Verified RealEstate™

REFERENCE
06/2024-2025

ISSUED
29 July 2024

PP APPROVAL RECORD

Planning Permission

Virudhunagar 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™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

SHEET NO: 1/6

District Town and Country Planning office Virudhunagar District

Site Plan showing the Existing Approved Ground And First Floor Building And Additional Cum Alteration For First Floor Building And Proposed Second Floor Building in Hindu Matriculation School Building S.F.Nos:29B/4,31, 32B/1,2,3,4,5, in Ponnaganni Village , Kottaipatti Panchayat, Srivilliputhur Taluk,Virudhunagar District.

SITE AREA - 157096.00 Sq.ft - 14600.00 Sq.m - 3.61 Acres

AREA STATEMENT	SQM
AREA OF THE SITE [As per Documnet]	14600.00
AREA OF THE SITE [As per PATTA]	14600.00
SUPER IMPOSED PLOT AREA	14600.00

APPROVED EXISTING SCHOOL BUILDING AREA STATEMENT
க.வ.ந.ஊ.து.இ.(விருமா)எண்.03/2020

S.F.NO	SUBDIVISION	HECTARE	ACRE
29B	4	0.0250	0.06
31	---	0.6400	1.58
32B	1	0.0750	0.19
32B	2	0.0900	0.22
32B	3	0.2650	0.65
32B	4	0.1600	0.40
32B	5	0.2050	0.51
	TOTAL	1.4600	3.61

BLOCK NO:1 - EXITING DETAILS

FLOOR NAME	FSI Area SQM	Non FSI Area SQM	Total Area SQM
GROUND FLOOR	1041.61	---	1041.61
FIRST FLOOR	346.59	---	346.59
TERRACE FLOOR	---	102.54	102.54
TOTAL AREA	1388.20	---	1490.74

BLOCK NO:1 - PROPOSED DETAILS

FLOOR NAME	FSI Area SQM	Non FSI Area SQM	Total Area SQM
GROUND FLOOR	150.14	---	150.14
FIRST FLOOR	743.96	---	743.96
SECOND FLOOR	1090.55	---	1090.55
TERRACE FLOOR	---	153.52	153.52
TOTAL AREA	1984.65	153.52	2138.17

Note:
(All dimensions are in metre.)
(SCALE - 1: 400)

STUDENT STRENGTH -512Nos
BOYS-160
GIRLS-352
STAFF-30

Online Application no:SWP/BPA/245423/2024
Scrutiny Reference :7C9464CV
DCR Number :DCR62024VZVW0

REFERENCE

DESCRIPTION	CALCULATION	DA PARKING	REQUIRED	PROVIDED
FLOOR AREA RATIO	3372.85/14600.00		2.00	0.231
CAR PARKING	1383.08/300	2.00	5Nos	22Nos
TWO WHEELER PARKING	1383.08/50	2.00	28Nos	38Nos
CYCLE PARKING	1383.08/5		277Nos	350 Nos

PLOT COVERAGE $= \frac{\text{PLINTH AREA}}{\text{SITE AREA}} \times 100$

$= \frac{1191.75}{14600} \times 100$

PLOT COVERAGE = 8.16% < 60%

FLOOR SPACE INDEX $= \frac{\text{BUILTUP AREA}}{\text{SITE AREA}} = \frac{\text{G.F+F.F+S.F}}{\text{SITE AREA}}$

$= \frac{3372.85}{\text{SITE AREA}} = \frac{3372.85}{14600}$

F.S.I ACHIEVED = 0.231 < 2.00

TOTAL F.S.I. AREA	3372.85 Sqm
TOTAL BUILT UP AREA	3526.37 Sqm
HEIGHT OF THE BUILDING	10.92 m

COLOUR INDEX
- EXISTING ROAD
- SITE BOUNDARY
- EXISTING BUILDING
- PROPOSED BUILDING
- DRIVE WAY
- FIRE HYDRANT
- FIRE EXTINGUISHERS
- FIRE ALARM

PARKING CALCULATION:

$\text{CAR PARKING} = \frac{\text{EXISTING SCHOOL BUILDING CLASS ROOM AREA} + \text{PROPOSED SCHOOL BUILDING CLASS ROOM AREA}}{300}$

