PP APPROVAL RECORD

Planning Permission

Survey 190/1 and 7 more

Kalpakkam, Ponneri taluk

Tiruvallur district, Tamil Nadu

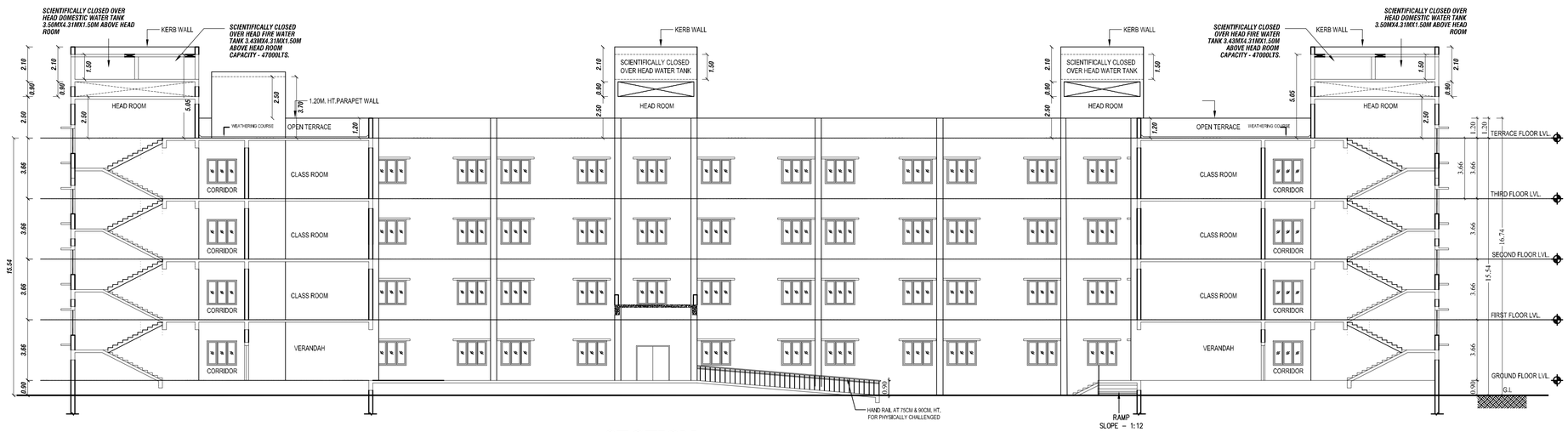
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

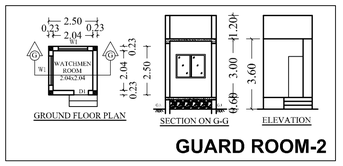
The approval as the planning authority issued it, reproduced in full behind this page.

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

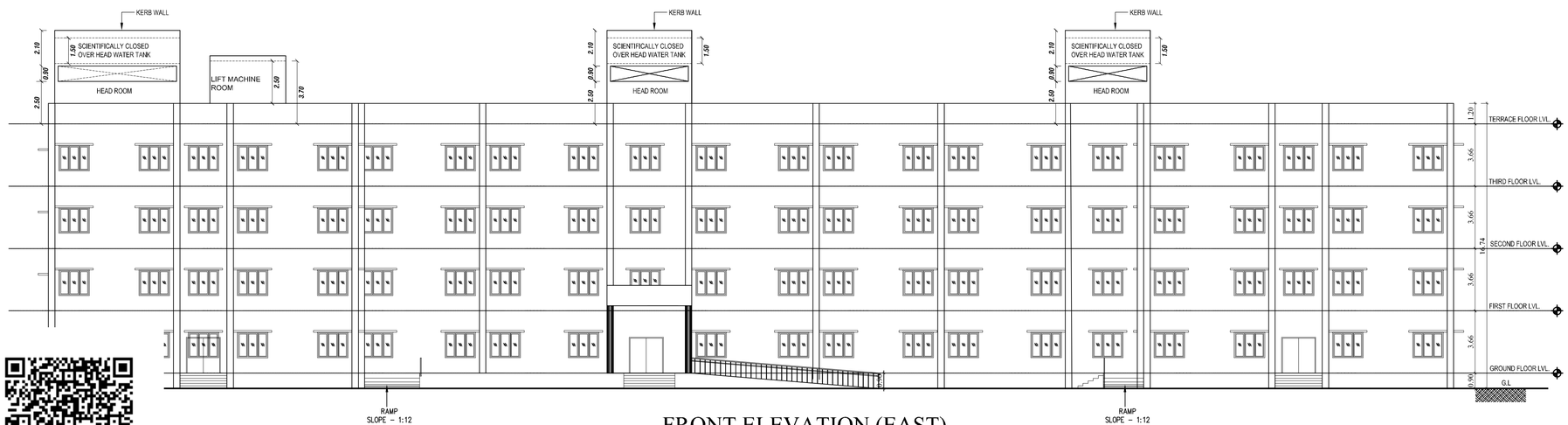
PLAN SHOWING THE PROPOSED CONSTRUCTION OF INSTITUTIONAL BUILDING (CBSE SCHOOL) IN S.Nos: 190/1, 190/2, 190/3, 193, 194/1B, 194/2, 195/2, 195/2B, KALPAKKAM VILLAGE, PONNERI TALUK, THIRUVALLUR DISTRICT.



