PP APPROVAL RECORD

Planning Permission

Tiruvallur 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™
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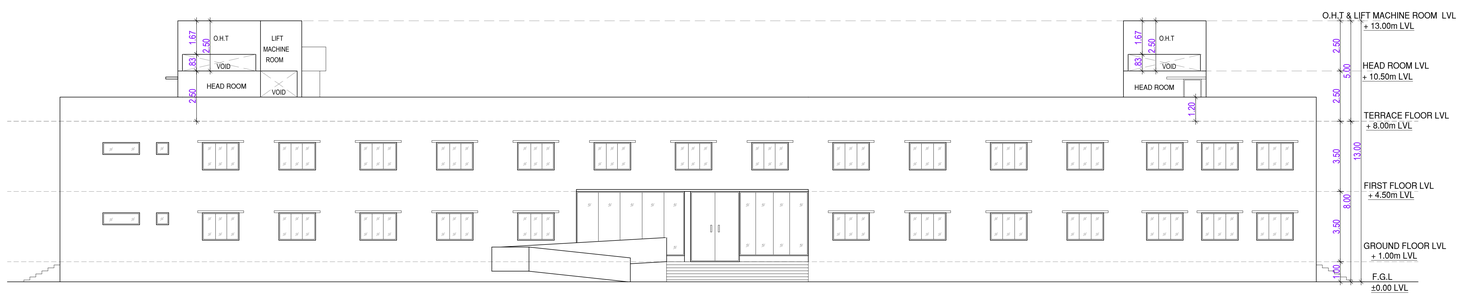
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND + 1 FLOOR SCHOOL BUILDING AT COMPRISED IN S.NO- 278 / 1 PART, 279 / 1 PART THANDALAM VILLAGE, UTHUKOTTAI TALUK, THIRUVALLUR DISTRICT.

APPLICATION REFERENCE NO- SWP/BPA/877552/2026/TCP

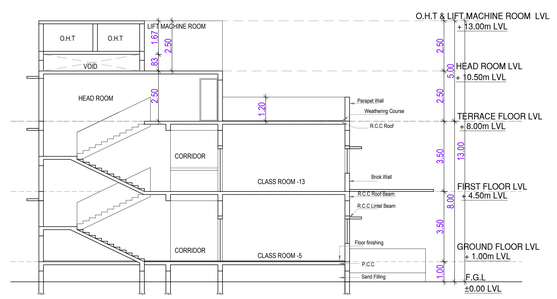
Specification:

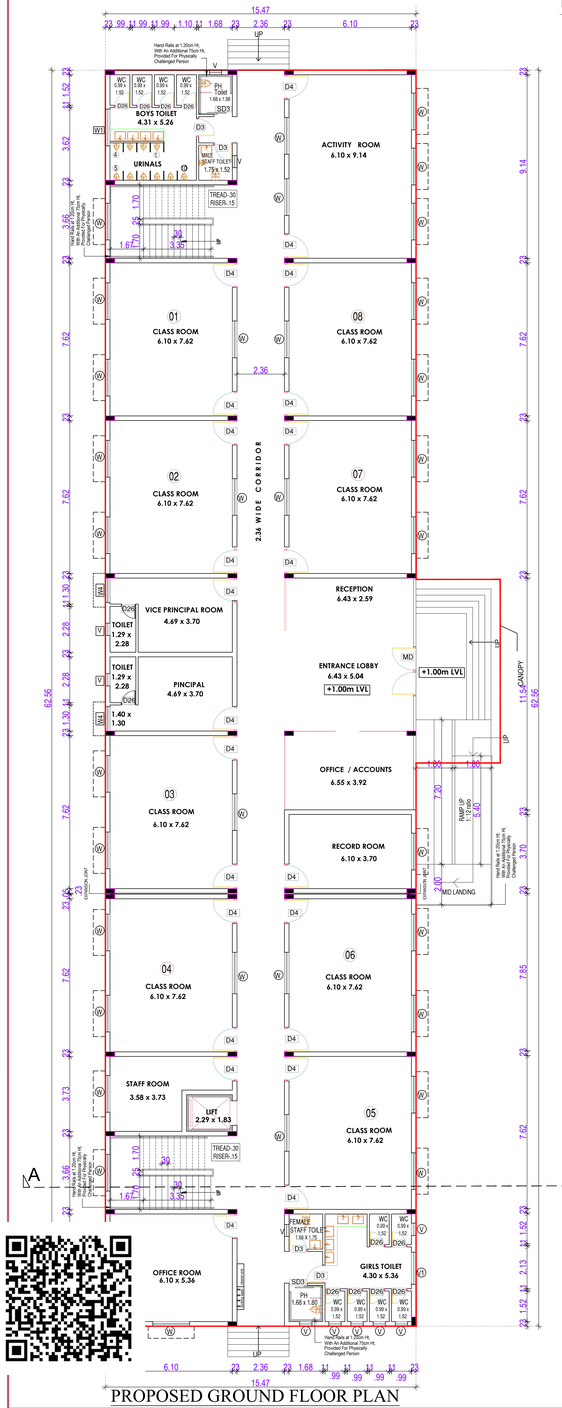
Foundation	: RCC Column footing grade of Concrete M20
R.C.C.Work	: For Lintel,Beams,sunshade,Roof,etc., with required thickness cement concrete used M-25 grade
Super Structure	: B.W in C.M 1:5
Flooring	: Vitrified Tiles
Joinery	: Best Indian Country Wood
Finishes	: Exterior & interior painted with cement paint.
Weathering coarse	: Brick jelly lime conc. below the weathering tiles