$= \frac{747.01+636.07}{300} = \frac{1383.08}{300} = 4.61 = 5.00 \text{ NOS}$

$\text{TWO WHEELER PARKING} = \frac{1383.08}{50} = 27.66 = 28.00 \text{ NOS}$

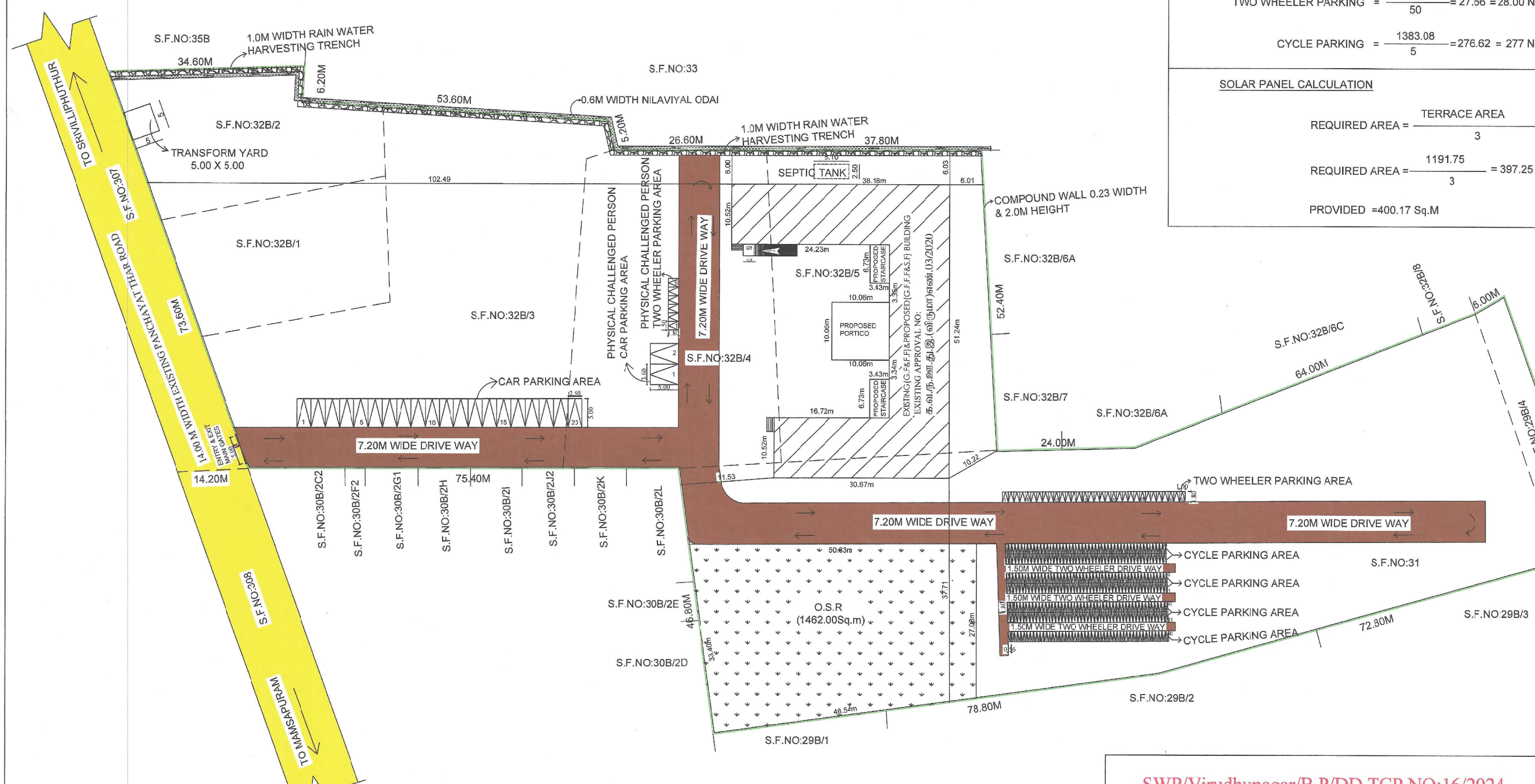
$\text{CYCLE PARKING} = \frac{1383.08}{5} = 276.62 = 277 \text{ NOS}$

SOLAR PANEL CALCULATION

$\text{REQUIRED AREA} = \frac{\text{TERRACE AREA}}{3}$

$\text{REQUIRED AREA} = \frac{1191.75}{3} = 397.25 \text{ Sq.M}$

PROVIDED =400.17 Sq.M



SWP/Virudhunagar/B.P/DD TCP NO:16/2024
(This Revised in B.P/D.D.T & C.P (VNR) NO:03/2020)

APPLICANT:

SECRETARY
THE HINDU HIGH SCHOOL COMMITTEE
SRIVILLIPUTTUR

REGISTERED ENGINEER:

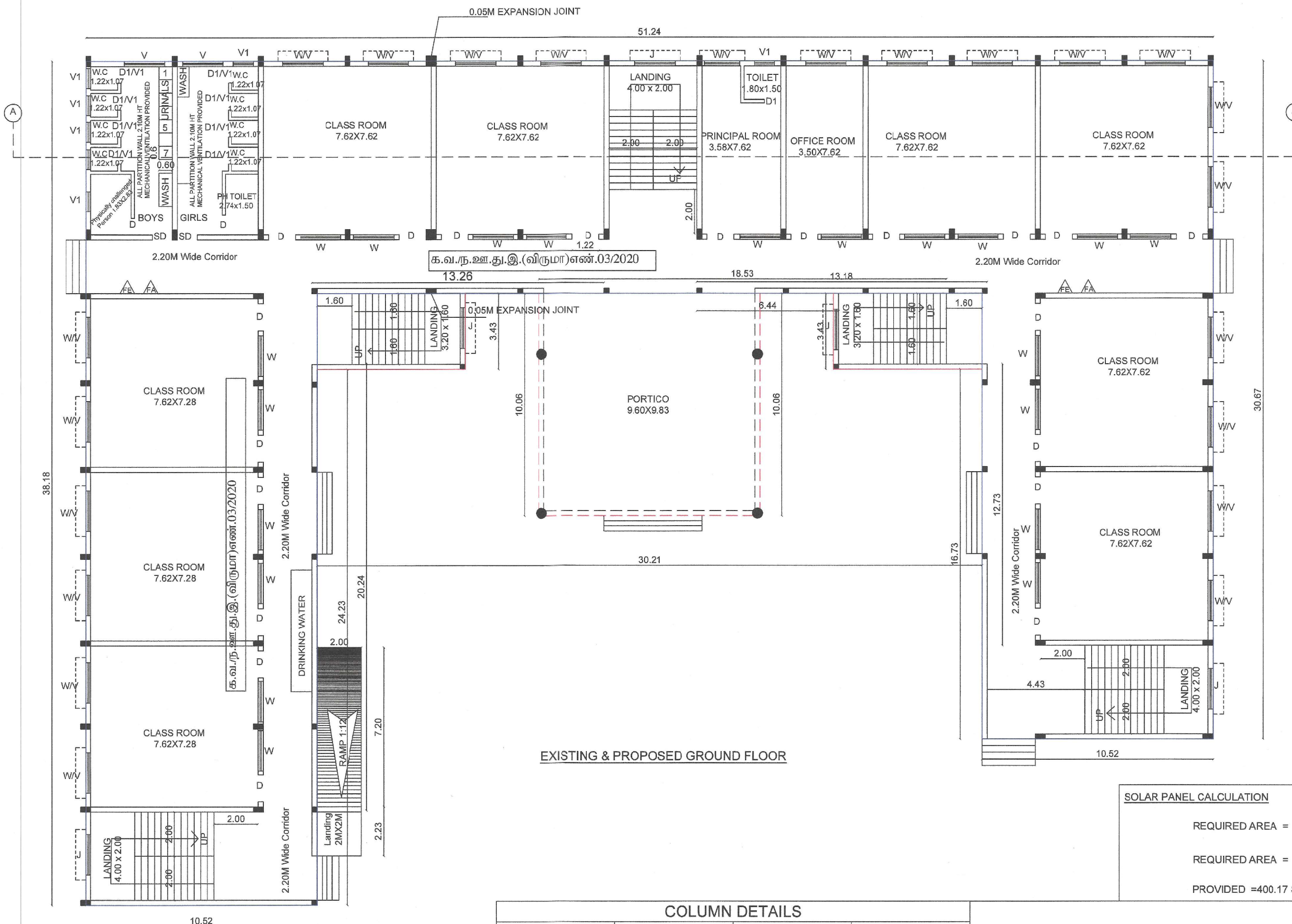
Er. B.MURUGAN B.E.,A.M.I.E.,M.E.(Struct),PE(ECI)

