Verified RealEstate™

REFERENCE
14/2025-2026

ISSUED
18 October 2025

PP APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

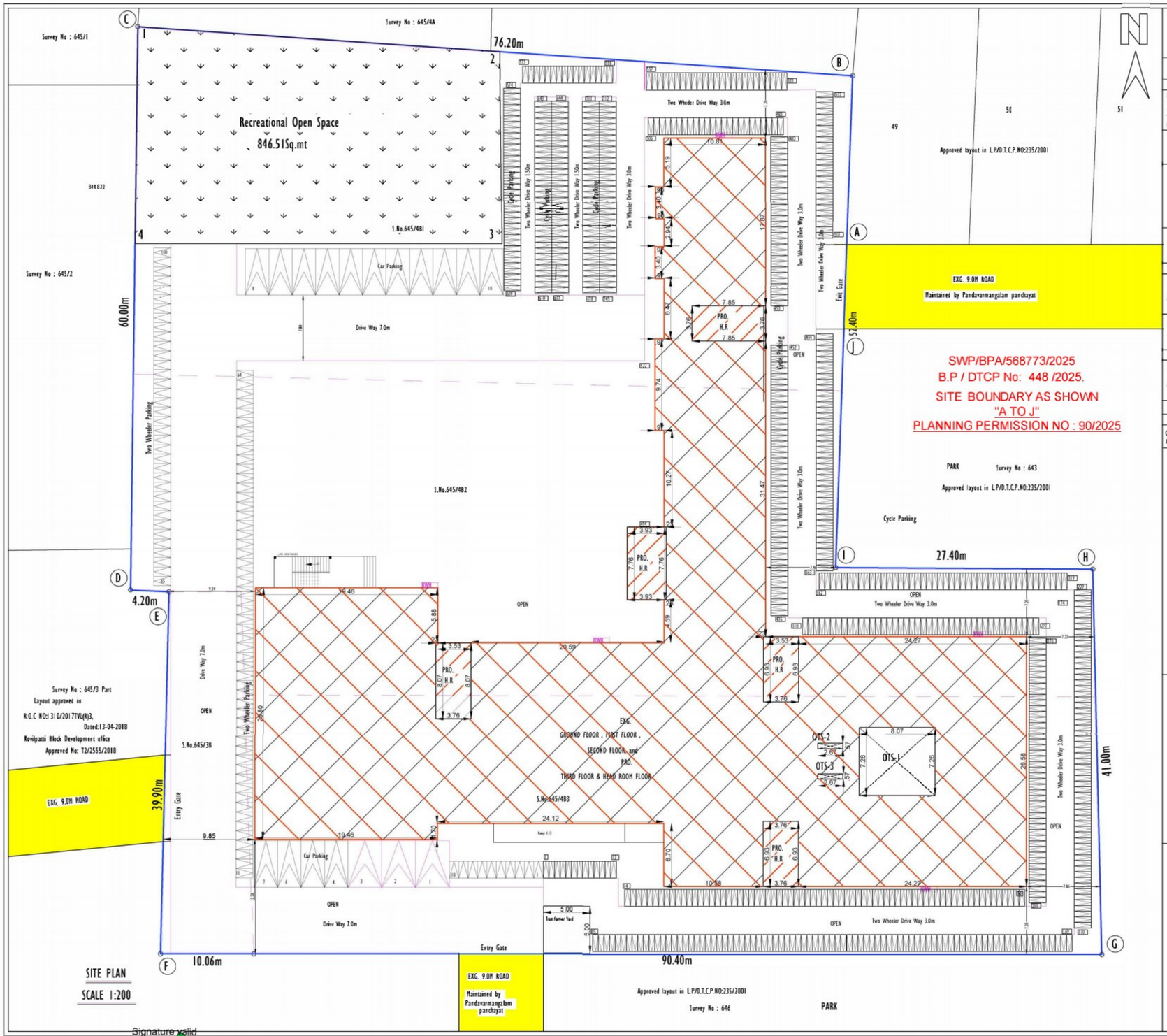
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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DIGITALLY VERIFIED RECORD



