PP APPROVAL RECORD

Planning Permission

Thoothukkudi

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

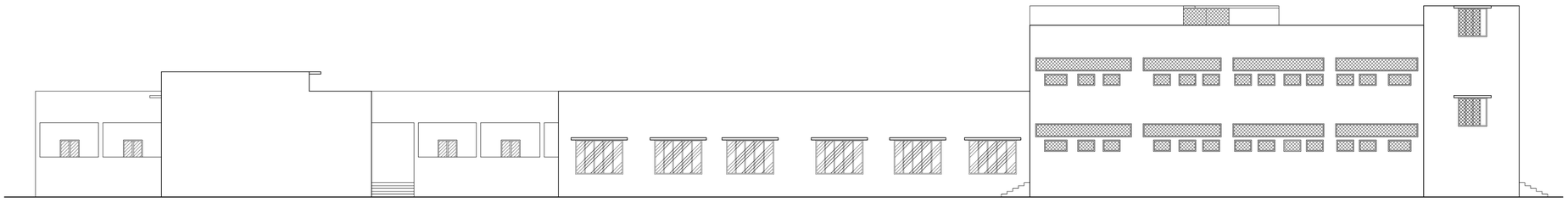
ISSUING AUTHORITY
DTCP

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

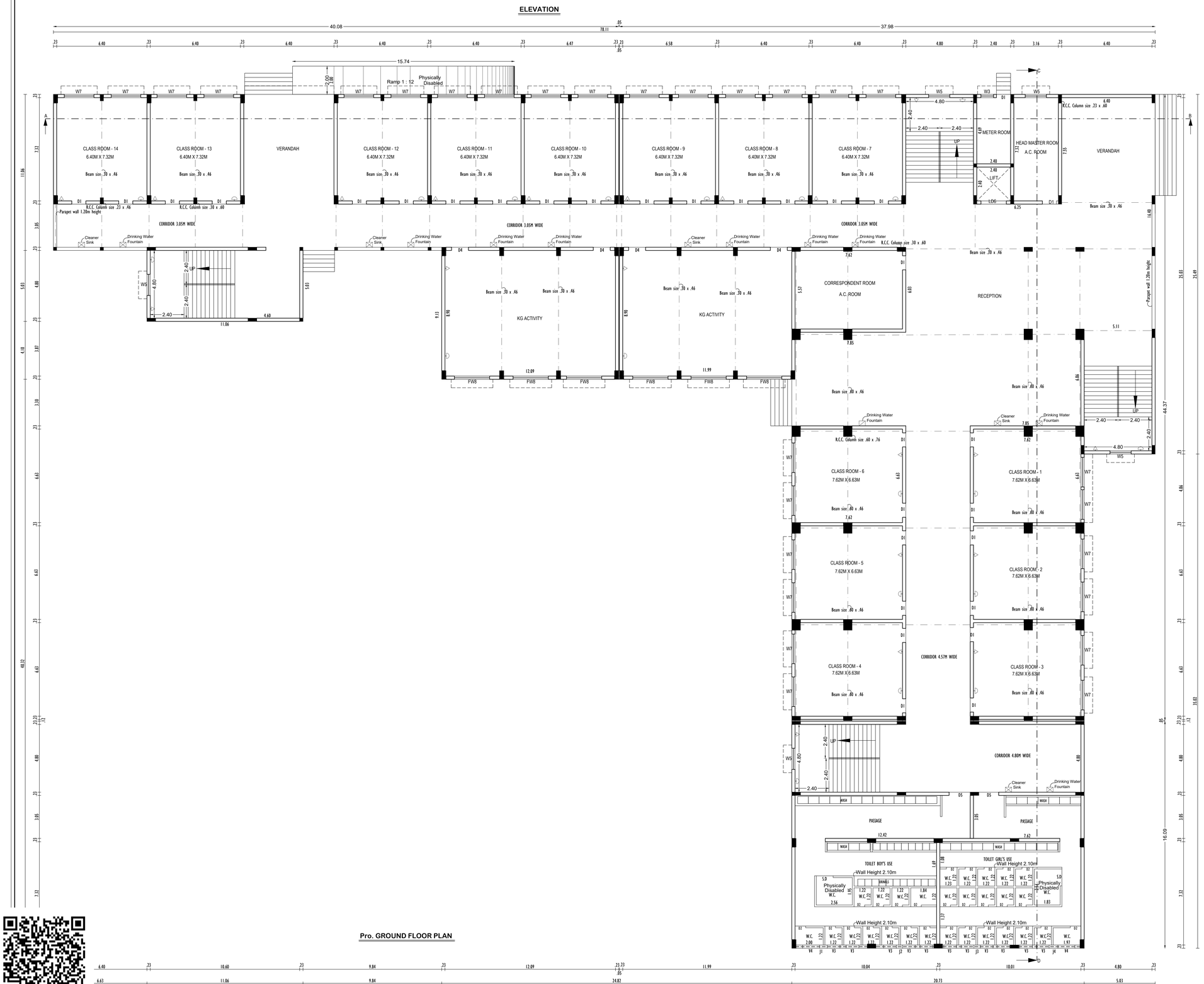
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF "HIGHER SECONDARY SCHOOL" BUILDING AT SURVEY NOS. 199/5C & 202/1A4A2 AT AYYANADAIPPU VILLAGE, AYYANADAIPPU PANCHAYAT, THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT.

