PP APPROVAL RECORD

Planning Permission

Dindigul

Dindigul district, Tamil Nadu

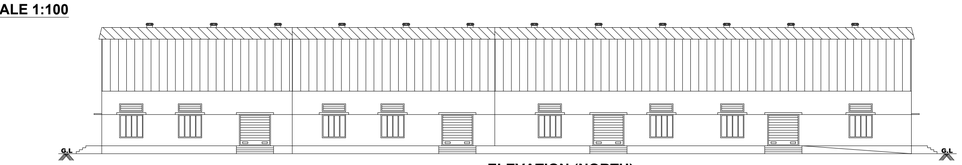
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

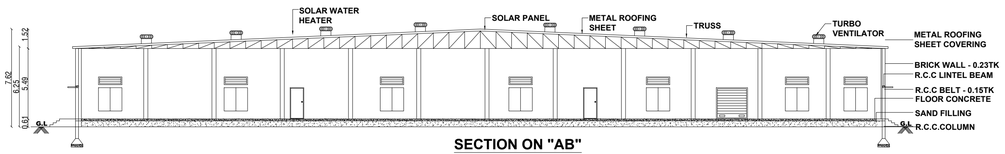
The approval as the planning authority issued it, reproduced in full behind this page.

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

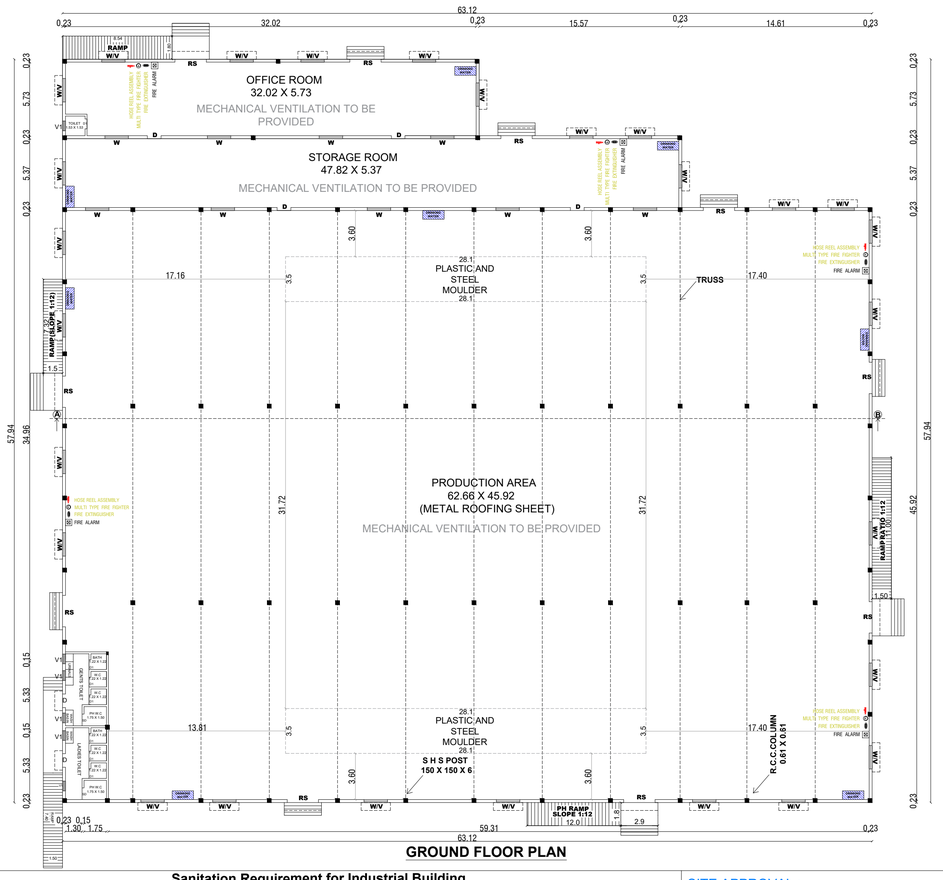
SCALE 1:100



ELEVATION (NORTH)



