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.

Verified RealEstate™

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

hello@verified.realestate

+91 9996 12 9996

verified.realestate

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVANIZED SHEET ROOF (FOODS PRODUCTS MANUFACTURING - ORANGE INDUSTRY) BUILDING WITH 150.00 H.P IN S.F.No.177/4A1 & 177/5A AT PATCHAMALAIYANKOTTAI VILLAGE AND PANCHAYAT, NILAKOTTAI TALUK, DINDIGUL DISTRICT.

APPLICANT :-
"M/S.PAANDIA AGRO FOODS"
REPRESENTED BY ITS PARTNER -
Mr.V.THANGAPANDIYAN, S/o.VELUSAMY.

SITE APPROVAL
Online Application Number: SWP/BPA/456977/2025/TCP
Site Boundary Shown as "A to K" and Numbered as SWP/DTCP/DINDIGUL/Site Approval No: 31 /2025

BUILDING PERMISSION
Online Application Number: SWP/BPA/456977/2025/TCP
Numbered as SWP/DTCP/DINDIGUL/Building Permission No: 10 /2025

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

SCALE:1:100.

PLAN,SECTION,ELEVATION = 1:100.
SITE PLAN = 1:200.

SITE AREA DETAILS:-

AREA AS PER DOCUMENT (1.69ACRE) = 6855.00 Sqm.
AREA AS PER PATTA = 6855.00 Sqm.
SUPER IMPOSED PLOT AREA = 6711.15 Sqm.

BUILDING AREA DETAILS:-

AREA DETAILS:-	F.S.I AREA SQM	NON F.S.I AREA SQM	TOTAL SQM
BLOCK-A (MAIN BLOCK)	929.03	-	929.03
BLOCK-B (RAW MATERIAL)	111.54	-	111.54
BLOCK-C (BOILER)	80.43	-	80.43
BLOCK-D (TOILET)	29.24	-	29.24
BLOCK-E (E.B ROOM)	11.02	-	11.02
TOTAL	1161.26	-	1161.26

FSI = 1161.26 / 6711.15 = 0.17 < 2.0.
OSR AREA PROVIDED = 729.36 Sqm (10.63 %).
HEIGHT OF THE BUILDING = 9.32 M

S.NO	PARKING AREA DESCRIPTION	AREA SQM	REQUIRED (Nos)	PROVIDED (Nos)
1	ONE CAR SPACE FOR EVERY 150 SQM OF OFFICE FLOOR AREA	111.54	1	5
2	ONE TWO WHEELER SPACE FOR EVERY 75 SQM OF WORKSHOP FLOOR AREA	1161.26	16	24
3	ONE CYCLE SPACE FOR EVERY 75 SQM OF WORKSHOP FLOOR AREA	1161.26	16	24
4	ONE LORRY SPACE FOR EVERY 750 SQM OF WORKSHOP AREA	1161.26	2	3

NOTE:
1.ALL DIMENSIONS ARE IN METRE
2.NO.OF LABOURS REQUIRED:12NOS MALE:FEMALE- 6:6.
3.TOTAL HORSE POWER - 150.00 H.P.
4.MV MECHANICAL VENTILATION TO BE PROVIDED.
FIRE ALARAM SYSTEM
FIRE WATER PIPE
FIRE FIGHTING EQUPEMENTS

COLOR INDEX
SITE BOUNDRY
PROPOSED BUILDING
EXISTING ROAD
DRIVEWAY
OSR

N. Karthikeyan
N.KARTHIKEYAN B.E.,
Registered Structural Engineer Grade-II
DTCP Reg.No:TD/RSE/Gr-II/2024/06/005
M.M.R.N.K. Engineers and Constructions
17/28, Palayakadu 2nd Street,
Mangalam Road, Tiruppur - 641 604.
Mob : 99446 42012

