PP APPROVAL RECORD

Planning Permission

Dindigul

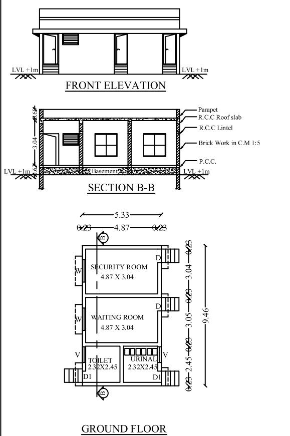
Dindigul district, Tamil Nadu

APPROVAL TYPE
Building Plan

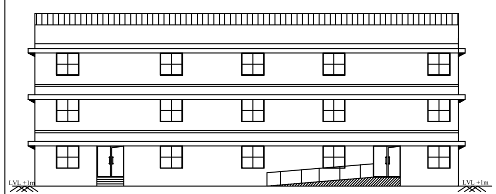
ISSUING AUTHORITY
DTCP

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

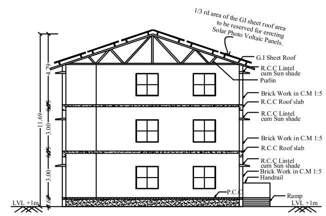
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



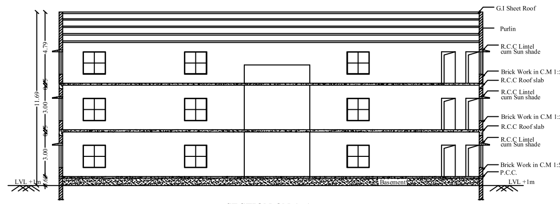
BLOCK -1 : SECURITY ROOM, WAITING HALL & TOILET



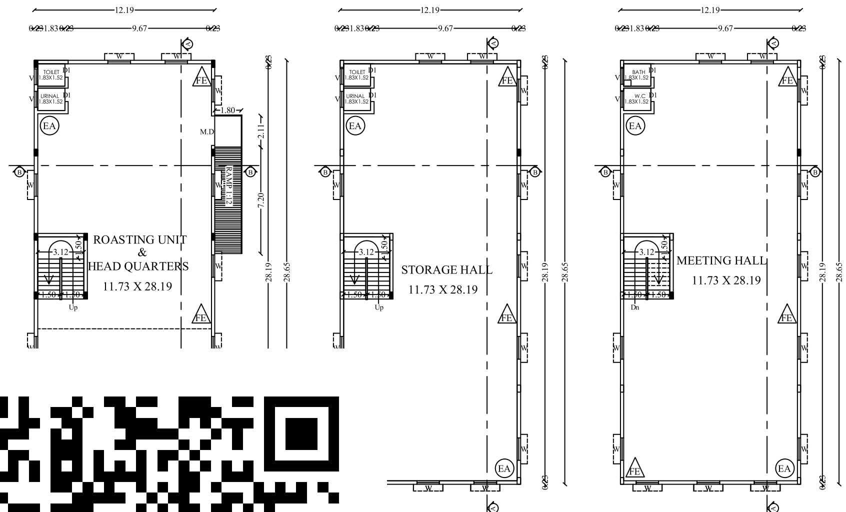
FRONT ELEVATION



SECTION ON B-B



SECTION ON A-A



...RST FLOOR

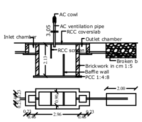
SECOND FLOOR

...2 - ROASTING UNIT & HEAD QUARTERS BUILDING

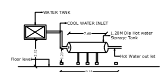
SCHEDULE OF JOINERY DETAILS		
G	GATE	4.02 X 4.02
M.D	MAIN DOOR	2.00 X 2.44
D	DOOR	0.91 X 2.13
D1	DOOR 1	0.76 X 2.13
W	WINDOW	1.52 X 1.52
V	VENTILATOR	1.07 X 0.60

NOTE :

