PP APPROVAL RECORD

Planning Permission

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

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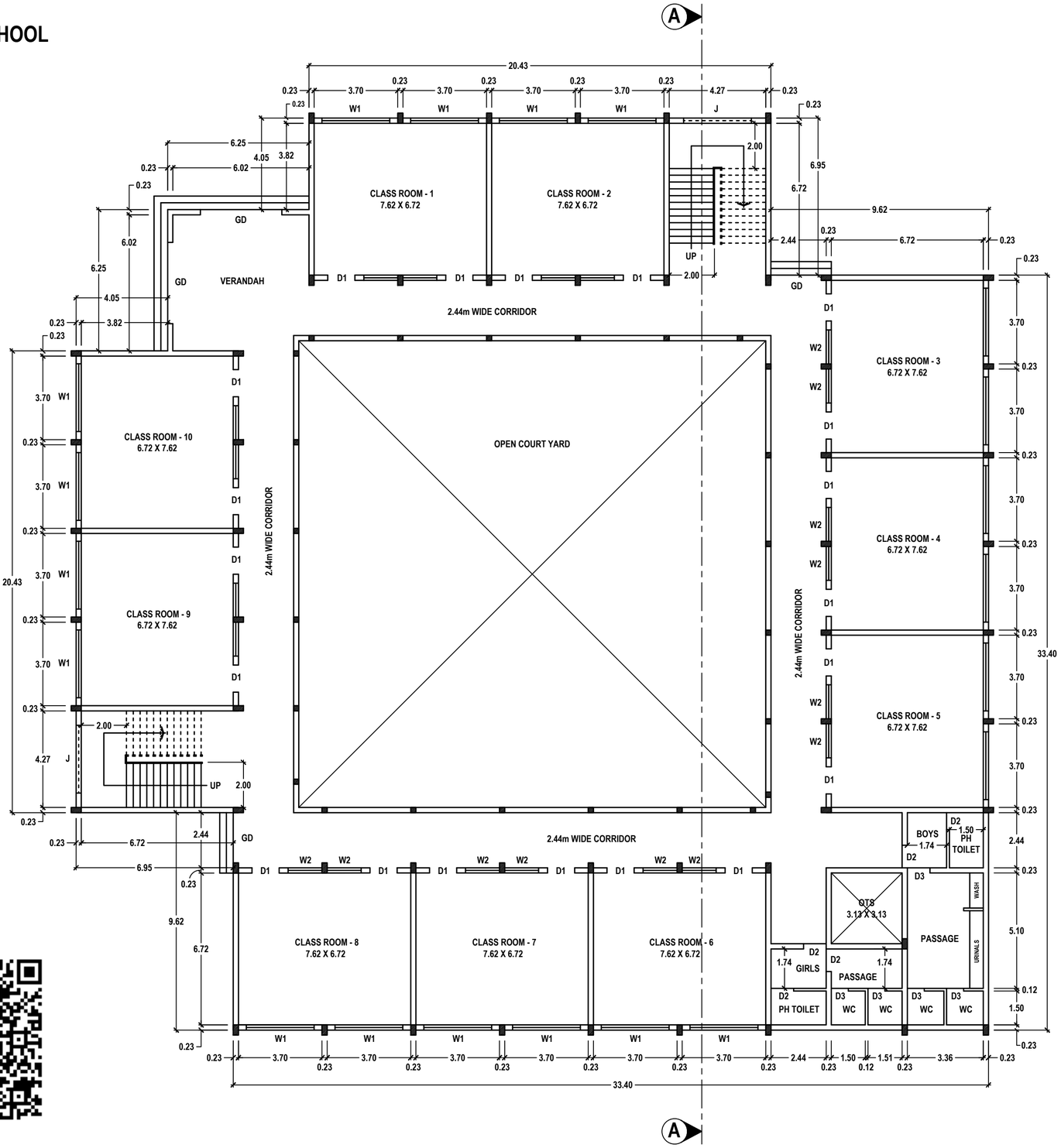
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OFFICE USE:

APPLICANT NAME:

M/s. THE VIKASA SCHOOL

BLOCK - 4 (ACADEMIC)



EXISTING GROUND FLOOR

Online SWP Application No. SWP/BPA/0719140/2025
Approval No. B.P/DTCP No. 211/2026

THE VIKASA SCHOOL
(A UNIT OF PSTS FOUNDATION)

CHAIRMAN
(T.VELSANKAR)