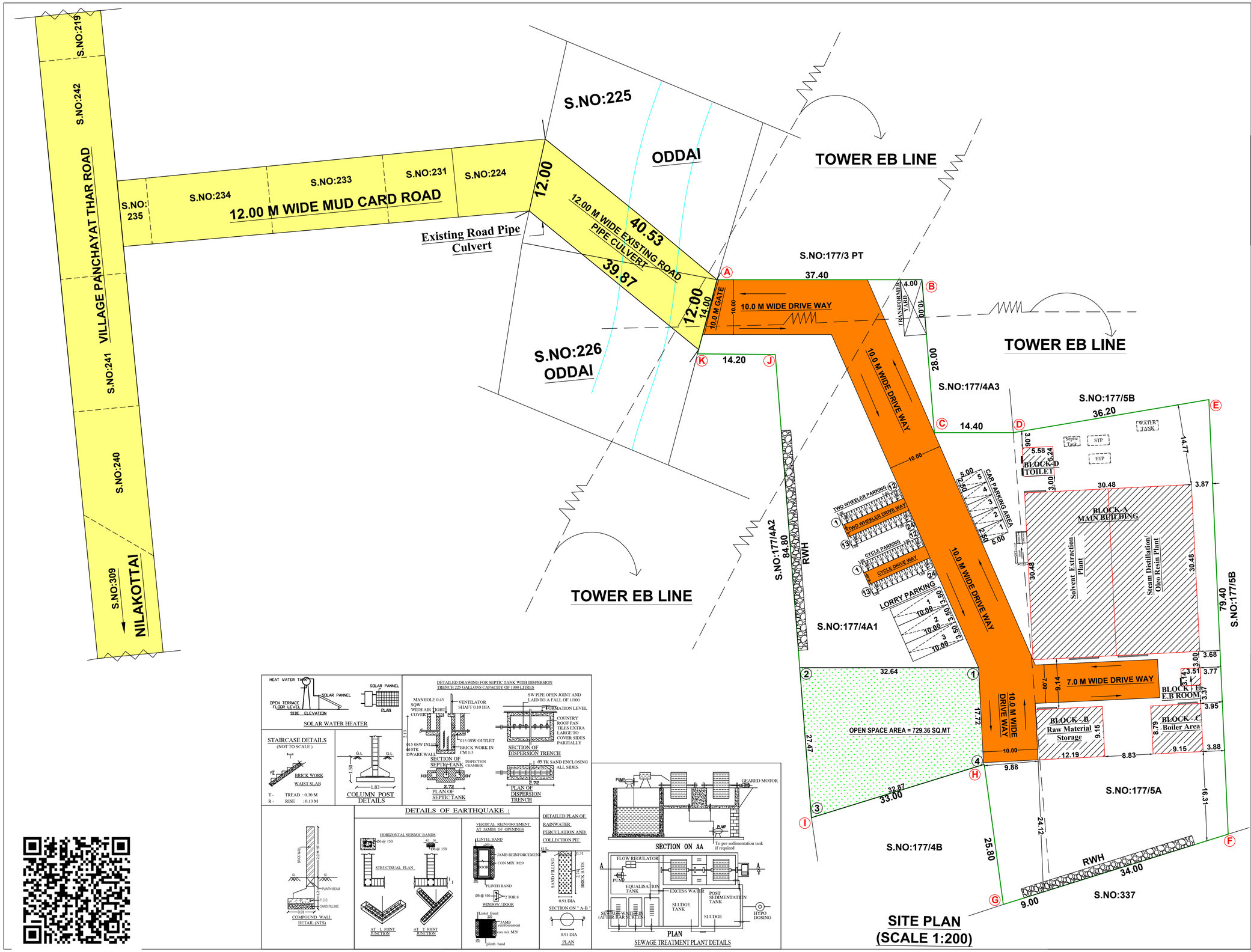
REGISTERED STRUCTURAL ENGINEER

Er. R.K. ELANGOBABU B.E., M.Sc.(Rev)
Regd. Engineer (Gr-III)
DTCP Reg. No. : TD/RE-II/2021/11/003
VAIGAI BUILDERS
3,Rathamani Complex, Manickapuram Road,
PALLADAM - 641 664.
Mob. : 80587 71991.

