

PP

APPROVAL RECORD

# Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

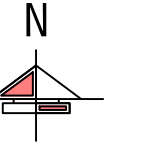
**Rural Panchayat**

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.

SITE PLAN SHOWING THE PROPOSED PRIVATE SCHOOL BUILDING FOR M/S. VIDHYA MANDIR EDUCATIONAL TRUST IN S.F.NO. 196 / 2A, 196 / 3A, 196 / 4A, 197 / 1A2, 197 / 10 & 198 / 1B1 AT THADAPERUMBAKKAM PANCHAYAT AND THADAPERUMBAKKAM 1 VILLAGE, MINJUR PANCHAYATH UNION, PONNERI TALUK, THIRUVALLUR DISTRICT.

- FA - FIRST AID BOX  
FE - FIRE EXTINGUISHER  
EA - EMERGENCY ALARM  
SB - SAND BUCKET



SCALE : 1 : 100

ALL DIMENSION ARE IN "METER"

SITE AREA DETAILS

| AREA OF THE SITE (AS PER DOCUMENT) |         | 8139.34 SQM |
|------------------------------------|---------|-------------|
| AREA OF THE SITE (AS PER PATTA)    |         |             |
| SITE AREA DETAILS :-               | IN SQM  | IN ACRE     |
| S.F.No. 196 / 2A                   | 764.00  | 0.18 ½      |
| S.F.No. 196 / 3A                   | 3697.00 | 0.91 ½      |
| S.F.No. 196 / 4A                   | 2338.00 | 0.57 ½      |
| S.F.No. 197 / 1A2                  | 493.00  | 0.12 ½      |
| S.F.No. 197 / 10                   | 306.00  | 0.07 ½      |
| S.F.No. 198 / 1B1                  | 538.00  | 0.13 ½      |
| TOTAL SITE AREA                    | 8136.00 | 2.01        |
| OSR AREA                           | 884.00  |             |

BUILDING AREA DETAILS

| FLOOR NAME   | TOTAL BUILD UP AREA IN SQM. | NONFSI AREA IN SQM. | FSI AREA IN SQM. |
|--------------|-----------------------------|---------------------|------------------|
| GROUND FLOOR | 1203.00                     | ---                 | 1203.00          |
| FIRST FLOOR  | 1203.00                     | ---                 | 1203.00          |
| HEAD ROOM    | 113.14                      | 113.14              | ---              |
| TOTAL AREA   | 2519.14                     | 113.14              | 2519.14          |