SECTION A-A



GUARD ROOM-2



FRONT ELEVATION (EAST)

SPECIFICATION

FOUNDATION

FOUNDATION AND BASEMENT IN RCC COLUMN AND PLINTH BEAM OVER A BED OF RCC 1:4:8, 6"THICK AS PER STRUCTURAL DETAILS.

SUPER STRUCTURE;-

SUPER STRUCTURE IN23 TH. ,11.5TH. COUNTRY BURNT BRICK WALLS WITH CEMENT MORTOR 1:5

RCC MEMBERS

FOOTING , COLUMNS, PLINTH BEAMS ,LINTEL, SUNSHADE, FLOOR, ROOF BEAMS, SLABS & STAIR WITH RCC 1:1.5:3 USING 20MM NOMINAL SIZE BROCKEN STONES.

PLASTERING

WALLS INSIDE & OUTSIDE IN CM 1:5, 12mm TH.
CEILING IN CM 1:3 9mm TH.

PAINTING

FINISHING THE WALL , CEILING WITH CEMENT PAINT OVER & PRIMING COAT

FLOORING

FINISHING THE FLOOR WITH 20 TH GRANO FLOORING OVER A BED OF PCC 1:4:8 6"TH. AND RIVER SAND

DOORS &WINDOWS

DOORS WITH COUNTRY WOODEN FRAMES , 32 TH. FLUSH DOOR SHUTTERS , SS FASTENINGS , PAINT FINISH

WINDOWS WITH MEDIUM ANODISED ALUMINIUM OPENABLE SHUTTERS WITH 4 mm GLASS & STANDARD FASTENINGS

SHEDULE OF JOINERY

M.D	MAIN DOOR	2.00x 2.10
D1	FLUSH DOOR	1.20 x 2.40
D2	DOOR	0.90 x 2.40
D3	TOILET DOOR	7.50 x 2.10
FD	FIRE DOOR	2.00 x 2.10
LD	LIFT DOOR	1.00 x 2.10
W1	WINDOW	1.80x 1.50
V	VENTILATOR	1.80 x 0.60
V1	VENTILATOR	0.60 x 0.60
SW	STAIRCASE WINDOW	1.80 x 1.50

COLOUR INDEX

BOUNDARY	
PROPOSED	
EXISTING ROAD	
DRIVEWAY	

SCALE 1: 100

ALL DIMENISIONS ARE IN METRES

OWNERS SIGNATURE

Er. K.RATHINASAMY, M.E, M.I.E, FIV,
Structural Engineer Gr-I
DTCP Reg.No : CGLRGN/SE/GR-I/2019/06/011
Registered Engineer Gr-I
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ARCHITECT/ENGINEER