ALL DIMENSIONS ARE IN METRE. SCALE 1:100



ELEVATION



AREA DETAILS

DESCRIPTION	Sq.mt	Sq.ft
Building Area G.F. (FSI Area)	2243.73	
PRO.GROUND FLOOR AREA	2243.73	24143

JOINERY DETAILS

D1	Door	1.00 x 2.10
D2	Door	0.75 x 2.10
D4	Door	1.20 x 2.10
D5	Door	1.50 x 2.10
S.D	Sliding Door	1.20 x 2.10
L.D	Lift Door	1.80 x 2.10
W6	Window	1.80 x 1.50
W7	Window	2.10 x 1.50
W8	Window	2.40 x 1.50
FW8	French Window	2.50 x 1.80
V3	Ventilator	0.90 x 0.60
V5	Ventilator	1.50 x 0.60
JW1	Jolly Work	5.05 x 0.70
JW2	Jolly Work	4.11 x 0.70
JW3	Jolly Work	4.80 x 0.70
JW4	Jolly Work	4.33 x 0.70

Note:

Waste Water Used for Garden
Rain Water harvesting Details Provided
Solar System Water tank provided
Fire Resistance to be provided
Emergency alarm to be provided
Drinking water to be provided as per corporation norms
Rain water harvesting tank to be provided
Waste water from recycled water tank & Trench connected to sullage disposal tank
Solid waste tub to be Provided
Oil traps provided in septictank to prevent curb breeding of mosquitoes
As per G.O (M.S) No : 341 - dated 03.11.2004)
Water Closet, Ablution Tabs, Urinals, Wash Basin, Drinking Water Foundation, Cleaners Sinks To Be Provided

Legends :

Pro. Building

SWP/THOOTHUKUDI/BPA/708281/2025
AD/BP/DTCP No: 117/2025.

Office Use

Structural Engineer

Br. M. RAMKUMAR M.E.,
Registered Structural Engineer Grade-I
Regn No. RSE-I/TKDTCP/DEC/03/2022
MR Engineering Constructions
103, Dhanapladoapuram Street,
KOVILPATTI - 628 501.
Cell : 83403 33103.