SECTION ON "AB"



GROUND FLOOR PLAN

Sanitation Requirement for Industrial Building

1. Male Working Persons = 20 No's
2. Female Working Persons = 10 No's

Total Working Persons = 30 No's

S.NO	Sanitary Details	Details	Male = 20 Persons		Female = 10 Persons	
			Required	Provided	Required	Provided
I.	Water Closet	Male - 1 for 15 persons Female - 1 for 12 persons	02	04	01	04
II.	Ablution Taps	One in each W.C	02	03	01	03
III.	Washing Taps	One for every 25 persons	01	01	01	01
IV.	Drinking water fountain	One for every 100 persons	01	04	01	04
V.	Urinal	Male - 1 for 1-20 persons Female - Nil	01	04	---	---
V.	BATHS	As Required For Occupation	01	01	01	01

OFFICE USE

SITE APPROVAL :

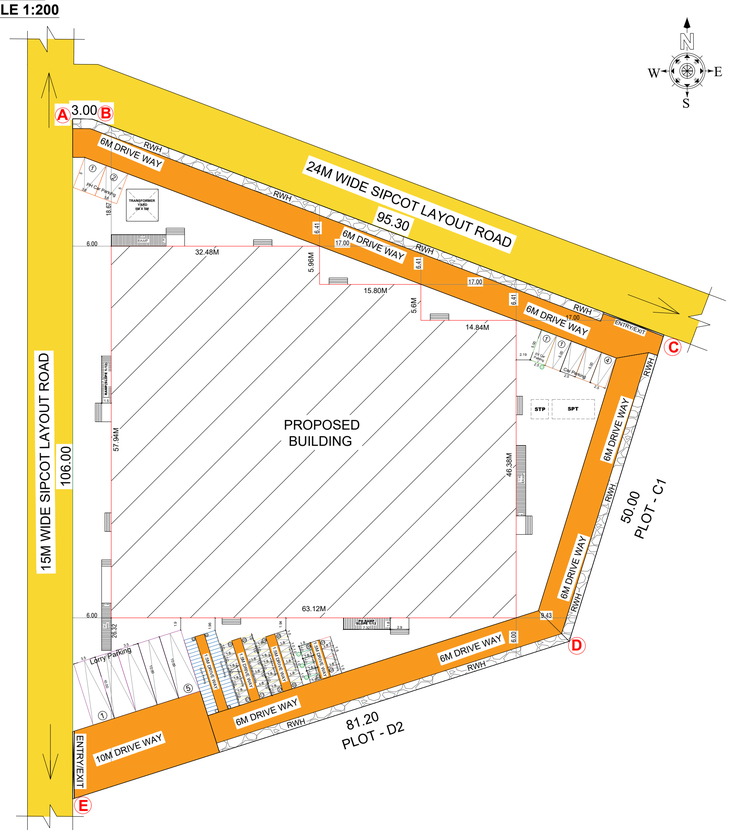
Online Application No : SWP/BPA/0634220/2025
Scrutiny Reference No : OCBF22HL
Site Boundary Shown as "A to E" and
Numbered as SWP/DTCP/DINDIGUL/
Site Approval No : 179/2025

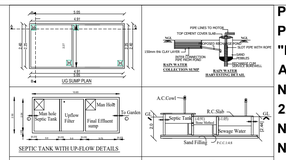
BUILDING PERMISSION :

Online Application No : SWP/BPA/0634220/2025
Scrutiny Reference No : OCBF22HL
Numbered as SWP/DTCP/DINDIGUL/
Building Permission No : 47/2025

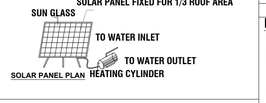
-/ E-Signed /-
MEMBER SECRETARY / DEPUTY DIRECTOR (IC)
DISTRICT TOWN AND COUNTRY PLANNING OFFICE
DINDIGUL DISTRICT