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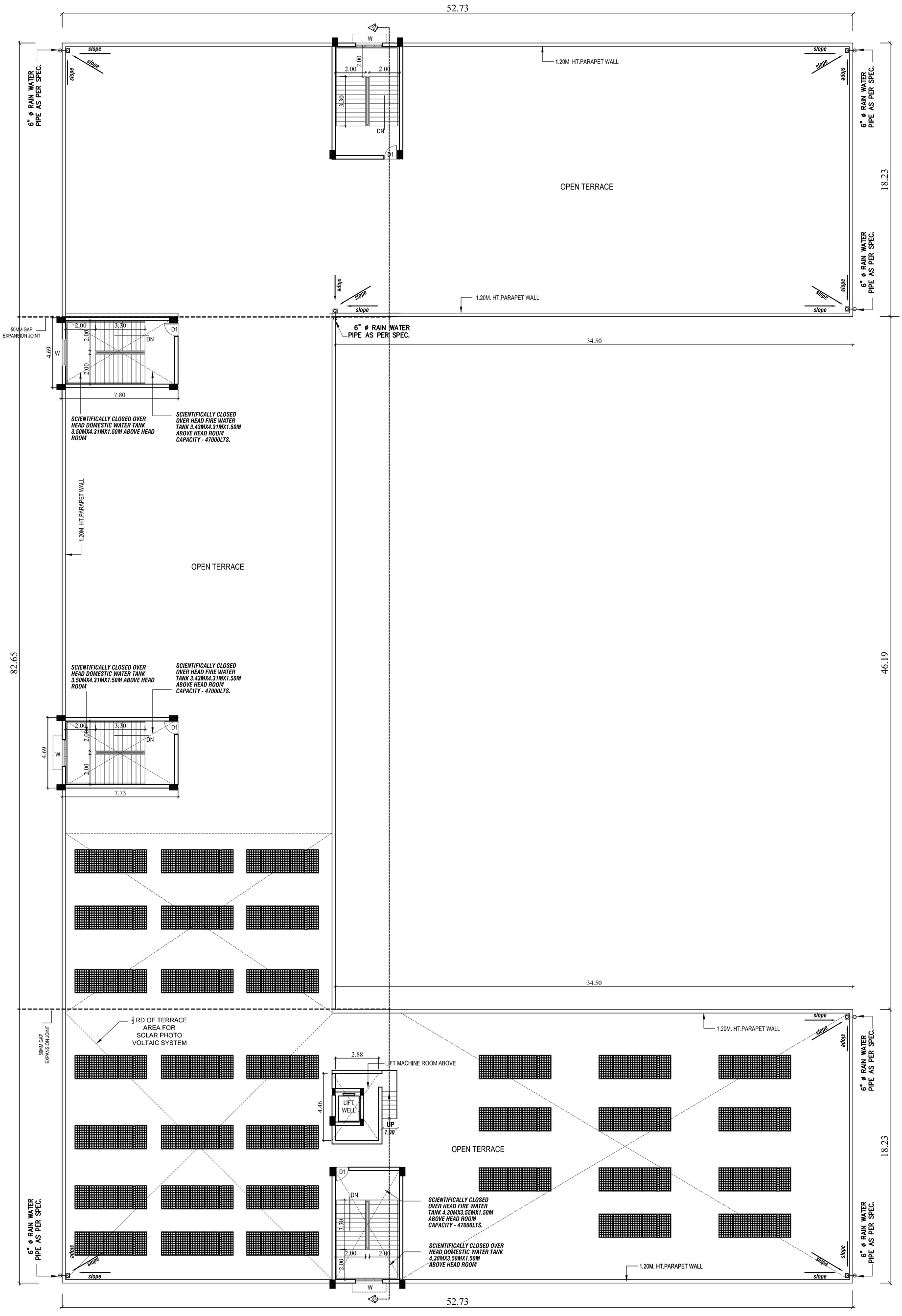

TERRACE FLOOR PLAN

SPECIFICATION

FOUNDATION

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NO OF STUDENTS	
BOYS	500 Nos
GIRLS	400 Nos
TOTAL	900 Nos
NO OF STAFFS	
GENTS	35 Nos
LADIES	60 Nos
TOTAL	95 Nos