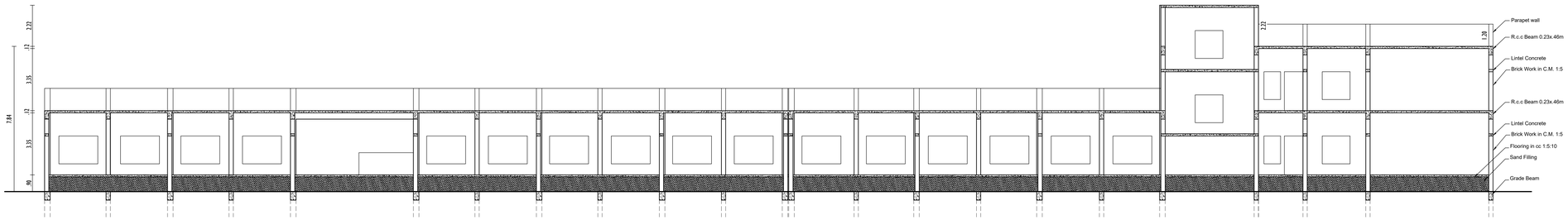
Applicant

Construction Engineer

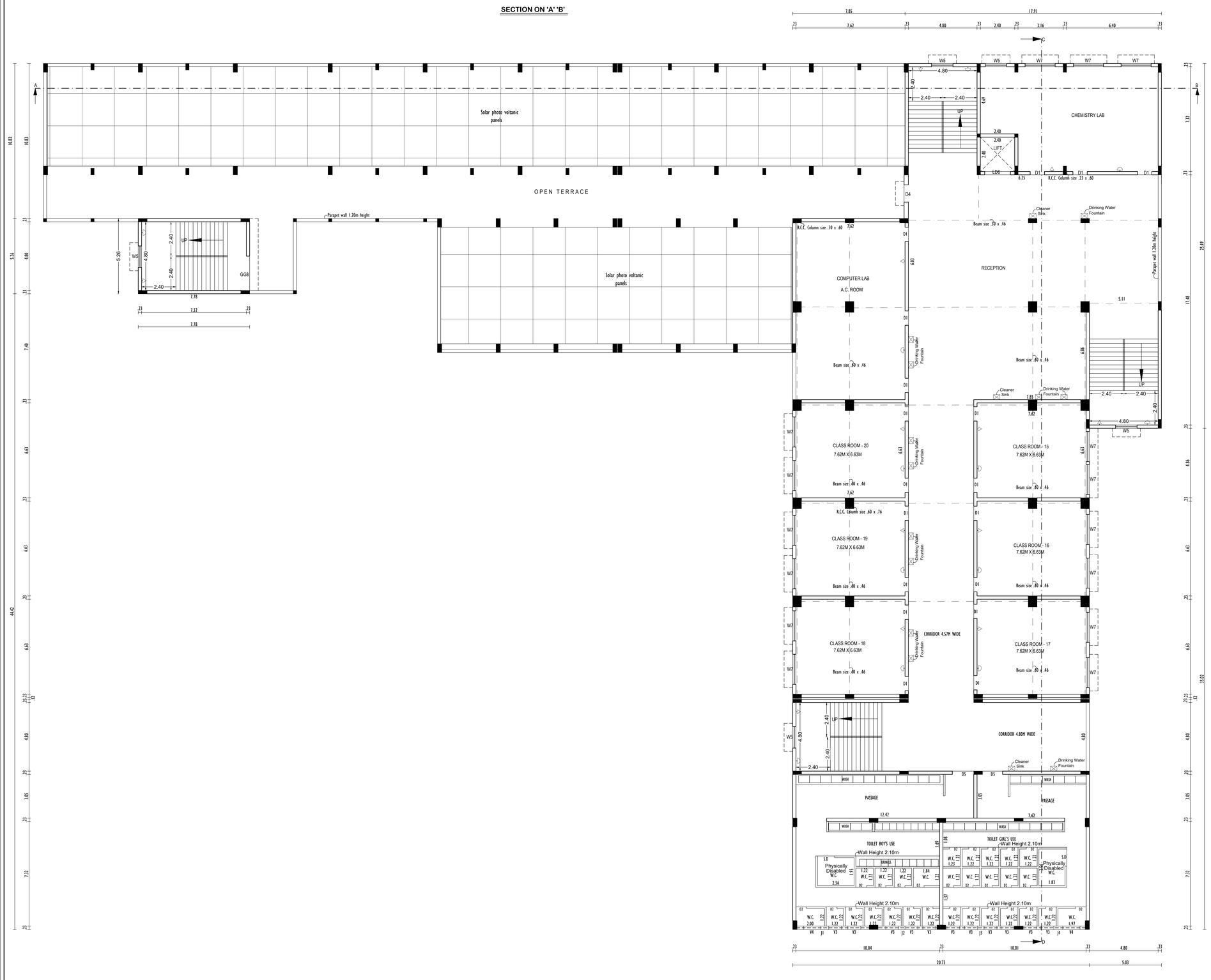
A. Sivakumar
DCE.,B.E.,MBA.,M.E.(Structure)
Registered Construction Engineer
Reg.No: RCE/TVL/MAY/2019/004
Ark Builders
& Properties Promoters (P) Ltd.,
6/9, Art of Ark, First Cross Street,
Maharajanagar, Tirunelveli-627011

