

PP

APPROVAL RECORD

# Planning Permission

Tiruppur

Tiruppur district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

**DTCP**

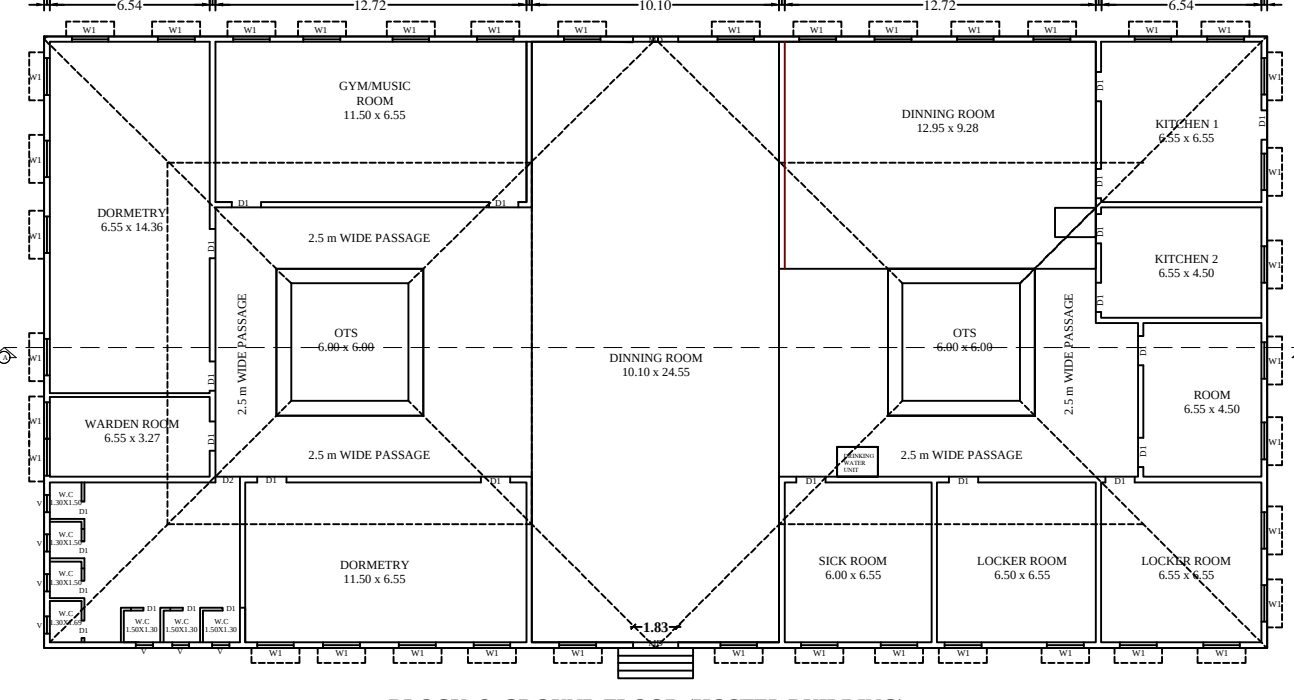
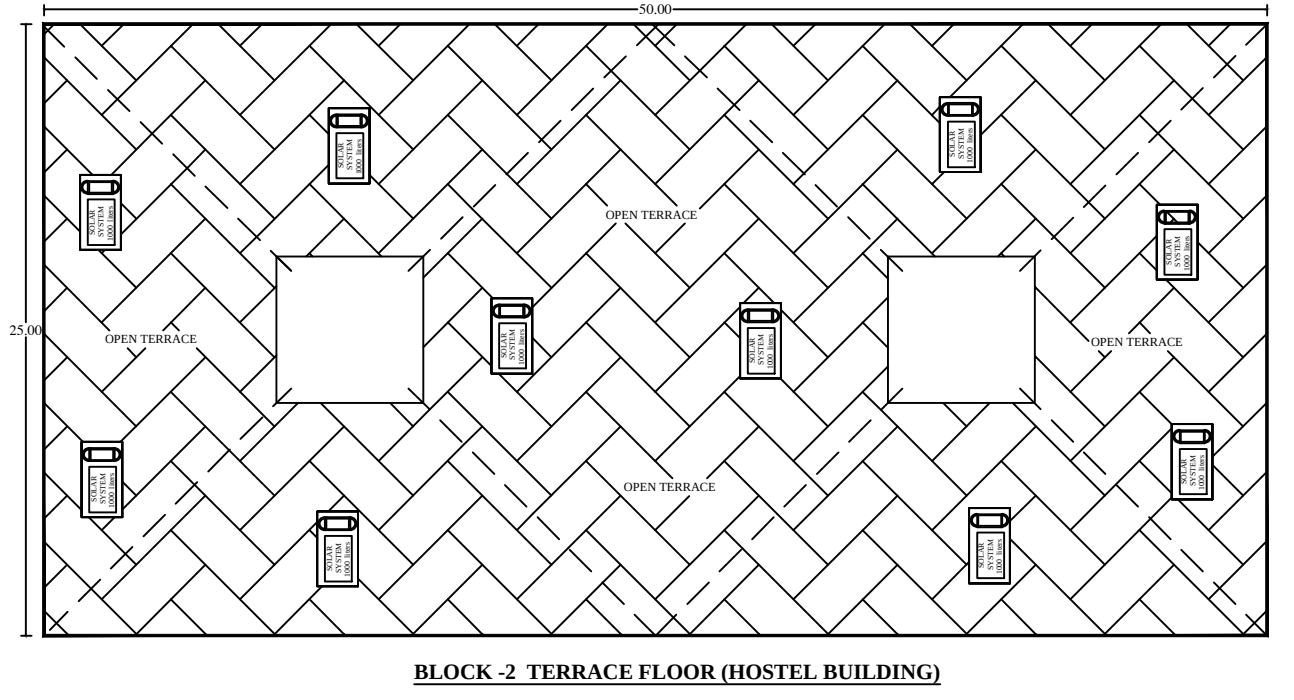