REGISTERED ENGINEER

For PAANDIA AGRO FOODS
Partners

APPLICANT



PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVANIZED SHEET ROOF (FOODS PRODUCTS MANUFACTURING - ORANGE INDUSTRY) BUILDING WITH 150.00 H.P IN S.F.No.177/4A1 & 177/5A AT PATCHAMALAIYANKOTTAI VILLAGE AND PANCHAYAT, NILAKOTTAI TALUK, DINDIGUL DISTRICT.

APPLICANT :-

"M/S.PAANDIA AGRO FOODS"
REPRESENTED BY ITS PARTNER -
Mr.V.THANGAPANDIYAN, S/o.VELUSAMY.

SITE APPROVAL

Online Application Number: SWP/BPA/456977/2025/TCP
Site Boundary Shown as "A to K" and Numbered as SWP/DTCP/DINDIGUL/Site Approval No: 31 /2025

BUILDING PERMISSION

Online Application Number: SWP/BPA/456977/2025/TCP
Numbered as SWP/DTCP/DINDIGUL/Building Permission No: 10 /2025

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

SCALE:1:100.

PLAN,SECTION,ELEVATION = 1:100.
SITE PLAN = 1:200.

SITE AREA DETAILS:-

AREA AS PER DOCUMENT (1.69ACRE) = 6855.00 Sqm.
AREA AS PER PATTA = 6855.00 Sqm.
SUPER IMPOSED PLOT AREA = 6711.15 Sqm.

BUILDING AREA DETAILS:-

AREA DETAILS:-	F.S.I AREA SQM	NON F.S.I AREA SQM	TOTAL SQM
BLOCK-A (MAIN BLOCK)	929.03	-	929.03
BLOCK-B (RAW MATERIAL)	111.54	-	111.54
BLOCK-C (BOILER)	80.43	-	80.43
BLOCK-D (TOILET)	29.24	-	29.24
BLOCK-E (E.B ROOM)	11.02	-	11.02
TOTAL	1161.26	-	1161.26

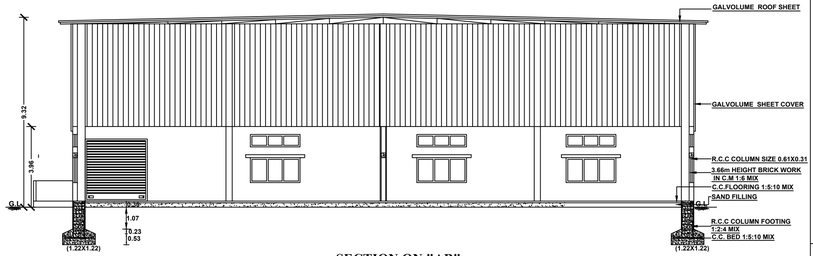
FSI = 1161.26 / 6711.15 = 0.17 < 2.0.
OSR AREA PROVIDED = 729.36 Sqm (10.63 %).
HEIGHT OF THE BUILDING = 9.32 M

S.NO	PARKING AREA DESCRIPTION	AREA SQM	REQUIRED (Nos)	PROVIDED (Nos)
	ONE CAR SPACE FOR EVERY 150 SQM OF OFFICE FLOOR AREA	111.54	1	5
2	ONE TWO WHEELER SPACE FOR EVERY 75 SQM OF WORKSHOP FLOOR AREA	1161.26	16	24
3	ONE CYCLE SPACE FOR EVERY 75 SQM OF WORKSHOP FLOOR AREA	1161.26	16	24
4	ONE LORRY SPACE FOR EVERY 750 SQM OF WORKSHOP AREA	1161.26	2	3