EAST SIDE ELEVATION

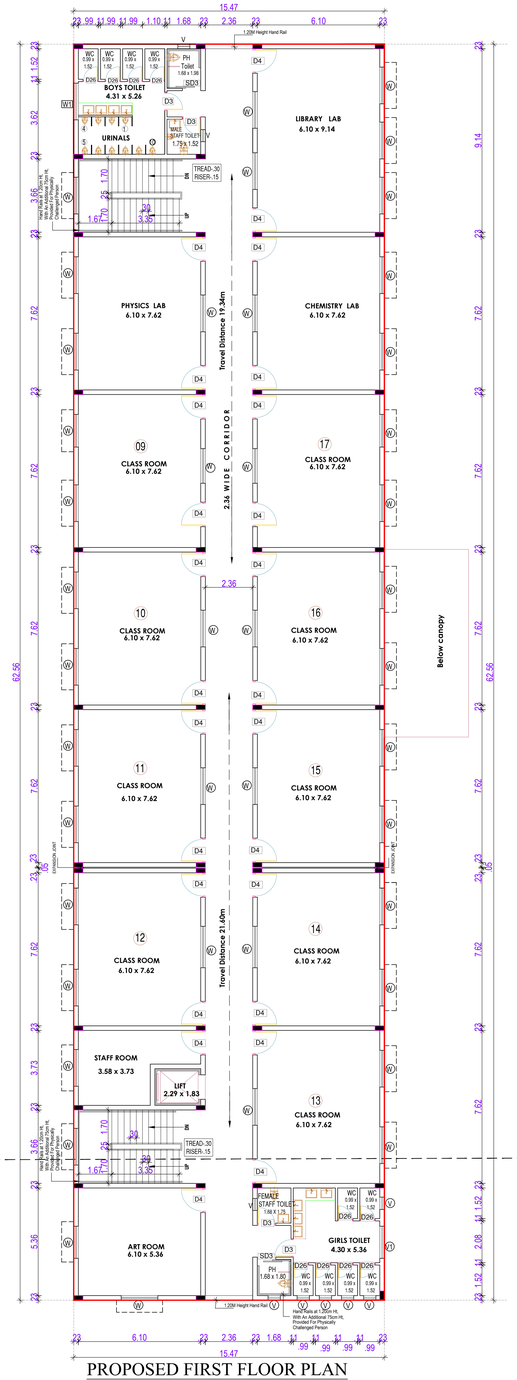


SECTION - "A-A"