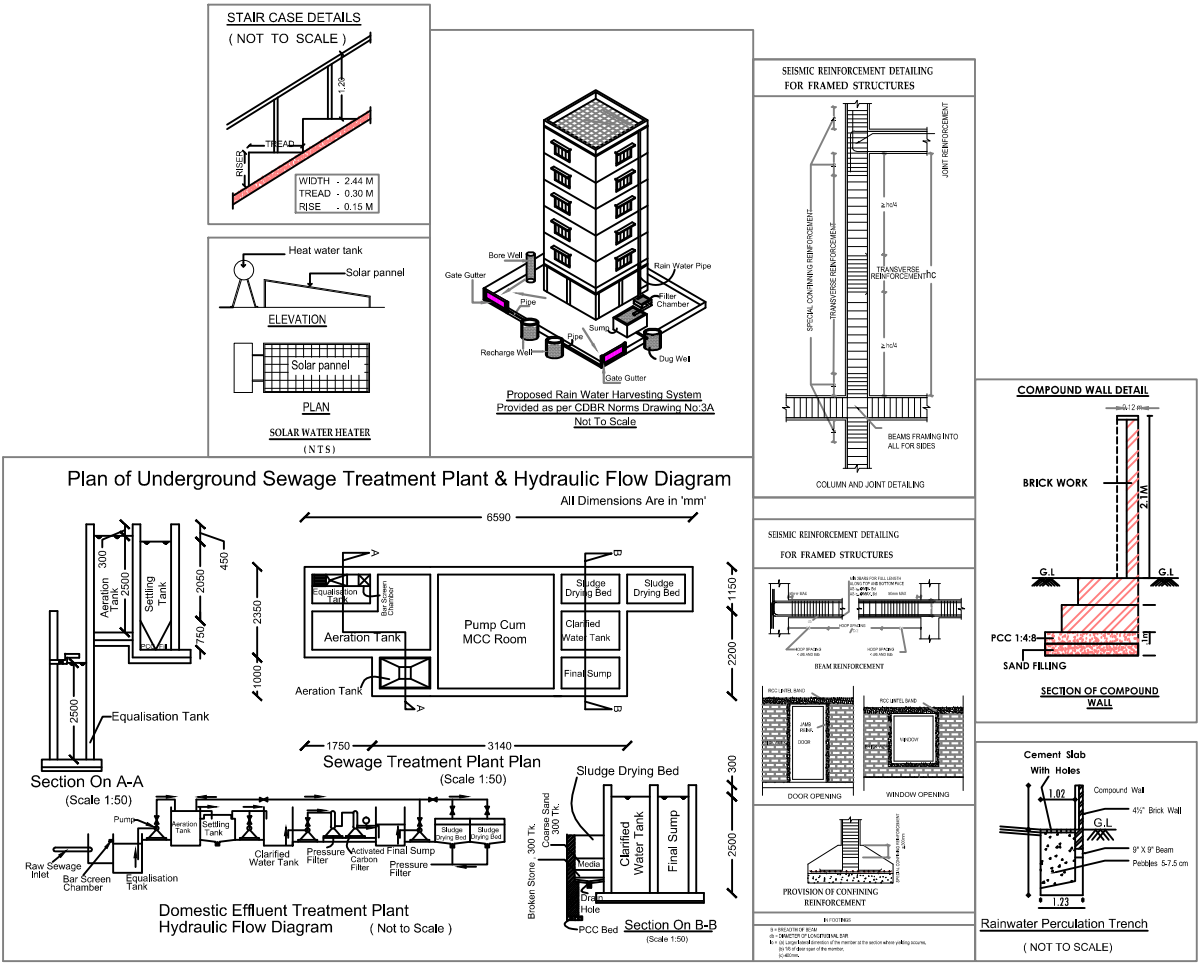
FSI AREA -  $\frac{2519.14}{8136.00} = 0.31$

| PARKING DETAILS :-  | REQUIRED AS PER TNCDBR-2019 Rule Annexure - IV Part-I                                                                                                                                                                | PROVIDED AS PER TNCDBR-2019 Rule Annexure - IV Part-I                                                                                                                                                                |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     | 1 car space for every 300sq.m of class room area or part thereof and 1 two-wheeler space for every 50sq.m of class room area or part thereof and one cycle space for every 50sq.m of class room area or part thereof | 1 car space for every 300sq.m of class room area or part thereof and 1 two-wheeler space for every 50sq.m of class room area or part thereof and one cycle space for every 50sq.m of class room area or part thereof |
|                     | CLASS ROOM AREA : 682.75 SQ.M                                                                                                                                                                                        | CLASS ROOM AREA : 682.75 SQ.M                                                                                                                                                                                        |
| CAR PARKING         | 03 Nos.                                                                                                                                                                                                              | 03 Nos.                                                                                                                                                                                                              |
| TWO WHEELER PARKING | 14 Nos.                                                                                                                                                                                                              | 14 Nos.                                                                                                                                                                                                              |
| CYCLE PARKING       | 137 Nos.                                                                                                                                                                                                             | 142 Nos.                                                                                                                                                                                                             |

REFERENCE :

|                           |   |  |
|---------------------------|---|--|
| Site Boundary             | - |  |
| Proposed Building         | - |  |
| Driveway                  | - |  |
| Existing Road             | - |  |
| OSR                       | - |  |
| Building To Be Demolished | - |  |

File: C:\Users\YDTP\Downloads\vidya mandir.pdf  
Drawing for travel reference



ROAD GIFT TO LOCAL BODIES  
DOC.NO. 11738 / 2024 DATED: 27-12-2024

7.0 m WIDE ROAD  
7.0 m WIDE ROAD

PROPOSED CULVERT (SIZE : 7.6M x 5.2M)  
N.A.K.A. NO. 260 / 2025 / A6  
DATED : 09-05-2025  
APPROVED BY BLOCK DEVELOPMENT OFFICER  
MINJUR PANCHAYATH UNION