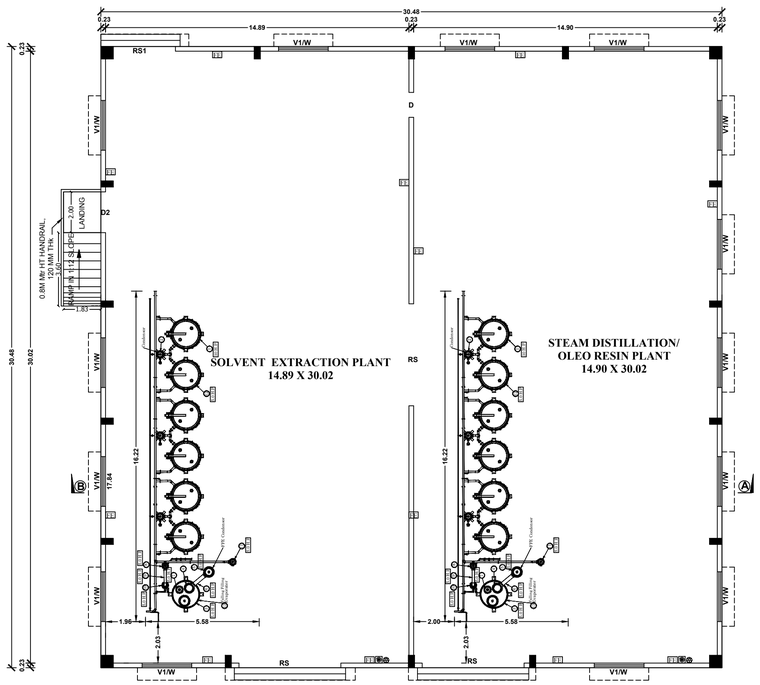
NOTE:
1.ALL DIMENSIONS ARE IN METRE
2.NO.OF LABOURS REQUIRED:12NOS
MALE:FEMALE- 6:6.
3.TOTAL HORSE POWER - 150.00 H.P.
4.MV MECHANICAL VENTILATION TO BE PROVIDED.
FIRE ALARAM SYSTEM
FIRE WATER PIPE
FIRE FIGHTING EQUPEMENTS

COLOR INDEX
SITE BOUNDRY –
PROPOSED BUILDING –
EXISTING ROAD –
DRIVEWAY –
OSR –

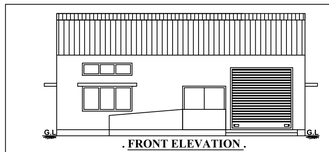
FRONT ELEVATION
[MAIN BLOCK]



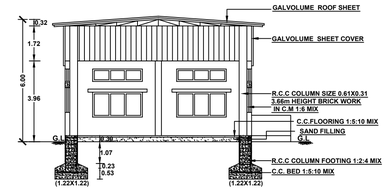
SECTION ON "AB"



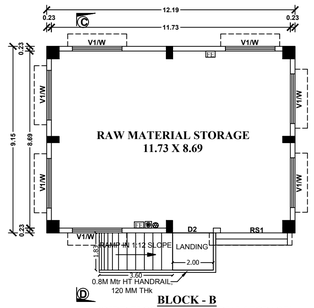
BLOCK - A
[GROUND FLOOR MAIN BLOCK]



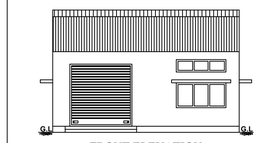
. FRONT ELEVATION .
[RAW MATERIAL STORAGE]



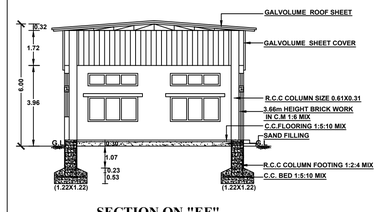
SECTION ON "CD"



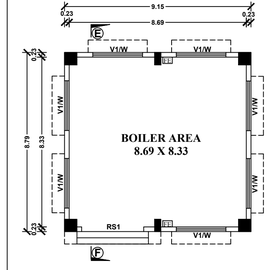
BLOCK - B
[GROUND FLOOR RAW MATERIAL STORAGE]



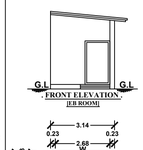
. FRONT ELEVATION .
[BOILER AREA]