STRUCTURAL ENGINEER:

Er. B.MURUGAN B.E.,A.M.I.E.,M.E.(Struct),PE(ECI)

Deputy Director(I/C)
District Town and Country planning office
Virudhunagar District

SHEET NO: 2/6



District Town and Country Planning office Virudhunagar District

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JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
D	DOOR	1.22M X 2.44M
D1	DOOR	0.76M X 2.44M
SD	SLIDING DOOR	1.00M X 2.44M
W	WINDOW	2.13M X 1.52M
V	VENTILATION	2.13M X 0.90M
V1	VENTILATION	0.60M X 0.90M
J	JOLLY	2.44M X 1.00M
MG	MAIN GATE	5.00M X 2.00M

COLOUR INDEX
EXISTING ROAD
SITE BOUNDARY
EXISTING BUILDING
PROPOSED BUILDING
DRIVE WAY
FIRE HYDRANT
FIRE EXTINGUISHERS
FIRE ALARM

SOLAR PANEL CALCULATION

REQUIRED AREA = $\frac{\text{TERRACE AREA}}{3}$

REQUIRED AREA = $\frac{1191.75}{3}$ = 397.25 Sq.M

PROVIDED =400.17 Sq.M

COLUMN DETAILS

COLUMN ID	COLUMN SIZE	COLUMN NOS	CLEAR COVER
C	0.23M X 0.23M	20 NOS	40 mm
C1	0.46M X 0.23M	27 NOS	40 mm
C2	0.23M X 0.46M	30 NOS	40 mm
C3	DIA 0.46M	4 NOS	40 mm

SWP/Virudhunagar/B.P/DD TCP NO:16/2024
(This Revised in B.P/D.D.T & C.P (VNR) NO:03/2020)

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TWO WHEELER PARKING $= \frac{1383.08}{50} = 27.66 = 28.00$ NOS

CYCLE PARKING $= \frac{1383.08}{5} = 276.62 = 277$NOS

APPLICANT:

SECRETARY
THE HINDU HIGH SCHOOL COMMITTEE
SRIVILLIPUTTUR

REGISTERED ENGINEER:

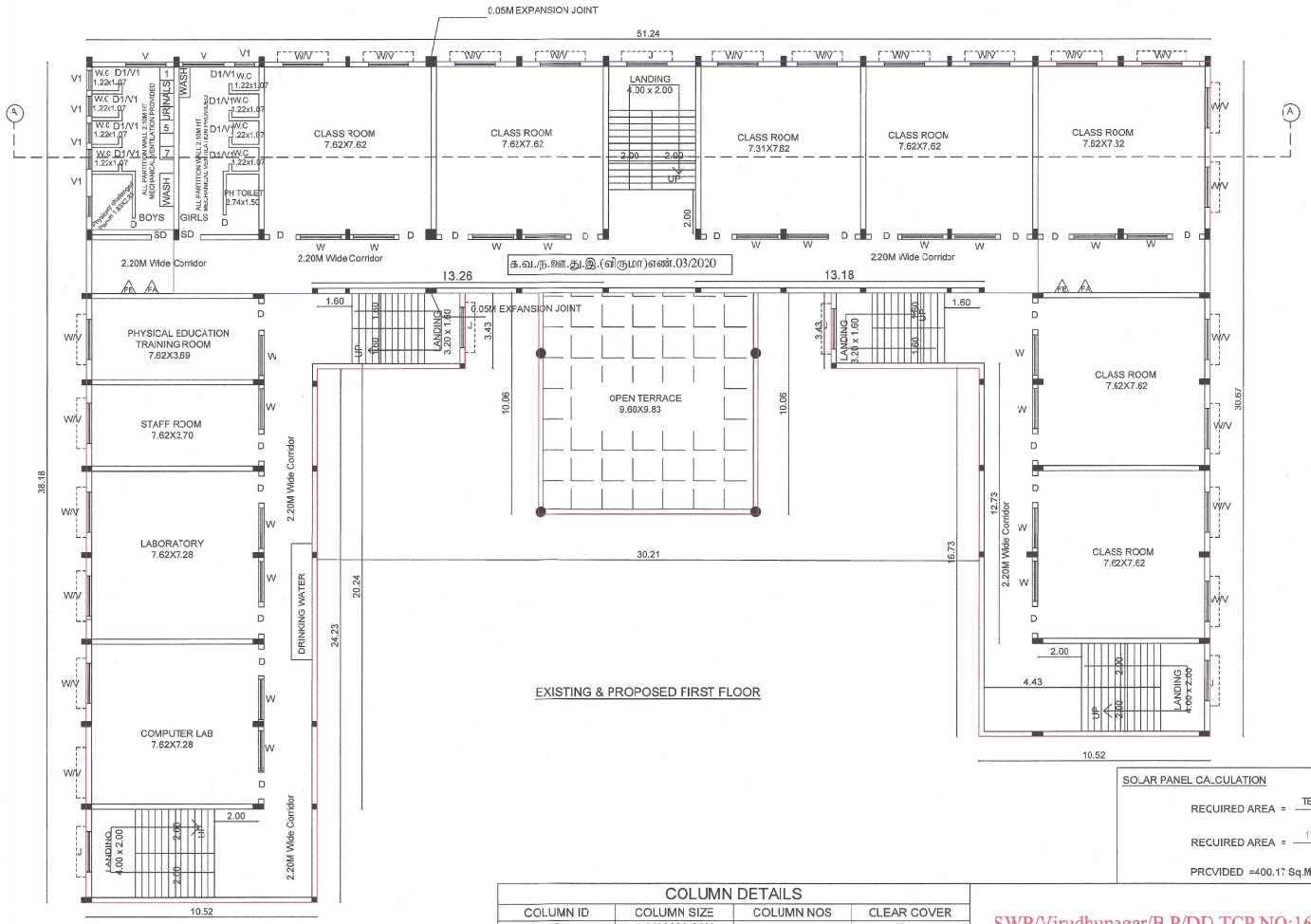
Er. B.MURUGAN B.E.,A.M.I.E.,M.E.(Struct),PE(ECI)

STRUCTURAL ENGINEER:

Er. B.MURUGAN B.E.,A.M.I.E.,M.E.(Struct),PE(ECI)

Deputy Director (I/C)
District Town and Country planning office
Virudhunagar District

SHEET NO: 3/6



District Town and Country Planning office
Virudhunagar District

Plan showing the Existing Approved Ground And First Floor Building And Additional Cum Alteration For First Floor Building And Proposed Second Floor Building in Hindu Matriculation School Building S.F.Nos:29B/2, 31,32B/1,2,3,4,5, in Ponnaganni Village , Kottaipatti Panchayat, Srivilliputhur Taluk , Virudhunagar District.

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க.வ./ரு.ஊ.து.இ.(வி/ருமா)எண்.03/2020

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BLOCK NO:1 - PROPOSED DETAILS

FLOOR NAME	FSI Area SQM	Non FSIArea SQM	Total Area SQM
GROUND FLOOR	150.14	---	150.14
FIRST FLOOR	743.96	---	743.96
SECOND FLOOR	1090.55	---	1090.55
TERRACE FLOOR	---	153.52	153.52
TOTAL AREA	1984.65	153.52	2138.17

Note: (All dimensions are in metre.) (SCALE - 1: 100)

STUDENT STRENGTH -512Nos
BOYS-160
GIRLS-352
STAFF-30

Online Application No:SWP/BPA/245423/2024
Scrutiny Reference : 7C6464CV
DCR Number : DCR62024VZVW0

REFERENCE

DESCRIPTION	CALCULATION	NA PARKING	REQUIRED	PROVIDED
FLOOR AREA RATIO	3372.85/14600.00		2.00	0.231
CAR PARKING	138308/300	2.00	5Nos	22Nos
TWO WHEELER PARKING	138308/50	2.00	2Nos	38Nos
CYCLE PARKING	138308/5		27Nos	350 Nos

PLOT COVERAGE = PLINTH AREA / SITE AREA X 100
= 1191.75 / 14600 X 100
PLOT COVERAGE = 8.16%<60%

FLOOR SPACE INDEX = BUILTUP AREA / SITE AREA = G.F+F.F+S.F / SITE AREA
= 3372.85 / SITE AREA = 3372.85 / 14600.00
F.S.I ACHIEVED = 0.231< 2.00

TOTAL F.S.I. AREA	3372.85 Sqm
TOTAL BUILT UP AREA	3526.37 Sqm
HEIGHT OF THE BUILDING	10.92 m

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
D	DOOR	1.22M X 2.44M
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J	JOLLY	2.44M X 1.00M
MG	MAIN GATE	5.00M X 2.00M

COLOUR INDEX

EXISTING ROAD	-
SITE BOUNDARY	-
EXISTING BUILDING	-
PROPOSED BJILDING	-
DRIVE WAY	-
FIRE HYDRANT	-
FIRE EXTINGUISHERS	-
FIRE ALARM	-

SOLAR PANEL CALCULATION

REQUIRED AREA = TERRACE AREA / 3
REQUIRED AREA = 1191.75 / 3 = 397.25 Sq.M
PROVIDED =400.17 Sq.M

COLUMN DETAILS

COLUMN ID	COLUMN SIZE	COLUMN NOS	CLEAR COVER
C	0.23M X 0.23M	20 NOS	40 mm
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SWP/Virudhunagar/B.P/DD TCP NO:16/2024
(This Revised in B.P/D.D.T & C.P (VNR) NO:03/2020)

