

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

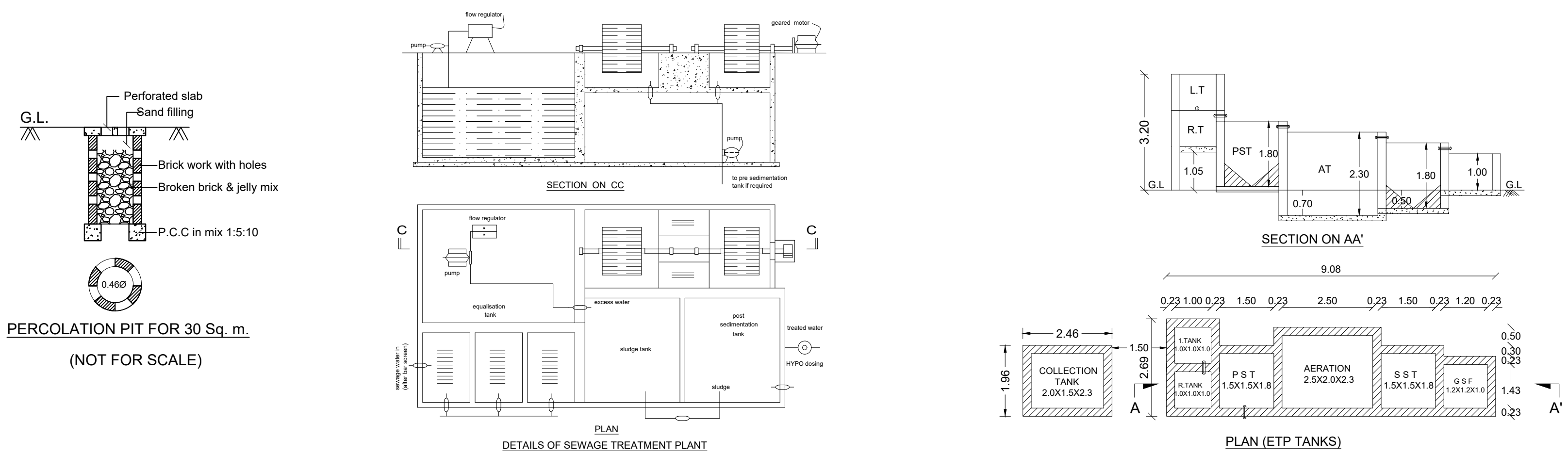
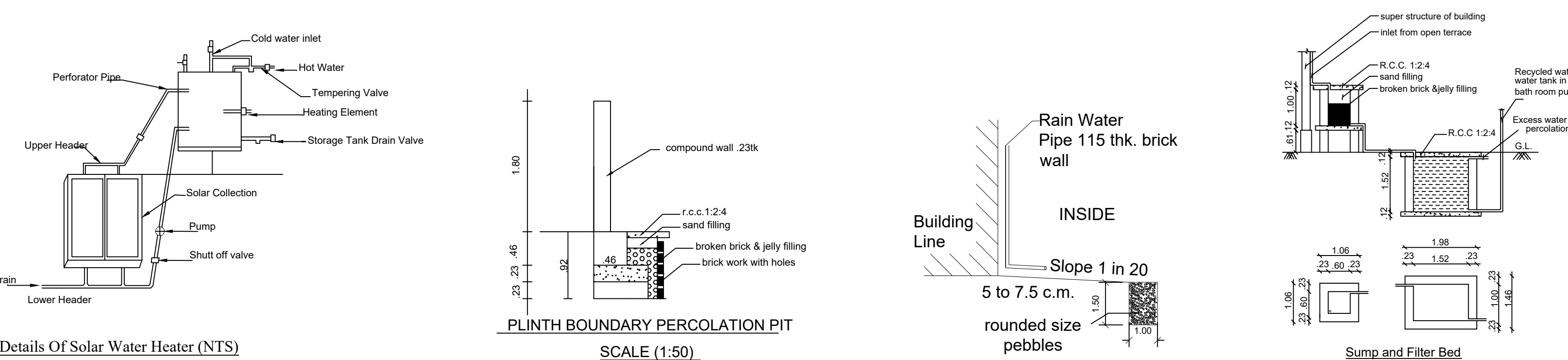
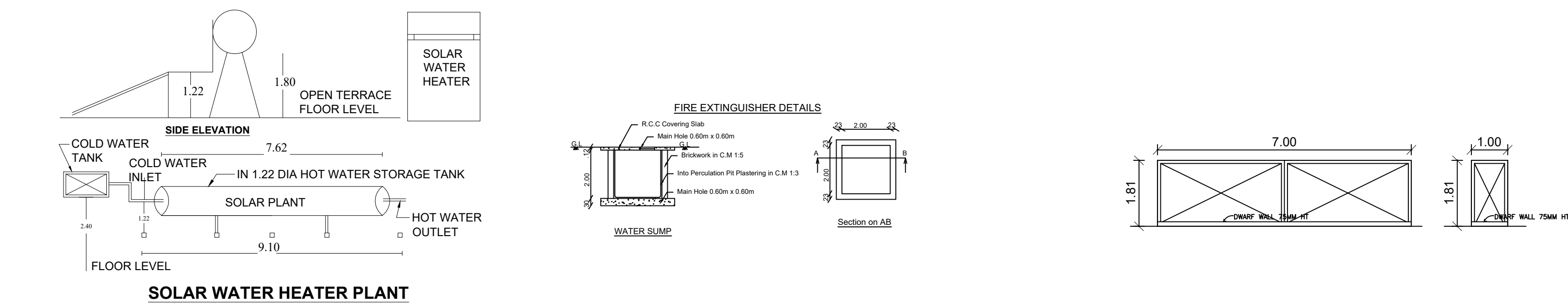
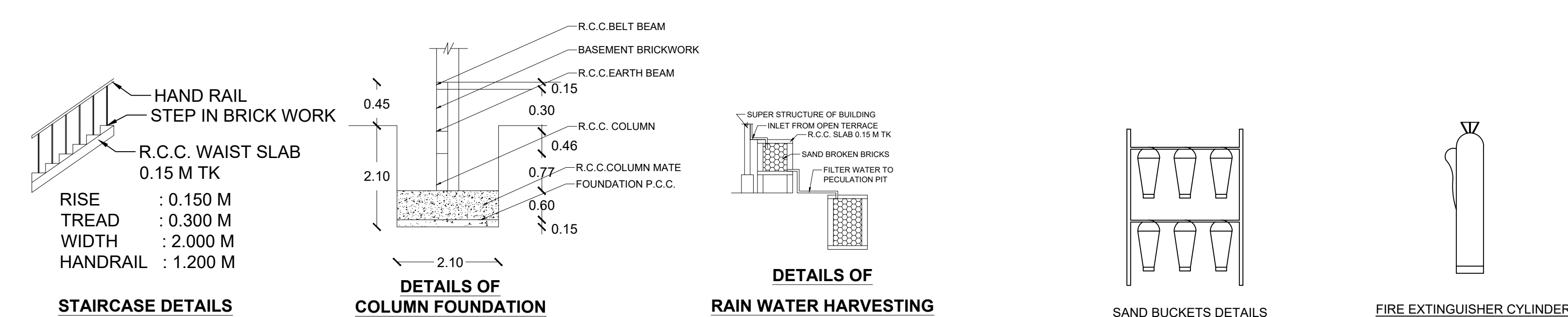
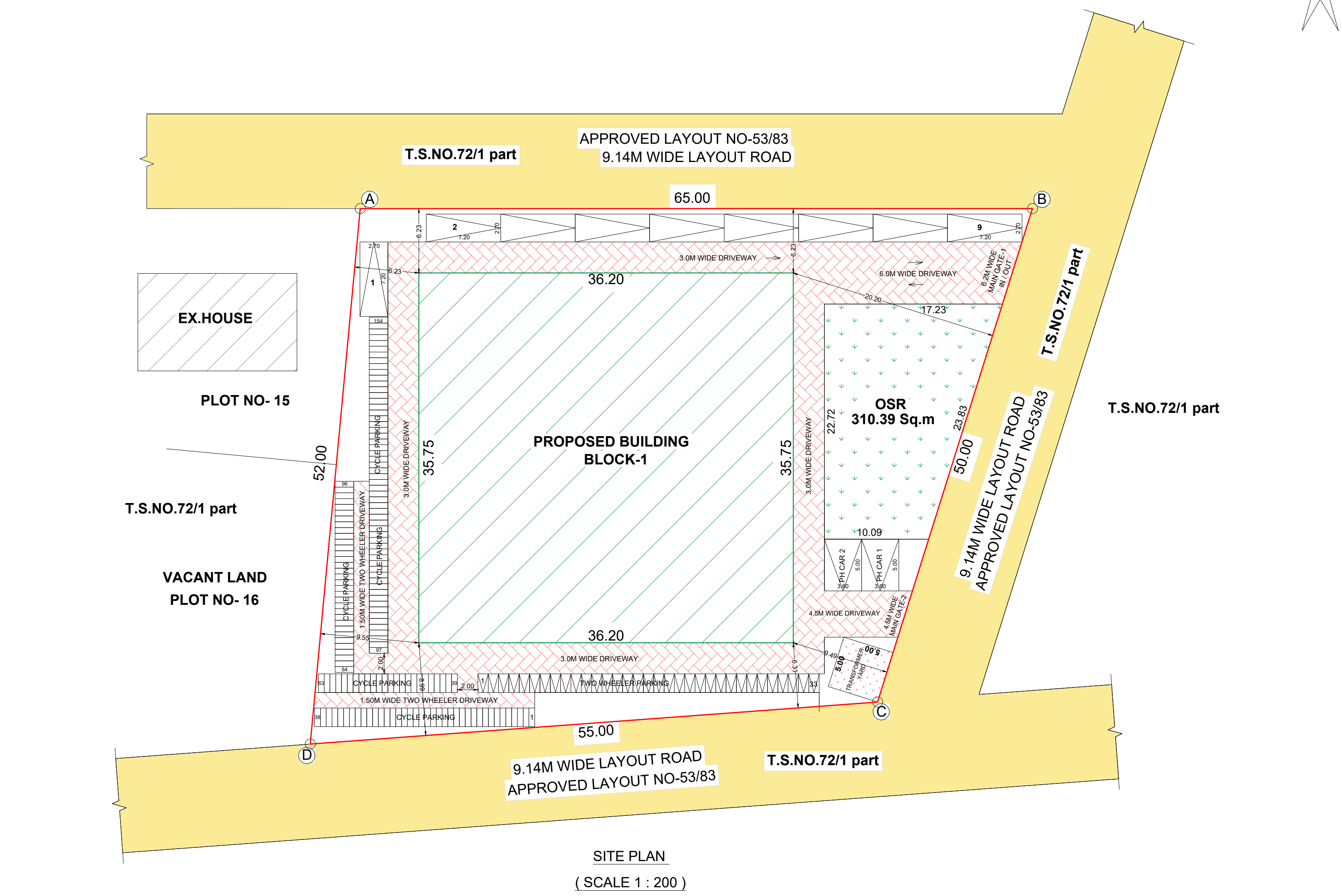
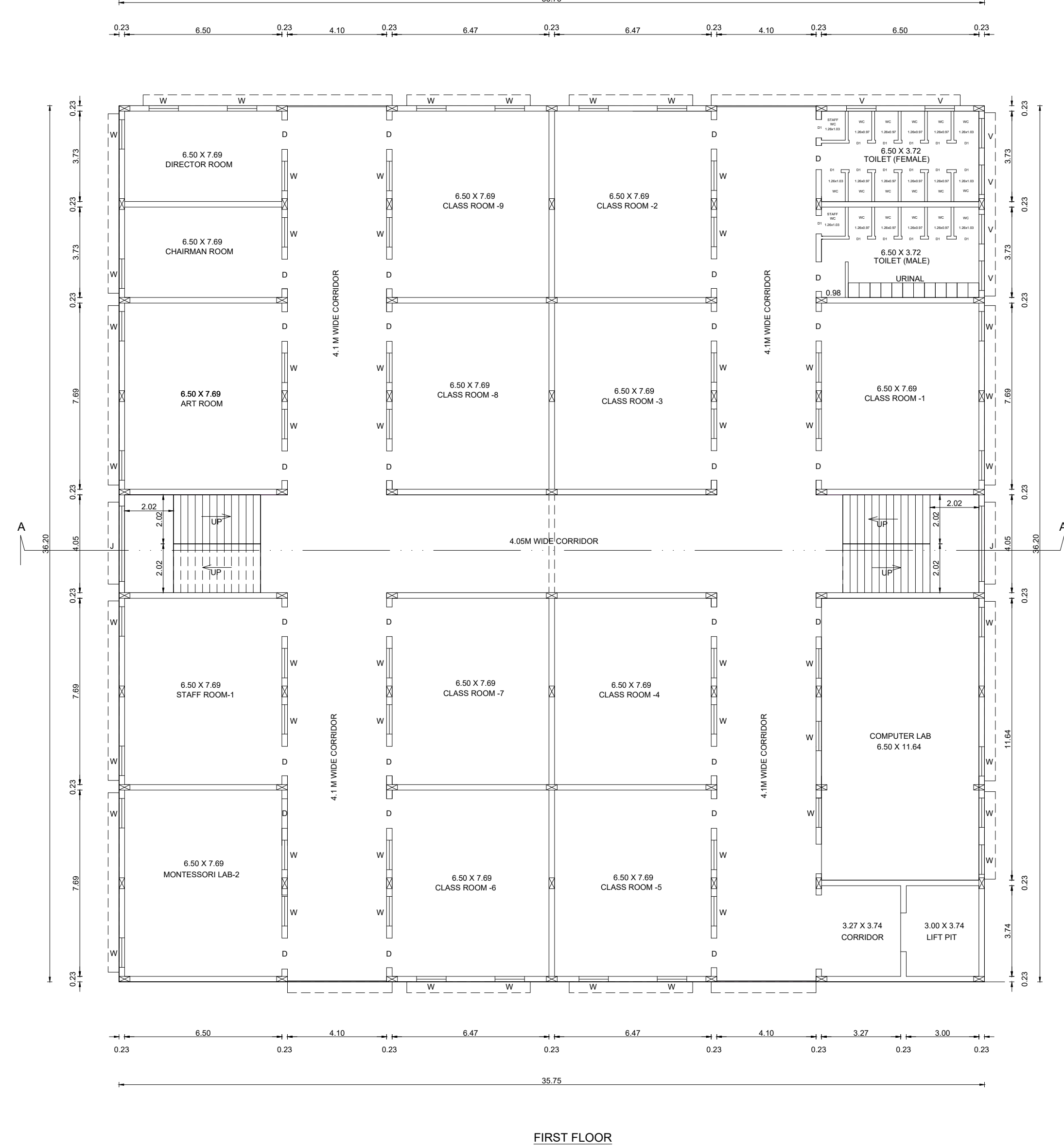
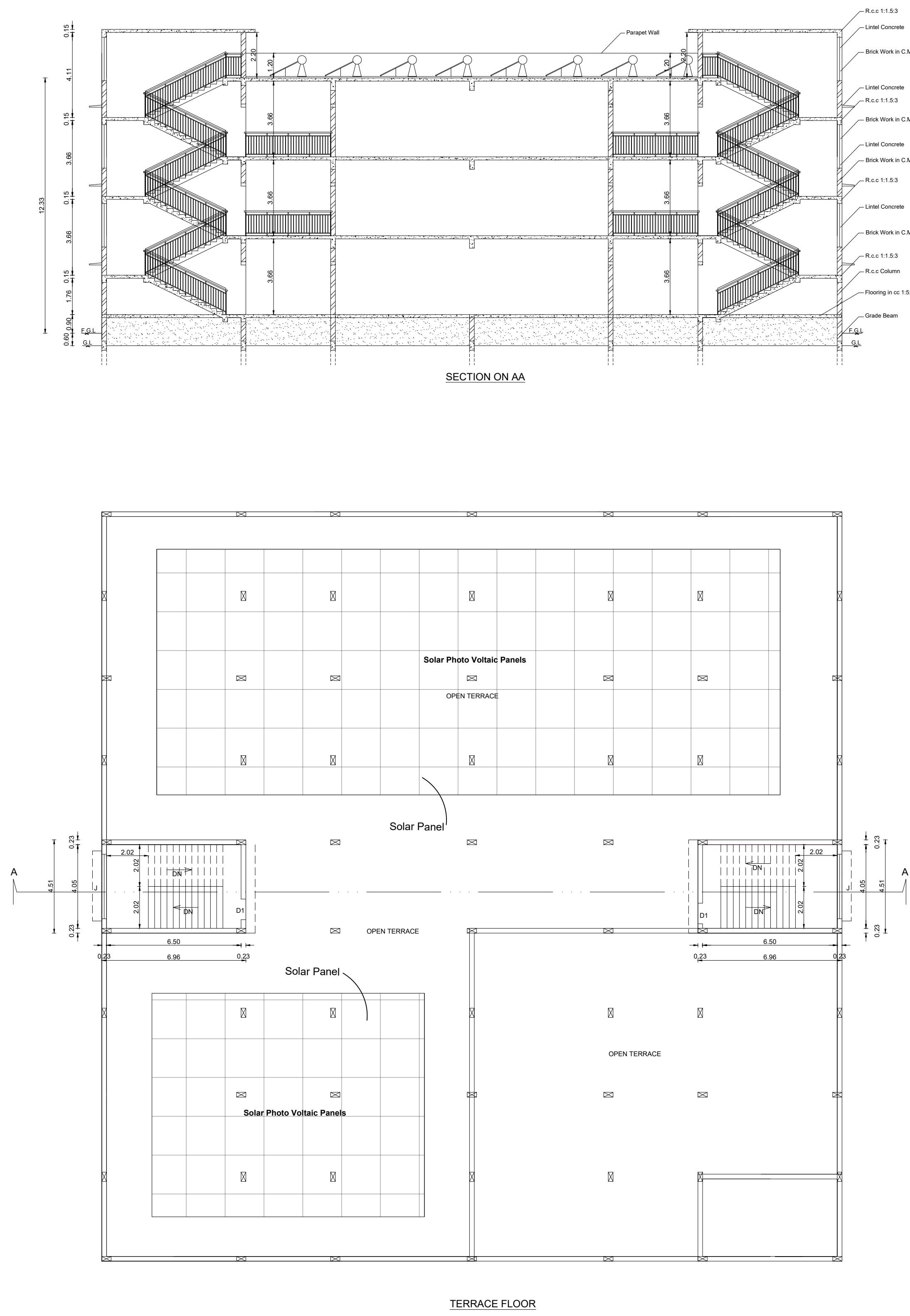
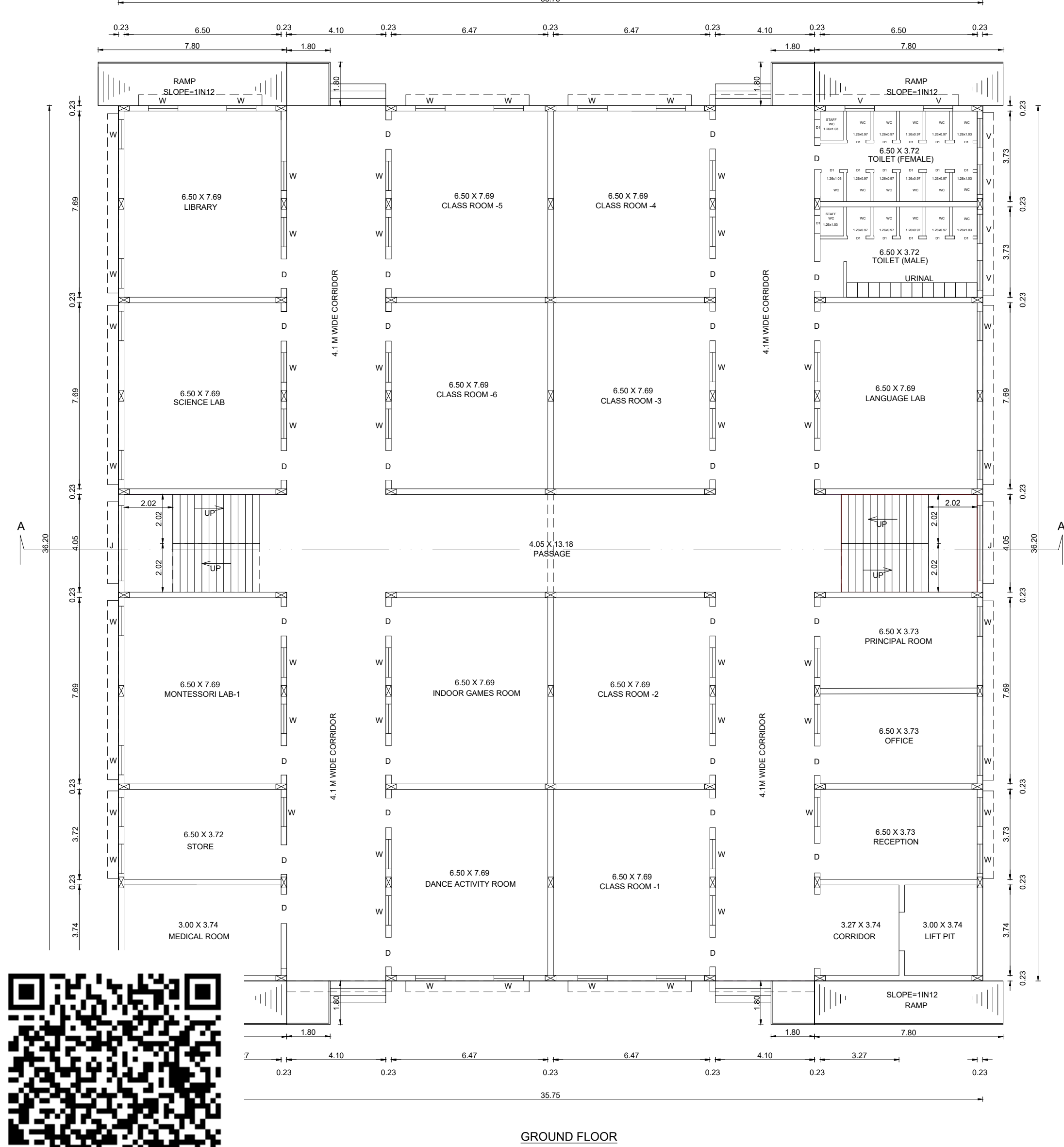
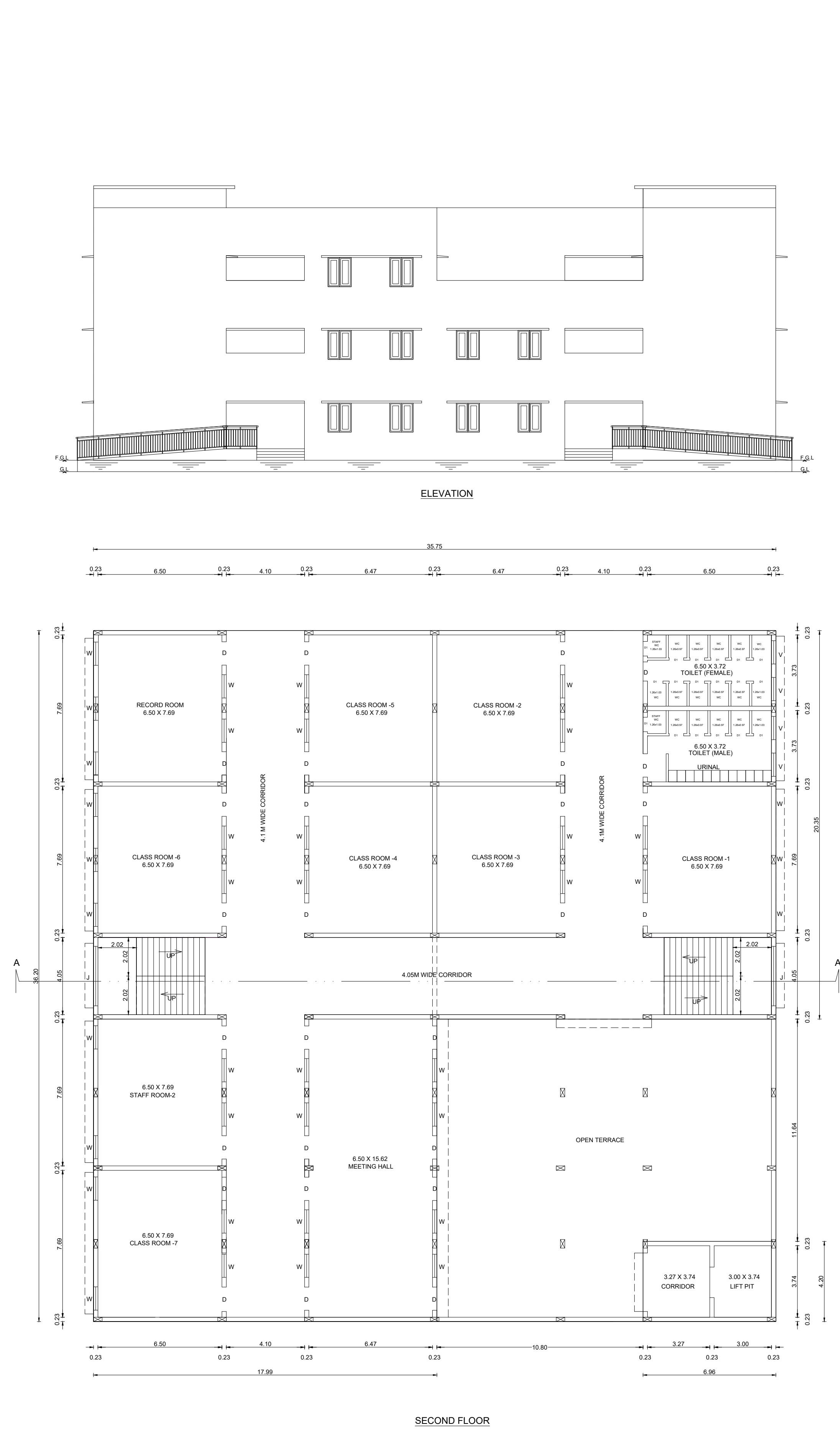
Building Plan

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.



PLAN SHOWING THE PROPOSED CONSTRUCTION OF "RIG" (A PRIMARY SCHOOL BUILDING)	