53.0 ALL ROUND COMPOUND WALL 2.1M HT

RAIN WATER PERCOLATION TRENCH

PROPOSED GROUND FLOOR, FIRST FLOOR & TERRACE FLOOR BUILDING

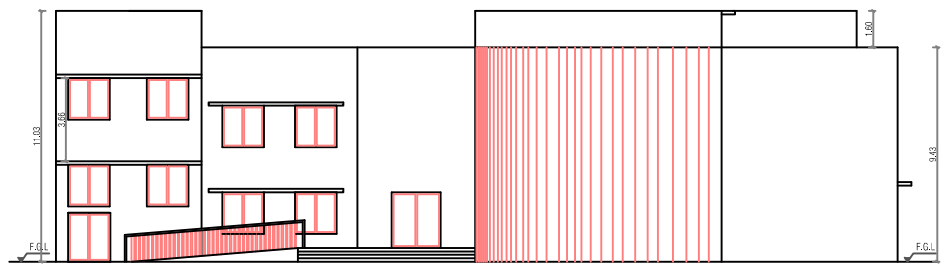
BUILDING TO BE DEMOLISHED

BUILDING TO BE DEMOLISHED

RESIDENTIAL PLOTS



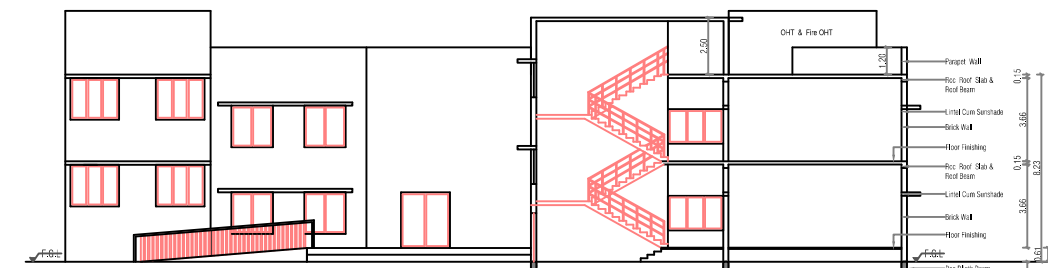
RESIDENTIAL PLOTS



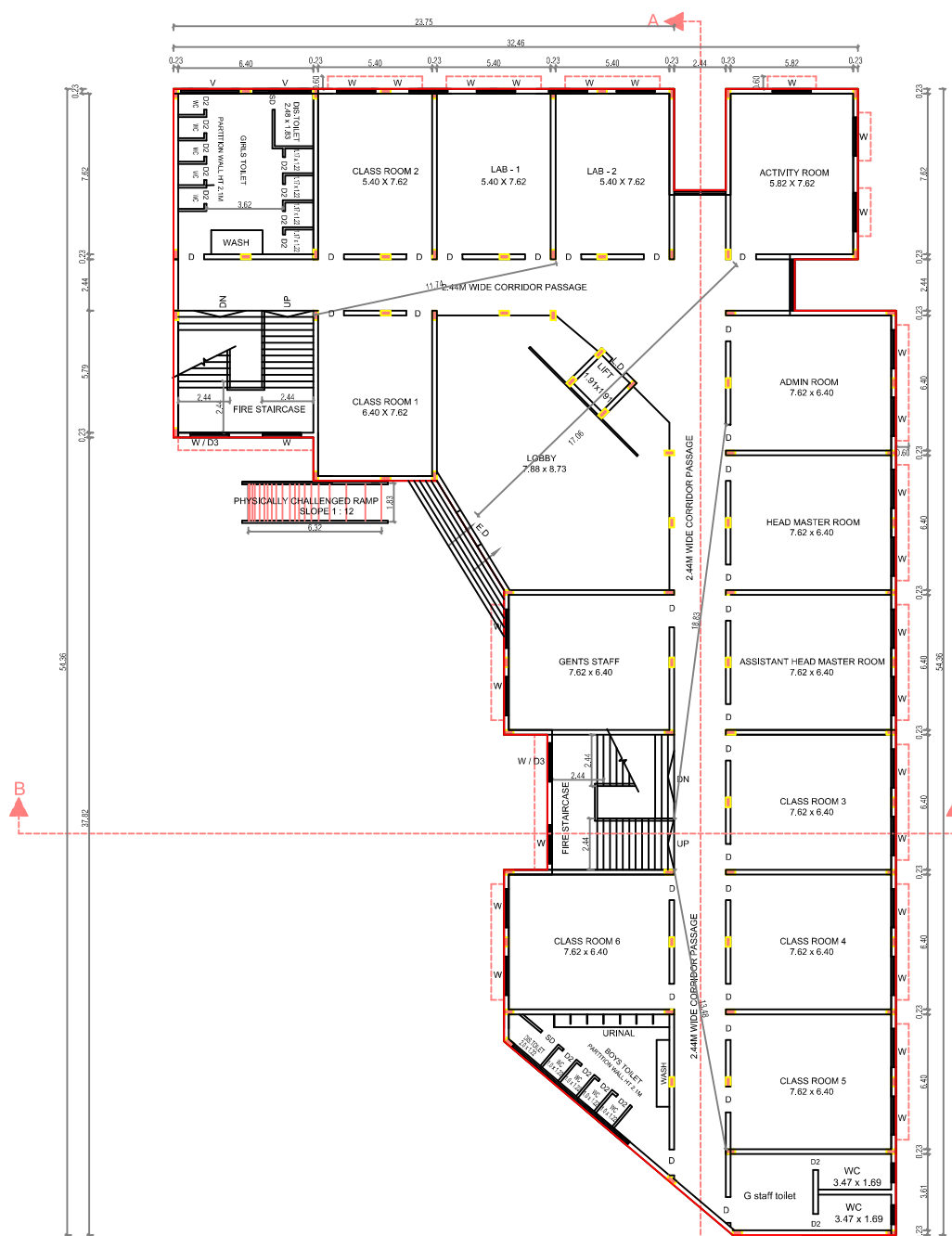
FRONT ELEVATION



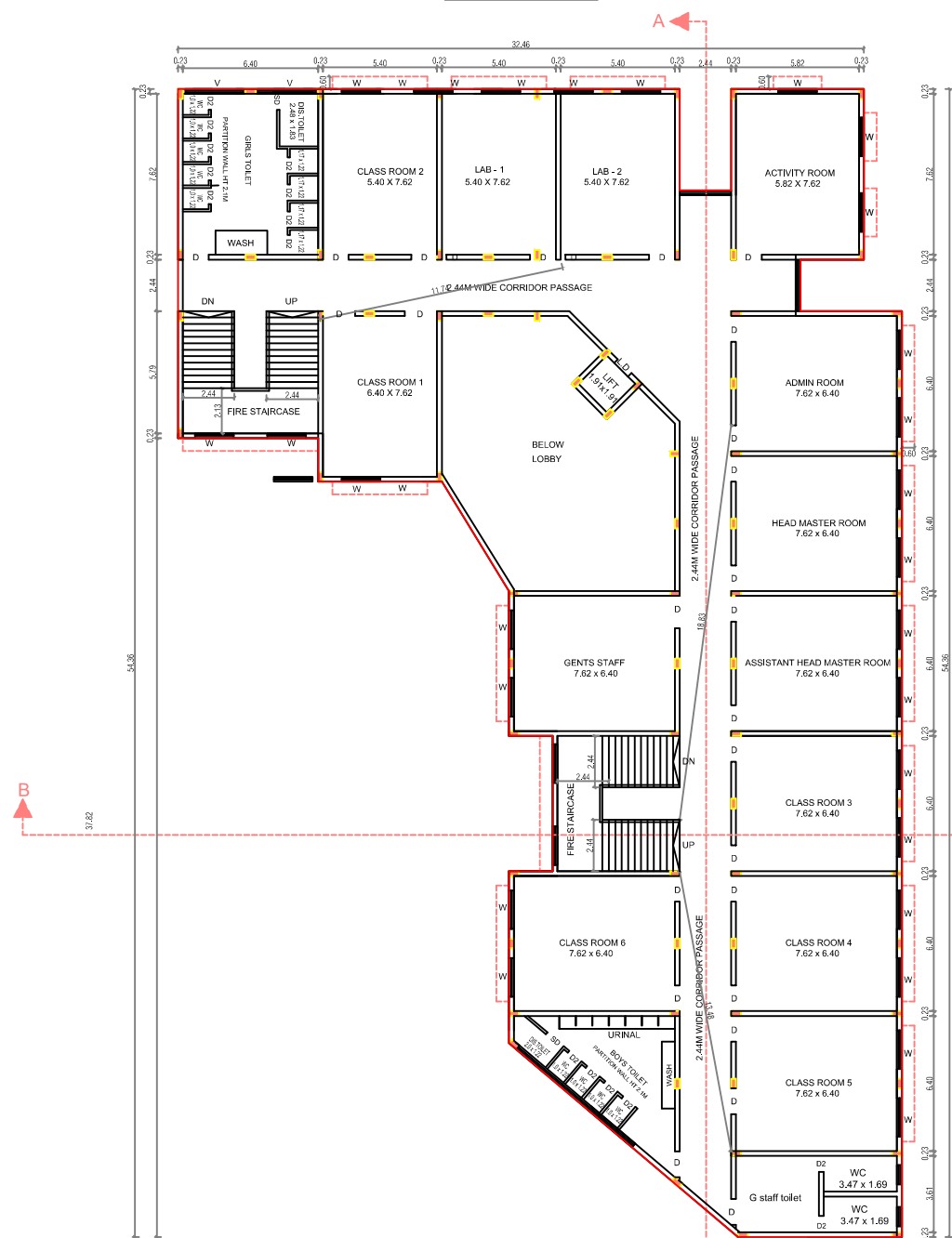
SECTION AT "A-A"