Sanitary Arrangement For School Building

Required W.C (For School Building)
One W.C. for 40 Nos Of Boy's
One W.C. for 25 Nos Of Girl's

Total No. Of Class Room = 71 nos (one Class Room 40 Students)
Total No. Of Students 2840 nos (Boy's 1420nos And Girl's 1420nos)

Boy's	Girl's
Required W.C 1420/40 = 36 nos	Required W.C 1420/25 = 57 nos
Available W.C = 43 nos (Including Physical Disabled W.C.)	Available W.C = 64 nos (Including Physical Disabled W.C.)

Required Ablution Taps (For School Building)
One in Each W.C.
Available Ablution Taps One in Each W.C.

Required For Urinals (For School Building)
Urinals For Only Boy's Use (TNCDBR-2019)
Total No.Of Boy's = 1420
One Urinal for 20 Nos Of Boy's
Required Urinal for 1418/20 = 71 Nos
Available Urinal = 97 Nos

Required Wash Basin (For School Building)
One Wash Basin for 40 Nos Of Boy's
One Wash Basin for 40 Nos Of Girl's

Boy's	Girl's
Required Wash Basin 1420/40 = 36 nos	Required Wash Basin 1418/40 = 36 nos
Available Wash Basin = 56 nos	Available Wash Basin = 65 nos

Required Drinking Water Fountain (For School Building)
One Wash Basin for 50 Nos Of Boy's
One Wash Basin for 50 Nos Of Girl's

Boy's	Girl's
Required Drinking Water Foundain 1420/50 = 29 nos	Required Drinking Water Foundain 1420/50 = 29 nos
Available Drinking Water Foundain = 36 nos	Available Drinking Water Foundain = 36 nos

Required Cleaner Sink (For School Building)

Boy's	Girl's
One Per Floor Minimum	One Per Floor Minimum
Available Cleaner Sink One in Each Floor	Available Cleaner Sink One in Each Floor

Parking Calculation

Required Parking Area (For School Building)
Total Plinth Area Of 71 Class Room = 3487.32 Sq.Mt
Every 300.00Sq.Mt = 1 Car Space (1.50m x 5.0m)
Every 50.00Sq.Mt = 1 Two Wheeler Space (1.0m x 1.80m)
Every 5.00Sq.Mt = 1 Cycle Space (0.60m x 1.80m)
Required Car Parking
3487.32/300 = 11.62 Say 12 nos Car Spaces
Required Two Wheeler Parking
3487.32/50 = 69.75 Say 70 nos
Required Cycle Parking
3487.32/5 = 697.46 Say 698 nos Cycle Spaces

Available Parking Area
Car Parking = 18 Nos
(Including 3 nos of Physically Disabled Car Parking)
Two Wheeler Parking = 100 Nos
(Including 10 nos of Physically Disabled Car Parking)
Cycle Parking = 745 Nos
(Including 10 nos of Physically Disabled Car Parking)

SITE PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF SCHOOL BUILDING TO THE EXISTING VEL'S VIDHYALAYA CBSE SCHOOL IN MUTHURAMALINGAM GARDEN, NEAR SAAI CITY, SURVEY NO : 645/4B1, 645/4B2, 645/4B3 & AT 645/3B (PLOT NO: 72 & 73), PANDAVARMANGALAM VILLAGE, PANDAVARMANGALAM PANCHAYAT, KOVILPATTI TALUK, THOOTHUKUDI DISTRICT.

Layout approved in R.O.C NO:310/2017TVL(RJ3, Dated:13-04-2018 — ALL DIMENSIONS ARE IN METRE, SCALE 1 : 200

Existing School Building Plan Approved vide,
நகர் ஊரமைப்பு இயக்குநர், சென்னை-2.
ந.க. எண். 15220/2019/ICP-6 நாள். 25.02.2020
க.எ.ம/ ந.ஊ.இ. எண். 63/2020

OSR DETAILS :-
SITE AREA = 8448.00 Sq.Mt
10% of the OSR to be provided in site area
OSR Area = 8448.00 x 10 / 100
Required OSR Area = 844.80 Sq.Mt
Provided OSR Area = 846.51 Sq.Mt

நிபந்தனைகள் :-
இட வரைபடத்தில் 1 முதல் 4 வரை எண்ணையிடப்பட்ட பொது திறவிடப்பகுதி (1344.39 ச.மீ) பாடசாலை இடத்தை முழுவதும் திறவிடமாக நிலை நிறுத்தப்பட வேண்டும். மாறாக கட்டடங்கள் கட்ட பயன்படுத்த கூடாது.

