PP APPROVAL RECORD

Planning Permission

Dindigul 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.

SHEET-1

(SCALE-1:100)

PLAN SHOWING THE EXISTING AND ADDITIONAL CONSTRUCTION OF "GREEN CATEGORY" INDUSTRIAL BUILDING (MANUFACTURING STEEL FOR **"M/S.YUVARAJ TUBES PRIVATE LIMITED"** IN APPROVED SIPCOT INDUSTRIAL LAYOUT (APPROVED NUMBER. L.P/ No:104/2021) AT PLOT NO.C-1 COMPRISED IN S.NO.529PT,530PT,531PT PALLAPATTI VILLAGE/PANCHYAT, NILAKOTTAI TALUK/PANCHYAT UNION, DINDIGUL DISTRICT.

SITE EXTENT

PLOT NO C-1 — 8093.64 SQ.M (2 ACRES)

AREA DETAILS

Description	NON FSI SQ.M	FSI SQ.M	TOTAL AREA
EXISTING GROUND FLOOR		3861.43	3861.43
PROPOSED MEZZANINE FLOOR		148.43	148.43
MEDITATION HALL GROUND FLOOR		17.55	17.55
AREA OF INCIDENTAL STRUCTURES			
TOILET BLOCK GROUND FLOOR		13.75	13.75
METER ROOM GROUND FLOOR		40.59	40.59
SERVANT ROOM-1 GROUND FLOOR		72.17	72.17
SERVANT ROOM-2 GROUND FLOOR		28.69	28.69
WATCHMEN BOOTH GROUND FLOOR		19.74	19.74
CYCLE SHED GROUND FLOOR		73.20	73.20
Total Area		4275.55	4275.55

JOINERY DETAILS

RS	ROLLING SHUTTER	5.00x3.66
D	DOOR	0.90x2.10
D1	DOOR	0.76x2.10
D2	DOOR	1.20x2.10
W	WINDOW	2.40x1.35
W1	WINDOW	1.20x1.20
V	VENTILATOR	0.76x0.76
V1	VENTILATOR	0.90x0.61