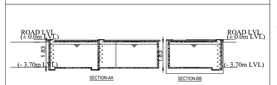
SITE PLAN
SCALE 1:200





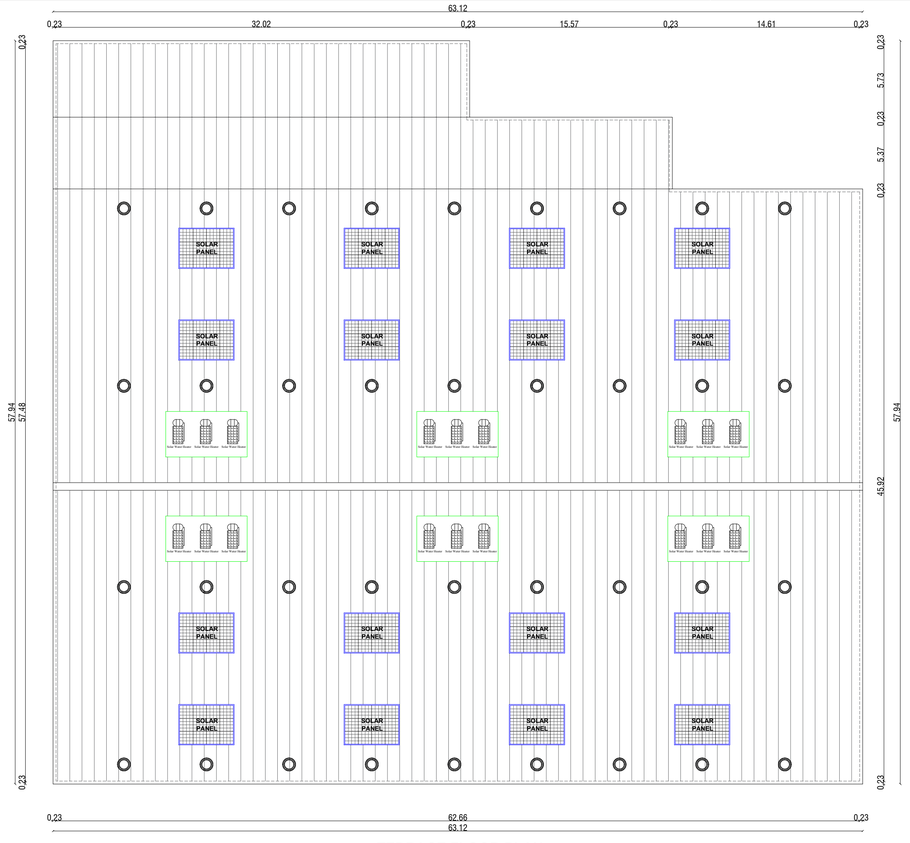
SOLAR PANEL FIXED FOR 1/3 ROOF AREA





REFERENCE:

SITE BOUNDARY	-	
PROPOSED BUILDING	-	
EXISISTING ROAD	-	
DRIVEWAY	-	
FIRE EXTINGUISHER	-	
MULTI TYPE FIRE FIGHTER	-	
HOSE REEL ASSEMBLY	-	



TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF PIPES MANUFACTURING INDUSTRIAL BUILDING FOR "M/s, CENMARK AGRONOMICS PRIVATE LIMITED" IN APPROVED SIPCOT INDUSTRIAL LAYOUT (APPROVED NUMBER L.P/No:104/2021) AT PLOT NO.D-1, S.NO.228Pt, 229Pt, 529Pt, 531 Pt, SIPCOT INDUSTRIAL COMPLEX NILAKKOTTAI, PALLAPATTI VILLAGE / PANCHAYAT, NILAKKOTTAI TALUK/PANCHAYAT UNION, DINDIGUL DISTRICT.