Note :-
Close Circuit Television (CCTV) Unit shall be installed by the owner of the building as per Annexure XXI in TNCDBR.

Legends :
- Site Boundary (A,B,C,D,E,F,G,H,I,J,)
- Exg. Building
- Pro. Building
- Exg.Road

SITE AREA DETAILS:- (AS PER DOCUMENT)

SURVEY NO :645/4B1	= 2700.00 Sq.Mt ;	66.70Cent
SURVEY NO :645/4B2	= 2700.00 Sq.Mt ;	66.70Cent
SURVEY NO :645/4B3	= 2700.00 Sq.Mt ;	66.70Cent
SURVEY NO :645/3B	= 348.00 Sq.Mt ;	8.60Cent
TOTAL AREA	= 8448.00 Sq.Mt ;	208.70Cent

Site Area - 8448.00 Sq.Mt

School Building Details

FLOOR DETAIL	Exg. Approved		Exg. Constructed		Exg. To be Approved		Pro. Construction		TOTAL NON FSI AREA Sq.Mt	TOTAL FSI AREA Sq.Mt
	FSI	Non FSI	FSI	Non FSI	FSI	Non FSI	FSI	Non FSI		
Exg. G.F. Area	2550.09	-----	2570.05	-----	19.96	-----	-----	-----	-----	2570.05
Exg. F.F. Area	2609.52	-----	2570.05	-----	-----	-----	-----	-----	-----	2570.05
Exg. S.F. Area	2609.52	-----	2570.05	-----	-----	-----	-----	-----	-----	2570.05
Pro. Third.F. Area	-----	-----	-----	-----	-----	-----	2570.05	-----	-----	2570.05
Pro. Head Room Area	-----	-----	-----	-----	-----	-----	-----	144.25	144.25	-----
	7769.13	-----	7710.15	-----	19.96	-----	2570.05	144.25	144.25	10280.20
							TOTAL BUILDING AREA		10424.45	

FLOOR AREA RATIO

= (G.F + F.F + S.F + 3rd F.) / Site Area
= (2570.05 + 2570.05 + 2570.05 + 2570.05) / 8448.00 = 10280.20 / 8448.00
= 1.217 < 2.0

A. Sivakumar
DCE.,B.E.,MBA.,M.E.(Structure)
Registered Construction Engineer
Reg.No: RCE/TVL/MAY/2019/004
Ark Builders & Properties Promoters (P) Ltd.
6/9, Art of Ark, First Cross Street, Maharajanagar, Tirunelveli-627011

Registred Construction Engineer | Applicant | Office Use

S. KANTHIMATHINATHAN, @ VIJAY
RD/KKDTCP/001/2022.
1A, Cave Street, Near Home Church, NAGERCOIL - 629 001.
Cell: 97913 85886

Registered Developer

Er. M. RAMKUMAR M.E.,
Registered Structural Engineer Grade-I
Regn No. RSE-I/TKDTCP/DEC/03/2022
MR.Engineering Constructions
103, Dhanushkodiapuram Street, KOVILPATTI - 628 501.
Cell : 89403 33103.

Registred Structural Engineer

P. NAGARAJAN D.C.E.,B.E.,
REGISTERED ENGINEER GRADE - II (RE)
REG. NO. RE-II / TVLD / 01 /2021
9, ANNAI INDIRA NAGAR
MAHARAJANAGAR (PO)
PALAYAMKOTTAI, TIRUNELVELI - 627 011
Mob: 9894213628

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

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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.