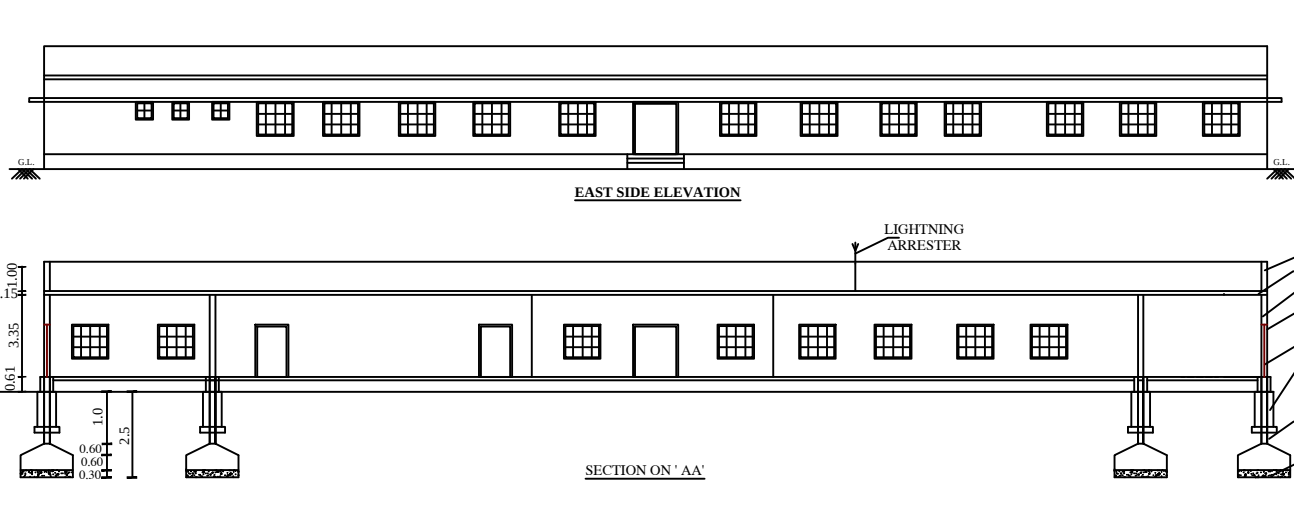
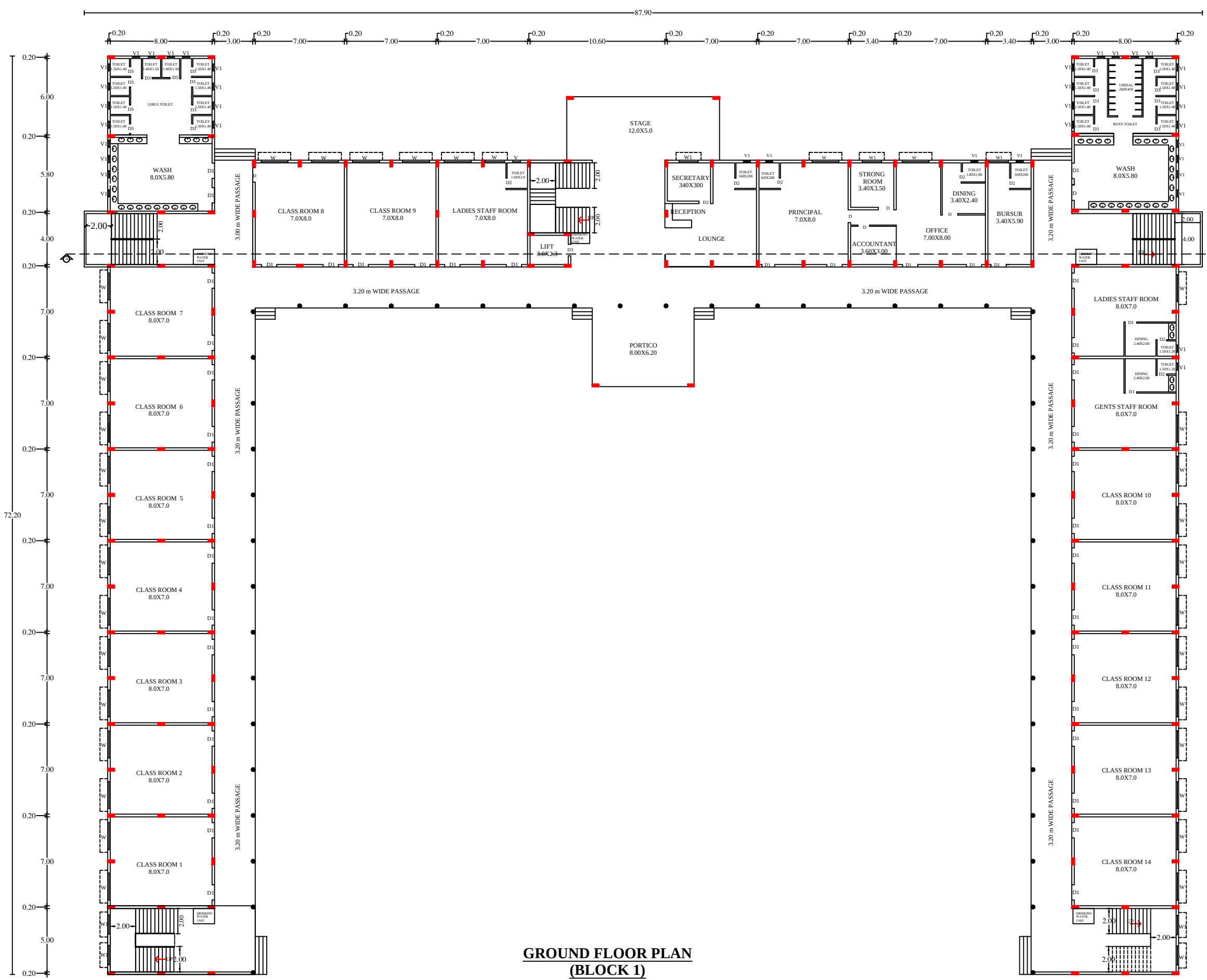
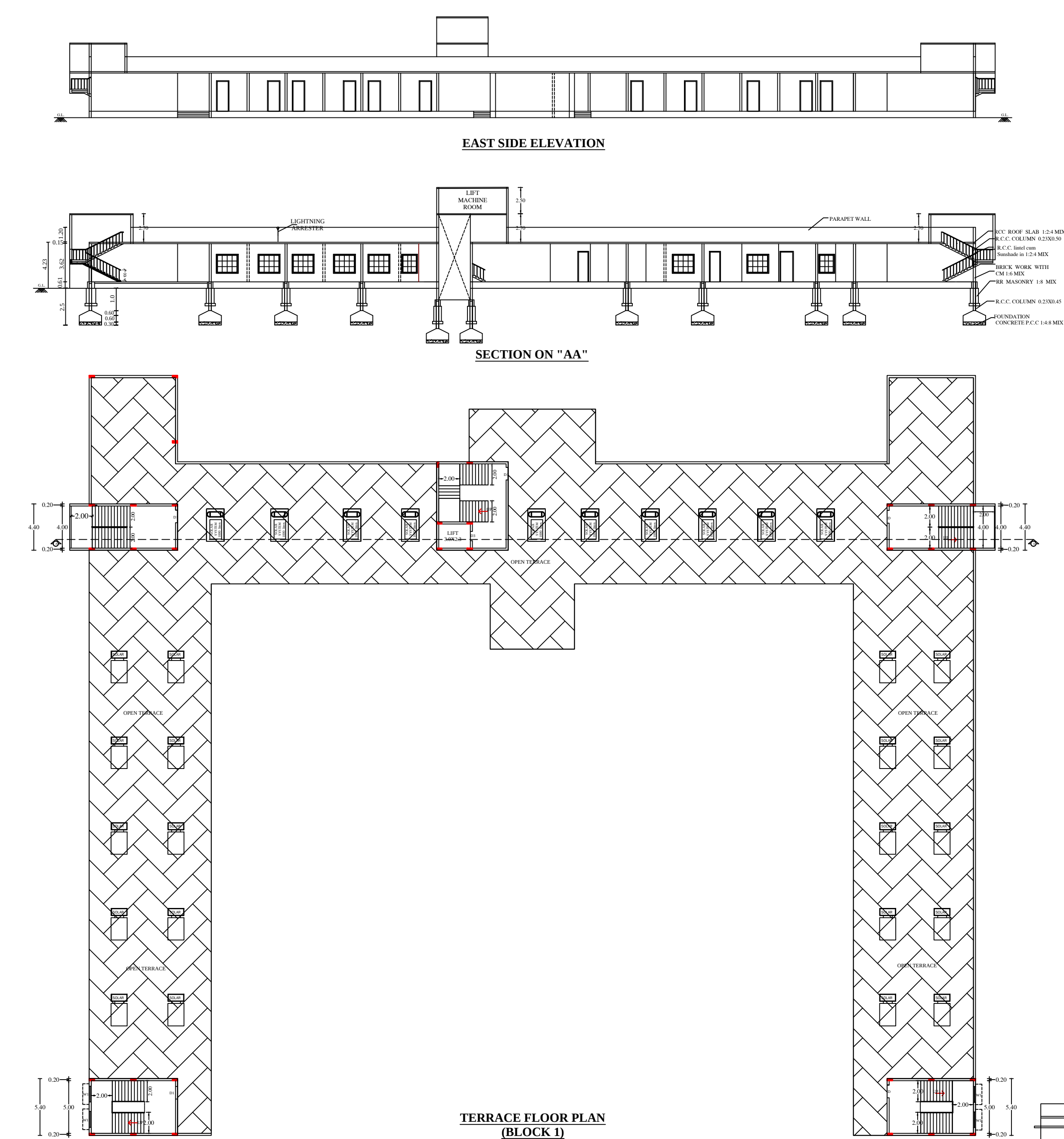
The approval as the planning authority issued it, reproduced in full behind this page.

