Verified RealEstate™

REFERENCE
SWP/BPA/010316/2023

ISSUED
25 August 2023

PP APPROVAL RECORD

Planning Permission

Theni

Tiruvannamalai 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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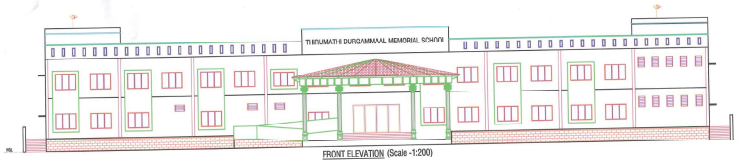
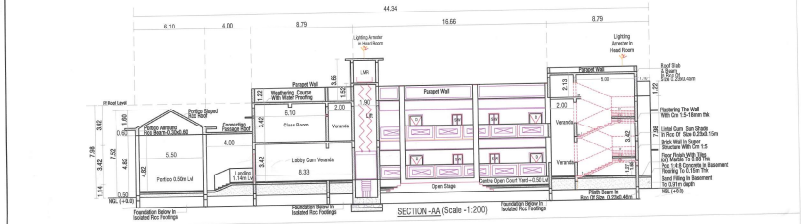
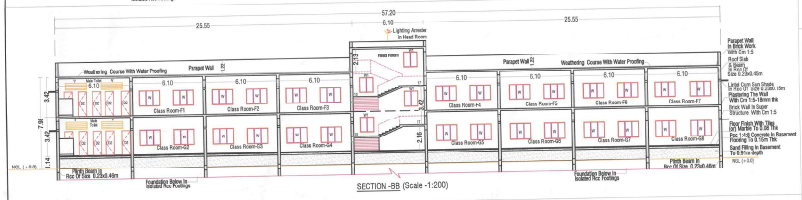
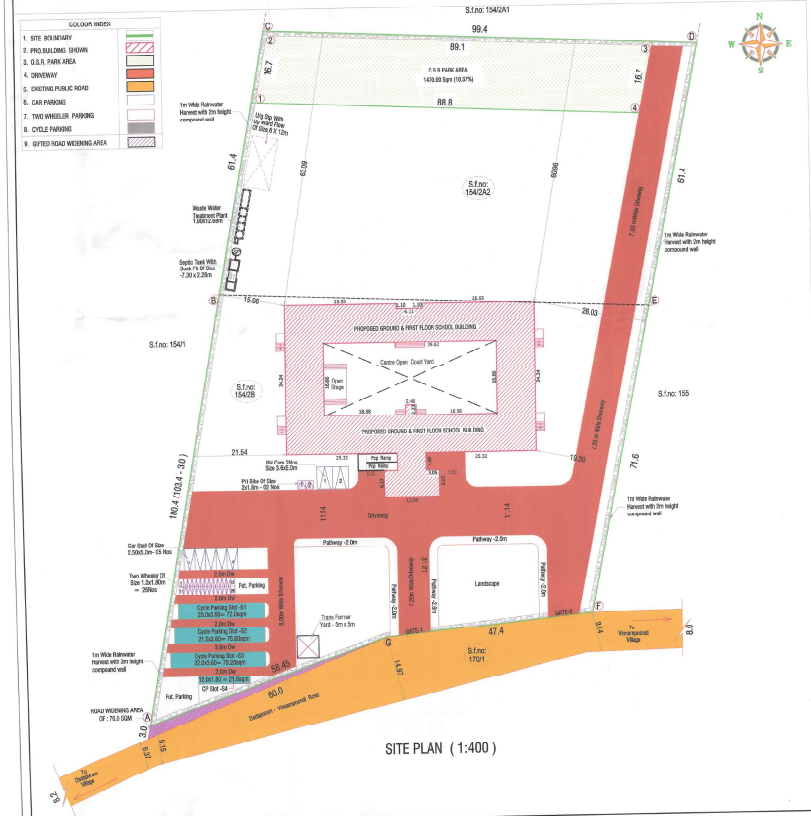
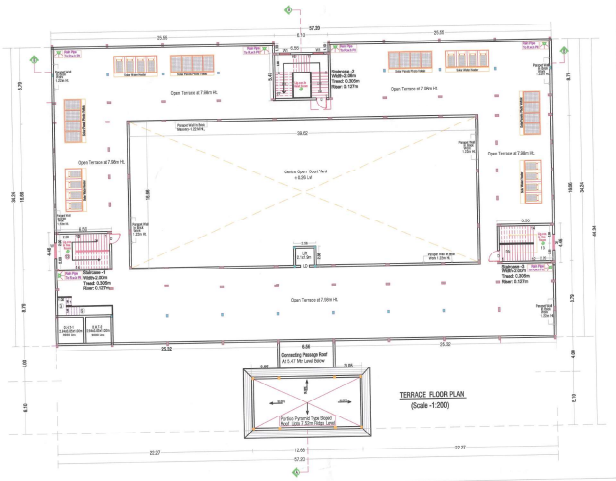
DIGITALLY VERIFIED RECORD