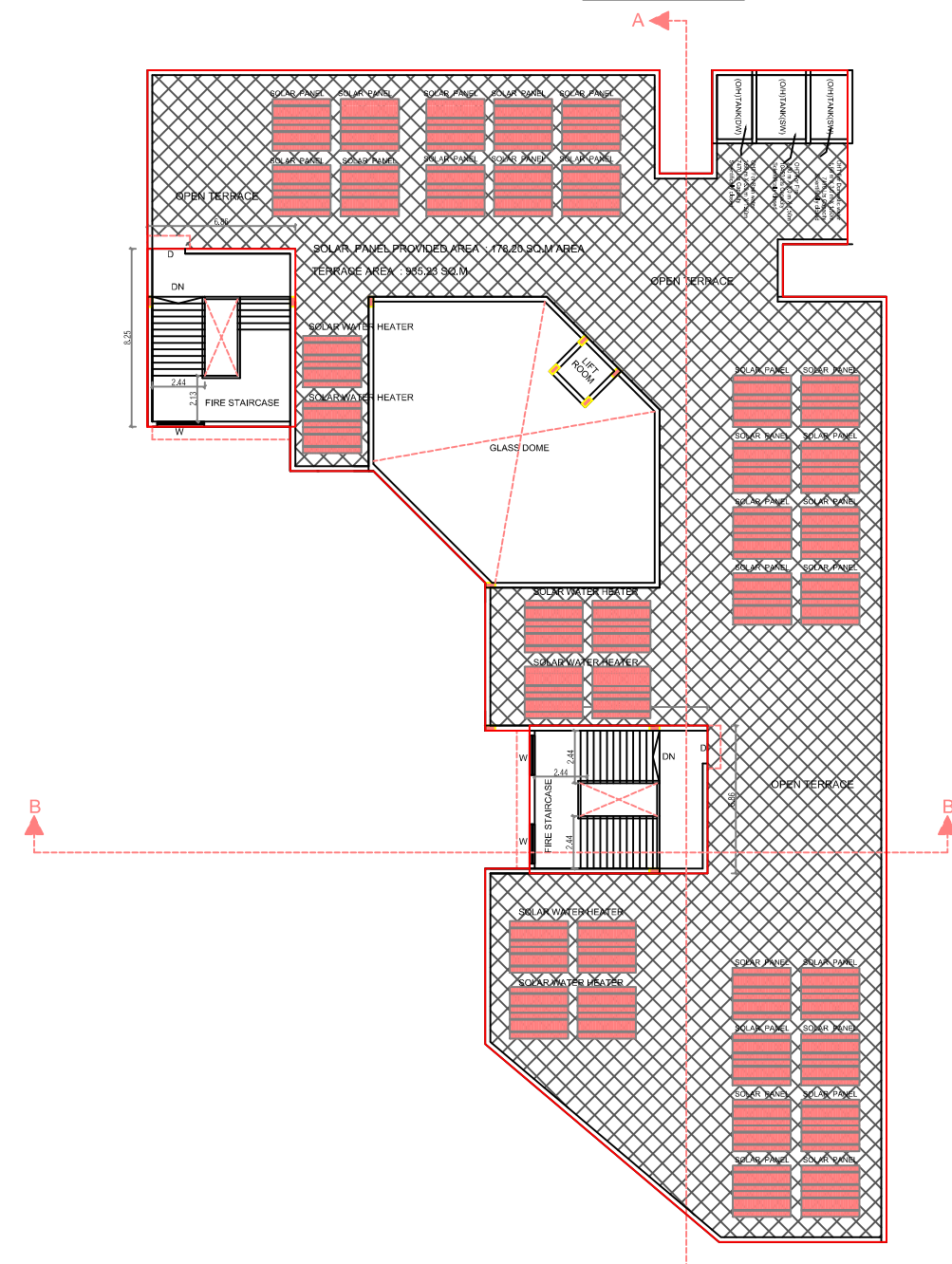
SECTION AT "B-B"