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

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF (BLOCK 1)R.C.C ROOF GROUND FLOOR SECONDARY SCHOOL BUILDING AND (BLOCK 2) RCC ROOF HOSTEL BUILDING IN RE.S.F.No: 1416/1, 1416/4A, 1416/4B, 1416/6 AT ALAMPALAYAM VILLAGE, KOLUTHUPALAYAM TOWN PANCHAYAT, DHARAPURAM TALUK, TIRUPPUR DISTRICT.

APPLICANT: M/s. MCBS EMMAUS PROVINCE

REPRESENTED BY ITS' TRUSTEE - Fr.DOMINIC MUNDATT.

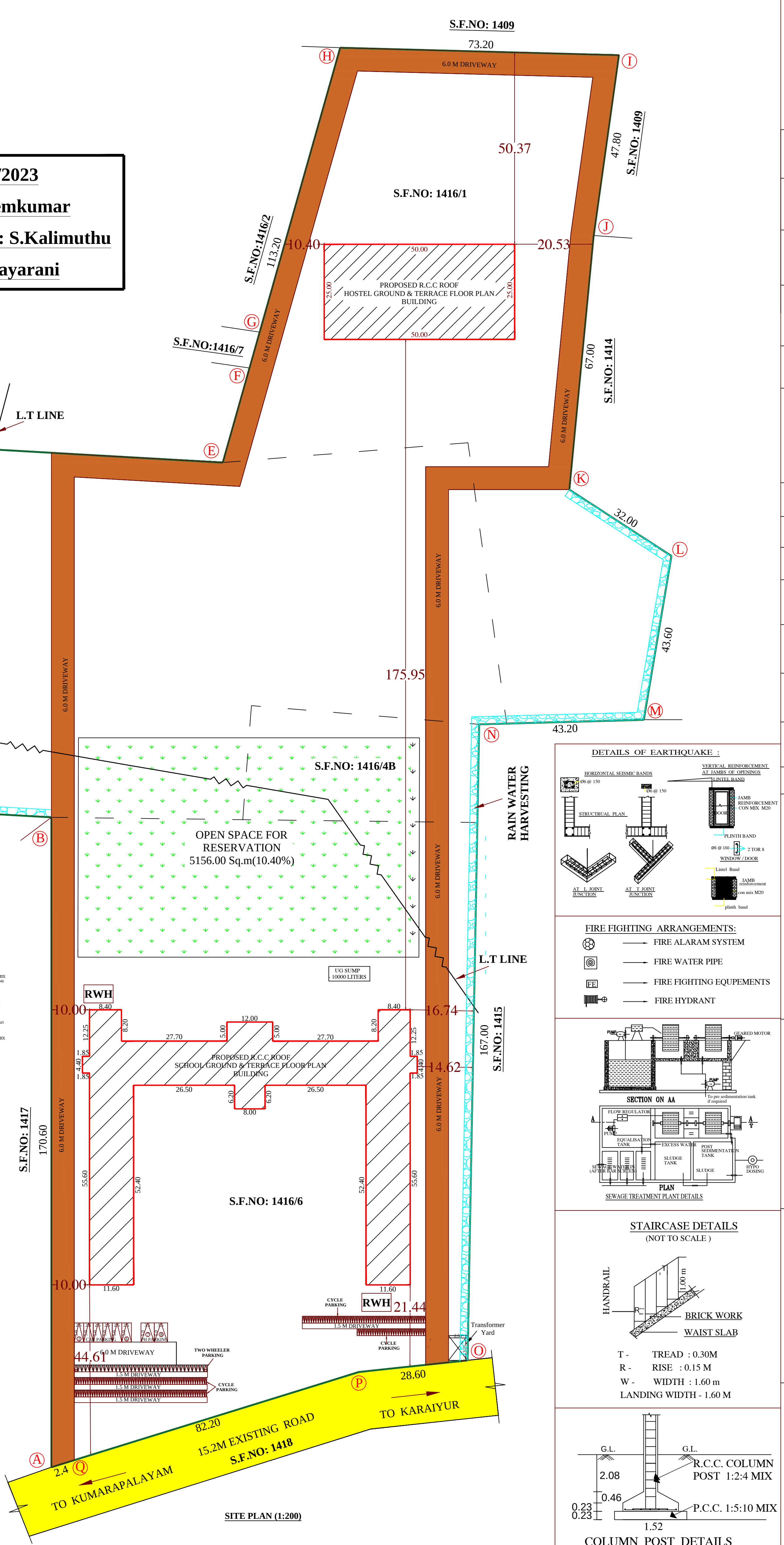


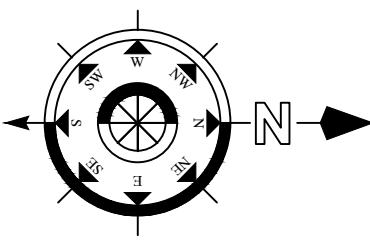
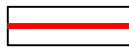
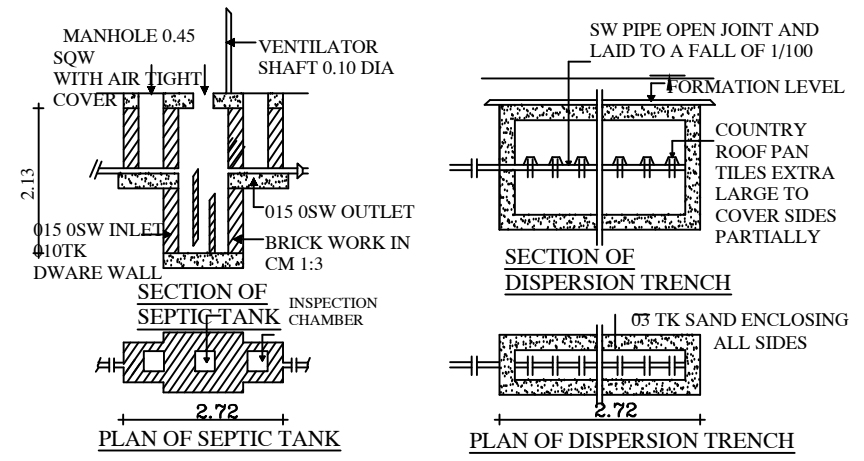
BP / TCP / (TD) / NO : 42/2023