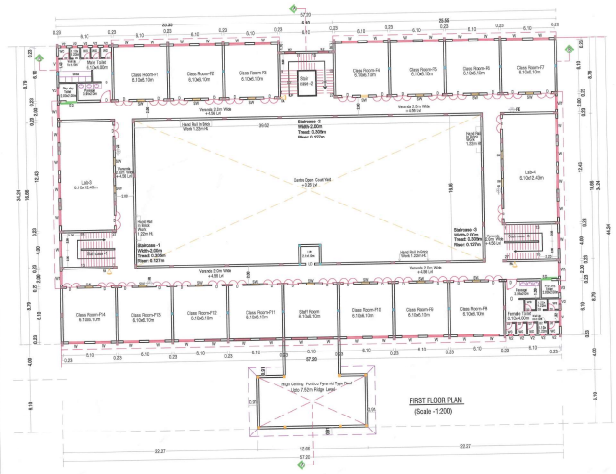


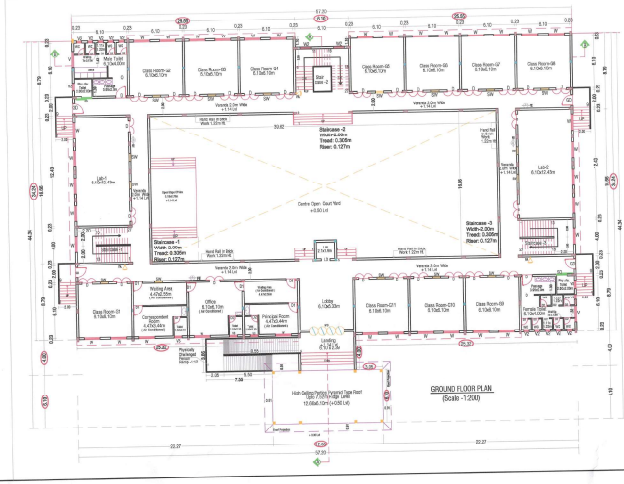












FLOOR SPACE INDEX :-

= 2687.00 SQM / 14092.00 SQM
= 0.190 ~ 0.00

LAND AREA STATEMENT

Description	Hectares	Acres	Sqm
As Per Patta	1.41.72	3.50	14172.00
As Per Documents	1.41.00	0.00	14168.00
Site Area After Road Widening (14168.0 -76.0)	1.40.92	0.48	14092.0
O.s.r Provided Per Patta 1.41.72 Sqm (10.37%)	0.14.70	0.36	1470.00

LAND DETAILS AS PER PATTA (263)

S.no	Sf.no	Patta Hec.ares	Sqm	Acres
1	154/2A2	0.60.72	6072.0	1.50
2	154/2B	0.81.00	8100.0	2.00
Total		1.41.72	14172.0	3.50

LAND AREA STATEMENTS (AS PER DOCUMENT)

S.no	S.F.No	Docu No.	Docu Date	Acres	Sqm
1	154/2A2	2952/	14.10.2010	1.30	5262.40
2	154/2A2	3/3	03.02.2010	0.20	809.60
3	154/2B	2076/	14.07.2010	2.00	8096.00
	Total			3.50	14,168.00

BUILDING AREA STATEMENT

FLOOR	TOTAL AREA WITH OTS Sqm.	TOTAL AREA WITH OTS Sq.ft.	DEDUCTION AREA Sqm.	DEDUCTION AREA Sq.ft.	FSI Sqm.	FSI Sq.ft.	NON - FSI Sqm.	NON - FSI Sq.ft.
GROUND	2050.00	22066.20	955.00	7050.42	1395.00	15015.78	-	-
FIRST	1947.00	20957.50	655.00	7050.42	1292.00	13907.08	-	-
TERRACE							100.00	1076.00
TOTAL	3997.00	43023.70	1510.00	14100.84	2687.00	28922.86	100.00	1080.00