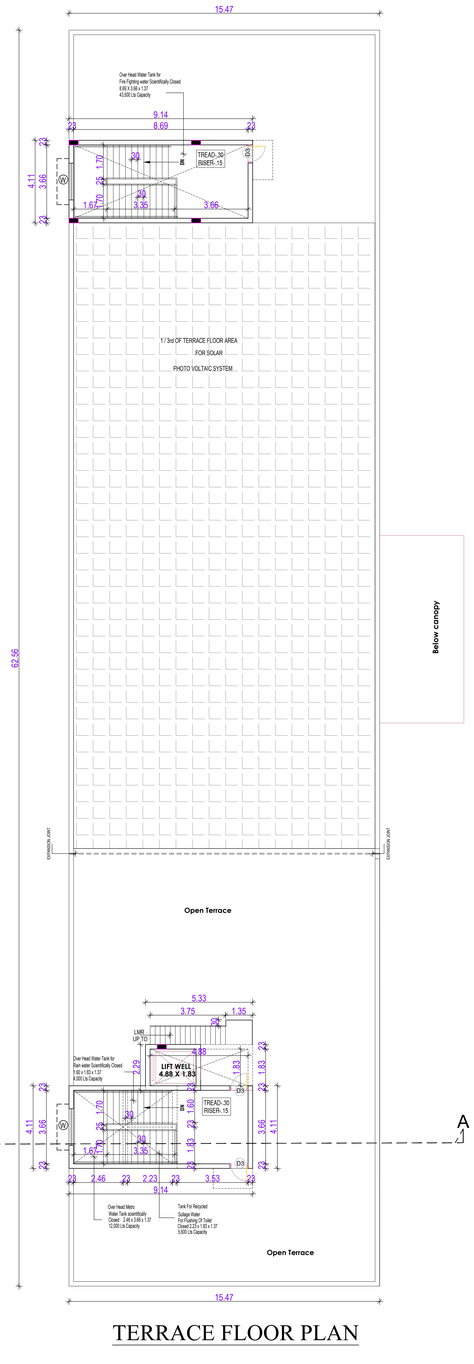




PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



TERRACE FLOOR PLAN

For DHARANEESWARAR EDUCATIONAL TRUST

Trustee

OWNER'S SIGNATURE

R. MANIKANDAN, M.Tech. (Structures)
Registered Structural Engineer Grade-I (DTCP)
C/DLR/GN/SE/GD-1/2017/0138/0338
AURA ENGINEERING CONSULTANTS
#6, 50th Street, 7th Avenue, Ashok Nagar,
Chennai- 600 083. Ph: 9790731378

STRUCTURAL SIGNATURE

H. SATHAKUN ROOHI
CMDA Regd. No:RK/Gr-1/19/0502/218
DTCP Regd. No:CGLRGN/RAG/I-1/2019/12/0800
Regd. No:CA/2019/35515
S.Co., No:CA/2019/37615
Plot No.44, Kamaraj Salai,
Periya Mathur, Chennai- 600 068.
Ph:9171509007
Email:shrekaplidesigns@gmail.com

ARCHITECT SIGNATURE

ALL DIMENSIONS ARE IN METRES

NORTH POINT

SCALE 1: 100

LEGEND:

PROPOSED	
BOUNDARY	
ROAD	
SERVICE ROAD	

SHEET NO -01/02

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND + 1 FLOOR SCHOOL BUILDING AT COMPRISED IN S.NO- 278 / 1 PART, 279 / 1 PART THANDALAM VILLAGE, UTHUKOTTAI TALUK, THIRUVALLUR DISTRICT.

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Weathering coarse	:Brick jelly lime conc. below the weathering tiles

AREA STATEMENT

PLOT AREA AS PER PATTA - 8498.70 SQ.M

PLOT AREA AS PER DOCUMENT - 8498.70 SQ.M

OSR AREA REQURIED = 8498.70 x 10% = 849.87 Sq.m

OSR AREA PROVIDED = 863.71 Sq.m

FLOORS	F.S.I (Sq.m)	NON F.S.I (Sq.m) (Sq.m)	Build up Area (Sq.m)
GROUND FLOOR	1006.10	-	1006.10
FIRST FLOOR	967.80	-	967.80
HEAD ROOM LIFT MACHINE ROOM	-	87.33	87.33
TOTAL	1973.90	87.33	2061.23

F.S.I Achieved - $\frac{1973.90}{8498.70}$ = 0.232

CLASS ROOM DETAIL	
No's OF CLASS ROOM	= 17 No's
CLASS ROOM AREA	= 789.49 Sq.m
No's OF STUDENTS	= 680 No's
No's OF STAFF	= 15 No's
No's of Boy's Student	= 340 No's
No's of Girl's Student	= 340 No's

Parking Description	Required	Provided
Car Parking Stalls	3 Nos	14 Nos
PH Car Parking Stalls	1 Nos	2 Nos
T.W Parking Stalls	16 Nos	26 Nos
PH T.W Parking Stalls	2 Nos	6 Nos
Cycle Parking Stalls	156 Nos	164 Nos

ALL DIMENSIONS ARE IN METRES

SCALE 1: 200

NORTH POINT

LEGEND:

PROPOSED

BOUNDARY

ROAD

SERVICE ROAD

For DHARANEESWARAR EDUCATIONAL TRUST

Trustee

OWNER'S SIGNATURE

R. MANIKANDAN, M.Tech. (Structural)
Registered Structural Engineer Grade-I (DTCP)
C/SLR/GN/SE/GD-1/120159/2018
AURA ENGINEERING CONSULTANTS
#6, 60th Street, 7th Avenue, Ashok Nagar,
Chennai-600 083. Ph: 9790751378

STRUCTURAL SIGNATURE

H. SATHAKATHULLA ROOHI
CMDA Regd. No:ROC/Gr.1/19/05/2018
DTCP Regd. No:CGS/RGN/RA/G-1/2019/120800
G.C.C. No:RA1013020019
Regn. No:CA/2015/07/15
Plot No.48, Kamaraj Nagar,
Periya Mathur, Chennai- 600 068.
Ph:9171809000
Email:shrishakthidesigns@gmail.com

ARCHITECT SIGNATURE

Block - 1(SCHOOL BUILDING)	Number of Male = 7 Nos Number of Female = 8 Nos
Total Number of staff =15	

Sl. No.	Sanitary Unit	Required Nos	Provided Nos
1	Male Water Closet one for every 15 persons	1	2
2	Female Water Closet one for every 15 person	1	2
3	Drinking Water Fountain one on each floor	2	8
4	Wash Basin One for every 25 persons or part thereof.	1	4
5	Urinals 1 for 7-20 persons	1	2
6	cleaner sink one per floor mimimum	2	2

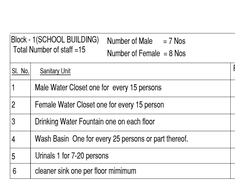
Block - 1(SCHOOL BUILDING)	Number of Boy's = 340 Nos Number of Girls's = 340 Nos

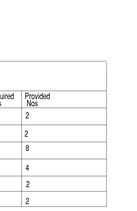
Sl. No.	Sanitary Unit	Required Nos	Provided Nos
1	Male Water Closet one for 40boys or partthereof	8	8 (Student)+1(staff)+1(PH)
2	Female Water Closet one for 25girls or partthereof	13	12 (student) +1(staff)+1(PH)
3	Drinking Water Fountain one for every 50 persons or part thereof.	14	14
4	Wash Basin one for every 40 pupils or part thereof	9	18
5	Ablution Taps one in each W.C.	20	20
6	Urinals one per every 20 pupils or part thereof	17	20
7	cleaner sink one per floor mimimum	1	1

PARKING CALCULATION	CAR PARKING		T.W		CYCLE	
1 car space for every 300 sq.m of class room area or part thereof and 1 two wheeler space for every 50 sq.m of class room or part thereof and one cycle space for every 5 sq.m of class room area or part thereof.	Required	Provided	Required	Provided	Required	Provided
No's of Class Room = 17 No's CLASS ROOM AREA = 789.49 SQ.M Car = $\frac{789.49}{300}$ = 2.63	3 Nos	16 Nos	-	-	-	-
Two Wheeler = $\frac{789.49}{50}$ = 15.79	-	-	16 Nos	35 Nos	-	-
Cycle = $\frac{789.49}{5}$ = 157.90	-	-	-	-	156 Nos	160 Nos

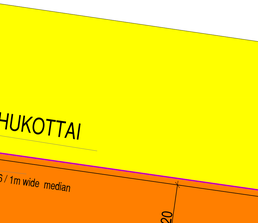
Gate Detail

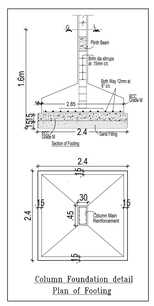
HAND RAIL SECTION

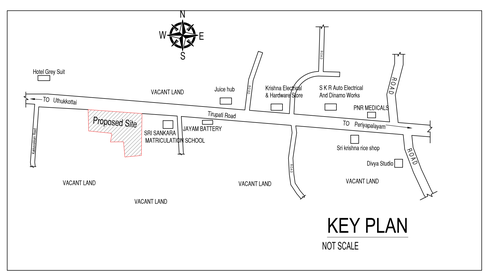


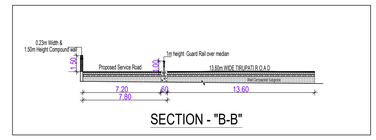












SITE PLAN

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.