PARKING CALCULATION:

CAR PARKING = (EXISTING SCHOOL BUILDING CLASS ROOM AREA + PROPOSED SCHOOL BUILDING CLASS ROOM AREA) / 300
= (747.01+636.07) / 300 = 1383.08 / 300 = 4.61 = 5.00 NOS

TWO WHEELER PARKING = 1383.08 / 50 = 27.66 = 28.00 NOS

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APPLICANT:

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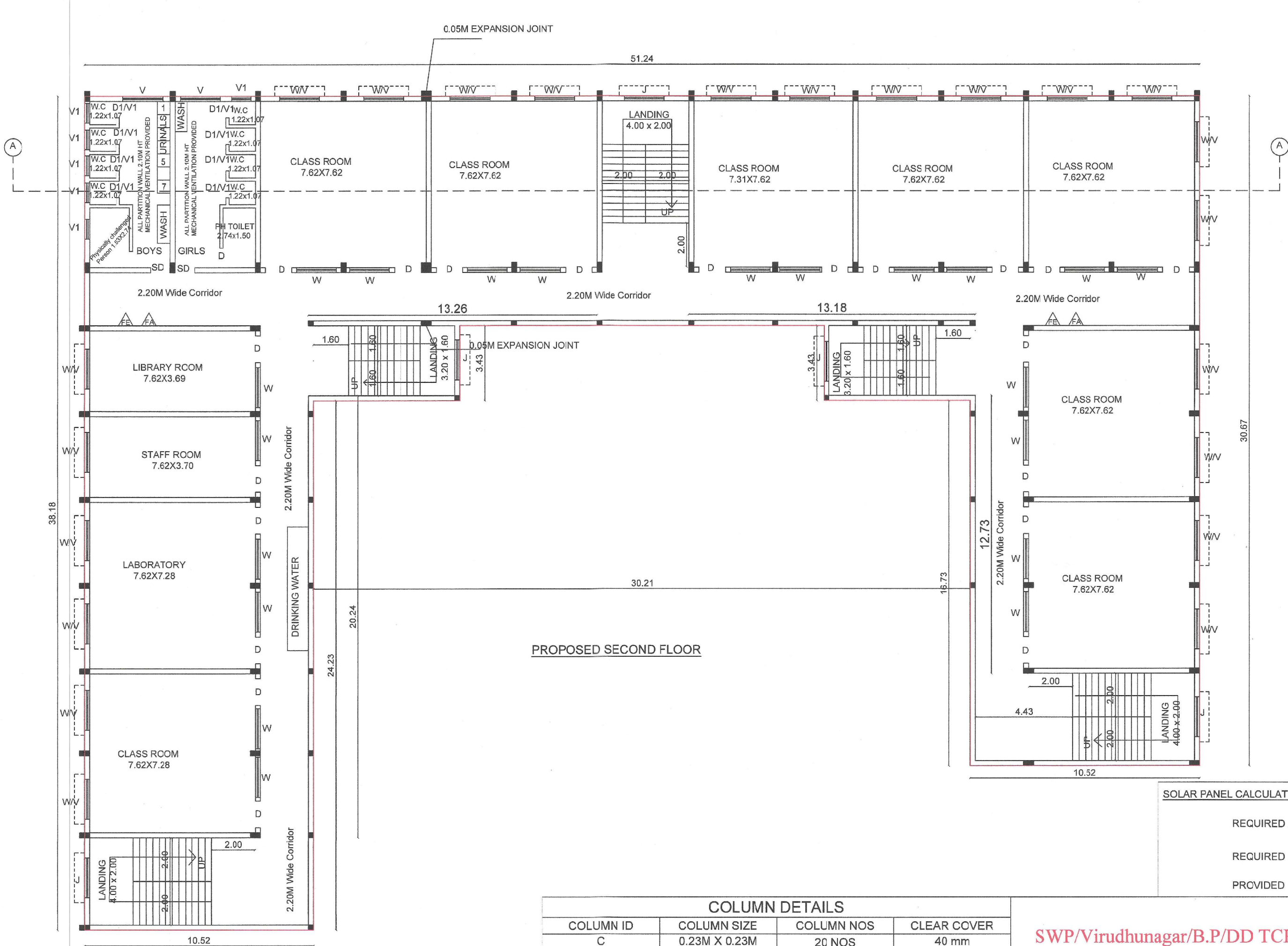
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STRUCTURAL ENGINEER:

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Deputy Director (I/C)
District Town and Country planning office
Virudhunagar District

SHEET NO: 4/6



District Town and Country Planning office
Virudhunagar District

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க.வ.ந.ஊ.து.இ.(விருமா)எண்.03/2020