Registered Engineer

P. NAGARAJAN D.C.E.,B.E.,
REGISTERED ENGINEER GRADE - II (R.E)
REG. NO. RE-II / TVLD / 01 /2021
9, ANNAI INDIRA NAGAR
MAHARAJANAGAR (PO)
PALAYAMKOTTAI, TIRUNELVELI - 627 011
Mob. 9894023626



SECTION ON 'A' 'B'



Pro. FIRST FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF "HIGHER SECONDARY SCHOOL" BUILDING AT SURVEY NOS. 199/5C & 202/1A4A2 AT AYYANADAIPPU VILLAGE, AYYANADAIPPU PANCHAYAT, THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT.

ALL DIMENSIONS ARE IN METRE, SCALE 1:100

AREA DETAILS

DESCRIPTION	Sq.mt	Sq.ft
Building Area F.F. (FSI Area)	1297.48	
Staircase Head Room Area F.F. (Non FSI Area)	40.92	
PRO.FIRST FLOOR AREA	1338.40	14401

JOINERY DETAILS

D1	Door	1.00 x 2.10
D2	Door	0.75 x 2.10
D4	Door	1.20 x 2.10
D5	Door	1.50 x 2.10
S.D	Sliding Door	1.20 x 2.10
L.D	Lift Door	1.80 x 2.10
G.G8	Grill Gate	2.40 x 2.10
W6	Window	1.80 x 1.50
W7	Window	2.10 x 1.50
W8	Window	2.40 x 1.50
FW8	French Window	2.50 x 1.80
V3	Ventilator	0.90 x 0.60
V5	Ventilator	1.50 x 0.60
JW1	Jolly Work	5.05 x 0.70
JW2	Jolly Work	4.11 x 0.70
JW3	Jolly Work	4.80 x 0.70
JW4	Jolly Work	4.33 x 0.70

Note:

Waste Water Used for Garden
Rain Water harvesting Details Provided
Solar System Water tank provided
Fire Resistance to be provided
Emergency alarm to be provided
Drinking water to be provided as per corporation norms
Rain water harvesting tank to be provided
Waste water from recycled water tank & Trench connected to sullage disposal tank
Solid waste tub to be Provided
'U' traps provided in septictank to prevent curb breeding of mosquitoes
(As per G.O (M.S) No : 341 - dated 03.11.2004)
Water Closet, Ablution Tabs, Urinals, Wash Basin,
Drinking Water Foundation, Cleaners Sinks To Be Provided

Legends :

Pro. Building

SWP/THOOTHUKUDI/BPA/708281/2025
AD/BP/DTCP No: 117/2025.

Office Use

Structural Engineer

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

Applicant

Construction Engineer

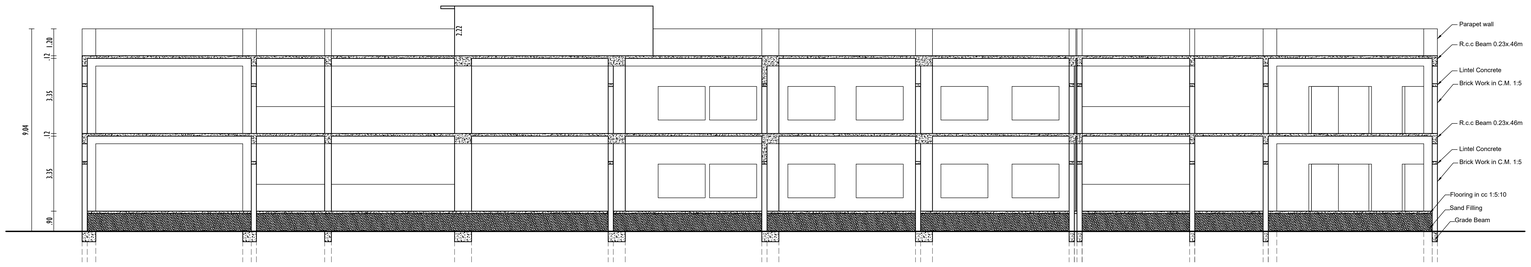
A. Sivakumar
DCE.,B.E.,MBA.,M.E.(Structure)
Registered Construction Engineer
Reg.No. RCE-I/TVLD/V/2019/004
M/s. Ark Builders
& Properties Promoters (P) Ltd.
6/9,Art of Ark, First Cross Street,
Maharajanagar, Tirunelveli-627011

