PP APPROVAL RECORD

Planning Permission

Survey 196 and 2 more

Mattaparai

Dindigul district, Tamil Nadu

APPROVAL TYPE
Building Plan

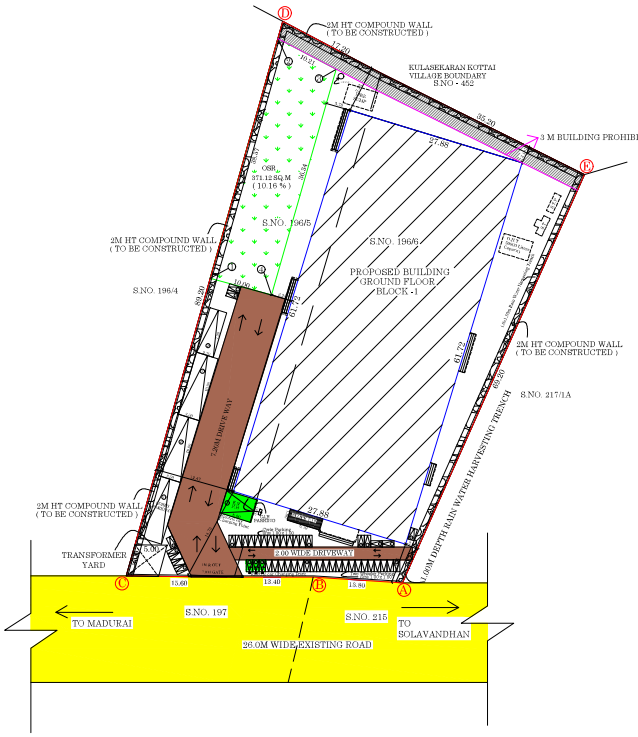
ISSUING AUTHORITY
Rural Panchayat

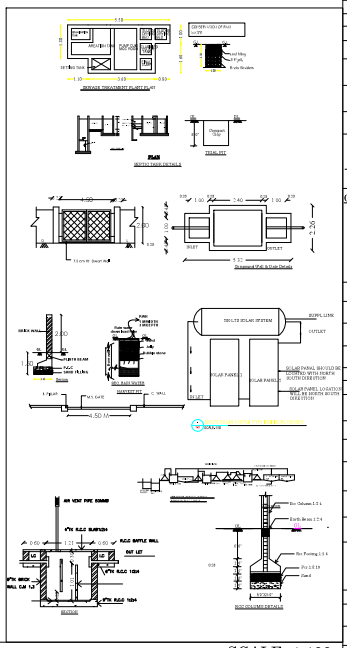
The approval as the planning authority issued it, reproduced in full behind this page.

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

SITE PLAN

SCALE 1:200





SITE PLAN SHOWING IN PROPOSED CONSTRUCTION OF PROCESSING OF COCO PEAT(MANUFACTURING OF COIR ITEMS FROM COCONUT HUSK) INDUSTRIAL BUILDING (WHITE CATEGORY) As Per GO :154, Annexure V, Serial No : 156 with 80 HP IN S.NO.196/ 5, 6 AT MATTAPARAI VILLAGE, NILAKOTTAI TALUK, DINDIGUL DISTRICT.

OWNER NAME : KANI MURUGAN

INDUSTRIAL PRODUCT : COCO PEAT

INDUSTRIAL CATEGORY :WHITE CATEGORY

ALL DIMENSIONS IN METRES

SITE AREA DETAILS:

AS PER SITE AREA - 3642.99 SQ.M

S.NO	Document No	Document Area (Sqm)	PATTA NO	PATTA Area (Sqm)
196/5	3589/2026	1400.00	2234	1400.00
196/6	7543/2025	2250.00	2184	2250.00
Total Area		3650.00		3650.00

PROPOSED BUILDING AREA DETAILS:

Descriptions (BLOCK-1)	FSI SQ.MT	Non FSI SQ.MT	Total Area
Area of the Ground Floor	1766.45	-	1766.45
Total Area	1766.45	-	1766.45

