PP APPROVAL RECORD

# Planning Permission

Dindigul

Dindigul district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**Town Panchayat**

PURPOSE
**Industrial**

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.

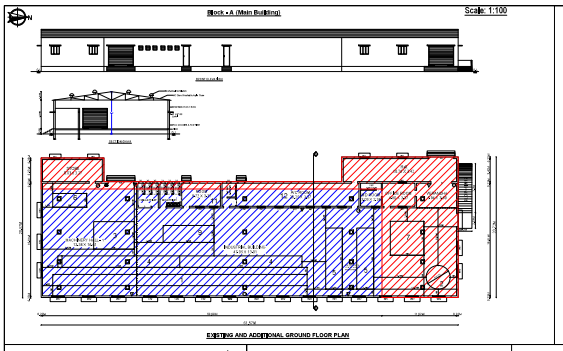
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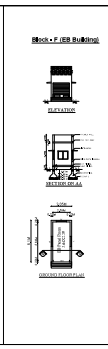
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DISTRICT TOWN AND COUNTRY PLANNING OFFICE AT DINDIGUL DISTRICT. SHEETNo: 2 of 2

PLAN SHOWING THE REVISED AND ADDITIONAL CONSTRUCTION OF PROPOSED CONSTRUCTION OF COTTON YARN MANUFACTURING INDUSTRY BUILDING FOR "RICHWIN TEXTILE PARK LLP" BUILDING IN S.F.NO: 312/2C, 5, 6, 7C, 11A1 & 11B AT SIRANKADU VILLAGE, KANNIVADI TOWN PANCHAYAT, DINDIGUL WEST TALUK, DINDIGUL DISTRICT. (CATEGORY : GREEN)

APPLICANT NAME: MRS. DHANASELVI, W/O. MR. PERUMAL

**Building Area Statement (in Sq.m)**

| S.No | Description | Already Approved | | Add. & Pro. Construction | | Total Building Area | |
|---|---|---|---|---|---|---|---|
| | | FSI | Non-FSI | FSI | Non-FSI | FSI | Non-FSI Total Area |
| I. | Block - A - (Main Building) | 805.12 | --- | 341.24 | --- | 1146.36 | --- 1146.36 |
| II. | Block - B - (Stock Building) | --- | --- | 398.97 | --- | 398.97 | --- 398.97 |
| III. | Block - C - (Store Room - I) | --- | --- | 98.40 | --- | 98.40 | --- 98.40 |
| IV. | Block - D - (Store Room - II) | --- | --- | 98.40 | --- | 98.40 | --- 98.40 |
| V. | Block - E - (Labor Quarters) | --- | --- | 160.00 | --- | 160.00 | --- 160.00 |
| VI. | Block - F - (Power House) | --- | --- | 18.60 | --- | 18.60 | --- 18.60 |
| | Total Building Area = | 805.12 | --- | 1115.61 | --- | 1920.73 | --- 1920.73 |

**JOINERIES DETAILS**

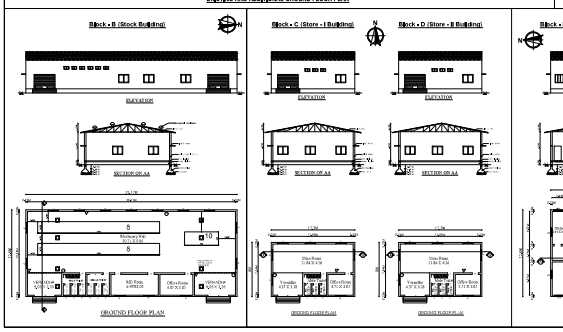
| | | | | |
|---|---|---|---|---|
| 1. | Rolling Shutter | RS | 3.65 x 3.05 | 12'0" x 10'0" |
| 2. | Door | D | 1.06 x 2.44 | 3'6" x 8'0" |
| 3. | Toilet Door | D1 | 0.76 x 2.44 | 2'6" x 8'0" |
| 4. | Window | W | 1.82 x 1.82 | 6'0" x 6'0" |
| 5. | Window | W1 | 1.22 x 1.22 | 6'0" x 6'0" |
| 6. | Ventilator | V | 1.82 x 0.61 | 6'0" x 2'0" |
| 7. | Ventilator | V1 | 0.61 x 0.61 | 2'0" x 2'0" |

