PP APPROVAL RECORD

Planning Permission

Dindigul district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

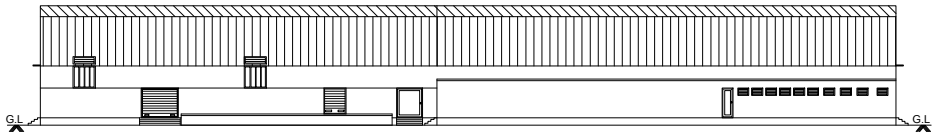
The approval as the planning authority issued it, reproduced in full behind this page.

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

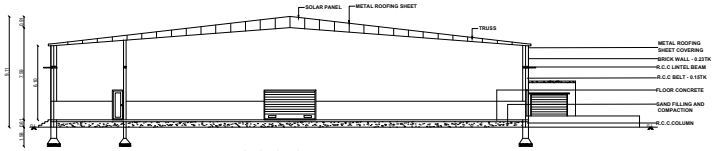
Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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BLOCK -1
SCALE 1:100



ELEVATION



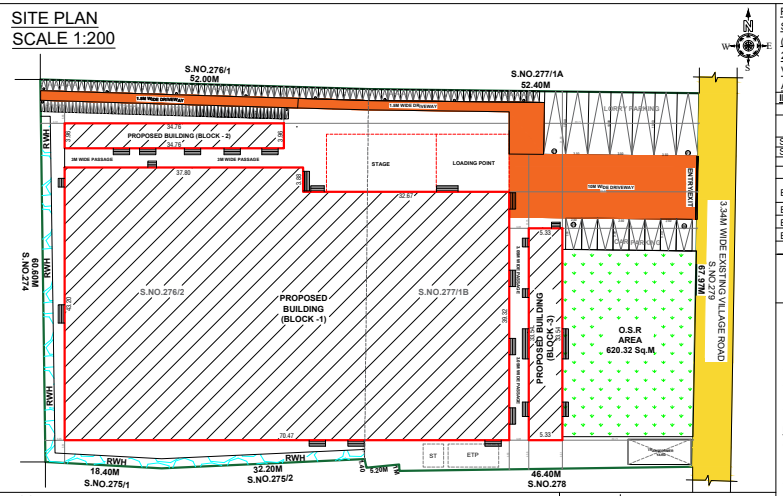
SECTION ON "AB"



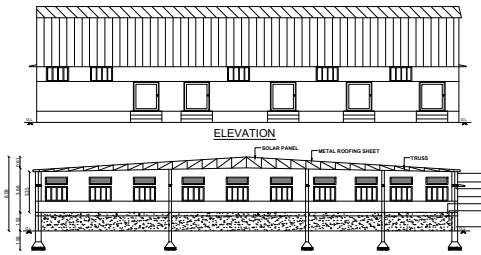
GROUND FLOOR PLAN

OFFICE USE

SITE PLAN
SCALE 1:200



BLOCK -2
SCALE 1:100

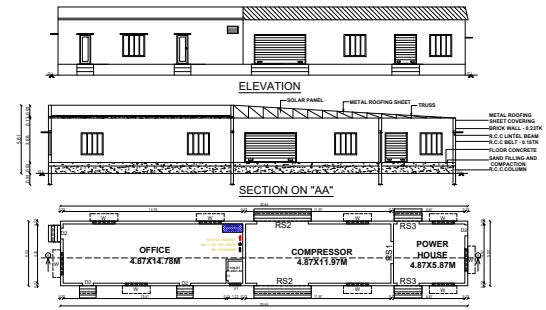


ELEVATION

SECTION ON "AA"

GROUND FLOOR PLAN

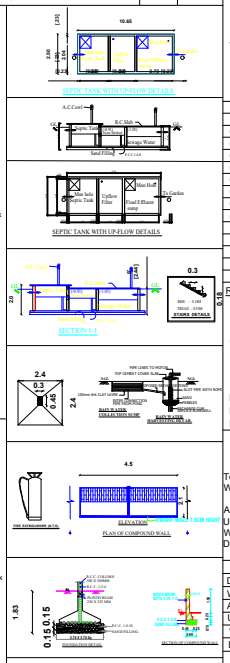
BLOCK -3
SCALE 1:100



ELEVATION

SECTION ON "AA"

GROUND FLOOR PLAN



SITE APPROVAL :
ROC No : SWP/BPA//2025
Site Boundary Shown as "A to G" and Numbered as SWP/DTCP/DINDIGUL/
Site Approval No : / 2025

BUILDING PERMISSION :
ROC No : SWP/BPA//2025
Numbered as SWP/DTCP/DINDIGUL/
Building Permission No : / 2025

PLAN SHOWING THE PROPOSED CONSTRUCTION OF SHRI SHANMUGA TEXTILES INDUSTRIAL BUILDING (ORANGE CATEGORY - WEAVING INDUSTRY) IN S.NO: 276/2, 277/1B AT VELVARKOTTAI VILLAGE, VEDASANDUR TALUK, DINDIGUL DISTRICT.