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SWP/Virudhunagar/B.P/DD TCP NO:16/2024
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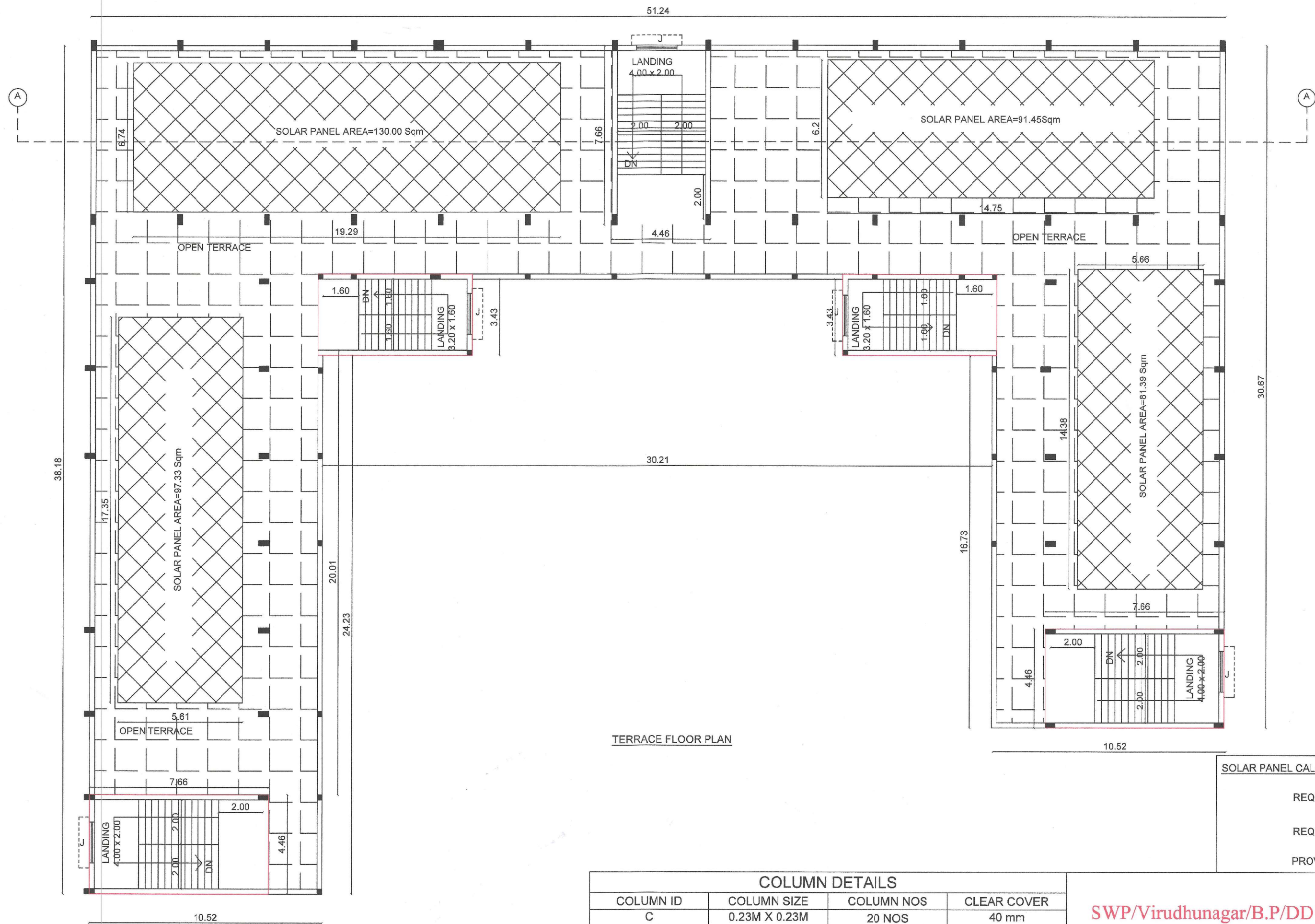
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[signature]
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REGISTERED ENGINEER:
[signature]
Er. B.MURUGAN B.E.,A.M.I.E.,M.E.(Struct),PE(ECI)
Chartered Engineer/ Registered Engineer / Registered Structural Engineer/ Registered Construction Engineer / Professional Engineer
Totalstation Surveyor/ Valuer
Reg No: DTCP/RE001/2024/Gr-II
Reg NO:DTCP/SE001/2023/Gr-II
Reg No: DTCP/CE001/2024
Reg No: PE/00065/2023
PM Construction & Survey
Collectorate Office (Opp), NH-44 Main Road
Virudhunagar-626002
Mobile: 9443977741 / 8220957741

STRUCTURAL ENGINEER:
[signature]
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Deputy Director (I/C)
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Virudhunagar District

SHEET NO: 5/6



TERRACE FLOOR PLAN

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BLOCK NO:1 - PROPOSED DETAILS

FLOOR NAME	FSI Area SQM	Non FSIArea SQM	Total Area SQM
GROUND FLOOR	150.14	---	150.14
FIRST FLOOR	743.96	---	743.96
SECOND FLOOR	1090.55	---	1090.55
TERRACE FLOOR	----	153.52	153.52
TOTAL AREA	1984.65	153.52	2138.17

Note:
(All dimensions are in metre.)
(SCALE - 1: 100)

STUDENT STRENGTH -512Nos
BOYS-160
GIRLS-352
STAFF-30

Online Application No:SWP/BPA/245423/2024
Scrutiny Reference : 7C9464CV
DCR Number : DCR62024VZVW0

REFERENCE

DESCRIPTION	CALCULATION	DA PARKING	REQUIRED	PROVIDED
FLOOR AREA RATIO	3372.85/14600.00		2.00	0.231
CAR PARKING	1383.08/300	2.00	5Nos	22Nos
TWO WHEELER PARKING	1383.08/50	2.00	28Nos	38Nos
CYCLE PARKING	1383.08/5		277Nos	350 Nos

PLOT COVERAGE = $\frac{\text{PLINTH AREA}}{\text{SITE AREA}} \times 100$

$= \frac{1191.75}{14600} \times 100$

PLOT COVERAGE = 8.16%<60%

FLOOR SPACE INDEX = $\frac{\text{BUILTUP AREA}}{\text{SITE AREA}} = \frac{\text{G.F+F.F+S.F}}{\text{SITE AREA}}$