Earlier Approval Details:
Online Application No : SWP/BPA/0004765/2022
Site Approval No : SWP/DTCP/Dindigul/Site Approval No: 241/2023
Building Permission No : SWP/DTCP/Dindigul/Building Permission No: 02/2023

Revised Approval Details:
Online Application No : SWP/BPA/0021730/2025
Site Approval No : SWP/DTCP/Dindigul/Site Approval No: 88/2025
Building Permission No : SWP/DTCP/Dindigul/Building Permission No: 19/2025
(IT IS REVISED THE PLANNING PERMISSION NO: 02/2023)
(IT IS REVISED THE SITE APPROVAL NO: 241/2023)

ALL DIMENSIONS ARE IN METRE
FIRE TESTING EQUIPMENTS PROVIDED
FOR GIVING ALARM WARNING IN ALL FLOOR
FIRE FIGHTING SYSTEM PROVIDED

COLOUR NOTE
SITE BOUNDARY
EXISTING ROAD
EXISTING BUILDING
PROPOSED BUILDING
DRIVEWAY
OSR




APPLICANT:

P.Dhanaselvi
Mrs. Dhanaselvi,
W/o. Mr. Perumal.

STRUCTURAL ENGINEER:

Dr.R.Muthuraj, M.E., Ph.D (Struct.), M.Sc (ESM)...,
Regd. Structural Engineer
Reg.No: RS-0120564 (Grade-1)
New Gen Builders
SIB – 15, Block No: 13, Main Road,
R.M.Colony, Dindigul, Tamilnadu – 624 001.
Cell No: 99421 88256

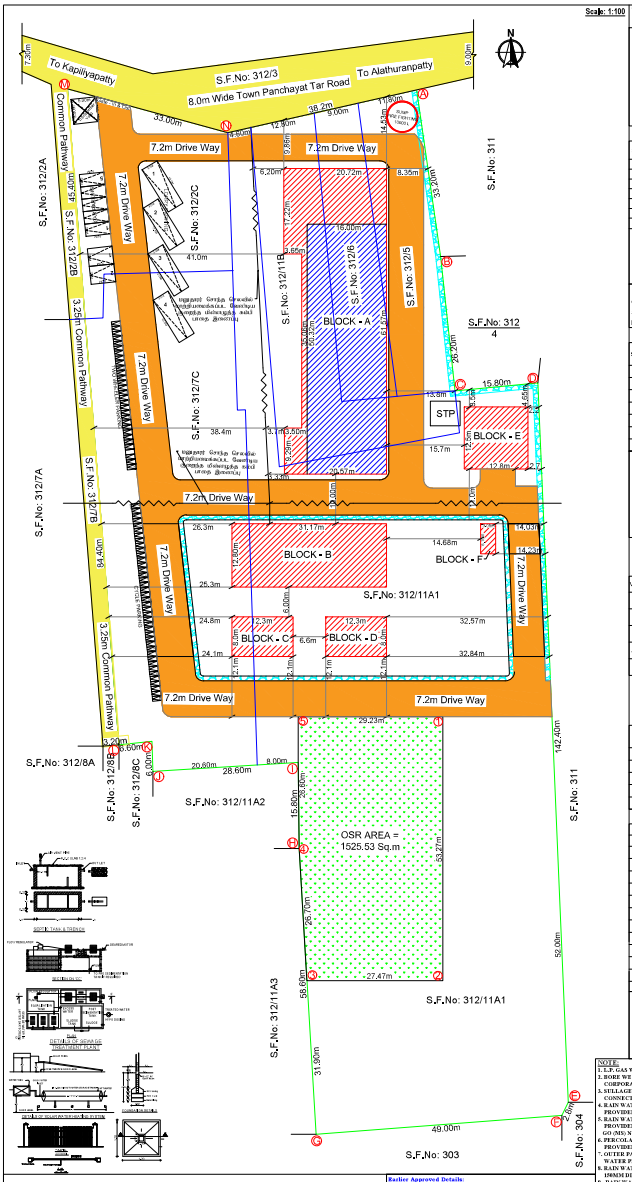
REGISTERED ENGINEER:

Dr.R.MUTHURAJ, M.E., Ph.D., MIE., AMSE.,
Regd. Engineer
Regd.No: RE - 91/2012 (Grade-1)
R.Muthuraj Associates, No.4, Mani Nagar,
Road Trichy, NSB Nagar, Karur Road,
Dindigul, Tamilnadu – 624 001.
Mobile No: 73585 76585

Office Use

/assigned/
Deputy Director (i/c)
District Town and Country Planning Office
Dindigul District.