APPLICANT

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(CMDA Regn No: GTE/19/04/2022)
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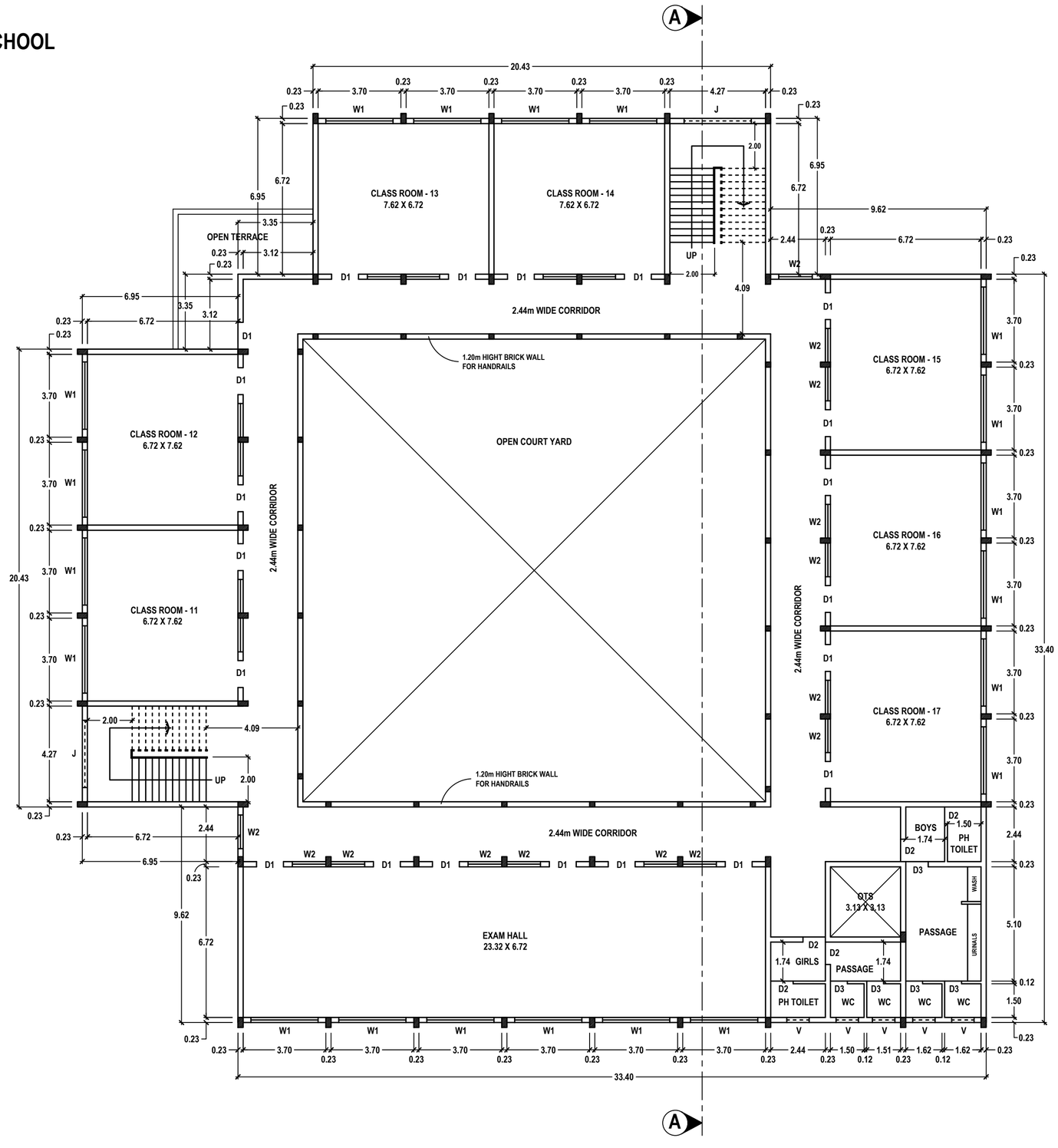
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OFFICE USE:

APPLICANT NAME:

M/s. THE VIKASA SCHOOL

BLOCK - 4 (ACADEMIC)



PROPOSED FIRST FLOOR

Online SWP Application No. SWP/BPA/0719140/2025
Approval No. B.P/DTCP No. 211/2026