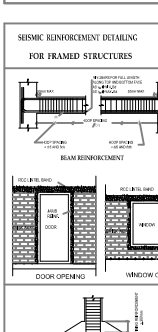
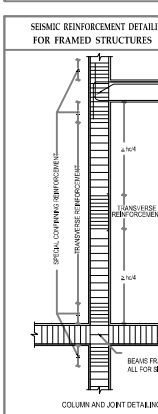
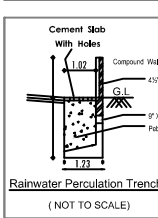
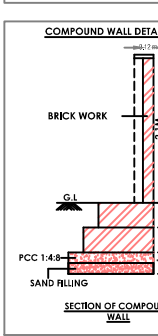
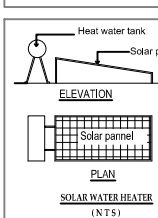
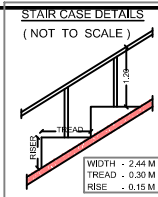
GROUND FLOOR PLAN



GROUND FLOOR PLAN



TERRACE FLOOR PLAN



PLAN SHOWING THE PROPOSED PRIVATE SCHOOL BUILDING FOR MRS. VIDHYA MANDOR EDUCATIONAL TRUST IN S.F.NO. 196/2A, 196/3A, 196/4A, 197/1A2, 197/10 & 198/181 AT THADAPERUMBAKKAM PANCHAYAT AND THADAPERUMBAKKAM 1 VILLAGE, MINJUR PANCHAYATH UNION, PONNERI TALUK, THIRUVALLUR DISTRICT.

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| AREA OF THE SITE (AS PER PATT)     | 8136.00 SQM |  |  |
| AREA OF THE SITE (AS PER DOCUMENT) | 8136.34 SQM |  |  |

| BUILDING AREA DETAILS |                            |                       |                 |
|-----------------------|----------------------------|-----------------------|-----------------|
| FLOOR NAME            | TOTAL BUILT UP AREA IN SQM | NON FLOOR AREA IN SQM | FBI AREA IN SQM |
| GROUND FLOOR          | 1203.00                    | —                     | 1203.00         |
| FIRST FLOOR           | 1203.00                    | —                     | 1203.00         |
| HEAD ROOM             | 113.14                     | 113.14                | —               |
| TOTAL AREA            | 2519.14                    | 113.14                | 2406.00         |

FBI AREA - 2519.14 / 8136.00 = 0.31

| SCHEDULE OF JOINERY |               | IN METER    |
|---------------------|---------------|-------------|
| ED                  | ENTRANCE DOOR | 3.00 x 2.44 |
| D                   | DOOR          | 1.82 x 2.44 |
| DI                  | DOOR          | 2.10 x 2.13 |
| DI                  | DOOR          | 1.82 x 2.13 |
| DI                  | DOOR          | 0.76 x 2.13 |
| ED                  | SLIDING DOOR  | 0.76 x 2.13 |
| DI                  | WINDOW        | 2.13 x 1.80 |
| DI                  | STAR WINDOW   | 2.13 x 1.80 |
| V                   | VENTILATION   | 4.82 x 0.80 |
| V                   | VENTILATION   | 4.11 x 0.80 |

| SCHEDULE OF JOINERY |               | IN METER    |
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REGISTERED ENGINEER / REGISTERED ARCHITECT  
D:\STAMP\STAMPING

REGISTERED STRUCTURAL 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

## 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.

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Legal opinions, due diligence and title verification

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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**  
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+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.