SANITATION REQUIREMENTS

DESCRIPTION	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
WC	15	20	56	48
ABLUTION TABS	13	16	56	48
URINAL	27	--	72	--
CLEANER'S SINK	2	2	2	2
WASH BASIN	15	13	36	36
DRINKER WATER FOUNTAINS	4		4	

COLOUR INDEX	
BOUNDARY	
PROPOSED	
EXISTING ROAD	
DRIVEWAY	

SCALE 1: 100 — ALL DIMENISIONS ARE IN METRES

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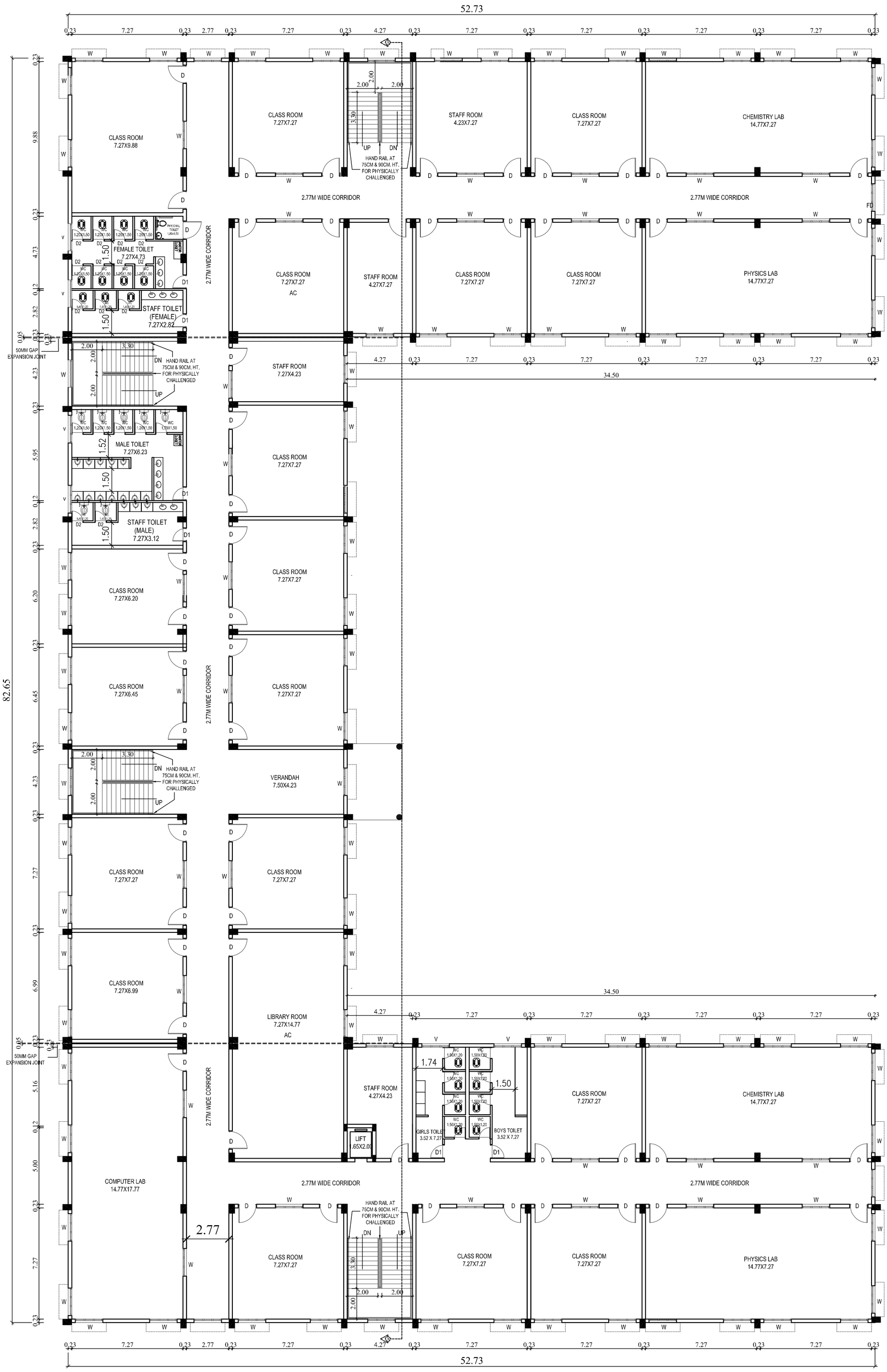