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REGISTERED STRUCTURAL ENGINEER | REGISTERED CONSTRUCTION ENGINEER

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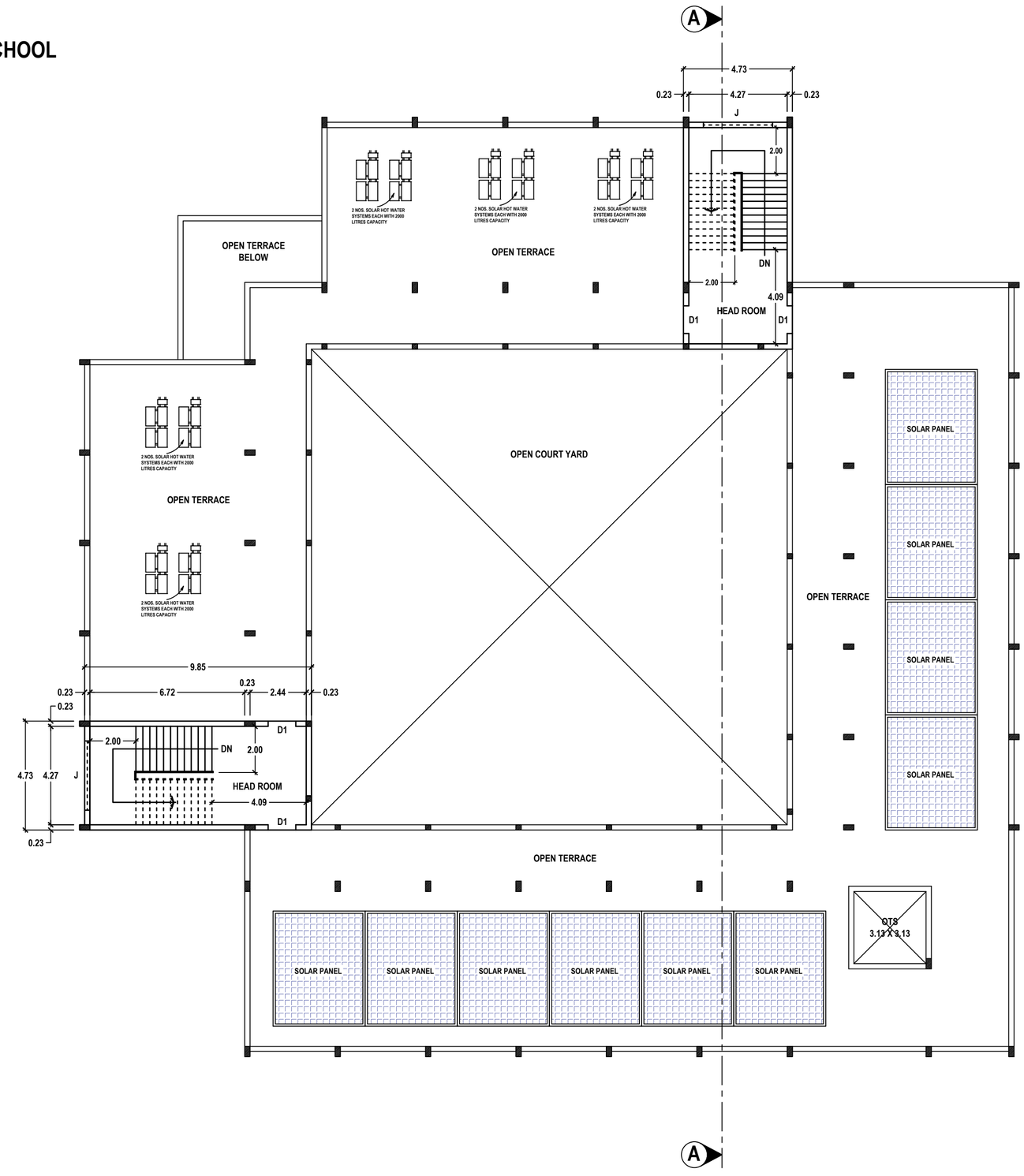
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OFFICE USE:

APPLICANT NAME:

M/s. THE VIKASA SCHOOL

BLOCK - 4 (ACADEMIC)



PROPOSED TERRACE FLOOR

Online SWP Application No. SWP/BPA/0719140/2025
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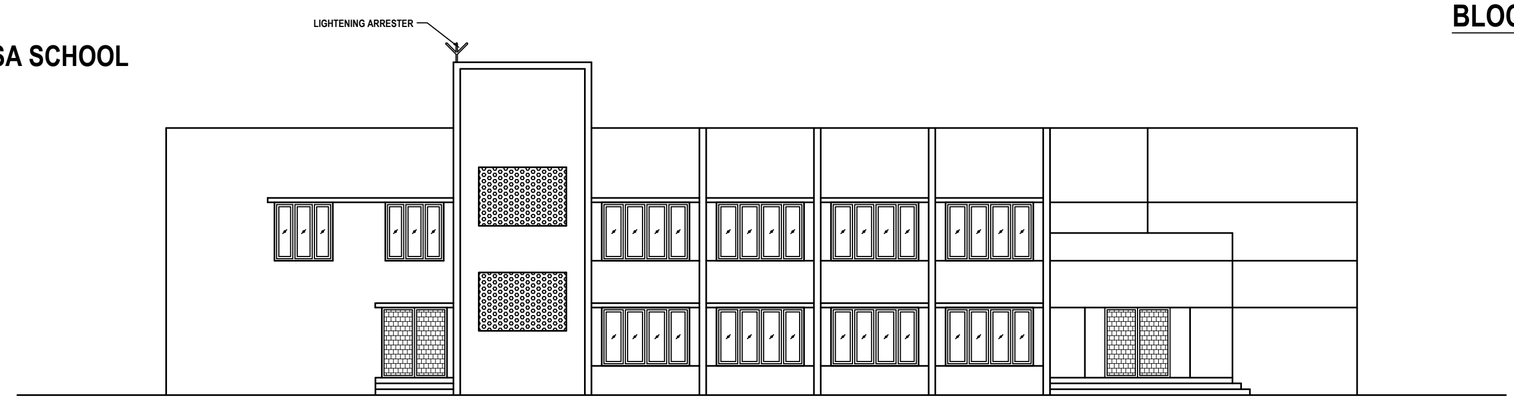
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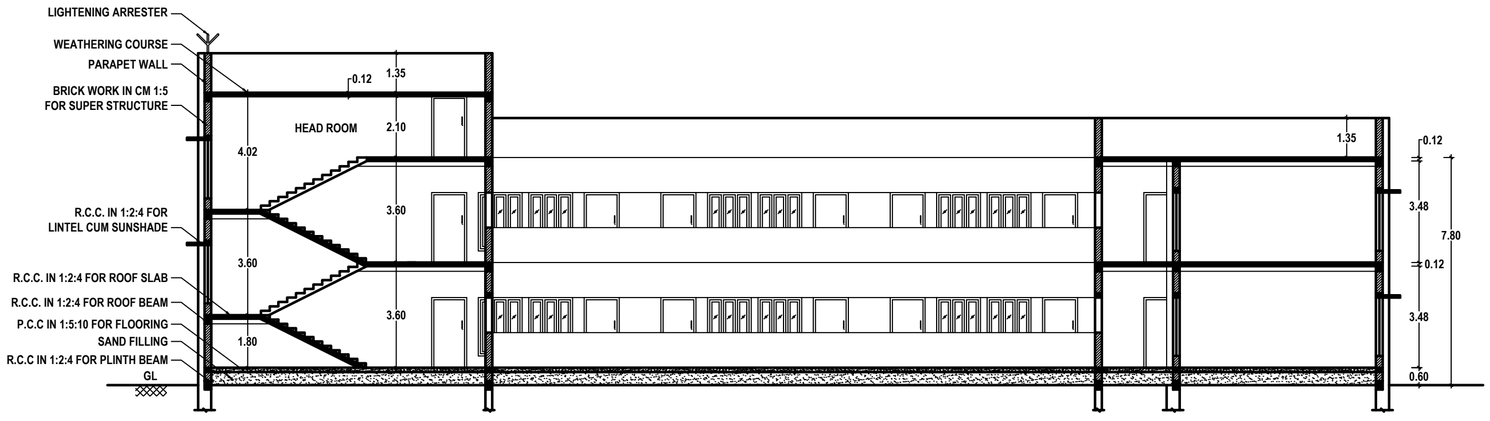
APPLICANT NAME:

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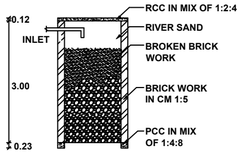
BLOCK - 4 (ACADEMIC)



NORTH SIDE ELEVATION



SECTION : A-A

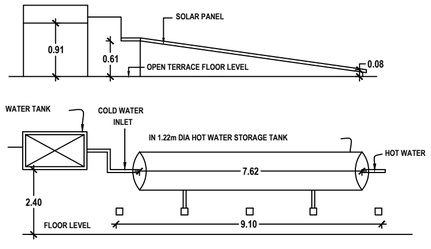


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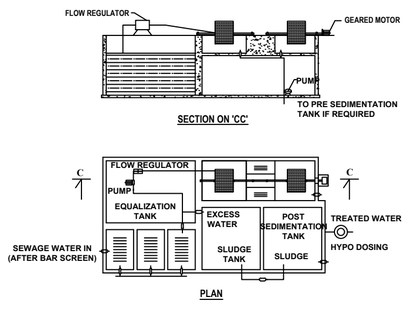


PLAN

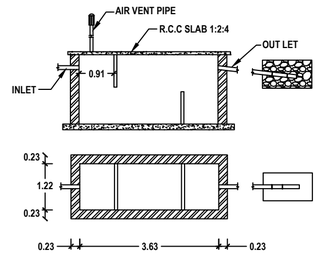
PERCOLATION PIT



DETAILS OF SOLAR WATER HEATING SYSTEM



DETAILS OF SEWAGE TREATMENT PLANT



SEPTIC TANK & TRENCH

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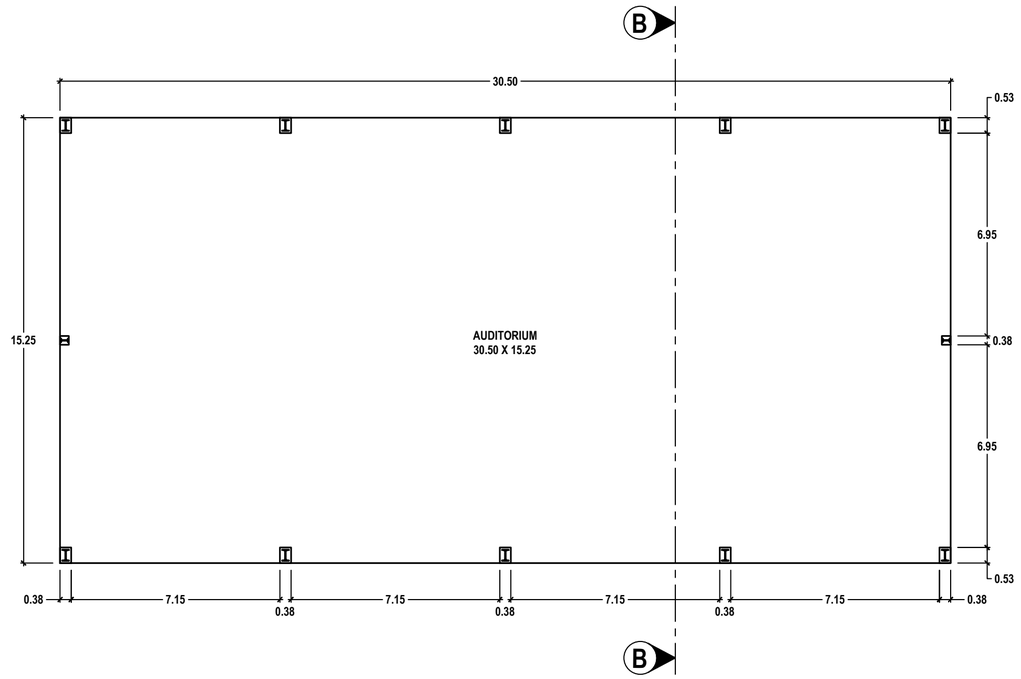
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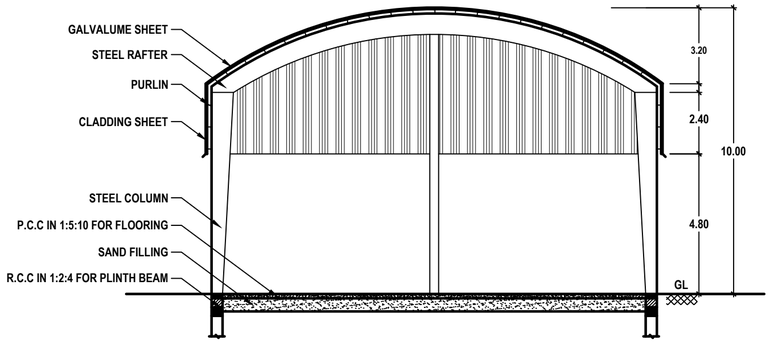
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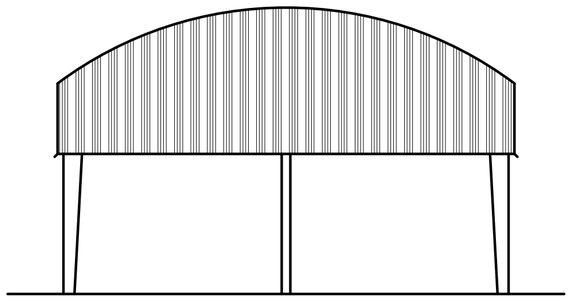
BLOCK - 10 (AUDITORIUM)