Scale: 1:100




DISTRICT TOWN AND COUNTRY PLANNING OFFICE AT DINDIGUL DISTRICT. SHEETNo: 1 of 2

PLAN SHOWING THE REVISED AND ADDITIONAL CONSTRUCTION OF PROPOSED CONSTRUCTION OF COTTON YARN MANUFACTURING INDUSTRY BUILDING FOR "RICHWIN TEXTILE PARK LLP" BUILDING IN S.F.NO: 312/2C, 5, 6, 7C, 11A1 & 11B AT SIRANKADU VILLAGE, KANNIVADI TOWN PANCHAYAT, DINDIGUL WEST TALUK, DINDIGUL DISTRICT. (CATEGORY : GREEN)

APPLICANT NAME: MRS. DHANASELVI, W/O. MR. PERUMAL

**Land Area Statement (in Sq.m)**

| S.No | Survey Number Details | As Per Document Area | | As Per Patta Area | |
|---|---|---|---|---|---|
| | | Sq.m | Hectare | Sq.m | Hectare |
| 1. | 312/2C | 1050.00 | 0.10.50 | 1050.00 | 0.10.50 |
| 2. | 312/5 | 700.00 | 0.07.00 | 700.00 | 0.07.00 |
| 3. | 312/6 | 600.00 | 0.06.00 | 600.00 | 0.06.00 |
| 4. | 312/7C | 2750.00 | 0.27.50 | 2750.00 | 0.27.50 |
| 5. | 312/11A1 | 7841.00 | 0.78.41 | 7841.00 | 0.78.41 |
| 6. | 312/11B | 1134.00 | 0.11.34 | 1134.00 | 0.11.34 |
| | Total Land Area = | 14075.00 | 1.40.75 | 14075.00 | 1.40.75 |

As Per Document Total Area or Site Area 14075.00 Sq.m
As Per Patta Total Area 14075.00 Sq.m
As Per Site Area Present 14075.00 Sq.m
**Area Consider for FSI Calculation 14075.00 Sq.m**

**Earlier Approved Details - DTCP**

Online Application No : SWP/BPA/0004765/2022
Site Approval No : SWP/DTCP/Dindigul/Site/24/2023
Building Permission No : SWP/DTCP/Dindigul/B.P/02/2023, Dated: 25.02.2023

**Building Area Statement (in Sq.m)**

| S.No | Description | Already Approved | | Add. & Pro. Construction | | Total Building Area | |
|---|---|---|---|---|---|---|---|
| | | FSI | Non-FSI | FSI | Non-FSI | FSI | Non-FSI Total Area |
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| V. | Block - E - (Labor Quarters) | --- | --- | 160.00 | --- | 160.00 | --- 160.00 |
| VI. | Block - F - (Power House) | --- | --- | 18.60 | --- | 18.60 | --- 18.60 |
| | Total Building Area = | 805.12 | --- | 1115.61 | --- | 1920.73 | --- 1920.73 |

**FSI Calculation Details:**

Total Floor Space Index (FSI) = 1920.73 / 14075.00 = 0.14 < 2.00

**Open Space Reservation Details:**

Required OSR Area Details = 14075.00 / 100 X 10% = 1407.50Sq.m

Provided OSR Area Details = 1525.53 Sq.m [10.37%]

**Parking Area Details:**

Manufacturing Area = 1837.73 Sq.m
Office Building Area = 83.00 Sq.m

| Vehicle | Parking Area Descriptions | Size Metre | Area Sq.m | Required Details | Provided Details |
|---|---|---|---|---|---|
| Lorry | 1 Lorry Space for every 750.00m² of Workshop Floor Area or Part there of | 3.5 x 10.0 | 1838.61 | 4 | 4 |
| Car | 1 Car Space for every 100.00m² of Office Floor Area or Part there of | 2.5 x 5.0 | 83.00 | 1 | 5 |
| 2 Wheeler Car | 1 Car Space for every 100.00m² of Office Floor Area or Part there of | 3.6 x 5.0 | 83.00 | 1 | 2 |
| Two Wheeler | 1 Two Wheeler Space for every 75.00m² of Workshop Floor Area or Part there of | 1.0 x 1.8 | 1838.61 | 25 | 30 |
| Cycle | 1 Cycle Space for every 75.00m² of Workshop Floor Area or Part there of | 0.56 x 1.8 | 1838.61 | 25 | 40 |