Registered Engineer

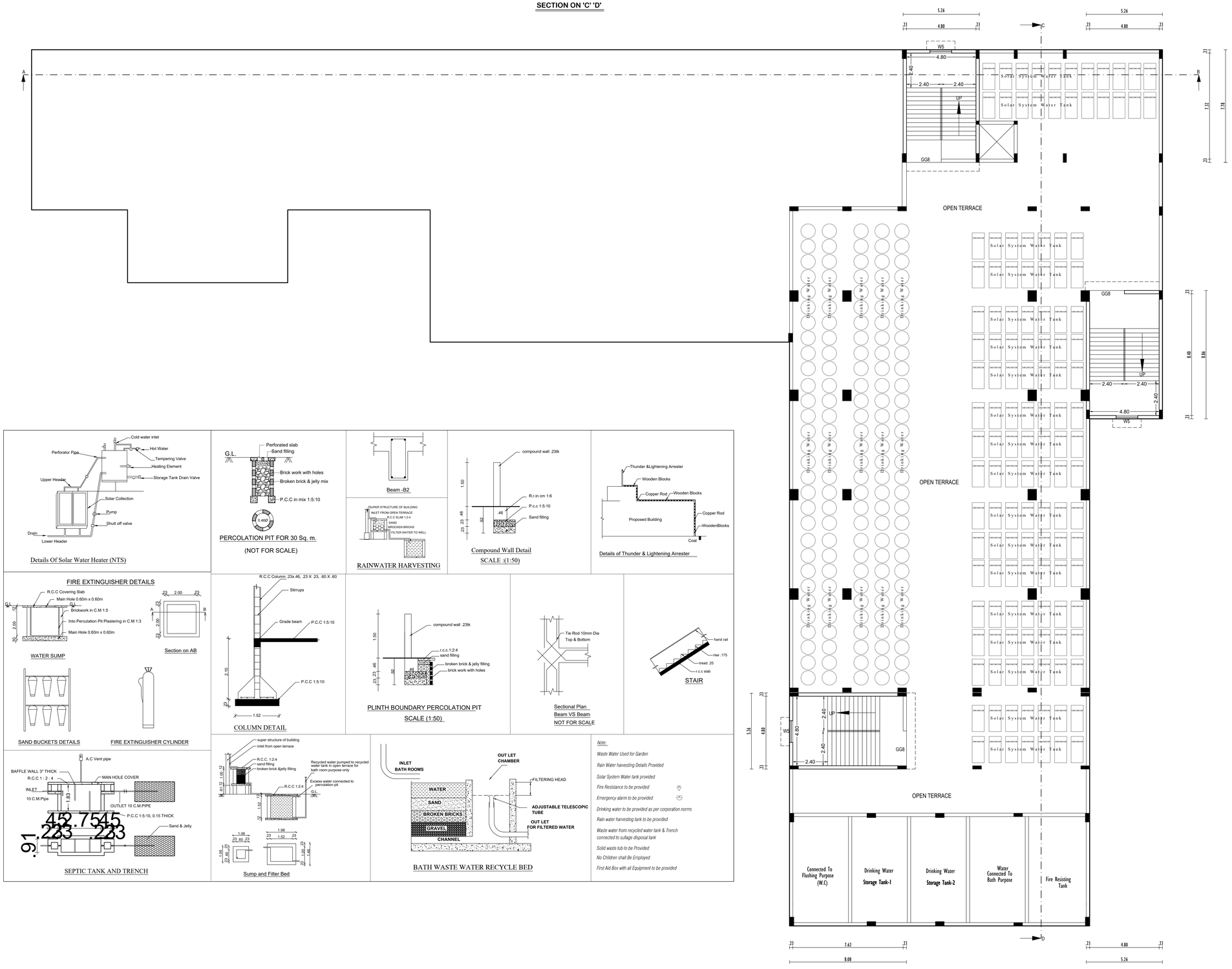
P. NAGARAJAN D.C.E.,B.E.,
REGISTERED ENGINEER GRADE - II (RE)
REG. NO. RE-II / TVLD / 01 /2021
9, ANNAI INDIRA NAGAR
MAHARAJANAGAR (PO)
PALAYAMKOTTAI, TIRUNELVELI - 627 011
Mob: 9894023929