PLAN



SECTION : B-B



ELEVATION

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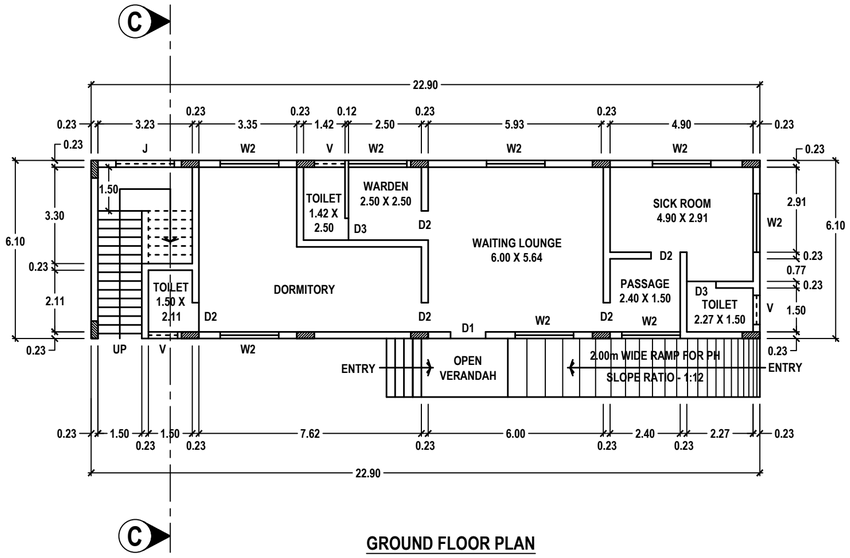
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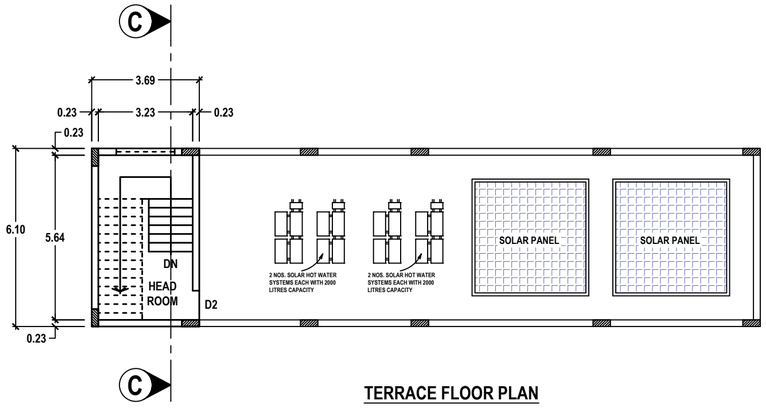
OFFICE USE:

APPLICANT NAME:

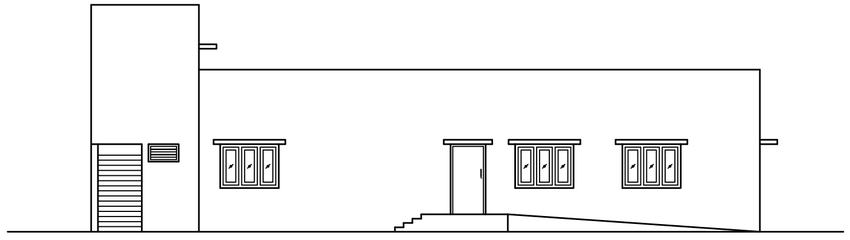
M/s. THE VIKASA SCHOOL



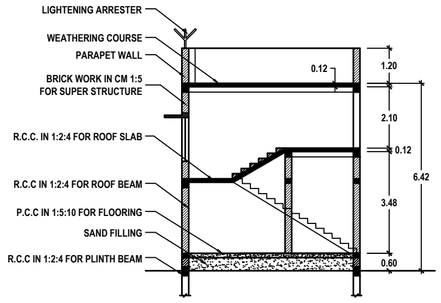
GROUND FLOOR PLAN



TERRACE FLOOR PLAN

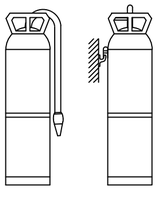


ELEVATION

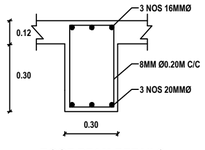


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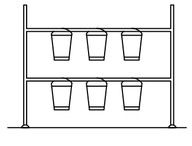
BLOCK - 11 (DORMITORY)



FIRE EXTINGUISHER



ROOF BEAM DETAILS

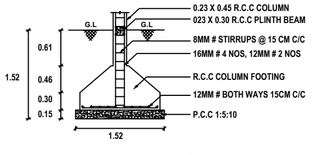


SAND BUCKETS

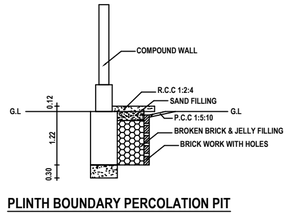


STAIRCASE DETAILS

DETAILS OF RAIN WATER HARVESTING SYSTEM



COLUMN FOOTING DETAILS



PLINTH BOUNDARY PERCOLATION PIT

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M: +91-9894215019, O: +91-8270005019

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S. SURESH KUMAR, B.E.,M.I.E.,F.I.V.,
Chartered Engineer, Approved Valuer,
Registered Construction Engineer,
RCE/TKDTCP/AUG/001/2024,
District Panel Engineer Class IA,
Licensed Builder and Surveyor,
28, 1st Floor, Tooveypuram 5th Street,
Thoothukudi - 628 003.

REGISTERED CONSTRUCTION ENGINEER

SITE PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF AUDITORIUM, DORMITORY AND FIRST FLOOR IN THE EXISTING ACADEMIC BUILDING (BLOCK - 4) IN M/s. VIKASA SCHOOL CAMPUS IN SURVEY NOS. 193/1A2, 193/1B, 193/2, 193/3B1A1 & 193/3B1B1 AT SERVAIKKARANMADAM VILLAGE AND PANCHAYAT, THOOTHUKUDI PANCHAYAT UNION, TALUK AND DISTRICT.



NOTE: ALL DIMENSIONS ARE IN METER

SCHEDULE OF JOINERIES

REF	DESCRIPTION	SIZE (in meter)
D1	DOOR	1.20 X 2.40
D2	DOOR	1.00 X 2.40
D3	DOOR	0.75 X 2.40
D4	DOOR	1.20 X 2.10
O	OPEN	3.28 X 2.10
GD	MAIN DOOR	3.00 X 2.10
W1	GLAZED WINDOW	2.00 X 2.00
W2	GLAZED WINDOW	1.20 X 1.50
W3	GLAZED WINDOW	1.00 X 1.50
W4	GLAZED WINDOW	3.00 X 1.50
W5	GLAZED WINDOW	1.50 X 1.50
V1	VENTILATOR	2.00 X 1.00
V2	VENTILATOR	1.00 X 0.60
V3	VENTILATOR	0.60 X 1.00

REFERENCE

DESCRIPTION	COLOUR
SITE BOUNDARY ------	
PROPOSED BUILDING ------	
EXG. APPROVED BUILDING ------	
OPEN SPACE ------	
DRIVE WAY ------	
EXG. ROAD ------	
OSR FOR PARK (10.00%) ------	

STALL SIZE FOR PARKING

1 CYCLE SPACE	- 0.58m 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

OSR CALCULATION DETAILS:

10% OF SITE AREA RESERVED TO OSR FOR PARK PURPOSE

OSR AREA = SITE AREA X 10% = 55096.00 Sqm X 10%
= 5509.60 Sqm (10.00%) REQUIRED
= 5510.00 Sqm (10.00%) PROVIDED

NOTE :-
1. ALL DIMENSIONS ARE IN METER.
2. CCTV CAMERA TO BE PROVIDED.
3. VISITORS PARKING 10% TO BE PROVIDED.
4. PH PARKING 10% TO BE PROVIDED.
5. RAMP 1:12 SLOPE IN G.F FOR PH TO BE PROVIDED.
6. OPEN TRANSFORMER YARD 5.0 X 5.0 TO BE PROVIDED.
7. TOTAL NUMBER OF STUDENT - 1000 NOS.
8. LIGHTENING ARRESTER TO BE PROVIDED.

