PP APPROVAL RECORD

Planning Permission

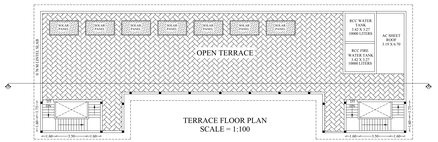
Tiruppur district, Tamil Nadu

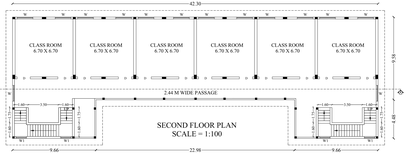
APPROVAL TYPE
Building Plan

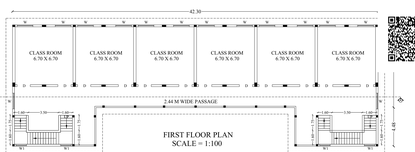
ISSUING AUTHORITY
DTCP

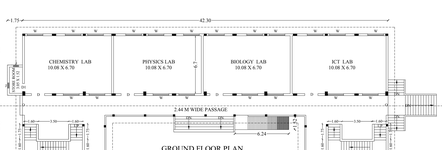
The approval as the planning authority issued it, reproduced in full behind this page.

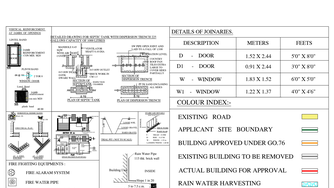
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.











SITE PLAN SHOWING THE EXISTING CONSTRUCTION OF RCC ROOF GROUND +1 FLOOR SCHOOL BUILDING (BLOCK-1), RCC ROOF GROUND +1 FLOOR PRINCIPAL GUEST BUILDING (BLOCK-2), RCC ROOF GROUND +1 FLOOR TOILET BUILDING (BLOCK-3), RCC ROOF GROUND +2 FLOOR SCHOOL BUILDING (BLOCK-4), RCC ROOF GROUND +1 FLOOR SCHOOL BUILDING(BLOCK-5), RCC ROOF GROUND +1 FLOOR SCHOOL ACTIVITY ROOM BUILDING (BLOCK-6), RCC ROOF GROUND FLOOR ACTIVITY ROOM & TOILET BUILDING (BLOCK-7A), RCC ROOF GROUND FLOOR SPORTS GOODS ROOM BUILDING (BLOCK-7B), RCC ROOF GROUND FLOOR KITCHEN BUILDING (BLOCK-8), RCC ROOF GROUND FLOOR DINNING HALL BUILDING & FIRST FLOOR DINNING HALL, ACTIVITY ROOM,GUEST ROOM BUILDING (BLOCK-9), RCC ROOF GROUND FLOOR TOILET BUILDING (BLOCK-10), RCC GROUND FLOOR +2 FLOOR SCHOOL BUILDING (BLOCK-11) IN S.F.NOS.250/1B2, 250/2B3B, 250/1C, 250/2B4, 251, 252/1, 256, 257/1C1, 257/1C2, 257/2B2, 438/2A2, 438/2A3, 439/10, PALANGARAI VILLAGE & PANCHAYAT, AVINASHI TALUK, TIRUPPUR DISTRICT.