Planning Assistant : V.Premkumar

Draughtsman Grade - III : S.Kalimuthu

Surveyor / A.D. Man : B.Jayarani



| ONLINE APPLICATION NO:SWP/BPA/009637/2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |                                                                                                               |                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------|----------------------------|
| SCALE - 1: 100                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 | ALL DIMENSION ARE IN METRE                                                                                    |                            |
| SITE AREA DETAILS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |                            |                            |
| AS PER DOCUMENT = 12.25 Acres.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |                                                                                                               |                            |
| AS PER PATTA = 49600.00 Sq.m.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 |                                                                                                               |                            |
| AS PER SUPER IMPOSED AREA = 49000.00 Sq.m.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |                                                                                                               |                            |
| PROPOSED BUILDING AREA DETAILS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | FSI AREA (Sq.m) | NON FSI AREA (Sq.m)                                                                                           | TOTAL BUILT UP AREA (Sq.m) |
| (BLOCK 1) GROUND FLOOR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 2456.00         | ----                                                                                                          | 2456.00                    |
| (BLOCK 1) HEADROOM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ----            | 238.04                                                                                                        | 238.04                     |
| (BLOCK 2) GROUND FLOOR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1178.10         | 72.00                                                                                                         | 1250.10                    |
| TOTAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 3634.10         | 310.04                                                                                                        | 3944.14                    |
| FLOOR SPACE INDEX (FSI) = $\frac{\text{F.S.I Area}}{\text{Area of the Site}} = \frac{3634.10}{49000.00} = 0.074 < 2.0$                                                                                                                                                                                                                                                                                                                                                                                                                  |                 |                                                                                                               |                            |
| OPEN SPACE FOR RESERVATION - 5156.00 Sqm.(10.40 %)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |                                                                                                               |                            |
| DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                 | Required                                                                                                      | Provided                   |
| CLASS ROOM AREA :300SQ.M                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 | HOSTEL BUILDING :10 ROOMS                                                                                     |                            |
| 1 Car Space for every 300 sqm., of Class Room area (Including PH Parking)                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 | 8                                                                                                             | 8                          |
| (I) 1 Two Wheeler space for every 50 sqm., of Class Room area                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 | 33                                                                                                            | 35                         |
| (II) 1 Two Wheeler space for every 10 Rooms Hostel Building area                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 | 2                                                                                                             |                            |
| 1 Cycle space for every 5 sqm., of Class Room area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 | 200                                                                                                           | 210                        |
| DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | METERS          | COLOUR INDEX:-                                                                                                |                            |
| MD MAIN DOOR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1.83 x 2.13     | EXISTING ROAD            |                            |
| D DOOR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1.22 x 2.13     | APPLICANT SITE BOUNDARY  |                            |
| D1 DOOR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1.20 x 2.13     | PROPOSED BUILDING        |                            |
| D2 DOOR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.80 x 2.13     |                                                                                                               |                            |
| D3 DOOR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.75 x 2.13     | RAIN WATER HARVESTING    |                            |
| W WINDOW                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 2.11 x 1.83     | OPEN SPACE RESERVATION   |                            |
| W1 WINDOW                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1.50 x 1.83     | DRIVE WAY                |                            |
| V VENTILATOR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 0.76 x 0.61     |                                                                                                               |                            |
| V1 VENTILATOR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1.22 x 0.61     |                                                                                                               |                            |
| D1 TOILET DOOR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0.76 x 2.13     |                                                                                                               |                            |
| <div>DETAILED DRAWING FOR SEPTIC TANK WITH DISPERSION TRENCH 225 GALLONS CAPACITY OF 1000 LITRES</div> <div></div> <div>REGISTERED STRUCTURAL ENGINEER:</div> <div><br/>Fr. R. ANBARASU, M.E.(Str), AME, STRUCTURAL ENGINEER, Reg No. 157/L/S/2019/00013, Reg No. 157/L/S/2019/00013, New Court 2/2p, KANGAYAM-637 001, Tiruppur (DT), CELL: 978600-996</div> |                 |                                                                                                               |                            |
| <div>REGISTERED ENGINEER:</div> <div><br/>Fr. SURENDRAN K.V. B.E., REGISTERED ENGINEER GRADE - II, RG No - TD/RE-II/2021/001/001, No.191B, LAKSHMI NAGAR, KOVAI ROAD KANGAYAM, TIRUPUR - 638 701</div>                                                                                                                                                                                                                                             |                 |                                                                                                               |                            |
| APPLICANT:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |                                                                                                               |                            |

# 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](#)



# 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



# 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**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