IN T.S WARD-B, BLOCK- 14, T.S.NO-72/3, AT MANTHITHOPPU ROAD, KOVILPATTI	
MUNICIPALITY, KOVILPATTI TALUK, THOOTHUKUDI DISTRICT.	
APPLICANT'S NAME :- CHAIRMAN, RIG	
ALL DIMENSIONS ARE IN METRE, SCALE 1 : 100	
DTCP Online Application No: SWP / BPA / 353221 / 2024 Dt: 19.09.2024	
SITE AREA DETAILS:-	
As Per Document Area:	T.S.NO:72/3 = 3060.00Sq.Mt
As Per Patta Area:	T.S.NO:72/3 = 3060.00Sq.Mt
OSR CALCULATION = 3060.00 X 10% = 306.00 Sq.m	
OSR REQUIRED = 306.00 Sq.m OSR PROVIDED = 310.39 Sq.m (10.14 %)	
BUILDING AREA DETAILS	
Area Details :-	FSI (Sq.Mt) Non FSI (Sq.Mt) Total (Sq.Mt)
Pro. Ground Floor Area	1294.32 ----- 1294.32
Pro.First Floor Area	1294.32 ----- 1294.32
Pro.Second Floor Area	1012.84 29.28 1042.12
Pro. Head Room Area	----- 62.72 62.72
Total Area	3601.48 92.00 3693.48

FLOOR AREA CALCULATION	
G.F+ F.F + S.F	= 1294.32 + 1294.32 + 1012.84
Site Area	3601.48
	= 3060.00
	= 1.18 < 2.00
PLOT COVERAGE	
FLOOR AREA X 100% =	1294.32 X 100% = 42.30 % < 70 %
SITE AREA	3060.00
Parking Calculation	
Required Parking Area (For Private Schools Building)	
