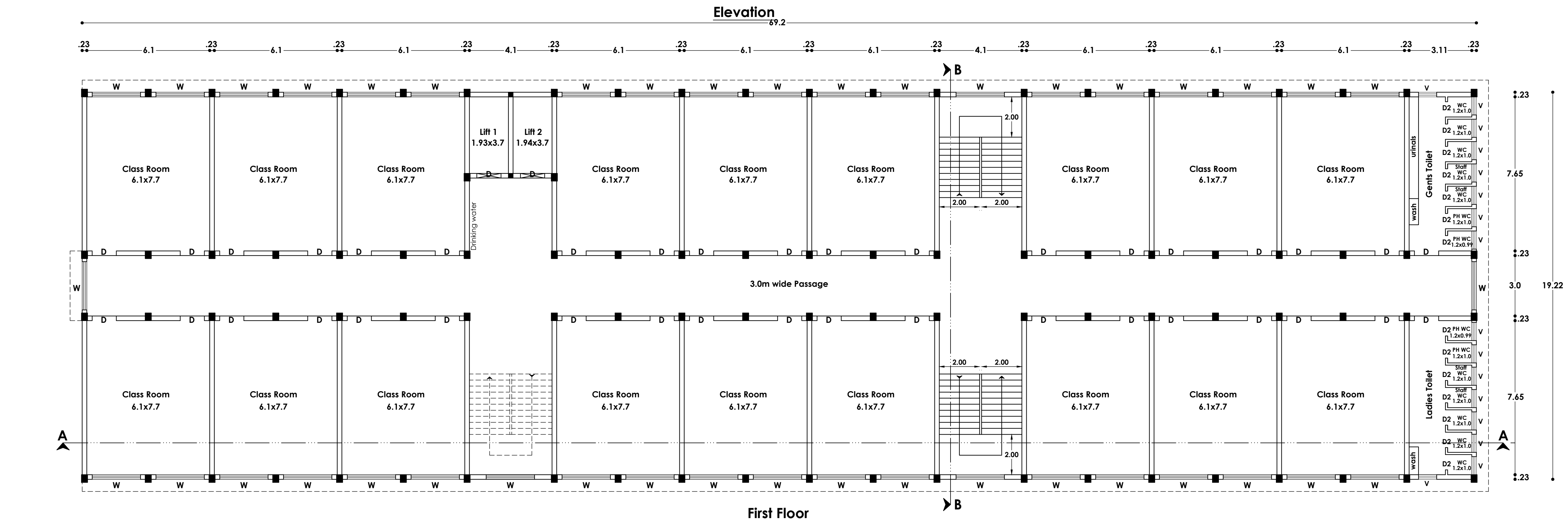
ISSUING AUTHORITY
DTCP

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.



- Sheet No: 2/2
- FOR OFFICE USE :
- Planning Permission
Roc No. : SWP / BPA / 0307009/ 2024
SITE BOUNDARY SHOWN AS "A to D"
Planning Permission No.:95/2024 (SWP/TUTY)



PLAN SHOWING THE PROPOSED CONSTRUCTION

OF A SECONDARY SCHOOL BUILDING

AT S.No: 274/1A SANKARAPERI VILLAGE

SANKARAPERI DETAILED DEVELOPMENT PLAN No: 8

THOOTHUKUDI CITY MUNICIPAL CORPORATION

APPLICANT NAME :- THE SECRETARY
STAR SCHOOL TRUST

AREA STATEMENT

SITE AREA DETAILS (in sqm)

AS PER DOCUMENT 4702.56

AS PER PATA 4700.00

SUPER IMPOSED PLOT AREA 4646.74

BUILDING AREA DETAILS (in sqm)

Floor Name	FSI Area	Non FSI Area	Total Buildup Area
Ground Floor	1330.02	-	1330.02
First Floor	1330.02	-	1330.02
Second Floor	930.92	-	930.92
Head Room	-	67.10	67.10
Toilet Block	17.10	-	17.10
Electrical Room	28.81	-	28.81
Total Area	3636.87	67.10	3703.97