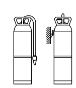
1) DRAINAGE TO BE CONNECTED WITH PUBLIC SEWER WITH NECESSARY PERMISSION
2) SOLAR WATER HEATING SYSTEM TO BE PROVIDED IN TERRACE FLOOR
3) RAIN WATER HARDVESTING SYSTEM TO BE PROVIDED
4) STP AND RECYCLING UNIT OF WASTE WATER TO BE PROVIDED IN THE SITE
5) STRUCTURE IS SAFE FOR EARTHQUAKE
6) FE:FIRE EXTINGUISHING SYSTEM PROVIDED IN ALL FLOORS
7) EA:EXTINGUISHING ALARM PROVIDED IN ALL FLOORS
8) MV:MECHANCIAL VENTILATION TO BE PROVIDED



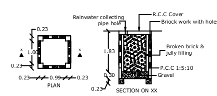
SEPTICTANK DETAILS



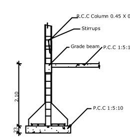
SOLAR WATER HEATING SYSTEM SWHS DETAILS



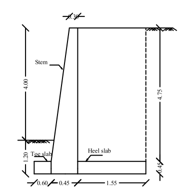
FIRE EXTINGUISHER



RAINWATER HARVEST WELL



COLUMN DETAIL



CANTILEVER RETAINING WALL

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
DINDIGUL DISTRICT

SHEET No. 2/2

SITE PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING (ORANGE INDUSTRY) FOR M/s. PAT WESTERN GHATS COFFEE PROCESSING FEDERATION (ROASTING OF COFFEE BEANS) IN S.No : 151/2 & 152/2 AT PANDRIMALAI VILLAGE & PANCHAYAT, REDDIYARCHATRIAM PANCHAYAT UNION, DINDIGUL WEST TALUK, DINDIGUL DISTRICT.

All Dimensions are in Meters
Scale:(1:100)

N W E S

SITE APPROVAL:
Online Application Number : SWP/BPA/410400/2024/TCP
Site Boundary Shown as "A to E" And Numbered as SWP/LPA/DINDIGUL/Site Approval No:14/2025

BUILDING PERMISSION:
Online Application Number : SWP/BPA/410400/2024/TCP
SWP/LPA/DINDIGUL/Building Permission No:06/2025

-/E Signed/-
DEPUTY DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING OFFICE
DINDIGUL DISTRICT

SITE AREA DETAILS

AREA OF THE SITE	SQ.MT
AS PER PATTA	3037.00
AS PER DOCUMENT	3035.38
AS PER SITE	3035.38

SURVEY No	SQ.MT	ACRE
151/2	566.71	0.14
152/2	2498.67	0.61
TOTAL	3035.38	0.75

PROPOSED BUILTUP AREA DETAILS

BLOCK DETAILS		FSI SQ.MT	NON FSI SQ.MT	TOTAL SQ.MT
				50.42
BLOCK -1	SECURITY ROOM, WAITING ROOM & TOILET	50.42	—	349.32
BLOCK -2	GROUND FLOOR ROASTING UNIT & HEAD QUARTER	349.32	—	349.32
BLOCK -2	FIRST FLOOR STORAGE HALL	349.32	—	349.32
BLOCK -2	SECOND FLOOR MEETING HALL	349.32	—	
TOTAL BUILTUP AREA		1098.38	—	1098.38

$$FSI = \frac{\text{TOTAL FSI AREA}}{\text{TOTAL SITE AREA}} = \frac{1098.38}{3035.38} = 0.36 < 2.0$$

TOTAL POWER CONSUMPTIONS - 35 HP

TOTAL NUMBER OF WORKERS - 10 Nos

SANITATION REQUIREMENTS FOR INDUSTRIAL BUILDING

SANITARY DETAILS	MALE - 05 Nos		FEMALE - 05 Nos	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	1	2	1	2
ABLUTION TAB	1	2	1	2
URINAL	-	3	-	-
BATH	PROVIDED - 1 No			
WASH BASIN	PROVIDED - 1 No			