1 car space for every 100 Sq.m of class room area or part thereof and 1 two wheeler space for every 50 sq.m of class room area or part thereof one cycle space for every 10 sq.m of class room area or part thereof	
Class room Area In G.F	= 299.91 Sq.m
Class room Area In F.F	= 449.86 Sq.m
Class room Area In S.F	= 349.89 Sq.m
size - 6.50 X 7.69 X 7 Nos	
Total class room area	= 1099.66 Sq.m
Required Parking :-	
Car parking	= 1099.66 = 10.99 Say 11 Nos
Two Wheeler parking	= 1099.66 = 21.99 Say 22 Nos
Cycle parking	= 1099.66 = 109.96 Say 110 Nos
Provided Parking :-	
Car parking	= 11 nos (Including 2 Nos Physically Disabled Parking)
Two Wheeler parking	= 33 nos (Including 4 Nos Physically Disabled Parking)
Cycle parking	= 154 nos

Class room Area in F.F size - 6.50 X 7.69 X 9 Nos		=	449.86	Sq.m	JOINERY DETAILS:-		
Class room Area in F.F size - 6.50 X 7.89 X 7 Nos		=	349.89	Sq.m			
Total class room area		=	1099.66	Sq.m			
Required Parking :-					D	DOOR	1.20 x 2.10
Car parking = $\frac{1099.66}{100} = 10.99$ Say 11 Nos					D1	DOOR	0.76 x 2.10
Two Wheeler parking = $\frac{1099.66}{50} = 21.99$ Say 22 Nos					D2	DOOR	1.82 x 2.10