Floor Space Index (FSI) = $\frac{3636.87}{4646.74} = 0.78 < 2.0$

PARKING DETAILS

Parking Type	Required	Provided
Car Parking	37	37
Two Wheeler Parking	73	73
Two Wheeler Parking	364	364

SCALE 1:100 All Dimensions are in "METER"

JOINERY DETAILS (in Meter)

MD	DOOR	2.00 x 2.10
D	DOOR	1.20 x 2.10
D2	DOOR	0.76 x 2.10
W	WINDOW	2.40 x 1.50
V	VENTILATOR	0.90 x 0.60

SECRETARY
STAR MANGALAM SEC. SCHOOL TRUST
P.O. BOX 100, SANKARAPERI VILLAGE
THOOTHUKUDI - 626 002

APPLICANT

R. SANKARANAN D.E.E.
Registered Construction Engineer
No. 100, SANKARAPERI VILLAGE
THOOTHUKUDI - 626 002

CONSTRUCTION ENGINEER

STRUCTURAL ENGINEER

Dr. S. PONNANJANAN D.E.E.
Registered Structural Engineer
No. 100, SANKARAPERI VILLAGE
THOOTHUKUDI - 626 002

REGISTERED ENGINEER



SITE PLAN
SCALE 1:100

S.No:278

120.2

3.0m Drive way

1.5m Drive way

1.5m Drive way

1.5m Drive way

3.0m Drive way

S.No:274/1A

Proposed Building - Ground Floor + 2 Floors

19.22

69.2

3.0m Drive way

112.6

S.No:274/2

OSR CALCULATION DETAILS

10% of Site Area Reserved to OSR for Park Purpose

OSR Area = Site Area x 10%

4700.0 sqm x 10% = 470.0 sqm (Say 480.93sqm - 10.43%)

SANITATION REQUIREMENTS FOR SCHOOL BUILDING				
Sanitary Details	Male - 600 nos		Male - 350 nos	
	Required	Provided	Required	Provided
Water Closet	15	15	14	15
Ablution Tap	15	15	14	15
Urinal	30	30	-	-
Wash Basin	15	15	14	15
Bath	-	-	-	-
Drinking Water	12	12	7	7
Cleaner's Sink	3	3	3	3

PARKING CALCULATION

CAR PARKING REQUIRED

FSI AREA = $\frac{3636.87}{100.00} = 37$ Nos.

CAR PARKING PROVIDED

37 nos. (Including PC Parking)

TWO WHEELERS PARKING REQUIRED

FSI AREA = $\frac{3636.87}{50.00} = 73$ Nos.

TWO WHEELERS PARKING PROVIDED

73 nos. (Including PC Parking)