**Sanitation Requirement for Industrial Building**

1. Male Working Persons = 15 No's
2. Female Working Persons = 15 No's
   Total Working Persons = 30 No's

| S.No | Sanitary Details | Details | Male = 15 Persons | | Female = 15 Persons | |
|---|---|---|---|---|---|---|
| | | | Required | Provided | Required | Provided |
| I. | Water Closet | For Male 15 Person<br>For Female 15 Person | 1 | 9 | 1 | 5 |
| II. | Ablution Tab | One in Each W.C | 9 | 9 | 5 | 5 |
| III. | Bath | As per Required | 1 | 1 | 1 | 1 |
| IV. | Wash Basin | One in Each Toilet | 4 | 4 | 2 | 2 |
| V. | Urinal | For Male 30 Person<br>For Female - NIL | 1 | 16 | --- | --- |

**Machinery Details**

| S.No | Machinery Details | Nos Details | HP Details | Total HP Details |
|---|---|---|---|---|
| 1. | Open end Machine (OE) | 1 | 80 HP | 80 HP |
| 2. | Ring Frame Machine | 1 | 15 HP | 15 HP |
| 3. | Blow Room Machine | 1 | 10 HP | 10 HP |
| 4. | Drawing Machine | 2 | 25 HP | 50 HP |
| 5. | Carding Machine | 2 | 20 HP | 40 HP |
| 6. | Step Machine | 1 | 3 HP | 3 HP |
| 7. | Waste Collection Machine | 1 | 7.5 HP | 7.5 HP |
| 8. | TFO (Two for One) | 2 | 20 HP | 40 HP |
| 9. | Winding Machine | 1 | 10 HP | 10 HP |
| 10. | Step Cleaner Machine | 1 | 25 HP | 25 HP |
| 11. | Compressor Machine | 1 | 7.5 HP | 7.5 HP |
| 12. | A/C Plant Machine | 1 | 25 HP | 25 HP |
| | Total Machine Hp Details = | 15 | | 313 HP |







SITE PLAN DETAILS

SITE BOUNDARY
EXISTING ROAD
EXISTING BUILDING
PROPOSED BUILDING
DRIVEWAY
OSR

NOTE:
1. L.P. GAS WILL BE USED FOR KITCHEN
2. BORE WELL WITH MOTOR, WATER TANK AND CORPORATION WATER SUPPLY WILL BE PROVIDED.
3. SEWAGE WASTE FROM TOILET WILL BE CONNECTED EXISTING
4. RAIN WATER PERCOLATION PITS OF 4NOS. PROVIDED @ 1.00 SQM OF PLINTH AREA @ 3M C/C
5. RAIN WATER PERCOLATION BED 1.0M WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO.(MS) NO. 138 DATED 11.03.21.
6. PERCOLATION BED OUT SIDE ALONG PLINTH TO BE PROVIDED.
7. OUTER PAVEMENTS SLOPING TO WARDS RAIN WATER PERCOLATION PIT ALONG PLINTH
8. RAIN WATER TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES.
9. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LED INTO A FILTER PIT (SIZE 60x60x60CM) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK.
10. SOLAR WATER HEATER LINE ARRANGEMENTS WILL BE PROVIDED.
11. ALL DIMENSIONS ARE IN METRE.
12. AT KITCHEN EXHAUST FAN TO BE PROVIDED.
13. FA - FIRE ALARAM PROVIDED.
14. FE - FIRE SAFETY MEASURES PROVIDED.
15. SB - SAND BUCKET PROVIDED.
16. MECHANICAL VENTILATION TO BE PROVIDED.

APPLICANT:

P.Dhanaselvi
Mrs. Dhanaselvi,
W/o. Mr. Perumal.

STRUCTURAL ENGINEER:

Dr.R.Muthuraj, M.E., Ph.D (Struct.), M.Sc (ESM)...,
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Road Trichy, NSB Nagar, Karur Road,
Dindigul, Tamilnadu – 624 001.
Mobile No: 73585 76585

/assigned/
Deputy Director (i/c)
District Town and Country Planning Office
Dindigul District.

Signature valid
Signed by: Deputy Director (i/c) District Town and Country Planning Office Dindigul District

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

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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.