TYPICAL FLOOR PLAN
(FIRST, SECOND & THIRD)

SPECIFICATION

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PROPOSED	
EXISTING ROAD	
DRIVEWAY	

SCALE 1: 100 — ALL DIMENISIONS ARE IN METRES

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COLOUR INDEX

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EXISTING ROAD	
DRIVEWAY	

SCALE 1: 100 — ALL DIMENISIONS ARE IN METRES

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ARCHITECT/ENGINEER

GROUND FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INSTITUTIONAL BUILDING (CBSE SCHOOL)

IN S.Nos: 190/1, 190/2, 190/3, 193, 194/1B, 194/2, 195/2, 195/2B, KALPAKKAM VILLAGE, PONNERI TALUK, THIRUVALLUR DISTRICT.

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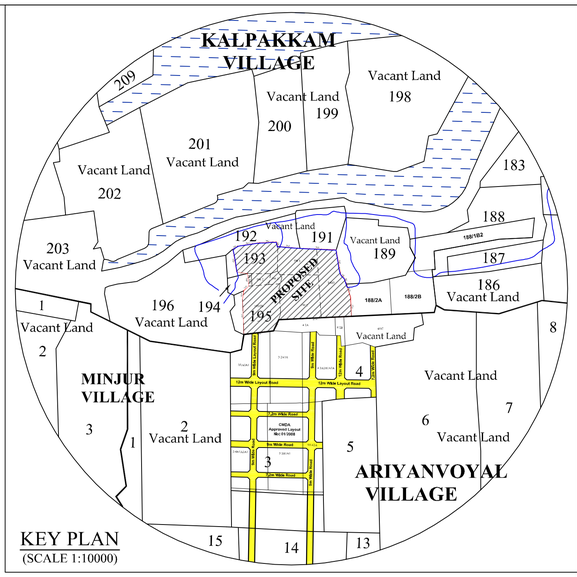

KEY PLAN
(SCALE 1:10000)

SPECIFICATION

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WINDOWS WITH MEDIUM ANODISED ALUMINIUM OPENABLE SHUTTERS WITH 4 mm GLASS & STANDARD FASTENINGS

AREA DETAIL:

	Sq.m
TOTAL PLOT AREA AS PER PATTA	16400.00

SL.NO	BUILDING NAME	FSI IN Sq m	NON FSI IN Sq m	TOTAL AREA IN Sq m
1.	**SCHOOL BLOCK-1**			
	GROUND FLOOR	2782.54	-	2782.54
	FIRST FLOOR	2764.58	-	2764.58
	SECOND FLOOR	2764.58	-	2764.58
	THIRD FLOOR	2764.58	-	2764.58
	HEAD ROOM	-	147.80	147.80
2.	**GUARD ROOM-2**			
	GROUND FLOOR	-	6.25	6.25
	TOTAL	11076.28	154.05	11230.33

REFERENCE

DESCRIPTION	CALCULATION	REQUIRED	PROPOSED
FLOOR SPACE INDEX	11076.28 / 16400.00	2.0	0.67

BLOCK WISE PARKING DETAILS

BLOCK NAME	CLASS ROOMS Sq m	PARKING REQUIRED			PARKING PROVIDED		
		CAR	T.W	CYCLE	CAR	T.W	CYCLE
BLOCK-1	5720.88 Sq m	20	115	1145	22 N-17 PCP-2 EV-3	125 N-105 PCP-5 EV-15	1150

COLOUR INDEX	
BOUNDARY	
PROPOSED	
EXISTING ROAD	
DRIVEWAY	
SCALE 1: 200	*ALL DIMENISIONS ARE IN METRES*

OWNERS SIGNATURE

Er. K.RATHINAVEL M.E, M.I.E, PW,
Structural Engineer Gr-I
DTCP Reg.No : CGLBDR/ST/CR-I/2019/06/011
Registered Engineer Gr-I
DTCP Reg. No : CGLBDR/RE/Gr-I/2019/06/005
Res : No.W-391/A1 New No.14, Anna Nagar West,
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STRUCTURAL ENGINEER