PLAN SHOWING THE PROPOSED CONSTRUCTION OF "HIGHER SECONDARY SCHOOL" BUILDING AT SURVEY NOS. 199/5C & 202/1A4A2 AT AYYANADAIPPU VILLAGE, AYYANADAIPPU PANCHAYAT, THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT.

ALL DIMENSIONS ARE IN METRE. SCALE 1:100



SECTION ON 'C' 'D'



Pro. TERRACE FLOOR PLAN

Note:

Waste Water Used for Garden

Rain Water harvesting Details Provided

Solar System Water tank provided

Fire Resistance to be provided

Emergency alarm to be provided

Drinking water to be provided as per corporation norms

Rain water harvesting tank to be provided

Waste water from recycled water tank & Trench connected to sullage disposal tank

Solid waste tub to be Provided

No Children shall Be Employed

First Aid Box with all Equipment to be provided

AREA DETAILS

DESCRIPTION	Sq.mt	Sq.ft
Building Area (Non FSI Area)	130.03	
PRO.TERRACE FLOOR AREA (Head Room)	130.03	1399

JOINERY DETAILS

D1	Door	1.00 x 2.10
D2	Door	0.75 x 2.10
D4	Door	1.20 x 2.10
D5	Door	1.50 x 2.10
S.D	Sliding Door	1.20 x 2.10
L.D	Lift Door	1.80 x 2.10
G.G8	Grill Gate	2.40 x 2.10
W6	Window	1.80 x 1.50
W7	Window	2.10 x 1.50
W8	Window	2.40 x 1.50
FW8	French Window	2.50 x 1.80
V3	Ventilator	0.90 x 0.60
V5	Ventilator	1.50 x 0.60
JW1	Jolly Work	5.05 x 0.70
JW2	Jolly Work	4.11 x 0.70
JW3	Jolly Work	4.80 x 0.70
JW4	Jolly Work	4.33 x 0.70

Note:

Waste Water Used for Garden
Rain Water harvesting Details Provided
Solar System Water tank provided
Fire Resistance to be provided
Emergency alarm to be provided
Drinking water to be provided as per corporation norms
Rain water harvesting tank to be provided
Waste water from recycled water tank & Trench connected to sullage disposal tank
Solid waste tub to be Provided
'U' traps provided in septictank to prevent curb breeding of mosquibes
(As per G.O (M.S) No : 341 - dated 03.11.2004)
Water Closet, Ablution Tabs, Urinals, Wash Basin,
Drinking Water Foundation, Cleaners Sinks To Be Provided

Legends :

Pro. Building

SWP/THOOTHUKUDI/BPA/708281/2025
AD/BP/DTCP No: 117/2025.

Office Use

Er. M. RAMKUMAR M.E.,
Registered Structural Engineer Grade-I
Regn No. RSE-I/TK/DTCP/DEC/03/2022
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Cell : 89403 33103.

