Verified RealEstate™

REFERENCE
2A/26-27

ISSUED
29 September 2026

PP APPROVAL RECORD

Planning Permission

Survey 23

Kodur

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.

Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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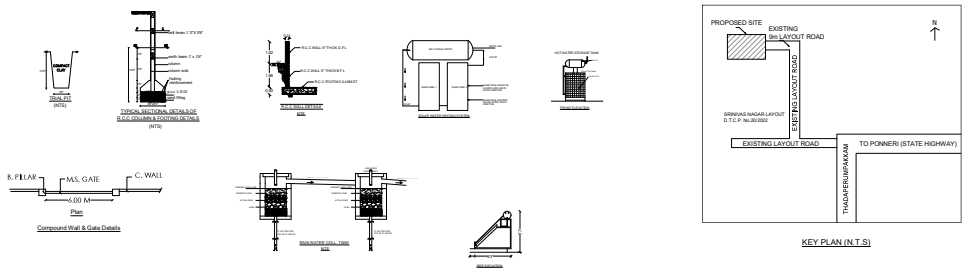
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A HIGHER SECONDARY SCHOOL BUILDING (CBSE) OF **"M/s NUTHALAPATI PRIME INFRA LLP"** AT S.NO.23/1B, 2A2, THADAPERUMBAKKAM-I VILLAGE,KODUR PANCHAYAT, MINJUR PANCHAYAT UNION, PONNERI TALUK, TIRUVALLUR DISTRICT.

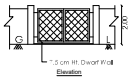
Online Application No. SWP/BPA/874090/2026/TCP

No.OF STUDENTS : 400 (BOYS = 200 NO'S, GIRLS = 200 NO'S)



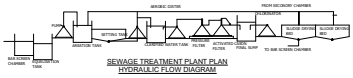
KEY PLAN (N.T.S)

Compound Wall & Gate Details

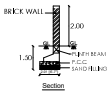


Elevation

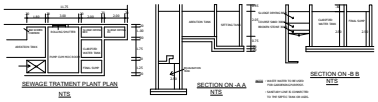




SEWAGE TREATMENT PLANT PLAN
HYDRAULIC FLOW DIAGRAM



Section



SEWAGE TREATMENT PLANT PLAN
NTS

SECTION ON -A A
NTS

SECTION ON -B B
NTS

SANITATION			
BOYS		GIRLS	
W.C	10 No's	W.C	8 No's
PC TOILET			2 No's
STAFF TOILET			4 No's

AREA DETAILS

AREA OF THE SITE(AS PER DOCUMENT)			8356.68 Sqm
AREA OF THE SITE(AS PER PATTA)			8356.68 Sqm
AREA OF THE SITE (AS PER FMB/SUPER IMPOSED AREA)			8316.68 Sqm
AREA OF THE SITE AREA			8316.68 Sqm
	FSI	NON FSI	TOTAL
GROUND FLOOR AREA	1915.68	—	1915.68
TERRACE FLOOR HEAD ROOM	—	116.28	—
	1915.68	116.28	2031.96

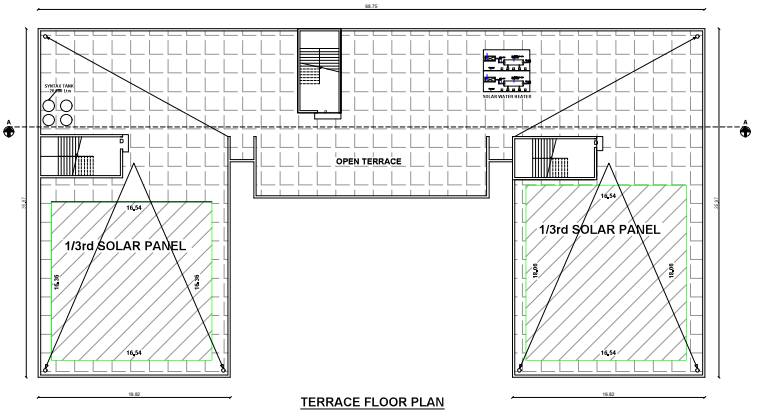
$$\frac{\text{TOTAL COVERED AREA IN ALL FLOOR}}{\text{SITE EXTENT}} = \frac{1915.68\ \text{SQ.M}}{8316.68\ \text{SQ.M}} = 0.23 < 2$$

$$\text{PLOT COVERAGE} = \frac{\text{MAX. ONE FLOOR AREA}}{\text{SITE EXTENT}} \times 100 = \frac{2031.96\ \text{SQ.M}}{8316.68\ \text{SQ.M}} \times 100 = 24.43\ \%$$