Floor Space Index = TOTAL FSI AREA 1766.45 / TOTAL SITE AREA 3650.00 = 0.48 < 2.00

Office Area =37.21 sq.m

OPEN SPACE RESERVATION :-

OSR REQURIED =TOTAL AREA X 10 %

= 3650.00 sq.mt x 10/100

OSR REQURIED =365.00 sq.mt (10.00 %)

OSR PROVIDED =371.12 sq.mt (10.16 %)

PARKING DETAILS

VEHICLE	PARKING AREA DESCRIPTION	SIZE METER	AREA SQ.M	REQUIRED	PROVIDED	TOTAL
LORRY	1 Lorry space for every 750 sq.m work shop floor area	3.5x10	1766.45	03	03	03
CAR	1 car space for every 100 sq.m office floor area	2.5x5	37.21	00	02	02
ELECTRIC PH CAR	Including 10% of total car provided	3.6x5				
TWO WHEELER	1 twowheeler space for every 75sq.m work shop floor area	1x1.80	1766.45	21	22	25
ELECTRIC PH TWO WHEELER	1 twowheeler space for every 75sq.m work shop floor area Including 10% of total car provided	1x1.80		03	03	
CYCLE	1 cycle space for every 75sq.m work shop floor area	1x1.80	1766.45	24	24	24

SANITATION REQUIREMENTS

S.no	SANITARY DETAILS	DETAILS	MEN 15 persons		WOMEN 10 persons	
			REQUIRED	PROVIDED	REQUIRED	PROVIDED
1	WATER CLOSET	ONE FOR 15 PERSON	01	01	-	-
		1 FOR 12 PERSON	-	-	01	01
		COMMON PH TOILET	01			
2	ABLUTION TAP	ONE IN EACH W.C	ONE FOR EACH PROVIDED			
3	WASHING TAPS	ONE FOR EVERY 25 PERSON OR PART THEREOF	01	01	01	01
4	DRINKING WATER	ONE FOR EVERY 100 PERSON OR PART THEREOF	01			
5	URINALS	1 FOR 7 -20 PERSONS	01	02	-	-
6	BATH PREFERABLY SHOWER		01			

LABOURS DETAILS

1	MALE WORKING PERSONS	10
2	FEMALE WORKING PERSONS	10
	TOTAL WORKING PERSONS	20

MACHINERY DETAILS :-		HP DETAILS
1	BRIQUETTING MACHINERY FOR COIR - PITH 5Kg BLOCKS	30HP
2	BRIQUETTING FOR COIR PITH GROW SLAB	30HP
3	OTHERS SUPPORTIVE MACHINE & LIGHTINGS	20HP
	TOTAL HP	80HP

NOTE :-

MECHANICAL VENTILATION TO BE PROVIDED

NOTE :-

FA - FIRE ALARM

FE - FIRE EXTINGUISHER

JOINERY DETAILS

R.S	ROLLING SHUTTER	5.00 x 6.00
R.S-1	ROLLING SHUTTER	6.00 x 6.00
W	WINDOW	4.50 x 2.00
W1	WINDOW	1.82 x 1.82
D	DOOR	0.99 x 2.10
D1	DOOR	0.76 x 2.10

REFERENCE:-

SITE BOUNDARY -

EXISTING ROAD -

DRIVEWAY -

PROPOSED BUILDING -

OSR -

APPLICATION NO : SWP/BPA/0908772/2026

SCRUTINY REFERENCE NO : LPBRATY2

SITE BOUNDARY SHOWN AS "A TO E"

BUILDING PERMISSION :

Number as : SWP/DTCP/DINDIGUL/

Building Permission No : 43/2026

M. A. ABDUL GANI, M.Arch.
Reg. No.: CA/2013/81536
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1-A, Kuruvikaran Salai, Madurai-625 001
Ph: 97933 45342
E-mail: architectgani@sarkararchitects.com
USTIN: 33BEEPA9853N1Z9