Structural Engineer

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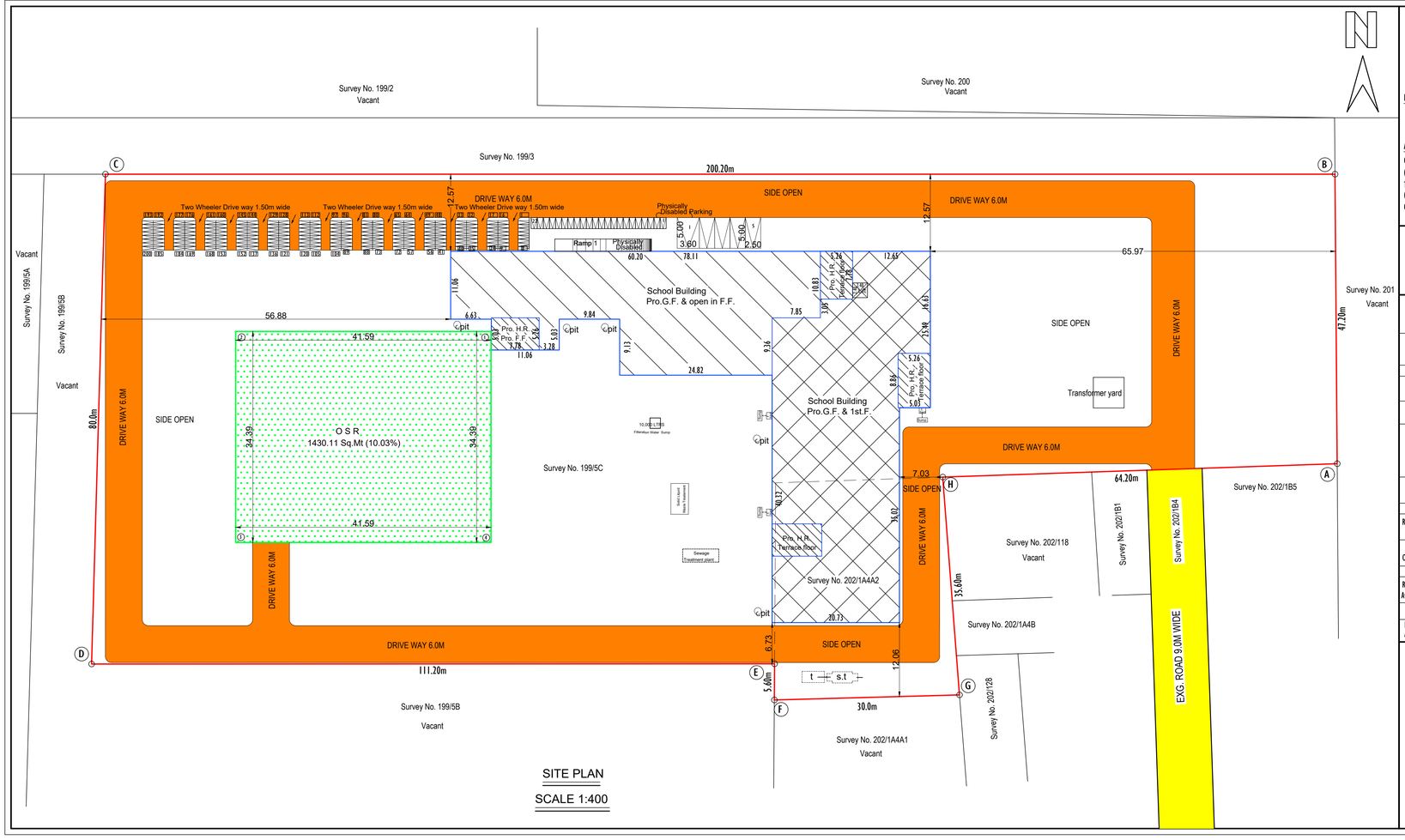

Parking Calculation (Panchayat Area)

Required Parking Area (For School Building)

Every 300.00Sq.Mt = 1 Car Space (2.50m 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)
Total Plinth Area Of 20 Class Room = 982.87 Sq.Mt

Required Parking Area

982.87/300 = 3.28 Say 4 nos Car Spaces
982.87/50 = 19.66 Say 20 nos Two Wheeler Spaces
982.87/5 = 196.57 Say 197 nos Cycle Spaces

Available Parking Area

Car Parking = 5 Nos
(Including 5 nos of Physically Disabled Car Parking)
Two Wheeler Parking = 22 Nos
(Including 8 nos of Physically Disabled Two Wheeler Parking)
Cycle Parking = 200 Nos

Floor Area Ratio

$$= \frac{\text{TOTAL FSI AREA}}{\text{Site Area}} = \frac{3541.21}{14252.00} = 0.25 < 2.00$$

Sanitary Arrangement For School Building
Total No. Of Class Room = 20 nos (One Class Room for 40 Students)
Total No. Of Students 800 nos (Boy's 400 nos And Girl's 400nos)

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

Boy's	Girl's
Required W.C (400/40) = 10 nos Available W.C. = 24 nos	Required W.C (400/25) = 12 nos Available W.C. = 36 nos

Required Abolution Taps (For School Building) One in Each W.C.
Availabale Abolution Taps One in Each W.C.