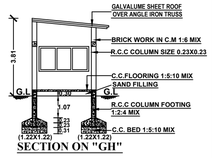
SECTION ON "EF"



BLOCK - C
[GROUND FLOOR BOILER AREA]



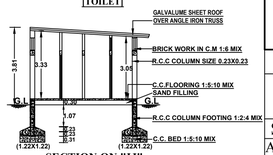
BLOCK - E
[GROUND FLOOR EB ROOM]



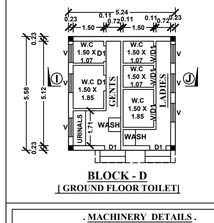
SECTION ON "GH"



. FRONT ELEVATION .
[TOILET]



SECTION ON "IJ"

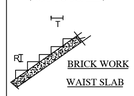


BLOCK - D
[GROUND FLOOR TOILET]

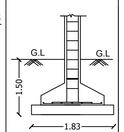
. MACHINERY DETAILS .

Sl.No	NAME OF THE MACHINERY	PROPOSED HPs.
	SOLVENT EXTRACTION PLANT	
1	EXTRACTION HALL 6NOs	30.00
2	CONDENSOR 3NOs	-
3	Falling Filling Evaporate	5.00
4	COLUMN	-
5	FFE CONDENSOR	5.00
6	CONNECTING PIPE	5.00
7	HEAT EXCHANGER	5.00
8	STORAGE VESSEL CONSENSOR	5.00
9	STORAGE VESSEL CONNECTING PIPE	5.00
10	STORAGE VESSEL PRE CONSENSOR	5.00
11	VENT ROPE CONDENSOR	5.00
12	MAIN STORAGE TANK	5.00
13	STORAGE VESSEL TANK	-
	Steam Distillation/Oleo Resin Plant	
1	EXTRACTION HALL 6NOs	30.00
2	CONDENSOR 3NOs	-
3	Falling Filling Evaporate	5.00
4	COLUMN	-
5	FFE CONDENSOR	5.00
6	CONNECTING PIPE	5.00
7	HEAT EXCHANGER	5.00
8	STORAGE VESSEL CONSENSOR	5.00
9	STORAGE VESSEL CONNECTING PIPE	5.00
10	STORAGE VESSEL PRE CONSENSOR	5.00
11	VENT ROPE CONDENSOR	5.00
12	MAIN STORAGE TANK	5.00
13	STORAGE VESSEL TANK	-
	TOTAL NUMBER OF WORKERS:- 12Nos	TOTAL HPs 150.00 HPs.

STAIRCASE DETAILS
(NOT TO SCALE)



T - TREAD : 0.30 M
R - RISE : 0.13 M
W - WIDTH : 1.60 M



COLUMN POST DETAILS
(NOT TO SCALE)

. JOINERIES . : METER

. D	: DOOR	:	1.22X2.14
. D1	: DOOR	:	0.76X2.14
. D2	: DOOR	:	2.00X2.14
. RS	: ROLLING SHUTTER	:	5.00X3.05
. RS1	: ROLLING SHUTTER	:	3.05X3.05
. W	: WINDOW	:	2.44X1.22
.V	: VENTILATOR	:	0.91X0.61
.V1	: VENTILATOR	:	2.44X0.61

N. Karthikeyan B.E.,
Registered Structural Engineer Grade-II
DTCP Reg.No:TD/RSE/Gr-II/2024/06/005
M.M.R.N.K. Engineers and Constructions
17/28, Palayakadu 2nd Street,
Mangalam Road, Tiruppur - 641 604.
Mob : 99446 42012

REGISTERED STRUCTURAL ENGINEER

Er. R.K. ELANGOBABU B.E., M.Sc.(Rev)
Regd. Engineer (Gr-II)
DTCP Reg. No. : TD/RE-II/2021/11/003
VAIGAI BUILDERS
3,Rathamani Complex, Manickapuram Road,
PALLADAM - 641 664.
Mob. : 80567 71991.

REGISTERED ENGINEER

For PAANDIA AGRO FOODS
V. Thangapandiyan
Partners

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.