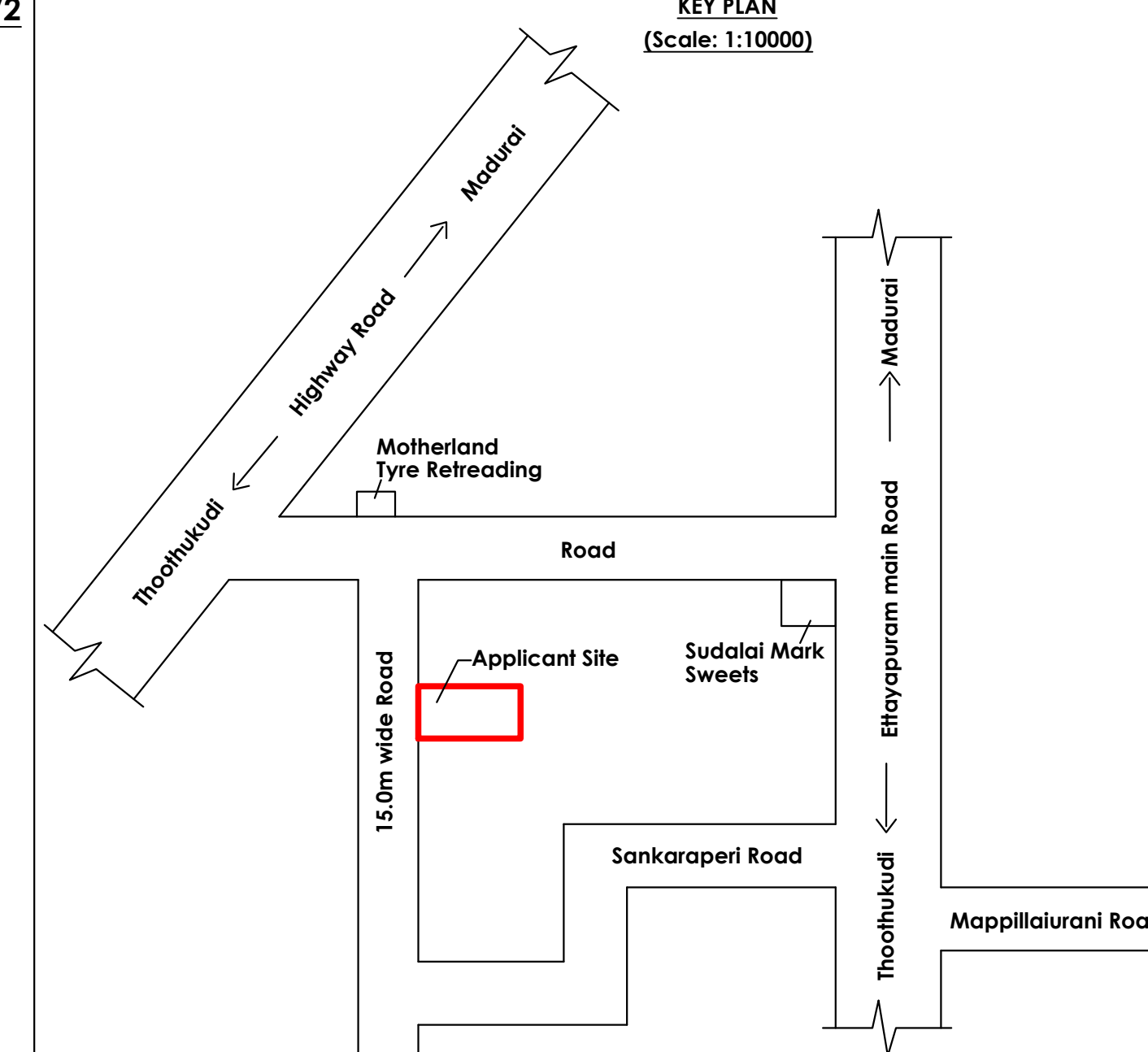
CYCLE PARKING REQUIRED

FSI AREA = $\frac{3636.87}{10.00} = 364$ Nos.

CYCLE PARKING PROVIDED = 364 nos.