INDUSTRIAL CATEGORY: GREEN
SITE EXTENT - 6313.09 (1.56 Acre)

BUILDING AREA DETAILS

DESCRIPTION	FSI (Sq.M)	NON FSI (Sq.M)	TOTAL (Sq.M)
GROUND FLOOR AREA	3391.60	-	3391.60
TOTAL AREA	3391.60	-	3391.60

PLOT COVERAGE = (3391.60/6313.09)x100 = 53.72%
FLOOR SPACE INDEX = (3391.60 / 6313.09) = 0.53 < 2

SCHEDULE OF JOINERIES

RS	ROLLING SHUTTER	2.44 x 2.44	8'0" x 8'0"
D	DOOR	1.07 x 2.44	3'6" x 8'0"
D1	DOOR	0.76 x 2.44	2'6" x 8'0"
W	WINDOW	1.83 x 1.82	6'0" x 6'0"
V	VENTILATOR	1.83 x 0.61	6'0" x 2'0"
V1	VENTILATOR	0.76 x 0.61	2'6" x 2'0"

MACHINERY DETAILS

S.NO	MACHINE NAME	NO OF MACHINES	HP DETAILS	TOTAL HP
01	PLASTIC AND STEEL MOULDER	2	75.00	150.00
	TOTAL	2	75.00	150.00
	TOTAL NO OF LABOURS		- 30 No's	

NOTE:

1. MECHANICAL VENTILATION WILL BE PROVIDED.
2. BORE WELL WITH MOTOR, WATER TANK WILL BE PROVIDED.
3. SULLAGE WASTE FROM TOILET WILL BE CONNECTED EXISTING.
4. RAIN WATER PERCOLATION PITS OF 4 NOS PROVIDED @1/30SQM 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 11.02.02.
6. PERCOLATION BED OUT SIDE ALONG PLINTH TO BE PROVIDED.
7. OUTER PAVEMENT SLOPING TOTARDS RAIN WATER PERCOLATION PIT ALONG PLINTH.
8. RAIN WATER TAKEN TO 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 METER.
12. FA - FIRE ALARM PROVIDED.
13. FE - FIRE SAFETY MEASURES PROVIDED.

Parking Area Details:

Manufacturing Area = 3190.56 Sq.m
Office Building Area = 201.04 Sq.m

Vehicle	Parking Area Descriptions	Size Metre	Area Sq.m	Req.	Prov.
Lorry	1 Lorry Space for every 750.0Sq.m of Workshop Floor Area or Part thereof	3.5X10.0	3190.56	05	05
Car	1 Car Space for every 150.0Sq.m of Office Floor Area or Part there of	2.5X5.0	201.04	03	04
P.H Car	1 PH Car Space for every 10% of car parking area	3.6X5.0			02
E.V Car	1 EV Car Charging Port to be Provided	2.5X5.0			01
Two Wheeler	1 Two Wheeler Space for every 75.0 Sq.m of Workshop Floor Area or Part thereof	1.0X1.8	3190.56	43	44
P.H Two Wheeler	1 PH Two wheeler space for every 10% of two wheeler parking area	1.5X1.8			04
EV Two Wheeler	1 EV Two wheeler charging port to be provided	1.0X1.8			06
Cycle	1 Cycle Space for every 75.0 Sq.m of Workshop Floor Area or Part there of	0.56X1.8	3190.56	43	44

APPLICANT SIGNATURE

for Cenmark Agronomics Pvt.Ltd.
Managing Director
For Cenmark Agronomics Pvt. Ltd.
Director

REGISTERED ENGINEER

Er. T. NAGA ARJUN, B.E.,
Registered Engineer Grade-II,
SLPA Reg. No:01/2020
BK CONSTRUCTIONS
39, Chinniyapuram, Anguvilas Road,
DINDIGUL-1, CELL: 7010123350.

STRUCTURAL ENGINEER

Er.A. ARUL GNANAPRAGASAM
M.E.(Struct), C.Eng.,AIV, AMIE, MICI(I),
Registered Engineer SB/1/2021/10009(GM-S)
Registered Engineer RB/M/2024/10040(GM-S)
Registered Engineer SB/L/2021/10009(GM-S)
Chartered Engineer(AM-337375-S)
Approved Valuer
Mobile No: +91 / 8072295578
E-mail:arularivazhaconsultingengineer@gmail.com

CONSTRUCTION ENGINEER

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

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.