ELEVATION
BLOCK-1

SECTION AA
BLOCK-1

SECTION BB
BLOCK-1

GROUND FLOOR
BLOCK-1

MEZZANINE FLOOR
BLOCK-1

TERRACE FLOOR PLAN
BLOCK-1

METER ROOM

SERVANT ROOM 1

MEDITATION HALL

TOILET

SERVANT ROOM 2

WATCH MAN ROOM

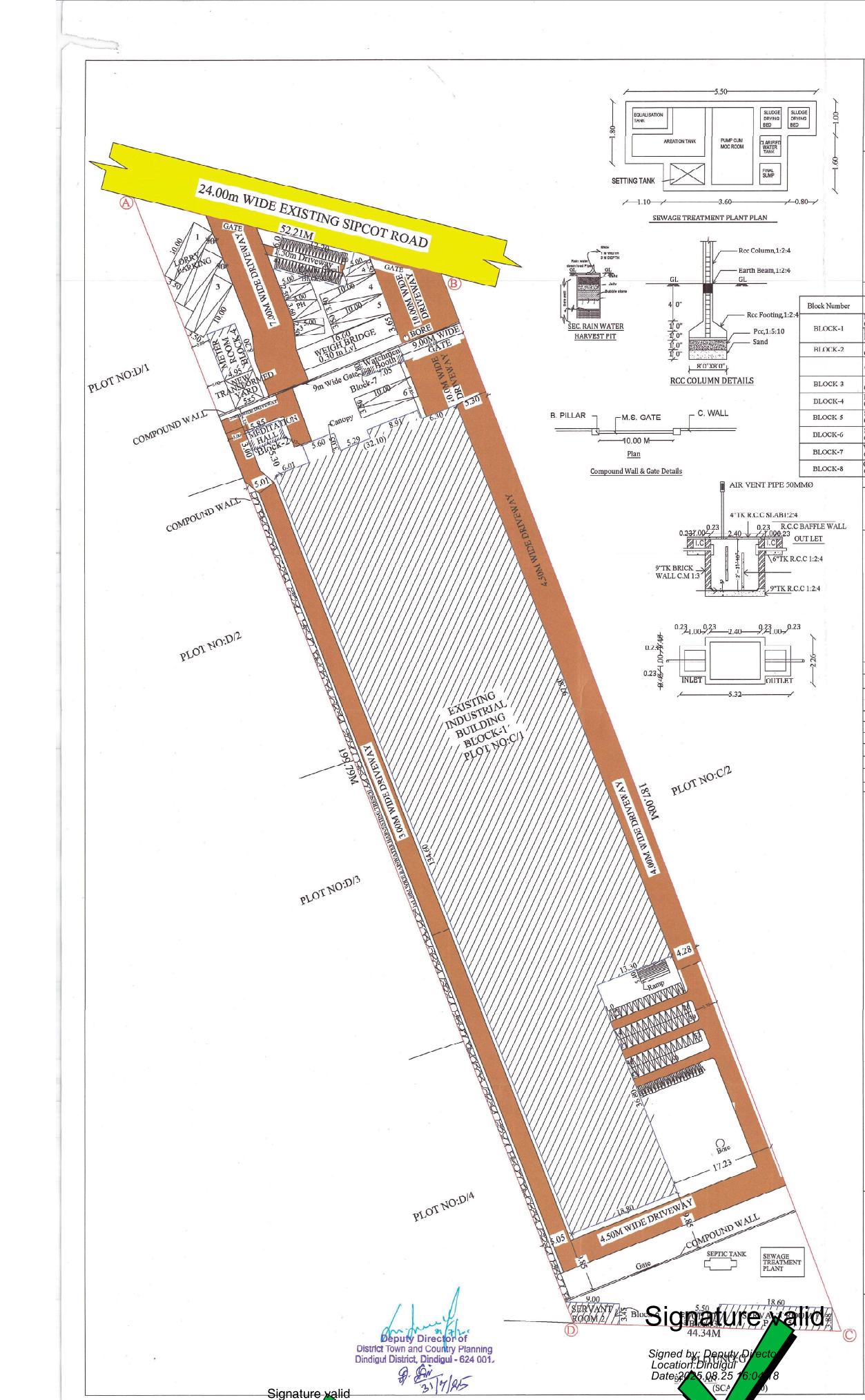
CYCLE SHED

For PIYAVARAJ TUBES PRIVATE LIMITED
Managing Director

APPLICANT

STRUCTURAL ENGINEER

ENGINEER/ARCHITECT



SEWAGE TREATMENT PLANT PLAN

SEC. RAIN WATER HARVEST PIT

RCC COLUMN DETAILS

Plan

Compound Wall & Gate Details

Block Number	Description	NON FSI SQ.M	FSI SQ.M	TOTAL AREA
BLOCK-1	EXISTING GROUND FLOOR		3861.43	3861.43
	PROPOSED MEZZANINE FLOOR		148.43	148.43
BLOCK-2	MEDITATION HALL GROUND FLOOR		17.55	17.55
	AREA OF INCIDENTAL STRUCTURES			
BLOCK 3	TOILET BLOCK GROUND FLOOR		13.75	13.75
BLOCK-4	METER ROOM GROUND FLOOR		40.59	40.59
BLOCK 5	SERVANT ROOM-1 GROUND FLOOR		72.17	72.17
BLOCK-6	SERVANT ROOM-2 GROUND FLOOR		28.69	28.69
BLOCK-7	WATCHMEN BOOTH GROUND FLOOR		19.74	19.74
BLOCK-8	CYCLE SHED GROUND FLOOR		73.20	73.20
Total Area			4275.55	4275.55