BUILDUP AREA DETAILS

DESCRIPTION	EXISTING BUILDING APPROVED AREA		PROPOSED BUILDING AREA		GRAND TOTAL AREA	
	FSI AREA	NON FSI AREA	FSI AREA	NON FSI AREA	in Sqm	in Sq. Ft
AREA OF THE SITE	-------	-------	-------	-------	55096.00	593053.34
BLOCK - 1 (HOSTEL)						
GROUND FLOOR	1049.05	11.95	-------	-------	1061.00	11420.60
FIRST FLOOR	1049.05	-------	-------	-------	1049.05	11291.97
SECOND FLOOR	990.31	-------	-------	-------	990.31	10659.70
TERRACE FLOOR	-------	93.14	-------	-------	93.14	1002.55
BLOCK - 2 (ADMIN)						
GROUND FLOOR	584.78	-------	-------	-------	584.78	6294.57
BLOCK - 3 (ACADEMIC)						
GROUND FLOOR	991.16	-------	-------	-------	991.16	10668.85
TERRACE FLOOR	-------	67.92	-------	-------	67.92	731.10
BLOCK - 4 (ACADEMIC)						
GROUND FLOOR	991.16	-------	-------	-------	991.16	10668.85
FIRST FLOOR	-------	-------	963.33	-------	963.33	10369.28
TERRACE FLOOR	-------	-------	-------	93.18	93.18	1002.99
BLOCK - 5 (ACADEMIC)						
GROUND FLOOR	991.16	-------	-------	-------	991.16	10668.85
TERRACE FLOOR	-------	67.92	-------	-------	67.92	731.10
BLOCK - 6 (DRIVER'S TOILET & SECURITY)						
GROUND FLOOR	-------	31.12	-------	-------	31.12	334.97
BLOCK - 7 (PUMP ROOM & TOILET)						
GROUND FLOOR	131.28	-------	-------	-------	131.28	1413.09
BLOCK - 8 (HOSTEL)						
GROUND FLOOR	1026.66	2.70	-------	-------	1029.36	11080.03
TERRACE FLOOR	-------	83.42	-------	-------	83.42	897.93
BLOCK - 9 (KITCHEN/VESSEL WASH)						
GROUND FLOOR	64.80	-------	-------	-------	64.80	697.50
BLOCK - 10 (AUDITORIUM)						
GROUND FLOOR	-------	-------	465.13	-------	465.13	5006.66
BLOCK - 11 (DORMITORY)						
GROUND FLOOR	-------	-------	139.69	-------	139.69	1503.62
TERRACE FLOOR	-------	-------	-------	22.51	22.51	242.30
TOTAL	7869.41	358.17	1568.15	115.69	9911.42	106686.50

SANITATION REQUIREMENTS FOR (BLOCK 3, 4 & 5) SCHOOL BUILDING - 1000 NOS

SANITARY DETAILS	MALE - 650 NOS		FEMALE - 350 NOS	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	13	14	10	12
ABLUTION TAP	13	14	10	12
URINAL	25	25	25	25
WASHING TAP	13	14	13	14
DRINKING WATER	10	10	10	10
BATH	-	-	-	-
CLEANER'S SINK	3	3	3	3

SANITATION REQUIREMENTS FOR (BLOCK - 1 & 8) HOSTEL BUILDING - 200 NOS

SANITARY DETAILS	MALE - 150 NOS		FEMALE - 50 NOS	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	19	25	9	15
ABLUTION TAP	19	25	9	15
URINAL	6	10	-	-
WASHING TAP	19	25	9	10
DRINKING WATER	3	5	3	3
BATH	19	25	9	15
CLEANER'S SINK	4	5	3	4

$$FSI = \frac{\text{TOTAL AREA OF ALL FLOORS}}{\text{PLOT AREA}} = \frac{9437.56}{55096.00} = 0.17 < 2.00$$

$$PC = \frac{\text{GROUND FLOOR AREA}}{\text{PLOT AREA}} \times 100 = \frac{5875.82}{55096.00} \times 100 = 10.66\%$$

PARKING CALCULATION DETAILS

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
BLOCK 1 & 8 (HOSTEL) 3088.41 + 1026.66 = 4115.07 Sqm	4115.07	42 TWO WHEELERS	40 CARS 200 TWO WHEELERS 600 CYCLES
BLOCK 2 (ADMIN) 584.78 + 10% VISITOR'S PARKING 584.78 + 58.48 = 643.26 Sqm	643.26 / 100	7 CARS	
	643.26 / 25	26 TWO WHEELERS	
BLOCK 3, 4 & 5 (ACADEMIC) TOTAL NO. OF CLASSROOMS - 37 51.21 Sqm/CLASSROOM - 37 NOS 37 X 51.21 - 1894.77 Sqm	1894.77 / 300	7 CARS	
	1894.77 / 50	38 TWO WHEELERS	
	1894.77 / 5	379 CYCLES	
BLOCK 10 (AUDITORIUM) SEATING AREA - 200.00 Sqm	200.00 / 50	4 CARS	
BLOCK 11 (DORMITORY) 139.69 Sqm	139.69	2 TWO WHEELERS	

PARKING DETAILS FOR EDUCATIONAL INSTITUTION
1 CAR SPACE FOR EVERY 300 Sqm OF CLASS ROOM AREA
1 TWO WHEELER SPACE FOR EVERY 50 Sqm OF CLASS ROOM AREA AND 1 CYCLE SPACE FOR EVERY 5 Sqm OF CLASS ROOM AREA