ARCHITECT

Dr.R.K.V.ELUMURUGAN, M.E.(Environ.)
National District Town & Country Planning
Registered Structural Engineer - GR-101/2020
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Cell : 99421-41484, 97877-51189
Email : rkvelmr@gmail.com

STRUCTURAL ENGINEER

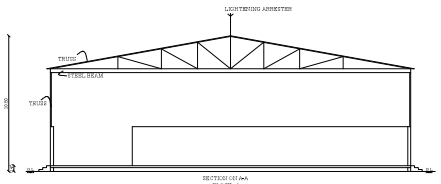
APPLICANT

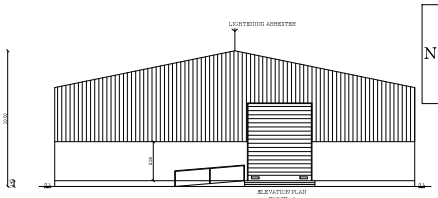
Er.N.BALACHANDER, DCE.,
PLAN CENTER
Registered Valuer, Construction Engineer No.
CC/01/2003/2011/CPWA/DINDIGUL
80-227, Tank Road, Opp. to Govt. Hospital, Near Bharat Sanchar Nigam Limited, Dindigul-624 001. Ph : 82200 48842

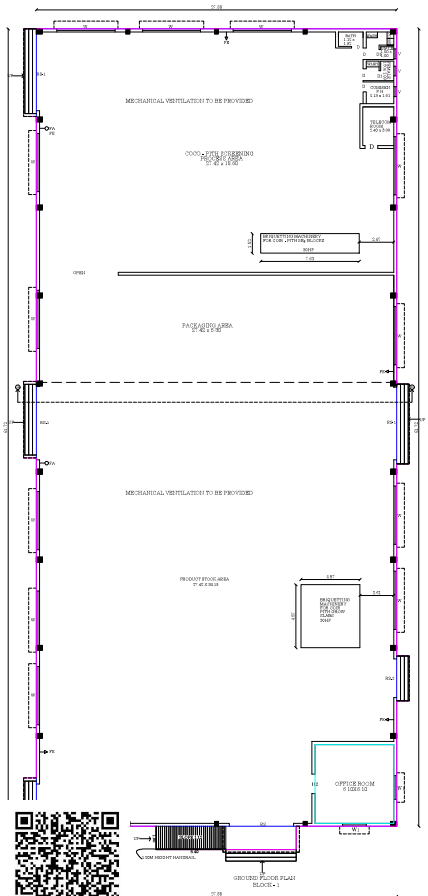
CONSTRUCTION ENGINEER

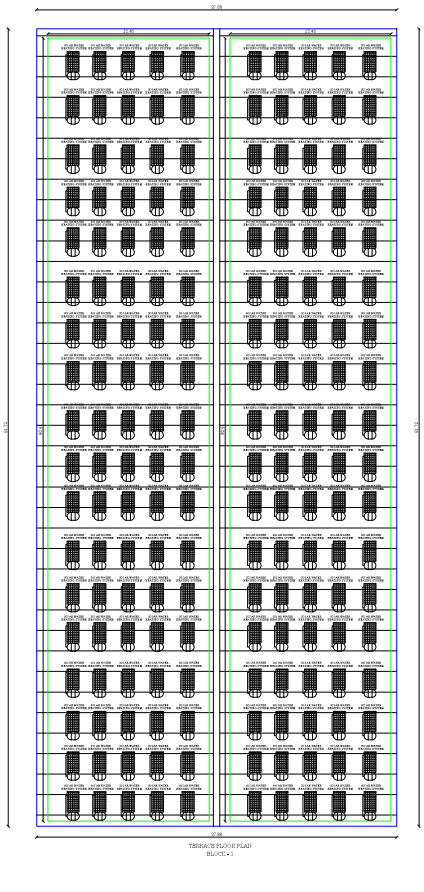
BLOCK - 1

SCALE 1:100









Signature Valid

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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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.