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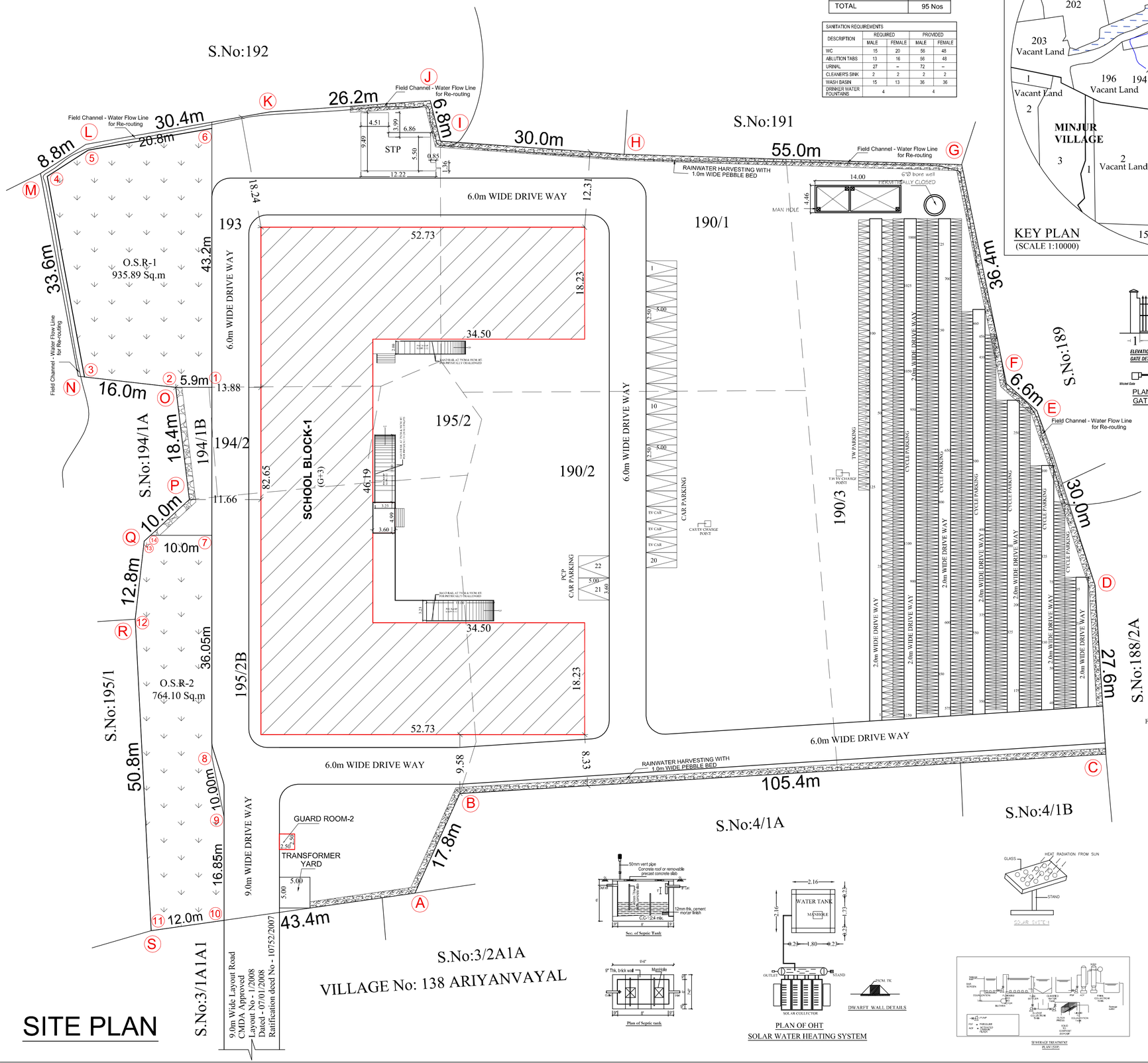

SITE PLAN

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

Verified RealEstate
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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.