PLOT COVERAGE $= \frac{4127.12}{8093.64} \times 100 = 51\%$

FLOOR SPACE INDEX $= \frac{4275.55}{8093.64} = 0.528 < 2.00$

PARKING CALCULATION PANCHAYATH AREA
INDUSTRIAL BUILDING

1 CAR SPACE FOR 150 SQ.M OFFICE AREA, CYCLE SPACE AND TWO WHEELER SPACE FOR EVERY 75 SQ.M OF BUILDING AREA Or PART THEREOF AND LORRY SPACE FOR EVERY 750 SQM Or WORKSHOP AREA Or PART THEREOF

REQUIRED PARKING:

294.42/150 =1.96 Say 2 CAR Parking
4188.00/75 =55.84 Say 56 Two Wheeler Parking
4188.00/75 =55.84 Say 56 Cycle Parking
4188.00/750 =5.58 Say 6 Lorry Parking
Total Required Parking – 2 Cars&56 Two Wheeler & 56 Cycle Parking & 6 Lorry Parking

PROVIDED PARKING:

Car Parking	2.5X5.0m- 3 NOS (1&3to5)
PH Car Parking	3.6X5.0m- 1 NOS (2)
Two Wheeler Parking	1.62X1.8m- 60NOS (1to9),
Cycle Parking	0.56X1.8m- 60 NOS (1to9)
Lorry Parking	3.50X10.00m- 6 NOS (1to6)

SANITARY DETAILS

NO OF PERSONS	GENTS 12 NOS		LADIES 10 NOS	
DESCRIPTION	REQ	PRO	REQ	PRO
WATER CLOSET	1	3	1	3
URINALS	1	2	NIL	NIL
WASH BASINS	1	1	1	1
DRINKING WATER	1	3	1	3

MACHINERY DETAILS

S.NO	EQUIPMENT NAME	QTY	HP	TOTAL HP
1	C-Type Power Presses	1	335	335

TOTAL NUMBER OF PERSONS - 25NOS

REFERANCE
SITE BOUNDARY
EXISTING ROAD
EXI BUILDING
DRIVEWAY

SITE PLAN SHOWING THE EXISTING AND ADDITIONAL CONSTRUCTION OF "GREEN CATEGORY" INDUSTRIAL BUILDING (MANUFACTURING STEEL) FOR **"M/S.YUVARAJ TUBES PRIVATE LIMITED"** IN APPROVED SIPCOT INDUSTRIAL LAYOUT (APPROVED NUMBER L.P/ No:104/2021) AT PLOT NO:C-1 COMPRISED IN S.NO:529/1,530/1,531/1 PALLAPATTI VILLAGE/PANCHYAT, NILAKOTTAI TALUK/PANCHYAT UNION, DINDIGUL DISTRICT.

SITE EXTENT

PLOT NO C-1 8093.64 SQ.M (2 ACRES)

(SCALE-1:200)

For YUVARAJ TUBES PRIVATE LIMITED
Managing Director.

APPLICANT

Mobile: 9443028603
ER. V. VARADARAJAN, BE., ME., FIV.,
STRUCTURAL ENGINEER
MDTCP-SE00472020
75, Navaler Nagar III STreet,
MADURAI-625 016.
Email: ibsvaratharjan@gmail.com

STRUCTURAL ENGINEER

M. KIRUBAGARAN, DCE.,
Registered Engineer - II
Reg. No:(RE/Gr.II/SVG Region/007/2019)
Sri MG Associate
No: 66, First Floor, Dahathsingh Street
Indirani Nagar, Mudakkusalai
Madurai - 625 016 Mob: 82481 57737
Mail: engkirupa91@gmail.com

ENGINEER/ARCHITECT

Deputy Director of
District Town and Country Planning
Dindigul District, Dindigul - 624 001.
31/7/25

Signature valid
Signed by: Director
Location:null
Date:2025.08.04

Signature valid
Signed by: Deputy Director
Location:Dindigul
Date:2025.08.25 16:04:18

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.