TOTAL FSI AREA = 2687.00 SQM (or) 28,922.86 SQFT

TOTAL BUILDUP AREA (FSI + NON FSI = 2687.0+100.42) = 2787.42 SQM (or) 30,003.78 SQFT

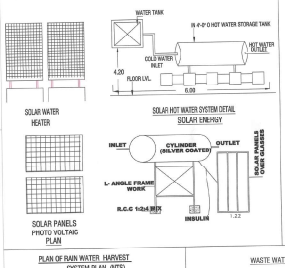
PARKING AREA STATEMENT

PARKING CALCULATION			REQUIRED Car	REQUIRED Two Wheeler	REQUIRED Cycle	PROVIDED Car	PROVIDED Two Wheeler	PROVIDED Cycle
Ground Floor Classroom Rooms	11 Nos X (6.10x6.10m)	409.31 Sq.m.	05 Nos	24 Nos	240 sqm	Proposed = 05 Nos Phy.chs = 02 Nos	Proposed = 26 Nos Phy.chs = 02 Nos	Slot -1 = 72.0sqm Slot -2 = 75.60sqm Slot -3 = 79.20sqm Slot -4 = 21.6sqm
First Floor Classroom Rooms	14 Nos X (6.10x6.10m)	520.94Sq.m	05 Nos	24 Nos	240 sqm			
Total		930.25 sq.m	05 Nos	24 Nos	240 sqm	07 Nos	28 Nos	248.40 sqm

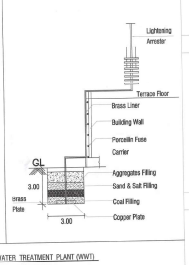
JOINERY DETAILS & REFERENCES

Type	Description	Nos	Area (Sqm)
MD	Door	4.00 x 2.44	9.76
D	Door	1.22 x 2.13	2.59
D1	Door	1.07 x 2.13	2.27
D2	Door	0.76 x 2.10	1.61
SD	Grill Gate	1.83 x 2.13	3.89
SD	Sliding Door	1.22 x 2.13	2.59
W	Window	1.83 x 1.37	2.50
W1	Window	1.22 x 1.37	1.67
W2	Window	1.22 x 1.37	1.67
SW	Window	0.91 x 1.37	1.24
V	Ventilator	1.83 x 0.61	1.11
V2	Ventilator	0.91 x 0.61	0.55
V3	Ventilator	0.91 x 0.61	0.55
FA	Fire Alarm		
FE	Fire Extin.		

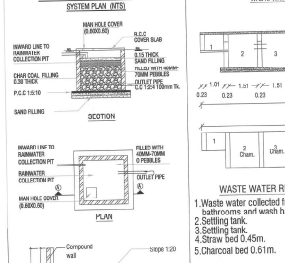
PLAN OF SOLAR WATER HEATER & SOLAR PANELS PHOTO VOLTAIC (NTS)



SECTION OF LIGHTNING ARRESTER (NTS)

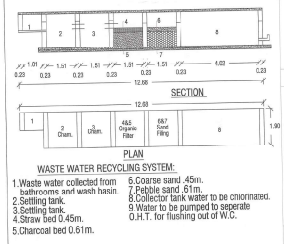


PLAN OF RAIN WATER HARVEST SYSTEM PLAN (NTS)



WASTE WATER TREATMENT PLANT (WWT)

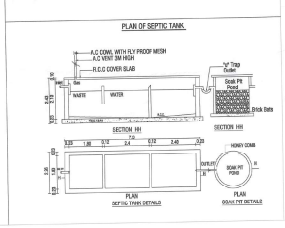
(Not To Scale)



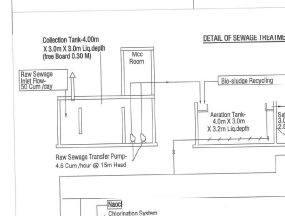
WASTE WATER RECYCLING SYSTEM:

1. Waste water collected from bathrooms and wash basin.
2. Settling tank.
3. Settling tank.
4. Straw bed 0.45m.
5. Charcoal bed 0.61m.
6. Coarse sand .45m.
7. Pebble sand .51m.
8. Collector tank water to be chlorinated.
9. Water to be pumped to seperate O.H.T. for flushing out of W.C.