$= \frac{3372.85}{\text{SITE AREA}} = \frac{3372.85}{14600.00}$

F.S.I ACHIEVED = 0.231< 2.00

TOTAL F.S.I. AREA	3372.85 Sqm
TOTAL BUILT UP AREA	3526.37 Sqm
HEIGHT OF THE BUILDING	10.92 m

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
D	DOOR	1.22M X 2.44M
D1	DOOR	0.76M X 2.44M
SD	SLIDING DOOR	1.00M X 2.44M
W	WINDOW	2.13M X 1.52M
V	VENTILATION	2.13M X 0.90M
V1	VENTILATION	0.60M X 0.90M
J	JOLLY	2.44M X 1.00M
MG	MAIN GATE	5.00M X 2.00M

COLOUR INDEX

- EXISTING ROAD -
- SITE BOUNDARY -
- EXISTING BUILDING -
- PROPOSED BUILDING -
- DRIVE WAY -
- FIRE HYDRANT -
- FIRE EXTINGUISHERS -
- FIRE ALARM -

SOLAR PANEL CALCULATION

REQUIRED AREA = $\frac{\text{TERRACE AREA}}{3}$

REQUIRED AREA = $\frac{1191.75}{3}$ = 397.25 Sq.M

PROVIDED =400.17 Sq.M

COLUMN DETAILS

COLUMN ID	COLUMN SIZE	COLUMN NOS	CLEAR COVER
C	0.23M X 0.23M	20 NOS	40 mm
C1	0.46M X 0.23M	27 NOS	40 mm
C2	0.23M X 0.46M	30 NOS	40 mm
C3	DIA 0.46M	4 NOS	40 mm

SWP/Virudhunagar/B.P/DD TCP NO:16/2024
(This Revised in B.P/D.D.T & C.P (VNR) NO:03/2020)

PARKING CALCULATION:

CAR PARKING = $\frac{\text{EXISTING SCHOOL BUILDING CLASS ROOM AREA} + \text{PROPOSED SCHOOL BUILDING CLASS ROOM AREA}}{300}$

$= \frac{747.01+636.07}{300} = \frac{1383.08}{300} = 4.61 = 5.00$ NOS

TWO WHEELER PARKING $= \frac{1383.08}{50} = 27.66 = 28.00$ NOS

CYCLE PARKING $= \frac{1383.08}{5} = 276.62 = 277$NOS

APPLICANT:

SECRETARY
THE HINDU HIGH SCHOOL COMMITTEE
SRIVILLIPUTTUR

REGISTERED ENGINEER:

Er. B.MURUGAN B.E.,A.M.I.E.,M.E.(Struct),PE(ECI)
Chartered Engineer/ Registered Engineer / Registered Structural Engineer
Registered Construction Engineer / Professional Engineer
Totalstation Surveyor/ Valuer
Reg No: DTCP/RE001/2024/Gr-II
Reg NO:DTCP/SE001/2023/Gr-II
Reg No: DTCP/CE001/2024
Reg No: PE/00065/2023
PM Construction & Survey
Collectorate Office (Opp), NH-44 Main Road
Virudhunagar-626002
Mobile: 9443977741 / 8220957741
Mail id:pmconstructionsurvey@gmail.com

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Deputy Director (I/C)
District Town and Country planning office
Virudhunagar District

SHEET NO:6/6

District Town and Country Planning office Virudhunagar District

Plan showing the Existing Approved Ground And First Floor Building And Additional Cum Alteration For First Floor Building And Proposed Second Floor Building in Hindu Matriculation School Building S.F.Nos:29B/2, 31,32B/1,2,3,4,5, in Ponnaganni Village , Kottaipatti Panchayat, Srivilliputhur Taluk , Virudhunagar District.

SITE AREA - 157096.00 Sq.ft - 14600.00 Sq.m - 3.61 Acres

AREA STATEMENT	SQM
AREA OF THE SITE [As per Documnet]	14600.00
AREA OF THE SITE [As per PATTA]	14600.00
SUPER IMPOSED PLOT AREA	14600.00

APPROVED EXISTING SCHOOL BUILDING AREA STATEMENT
ந.வ.ந.ஊ.தி.இ.(விருமா)எண்.03/2020

BLOCK NO:1 - EXITING DETAILS

FLOOR NAME	FSI Area SQM	Non FSIArea SQM	Total Area SQM
GROUND FLOOR	1041.61	----	1041.61
FIRST FLOOR	346.59	----	346.59
HEAD ROOM	----	102.54	102.54
TOTAL AREA	1388.20	102.54	1490.74

BLOCK NO:1 - PROPOSED DETAILS

FLOOR NAME	FSI Area SQM	Non FSIArea SQM	Total Area SQM
GROUND FLOOR	150.14	----	150.14
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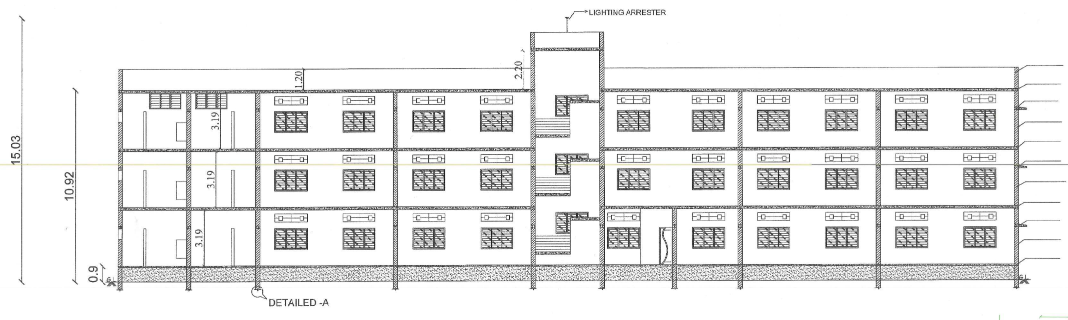
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HEIGHT OF THE BUILDING	10.92 m