APPLICANT: Mr.PRABHU MOHANRAM

INDUSTRY CATEGORY : ORANGE

AREA DETAILS

S.NO	As per Document (Sq.M)	As per Patta (Sq.M)	Super imposed plot area (Sq.M)
S.NO.276/2	3057.48	3050.00	3084.51
S.NO.277/1B	3059.80	3050.00	3119.03
TOTAL	6117.28	6100.00	6203.54

SITE EXTENT DETAILS

BLOCKS	DESCRIPTIONS	FSI (Sq.M)	Non FSI (Sq.M)	Total Area (Sq.M)
BLOCK -1	GROUND FLOOR AREA	2917.64	264.98	3182.62
BLOCK -2	GROUND FLOOR AREA	137.49	-	137.49
BLOCK -3	GROUND FLOOR AREA	178.66	-	178.66
TOTAL AREA		3233.79	264.98	3498.77

FLOOR SPACE INDEX = 3233.79 / 6100.00 = 0.53%

PLOT COVERAGE = 3498.77 / 6100.00 X 100 = 57.35

Parking Requirements

Textile Industry

(As per TNCDBR 2019 - Rule 35 (4) Annexure IV, Part I -17(a))

1 Car Space for every 100sq.m of office floor area or part thereof 1 two wheeler space and 1 cycle space for every 50sq.m of workshop floor area or part thereof and 1 lorry space for every 500sq.m or workshop floor area or part thereof

Required Parking :

Office Area : 81.21 Sq.m
Work space area : 3152.58 Sq.m

81.21/100 = 0.81 say 1 Nos of Car Parking
3152.58/50 = 63.05 say 64 Nos of Two wheeler Parking
3152.58/50 = 63.05 say 64 Nos of Cycle Parking
3152.58/500 = 6.30 say 7 Nos of Lorry Parking

Provided Parking :

Car Parking	-	2.5m x 5.0m	- 08 Nos
Two wheeler Parking	-	1.0m x 1.8m	- 79 Nos
Lorry Parking	-	3.5m x 10.0m	- 07 Nos
Cycle Parking	-	0.56m x 1.8m	- 70 Nos

SCHEDULE OF JOINARIES

01	RS	ROLLING SHUTTER	2.13 X 2.44
02	RS1	ROLLING SHUTTER	3.05 X 2.44
03	RS2	ROLLING SHUTTER	4.27 X 2.44
04	RS3	ROLLING SHUTTER	1.82 X 2.44
05	RS4	ROLLING SHUTTER	3.05 X 2.13
06	D	DOOR	2.44 X 2.44
07	D1	DOOR	2.13 X 2.44
08	D2	DOOR	0.91 X 2.44
09	D3	DOOR	0.76 X 2.13
10	D4	DOOR	0.91 X 2.13
11	W	WINDOW	1.82 X 1.82
12	W1	WINDOW	1.82 X 1.22
13	V	VENTILATOR	1.82 X 0.61
14	V1	VENTILATOR	0.91 X 0.61

REFERENCE:

SITE BOUNDARY -
PROPOSED BUILDING -
EXISISTING ROAD -
OPEN SPACE RESERVATION -
DRIVEWAY -
DRINKING WATER FOUNTAIN -
FIRE EXTINGUISHER -
MULTI TYPE FIRE FIGHTER -
HOSE REEL ASSEMBLY -
FIRE ALARM -

SANITATION CALCULATION

INDUSTRIAL BUILDING

(As per TNCDBR 2019 - Rule 54 (2)(b) Annexure X)

Total No. of Persons - 70 (Male -40, Female - 30)
Water Closet - For male 3 for 36-65 persons.
For female 3 for 26- 40 persons;
Ablution taps - One in each W.C For Male and Female.
Urinals - 2 for 21- 45 persons
Washing taps - One for every 25 persons or part thereof
Drinking water - One for every 100 persons with a minimum of fountains one on each floor for male and female.

SANITARY DETAILS

DESCRIPTION	REQUIRED	PROVIDED
WATER CLOSET	06 NOS	10 NOS
ABLUTION TAPS	06 NOS	10 NOS
URINALS	02 NOS	06 NOS
WASH BASINS	03 NOS	04 NOS
DRINKING WATER FOUNTAIN	03 NOS	06 NOS

MACHINERY DETAILS

S.NO	DESCRIPTION	HP DETAILS
01	AIRJET WEAVING MACHINE	300
02	SCREW COMPRESSOR	335
03	AIR DRYER	30
04	HF PLANT & EXHAUST PLANT	105
05	WAREHOUSE & OTHERS	50
06	LIGHTING	50
	TOTAL HP (LOAD)	850
	TOTAL NO OF LABOURS	95

APPLICANT SIGNATURE

CONSTRUCTION ENGINEER

Er. G. BALAJIKUMAR, B.E.,
Registered Construction Engineer
DLPA Reg.No:CE-01/2024
BK CONSTRUCTIONS
39, Chinniyapuram, Angurilas Road,
DINDIGUL - 1, Cell : 95008 90778.

STRUCTURAL ENGINEER

Er. A. ARULGNANAPRAGASAM
M.E(Struct), C.Eng, A.I.V, AMIE., (K-3516)
Structural Engineer SE (A) / 2024 (GR-1)
Registered Engineer (S) / 2021/00009 (GR-1)
Registered Engineer (AM/157351-5)
Chartered Engineer (A-207345)
Approved Valuer (A-207345)
Mobile : 99444 95338 / 80729 95578
E.mail:arulstructuraldesigner@gmail.com

REGISTERED ENGINEER

Er. T. NASA ARJUN, B.E.,
Registered Engineer Grade-II,
DLPA Reg. No: CE/2023/2291
BK CONSTRUCTIONS,
39, Chinniyapuram,
DINDIGUL. Cell: (+91) 93350

-/ E-Signed /-
MEMBER SECRETARY / DEPUTY DIRECTOR (IC)
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

Verified RealEstate
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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.