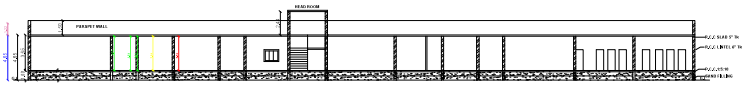
$$\text{OSR CALCULATION} = \frac{8316.68\ \text{SQ.M}}{100} \times 10 = 831.66\ \text{Sqm}$$

OSR AREA PROVIDED = 836.68 Sqm (10.06%)

CLASS ROOM AREA = 917.44 Sqm

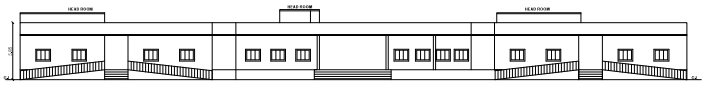


TERRACE FLOOR PLAN

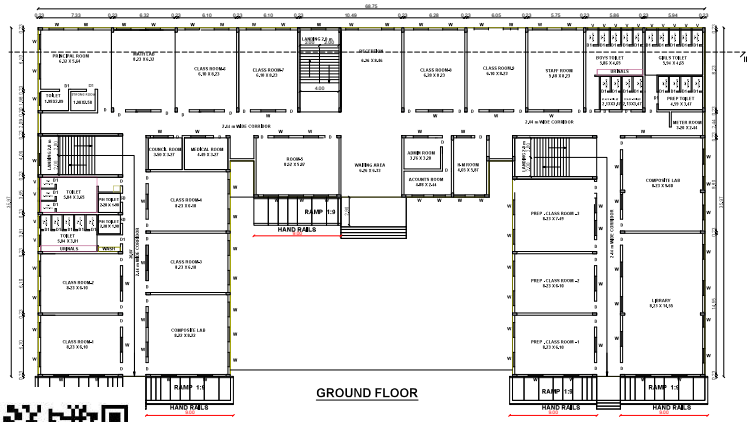


SECTION ON "AA"

BOYS		GIRLS	
W.C	10 No's	W.C	8 No's
PC TOILET			2 No's
STAFF TOILET			4 No's



FRONT ELEVATION



GROUND FLOOR

PARKING	REQUIRED	PROVIDED
CAR PARKING EV POINTS	01 NOS	02 NOS
TWO WHEELE PARKING EV POINTS	02 NOS	04 NOS
CAR PARKING	14 NOS	14 NOS
TWO WHEELER PARKING (PROVIDED)	32 NOS	32 NOS
CYCLE PARKING (REQUIRED)	183 NOS	183 NOS
CYCLE PARKING (PROVIDED)	228 NOS	228 NOS

JOINERIES DETAILS

LD	LIFT DOOR	1.22 X 2.13
D1	DOOR	1.22 X 2.13
D2	DOOR	0.91 X 2.13
D3	DOOR	0.76 X 2.13
W1	WINDOW	2.13 X 1.52
W2	WINDOW	1.52 X 1.52
W3	WINDOW	1.22 X 1.52
V	VENTILATOR	0.91 X 0.61
SD	SLIDING WINDOW	1.22 X 1.52

COLOUR INDEX

SITE BOUNDARY

EXISTING ROAD

PROPOSED BUILDING

N. Sithanna
Bhuvaneswari.V
N. Kamal Khanna

APPLICANT

M. Sekar

Dr. M. SEKAR, M.E., Ph.D., (MISTE, ISET)
REG. STRUCTURAL ENGINEER, GRADE-I,
DTCP, Reg.No.SE/Gr1/003/2021.
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Cell: 86670 39013

STRUCTURAL ENGINEER

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Reg. No: 014/LS/2019/02-RE/Gr-II
DTCP Reg. No. TVLR/RE/Gr-III/2019/05/803
#G1, Anna Street, Rajajipuram-II,
Tiruvallur - 602 001
Cell : 9444781558 / 9786297329