JOINERY DETAILS

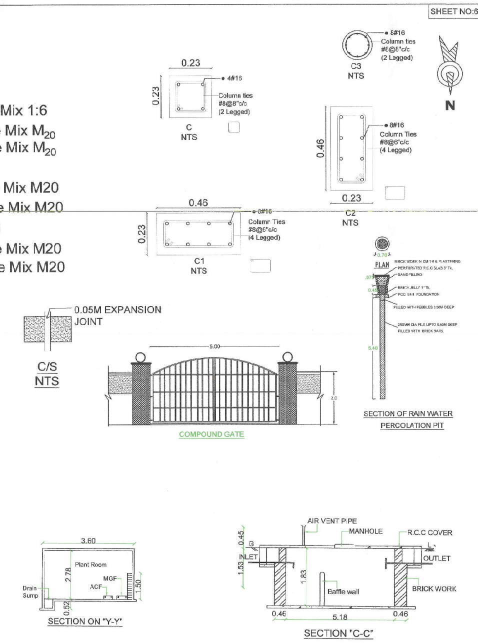
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MG	MAIN GATE	5.00M X 2.00M

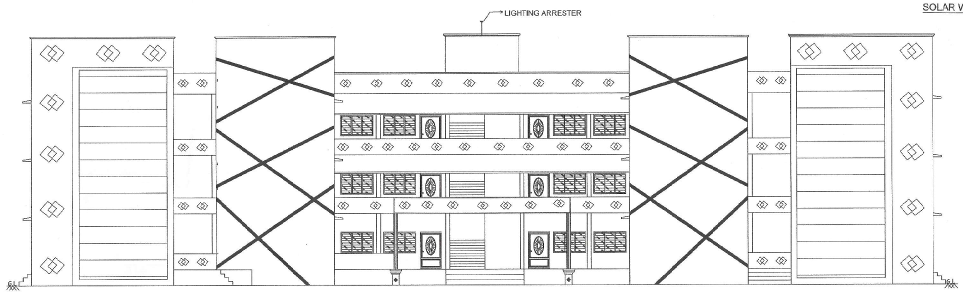
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Deputy Director (I/C)
District Town and Country planning office
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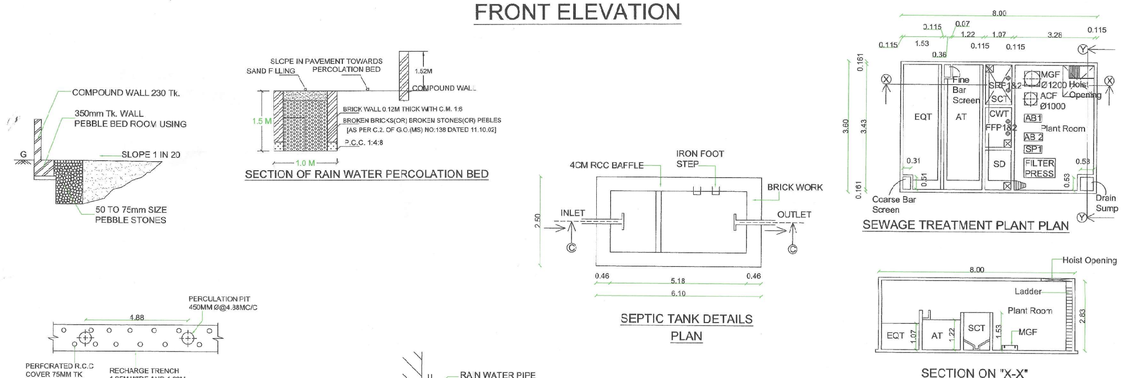


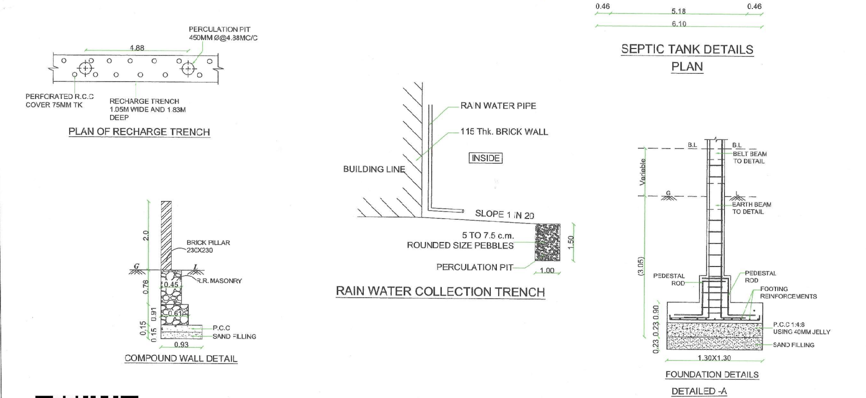
Parapet Wall Brick Work Mix 1:6
S.F.R.C.C Roof Concrete Mix M_{20}
S.F.R.C.C Lintel Concrete Mix M_{20}
9" Tk Brick Work Mix 1:6
F.F.R.C.C Roof Concrete Mix M20
F.F.R.C.C Lintel Concrete Mix M20
9" Tk Brick Work Mix 1:6
G.F.R.C.C Roof Concrete Mix M20
G.F.R.C.C Lintel Concrete Mix M20
9" Tk Brick Work Mix 1:6
Flooor Finish





FRONT ELEVATION





SOLAR PANEL CALCULATION:

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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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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.