Cycle parking = $\frac{1099.66}{10} = 109.96$ Say 110 Nos					W	WINDOW	1.83 x 1.52
					W1	WINDOW	1.22 x 1.52
					V	VENTILATOR	3.61 x 0.60
					V1	VENTILATOR	3.00 x 0.60
Provided Parking :-					V2	VENTILATOR	2.99 x 0.60
Car parking = 11 nos (Including 2 Nos Physically Disabled Parking)					J	JALLY	2.10 x 1.00
Two Wheeler parking = 33 nos (Including 4 Nos Physically Disabled Parking)					J1	JALLY	1.52 x 1.00
Cycle parking = 154 nos							

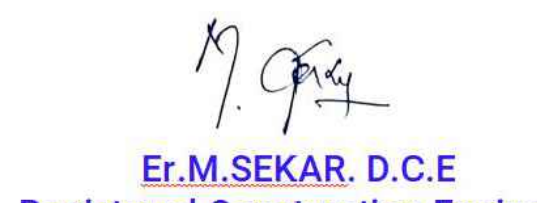
SANITARY DETAILS						
TOTAL NUMBER OF STUDENTS - 1320		BOYS - 660 PERSONS		GIRLS - 660 PERSONS		
FOR EDUCATIONAL OCCUPANCY		REQUIRED		PROVIDED		TOTAL
S.NO.	SANITARY UNIT	BOYS	GIRLS	BOYS	GIRLS	
1	WATER CLOSET	16	26	18	26	44
2	ABLUTION TAPS	16	26	18	26	44
3	URINALS	32	----	36	----	36
4	WASH BASINS	16	16	18	26	44
5	DRINKING WATER FOUNTAIN	13	13	13	13	26
6	CLEANERS SINK			3		3

TECHNICAL APPROVAL

Roc No: SWP / BPA / 353221 / 2024

SITE BOUNDARY SHOWN AS "A to D"

SWP/THOOTHUKUDI/BPA/AD/DTCP NO: 32/2024

 E. M. RAMKUMAR M.E. Registered Structural Engineer Grade-I Regn.No: ESE-178023P-DEC-19-2023 MR Engineering Constructions 183, Shanmugapuram Street, Kovilpatti - 626 501 Call : 89403 33703	
Structural Engineer	
 E. M. SEKAR, D.C.E Registered Construction Engineer RCE/TEN/AUG/2024/007	
Registered Geotechnical Engineer	Construction Engineer
 E. M. MUTURAJ, B.E., Registered Engineer-Grade-I Regn.No-RE-JTKDTCPL/June/1/2023 S.M Builders D.No-27A, Ettayapuram Road, Kovilpatti - 626501, Mob-9500309904.	
Chairman "RIG"	Registered Engineer / Architect

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.