For PAT Western Ghats Coffee Processing Federation
Managing Director

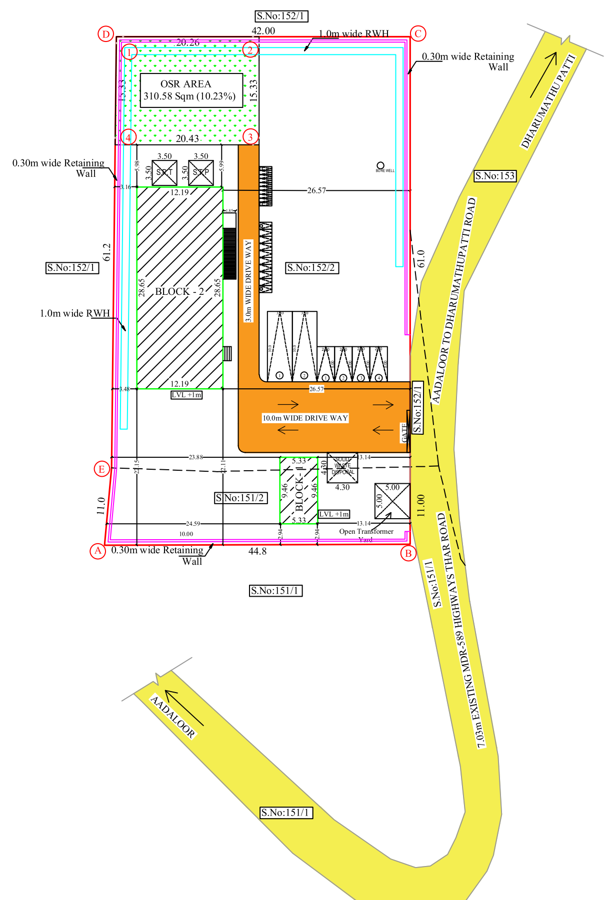
APPLICANT

Er. R. SUBRAMANIAN
L.B.S. No: MCRE 3569
CHARTERED ENGINEER, AM-166655-2
Registration No.: 01/2022
Structural Engineer - (SE) / Grade-II
4/792, Annel Veedhi, Anna Nagar

STRUCTURAL ENGINEER

Er. P. SUNDARAMOORTHI, B.E.,
REGD. ENGINEER IN MADURAI LPA
REGISTRATION No: MLPA/RE-026/19 GRADE-I
PLOT No. MIG38, TNHB COLONY
VILLAPURAM, MADURAI-625 011

ENGINEER



SITE PLAN

SHEET No. 1/2

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
DINDIGUL DISTRICT

SITE PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING (ORANGE INDUSTRY) FOR M/s. PAT WESTERN GHATS COFFEE PROCESSING FEDERATION (ROASTING OF COFFEE BEANS) IN S.No : 151/2 & 152/2 AT PANDRIMALAI VILLAGE & PANCHAYAT, REDDIYARCHATRIAM PANCHAYAT UNION, DINDIGUL WEST TALUK, DINDIGUL DISTRICT.

All Dimensions are in Meters
Scale:(1:500)

SITE APPROVAL:
Online Application Number : SWP/BPA/410400/2024/TCP
Site Boundary Shown as "A to E" And Numbered as
SWP/LPA/DINDIGUL/Site Approval No:14/2025

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-/E Signed/-
DEPUTY DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING OFFICE
DINDIGUL DISTRICT

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TOTAL POWER CONSUMPTIONS - 35 HP | TOTAL NUMBER OF WORKERS - 10 Nos

TOTAL HEIGHT OF THE BUILDING - 11.69 Meter

OSR DETAILS:

OSR AREA REQUIRED = 303.53 Sqm (10.00%)
OSR AREA PROVIDED = 310.58 Sqm (10.23%)

PARKING DETAILS:

VEHICLE	PARKING AREA DESCRIPTIONS	AREA SQ.MT	REQUIRED (Numbers)	PROVIDED (Numbers)	SIZE (Meters)
LORRY	1 Lorry space for every 750 Sq.m of workshop floor area or part thereof	349.32	1	2	3.5x10.0
CAR	1 Car space for every 150 Sq.m of office floor area or part thereof	349.32	2	4	2.5x5.0
TWO WHEELER	1 Two wheeler space for every 75 Sq.m of workshop floor area or part thereof	698.64	9	10	1.0x1.8
CYCLE	1 Cycle space for every 75 Sq.m of workshop floor area or part thereof	698.64	9	10	0.56x1.8

COLOUR INDEX

- EXISTING ROAD
- SITE BOUNDARY
- PROPOSED BUILDING
- RETAINING WALL
- RWH
- DRIVE WAY
- OSR

For PAT Western Ghats Coffee Processing Federation
Managing Director

APPLICANT

STRUCTURAL ENGINEER

Er. P. SUNDARAMOORTHI, B.E.,

ENGINEER

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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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
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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.