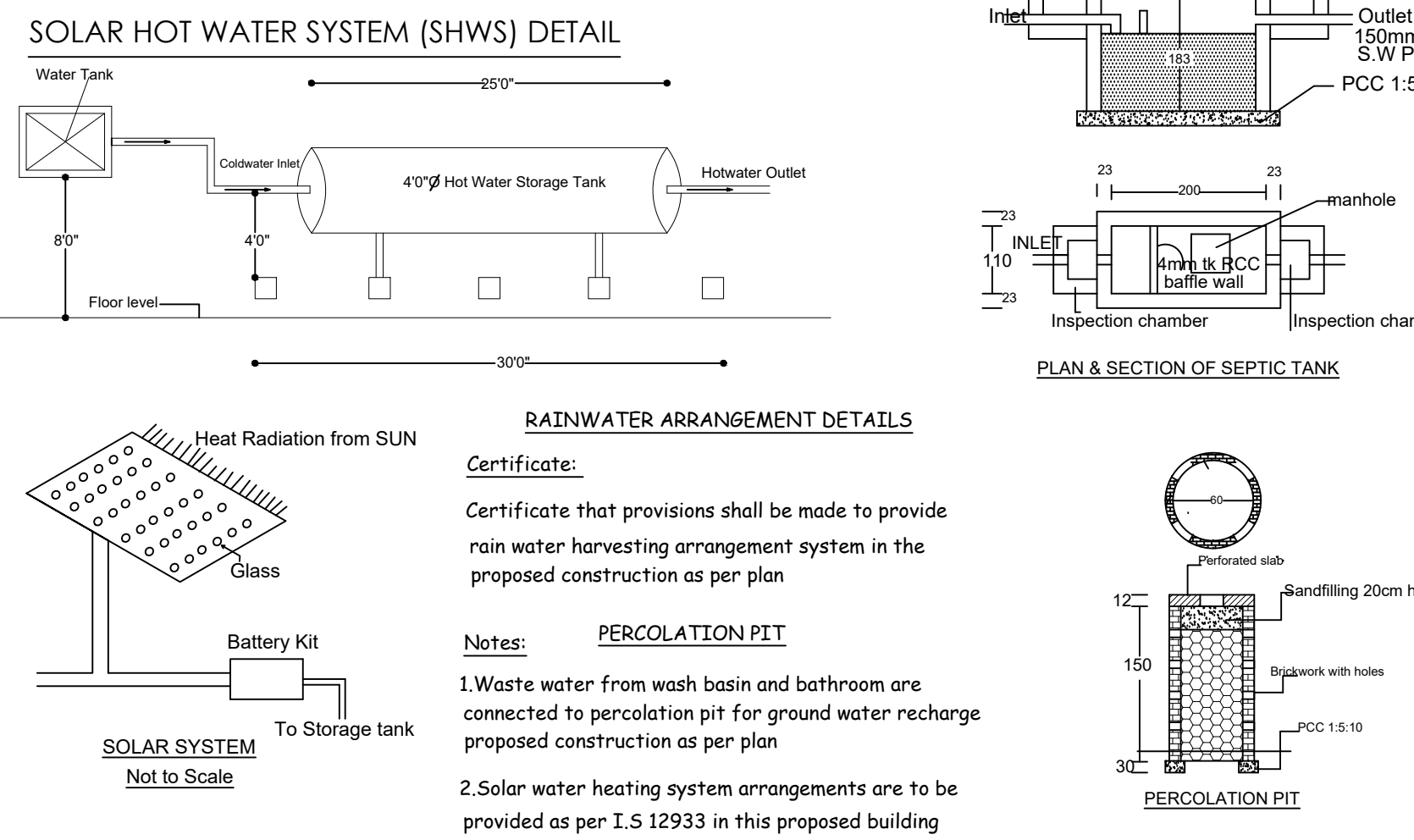
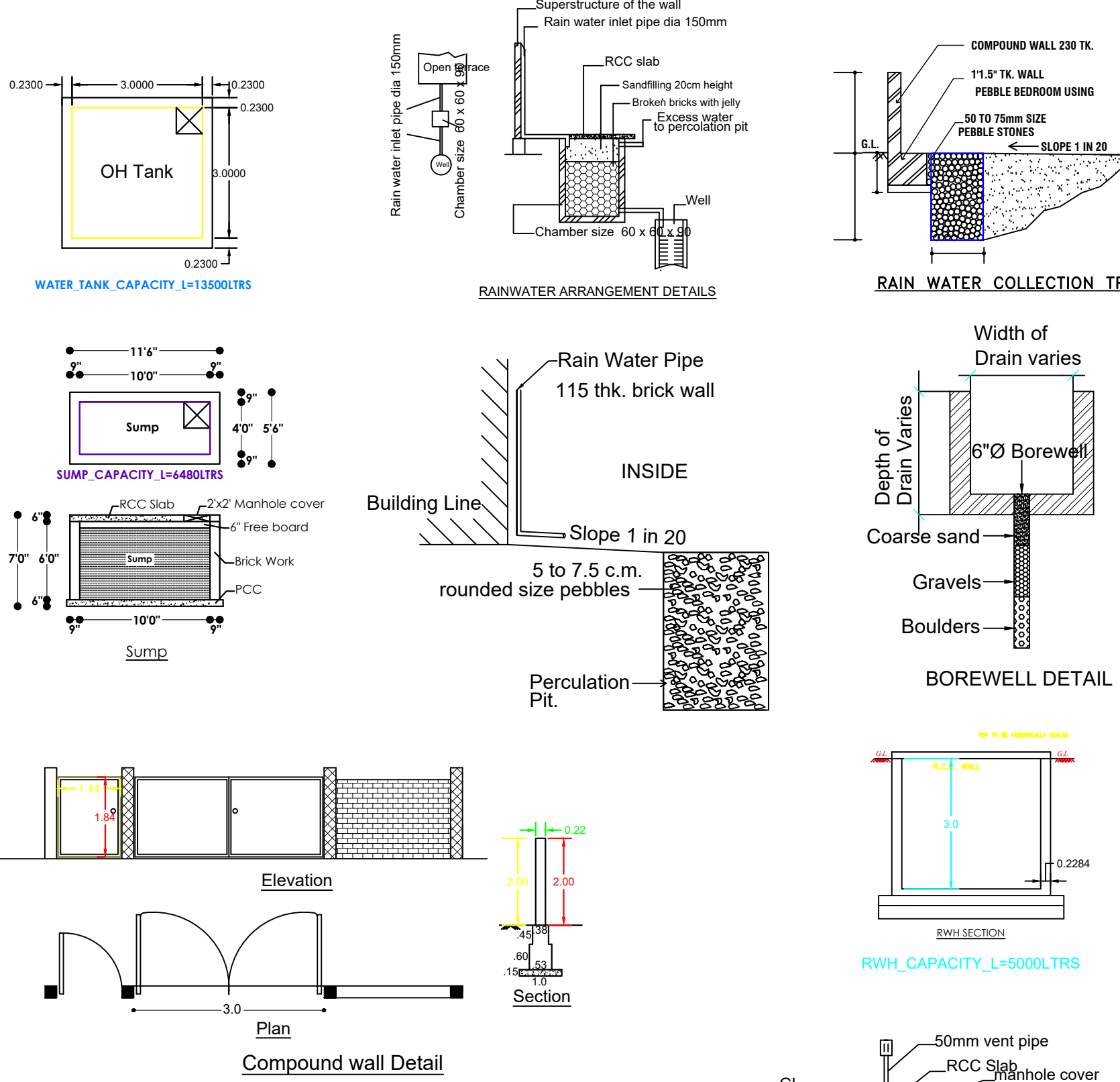
Sheet No: 1/2

KEY PLAN
(Scale: 1:10000)



COLOR INDEX

SITE BOUNDARY SHOWN
PROPOSED BUILDING SHOWN
EXISTING ROAD SHOWN



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SECRETARY
STAR SCHOOL TRUST
SANKARAPERI VILLAGE
THOOTHUKUDI - 622 902

APPLICANT

R. SARAVANAN D.E.E.
Registered Structural Engineer
No. 10, New Road, Thoothukudi
Cell: 97909 70468

CONSTRUCTION ENGINEER

STRUCTURAL ENGINEER

E. S. PRINAVARAJAN
REGISTERED CIVIL ENGINEER
REG. NO. 129933 IN THE YEAR 2013
10/2022/24, 09/2023/25, 09/2023/24
4th/6, POLYESTER 1ST STREET, THOOTHUKUDI, PIN-622002

REGISTERED ENGINEER

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

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

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

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.