APPLICANT : T.E.A EDUCATIONAL AND CULTURAL ACADEMY
REPRESENTED BY IT'S MANAGING TRUSTEE Mr.N. CHANDRAN

ONLINE APPLICATION NUMBER:SWP/BPA/071051/2023, Dated:01-12-2023

SITE AREA DETAILS :
AS PER DOCUMENT = 23.43 ACRE
AS PER PATTA = 94817.93 SQ.M
AS PER SUPER IMPOSED = 96157.52 SQ.M

ALL DIMENSION ARE IN METRE

SCALE :
SITE PLAN = 1:400
BUILDING PLAN = 1:100

N
NW NE
W E
SW SE
S

SITE AREA DETAILS:
AS PER DOCUMENT = 23.43 ACRE (or) 94817.93 SQ.M

EXISTING BUILDING AREA DETAILS	FSI AREA (Sqm.)	NON FSI AREA (Sqm.)	TOTAL BUILT UP AREA (Sqm.)
BLOCK - 1 SCHOOL BUILDING			
GROUND FLOOR	907.58	----	907.58
FIRST FLOOR	929.75	----	929.75
HEAD ROOM	----	67.60	67.60
TOTAL	1837.33	67.60	1904.93
BLOCK - 2 PRINCIPAL GUEST BUILDING			
GROUND FLOOR	141.11	----	141.11
FIRST FLOOR	145.62	----	145.62
TOTAL	286.73	----	286.73
BLOCK - 3 TOILET BUILDING			
GROUND FLOOR	169.46	----	169.46
FIRST FLOOR	173.68	----	173.68
TOTAL	343.14	----	343.14
BLOCK - 4 SCHOOL BUILDING			
GROUND FLOOR	567.89	----	567.89
FIRST FLOOR	567.89	----	567.89
SECOND FLOOR	567.89	----	567.89
HEAD ROOM	----	52.20	52.20
TOTAL	1703.67	52.20	1755.87
BLOCK - 5 SCHOOL BUILDING			
GROUND FLOOR	689.63	----	689.63
FIRST FLOOR	492.69	----	492.69
HEAD ROOM	----	22.83	22.83
TOTAL	1182.32	22.83	1205.15

EXISTING BUILDING AREA DETAILS	FSI AREA (Sqm.)	NON FSI AREA (Sqm.)	TOTAL BUILT UP AREA (Sqm.)
BLOCK - 6 ACTIVITY BUILDING			
GROUND FLOOR	811.14	----	811.14
FIRST FLOOR	811.14	----	811.14
HEAD ROOM	----	20.89	20.89
TOTAL	1622.28	20.89	1643.17
BLOCK - 7 A ACTIVITY & TOILET BUILDING			
GROUND FLOOR	982.51	----	982.51
HEAD ROOM	----	24.20	24.20
TOTAL	982.51	24.20	1006.71
BLOCK - 7 B SPORTS ROOM BUILDING			
GROUND FLOOR	60.93	----	60.93
BLOCK - 8 KITCHEN BUILDING			
GROUND FLOOR	509.28	----	509.28
HEAD ROOM	----	60.14	60.14
TOTAL	509.28	60.14	569.42
BLOCK - 9 MINING HALL ACTIVITY ROOM & GUEST ROOM BUILDING			
GROUND FLOOR	1322.57	----	1322.57
GI SHEET ROOF	103.03	----	103.03
FIRST FLOOR	1322.57	----	1322.57
HEAD ROOM	----	93.30	93.30
TOTAL	2748.17	93.30	2841.47
BLOCK - 10 TOILET BUILDING			
GROUND FLOOR	201.47	----	201.47
TOTAL	201.47	----	201.47
TOTAL BLOCK-1 to BLOCK-10	11479.83	341.16	11820.99

EXISTING BUILDING (Sqm.)	FSI AREA (Sqm.)	NON FSI AREA (Sqm.)	TOTAL BUILT UP AREA (Sqm.)
BLOCK - 11 - SCHOOL BUILDING			
GROUND FLOOR	497.93	----	497.93
FIRST FLOOR	491.79	----	491.79
SECOND FLOOR	491.79	----	491.79
HEAD ROOM	----	54.56	54.56
TOTAL	1481.51	54.56	1536.07
TOTAL BLOCK-1 to BLOCK-11	12961.34	**395.72**	**13447.06**
APPROVED AREA UNDER GO.76	11479.83	**341.16**	**11910.99**
NEW APPROVAL AREA	**1481.51**	**54.56**	**1536.07**

FLOOR SPACE INDEX (FSI) = P. S.I. Area / Area of the Site
= 13961.34 / 94817.93
= 0.137< 1.50

OPEN SPACE RESERVATION (OSR):
OSR Required = 96157.52 x 10 % = 9615.75 SQM
OSR Provided = 9802.35 SQM (10.19 %)

HEIGHT OF BUILDING = 11.58 M

PARKING DEATILS :

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	3	60+5
BIKE PARKING	17	180
CYCLE PARKING	164	720

G. SIDDANNA B.E.M.I.E.(I.)
Assistant Director Engineer Grade-II
(Retired from Govt. Service)
Avinashi Panchayat Union
Tiruppur District

REGISTERED STRUCTURAL ENGINEER

G. SIDDANNA B.E.M.I.E.(I.)
Assistant Director Engineer Grade-II
(Retired from Govt. Service)
Avinashi Panchayat Union
Tiruppur District
Cell No. 9443 2343 71

REGISTERED ENGINEER

APPLICANT :

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
3/350/2 Mettukuppam,
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.