ENGINEER

ARCHITECT

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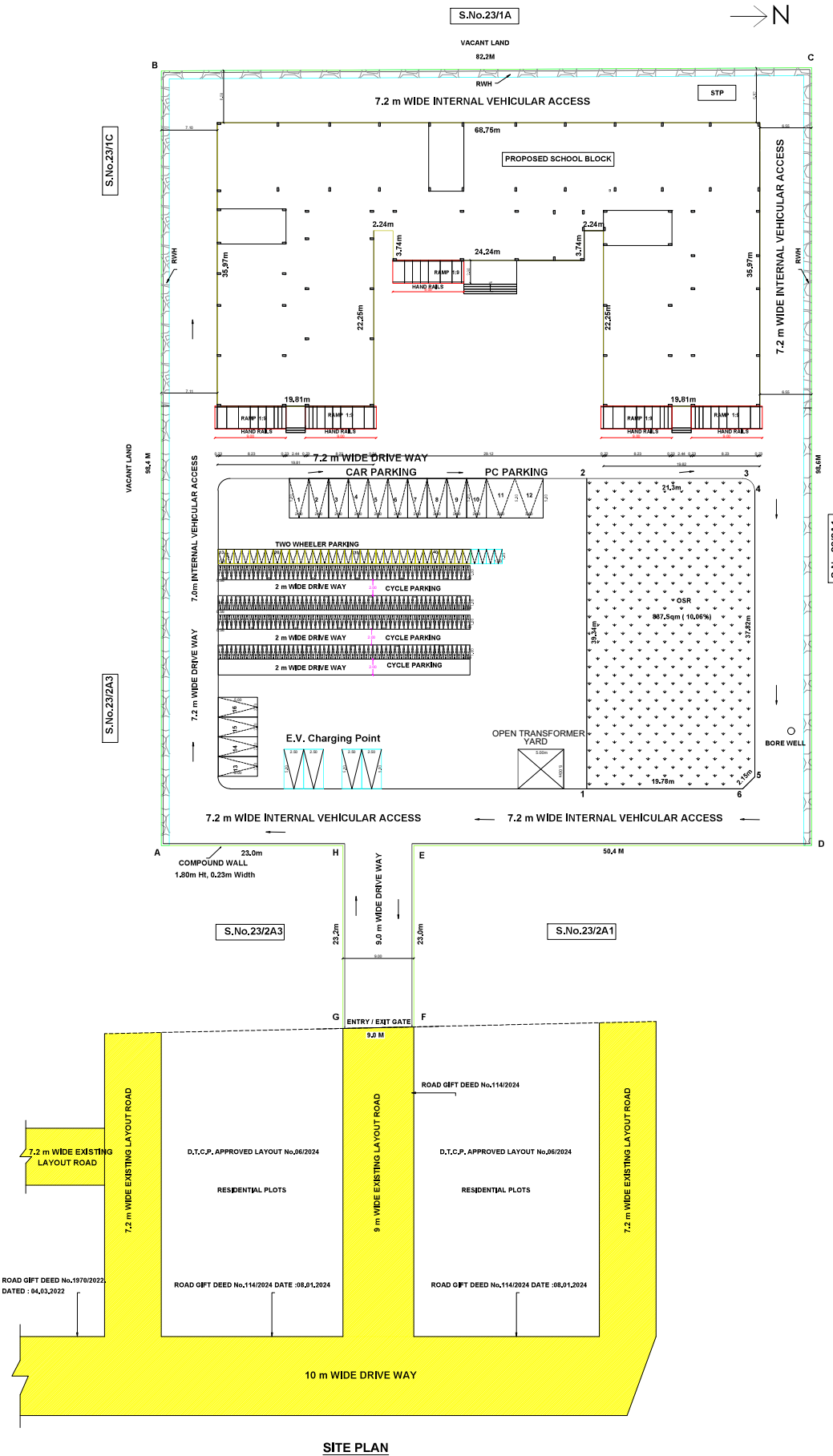

SITE PLAN

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EXISTING ROAD

PROPOSED BUILDING

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Tiruvallur - 602 001
Cell : 9444781558 / 9786297329

ENGINEER

ARCHITECT

Signature valid

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.