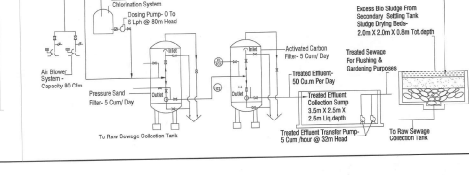
PLAN OF SEPTIC TANK.



SECTION OF PERCOLATION PIT (NTS)



DETAIL OF SEWAGE TREATMENT PLANT (NTS)



SHEET No : 01 of 01

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND & FIRST FLOOR SCHOOL BUILDING RUN BY THIRUMATHI DURGAMMAL MEMORIAL TRUST AT S.F.NO.154/2A2 &154/2B,IN NO:207, SATHYAVADI VILLAGE,THELLAR PANCHAYATH UNION, VANDAVASI TAI I.IK,TIRUVANNAMALAI DISTRICT.

SHEET TITLE: SITE , BUILDING & GENERAL PLAN

SHEET SCALE:-	UNIT	DATE	REVISION
1: 100 (A0)	METER		

● ONLINE APPLICATION NUMBER :
SWP/BPA/0010316 /2023

● APPROVAL NUMBER :
BP/AD-DTCP(TVM):41/2023

APPROVAL OFFICE USE (COMPETENT AUTHORITY)

THIRUMATHI DURGAMMAL MEMORIAL TRUST
MANAGING TRUSTEE

Dr. M. KAMALAKKANNAN - MANAGING TRUSTEE
(THIRUMATHI DURGAMMAL MEMORIAL TRUST)

SIGNATURE OF OWNER / TRUSTEE

Er. R. PERUMALMAN
B.E (C.E.) Govt. M.E.Govt. Retd S.E.(Rural Dev.)
Registered Engineer Gr.I
Regd.No. 2-0-0 / 1996 / G.O.(Ms) 1997
Regd.No. : DTCP / 8000 / G.O.(Ms) 120 / 2022
Ward No.15, 2nd Cross Street, Gandhi Avenue, Madhavaram Nagar (East), Puducherry - 605 002.
Phone Number : 0413-2616 / 9443 / 9894 / 9894 / 9894
Email : perumalman@gmail.com

REGISTERED GEO -TECH. ENGINEER

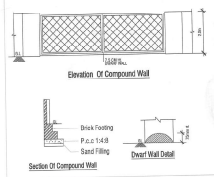
Dr. R. PORKODICHOTTANAM, M.(Tech), Ph.D
Registered Engineer Gr.I
Regd.No. : 2-0-0 / 1996 / G.O.(Ms) 1997
Regd.No. : DTCP / 8000 / G.O.(Ms) 120 / 2022
No. 15, 2nd Cross Street, Gandhi Avenue, Madhavaram Nagar (East), Puducherry - 605 002.

REGISTERED STRUCTURAL ENGINEER

Er. T. PRABU, B.TECH., (CIVIL)
Registered Engineer Grade - II
No.28, Mazhalaiyur
Vandavasi - 604 502, T.V.Malai Dt.

REGISTERED ENGINEER / ARCHITECT

COMPOUND WALL & GATE DETAIL (NTS)



Symbols	Abbreviations
T	Tank
Tds	Total Dissolved Solids
Ss	Suspended Solids
Rod	Bio Chemical Oxygen Demand
Cod	Chemical Oxygen Demand
	Ball Valve
	Working Pump
	Non-return Valve
	Diaphragm Valves

Sewage Production Per Day 26 Cum
System Designed For 40 Cum Per Day
Area Required: 6.0x12.0m = 72.0 Sq.m

Treated Sewage Characteristics:

Ph	-	7.0 - 8.0
Bod	-	< 20 Mg/l
Cod	-	< 200 Mg/l
Ss	-	< 5 Mg/l
Tds	-	1200 Mg/l
Oil&grease	-	<10 Mg/l

Raw Sewage Characteristics:

Ph	-	6.0 - 8.0
Bod	-	300 Mg/l
Cod	-	900 Mg/l
Ss	-	150 Mg/l
Tds	-	1200 Mg/l
Oil&grease	-	5-25 Mg/l

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

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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.