PARKING DETAILS FOR HOSTEL
1 TWO WHEELER SPACE FOR EVERY 10 ROOMS

PARKING DETAILS FOR OFFICE
1 CAR SPACE FOR EVERY 100 Sqm OF FLOOR AREA AND 1 TWO WHEELER SPACE FOR EVERY 25 Sqm OF FLOOR AREA IN ADDITION 10% FOR VISITOR'S PARKING

PARKING DETAILS FOR AUDITORIUM
1 CAR SPACE AND 1 TWO WHEELER SPACE FOR EVERY 50 Sqm AUDITORIUM AREA

PARKING DETAILS FOR DORMITORY
1 CAR SPACE AND 1 TWO WHEELER SPACE FOR EVERY 75 Sqm FLOOR AREA

DETAILS OF FIRE FIGHTING SYSTEMS

- FIRE RESISTING BUCKETS WITH SAND (EACH 1KG)	- 5KG X 6 NOS = 30 KG
- FIRE RESISTING BUCKETS WITH WATER (EACH 1KG)	- 5KG X 4 NOS = 20 KG
- CO - CORBON DI-OXIDE TYPE FIRE EXTINGUISHER	- 2KG X 10 NOS = 20 KG
- DCP DRY CHEMICAL TYPE FIRE EXTINGUISHER	- 5KG X 6 NOS = 30 KG
- FA - FIRE ALARM	= 4 NOS
- SPRINKLER SYSTEM TO BE PROVIDED	
- FIRE HYDRANT SYSTEM TO BE PROVIDED	
- HOSE REEL SYSTEM TO BE PROVIDED	

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.
3. SOLAR WATER HEATING SYSTEM IS PROVIDED IN THIS BUILDING CONSTRUCTION AS PER PLAN.

SCALE - 1:200 | **SHEET NO. 7/7**

APPLICANT NAME:

M/s. THE VIKASA SCHOOL

N

DETAILS OF PREVIOUS APPROVALS
1. PLANNING PERMISSION NO. 125/2015. DATED. 20-07-2015.
2. BUILDING PERMISSION NO. 12/2015-16. DATED. 20-10-2015.
3. TECHNICAL CONCURRENCE AND PLANNING PERMISSION NO. BP/DTCP NO. 43/2023, DATED. 13-02-2023. (ROC. NO. SWP/BPA/003188/2023)
4. BUILDING PERMISSION NO. 16/2024-2025, DATED. 07-10-2024.
5. TECHNICAL CONCURRENCE BP/DTCP NO. 165/2025, DATED. 08-04-2025
6. PLANNING PERMISSION NO. SWP/THOOTHUKUDI/B.P.A/A.D/D.T.C.P NO. 37/2025 (SWP/TUTY) DATED. 16-04-2025. (ROC. NO. SWP/BPA/0413499/2024)
7. BUILDING PERMISSION NO. 02/2025-2026, DATED. 04-07-2025.

AREA DETAILS AS PER DOCUMENT

SL. NO.	DOCUMENT NUMBER	PATTA NUMBER	SURVEY NUMBER	AREA in Sq. M	AREA in Acre
1.	4944/2012 & 2838/2014	1677	193/1B	6550.00	1.62
2.			193/2	14150.00	3.50
3.		1751	193/1A2	6835.00	1.69
4.			193/3B1A1	7779.00	1.92
5.			193/3B1B1	19782.00	4.89
TOTAL				55096.00	13.62

OFFICE USE:

Online SWP Application No. SWP/BPA/0719140/2025
Approval No. B.P/DTCP No. 211/2026

THE VIKASA SCHOOL
(A UNIT OF PSTS FOUNDATION)
CHAIRMAN
(T.VELSANKAR)

APPLICANT

Er.K.GANAPATHI,B.E.,M.E.(Soil Mech),F.I.E.,F.I.V.,D.Litt.,(USA)
REGISTERED Geo-Tech Engineer/Chartered Engineer
(CMOA Regn No: GTE/19/04/2022)
(DTCP Regn No: GTE/5A/2024/DTCP/MADURAI/ DECEMBER/02.12.2024)
GEOMATRIX CONSULTANCY,
No.22, Thomas Street, Narimedu,
Madurai-625 002. Ph: 7598031580, 7708758598
Email:geomatrixconsultancy@gmail.com

REGISTERED GEO-TECH ENGINEER

S. SURESH KUMAR, B.E.,M.I.E.,F.I.V.,
Chartered Engineer, Approved Valuer,
Consulting Engineer, Registered Engineer Gr. I,
RE/Gr. I/TKDTCP/AUG/004/2024,
District Panel Engineer Class IA,
Licensed Builder and Surveyor,
28, 1st Floor, Tooveypuram 5th Street,
Thoothukudi - 628 003.

REGISTERED ENGINEER

Er.S.K.Arun Kamaraj M.E.(Struct.),MBA.,MIE.,
Chartered Structural Engineer,
Reg No: Coimbatore LPA/SE/GR-I/034/2024
KAARVENS Structural Consultancy,
41, BR Nagar, 3rd Street, Kothari layout,
Ramanathapuram, Coimbatore - 641005.
E: skarun@kaarvens.com W: www.karvens.com
M: +91-9894215019, O: +91-8270005019

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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
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.