Required For Urinals (For School Building)
Total No.Of Boy's = 400
One Urinal for 20 Nos Of Boy's
Required Urinal for 400/20 = 20 Nos
Available Urinal for = 40Nos

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 (400/40) = 10 nos Available Wash Basin = 34 nos	Required Wash Basin (400/40) = 10 nos Available Wash Basin = 36 nos

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

Boy's	Girl's
Required (400/50) = 8 nos Available Drinking Water Fountain= 10 nos	Required (400/50) = 8 nos Available Drinking Water Fountain= 10 nos

Required Cleaner Sink (For School Building)
Required One Per Floor Minimum
Availabale Cleaner Sink Five in Each Floor

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

CONSTRUCTION ENGINEER

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF "HIGHER SECONDARY SCHOOL" BUILDING AT SURVEY NOS. 199/5C & 202/1A4A2 AT AYYANADAIPPU VILLAGE, AYYANADAIPPU PANCHAYAT, THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT.

ALL DIMENSIONS ARE IN METRE, SCALE 1:400

Legends :

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

SITE AREA DETAILS:- (As Per PATTA)

R.S.NO. 199/5C	=	13240.00 Sq.mt
R.S.NO. 202/1A4A2	=	1012.00 Sq.mt
TOTAL SITE AREA	=	14252.00 Sq.mt

Proposed School Building Details

Block-I (School Building)	FSI AREA Sq.Mt	NON FSI AREA Sq.Mt	TOTAL AREA Sq.Mt
Pro. G.F. Area	2243.73	------	2243.73
Pro. 1st. F. Area	1297.48	------	1297.48
Pro. 1st. F. Head Room Area	------	40.92	40.92
Pro. Terrace Floor	------	130.03	130.03
Total FSI AREA	3541.21	170.95	3712.16

OSR DETAILS :-

SITE AREA = 14252.00 Sq.Mt
10% of the OSR to be provided in site area

$$\text{OSR Area} = \frac{14252.00 \times 10}{100}$$

Required OSR Area = 1425.20 Sq.Mt
Provided OSR Area = 1430.11 Sq.Mt
(10.03% OF AS PER SITE AREA)

நிபந்தனைகள் :-
இட வரைபடத்தில் 1 முதல் 4 வரை எல்லையிடப்பட்ட மொத்த திறந்த பகுதி (1430.11 ச.மீ) பரப்பளவு இத்தரை முழுவதும் திறந்த பகுதியாக நிலைநிறுத்தப்பட வேண்டும். மாற்றாக கட்டிடங்கள் கட்ட பயன்படுத்த கூடாது.

Note:
Bath and Wash Basin water Treated and Refuse to Toilet and gardening purpose.
Exhaust fan to be provided
Rain Water Recycling system to be provided
Rain Water harvesting/ conservation of Rain Water harvesting Details Provided
Solar Photovaltic Panels provided
Fire Protecting and Fire Extinguisher System to be provided
Emergency alarm to be provided
Lightening Protection to be provided
Solar Assisted Water Heating System to be provided
Drinking water Facilities to be provided
Sewage water to be used to Garden
Waste water from recycled water tank & Trench connected
Solid waste tub to be Provided
Installation of CCTV units to be provided
Accoustics Sound Insulation and noise Control System to be provided
"U" traps provided in septictank to prevent curb breeding of mosquitoes (As per G.O (M.S) No : 341 - dated 03.11.2004)
Water Closet, Ablution Tabs, Urinals, Wash Basin, Drinking Water Foundation, Cleaners Sinks To Be Provided
Building to be designed for Handicapped People.
Note :-
Close Circuit Television (CCTV) Unit shall be installed by the owner of the building as per Annexure XX1 in TNCDBR.

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

REGISTERED DEVELOPER

SITE BOUNDARY AS SHOWN
"A TO H"
SWP/THOOTHUKUDI/BPA/708281/2025
AD/BP/DTCP No: 117/2025.

Office Use

APPLICANT

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STRUCTURAL ENGINEER

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9, ANNAI INDIRA NAGAR
MAHARAJANAGAR (PO)
PALAYAMKOTTAI, TIRUNELVELI - 627 011
Mob. 9894023626

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

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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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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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.