PP APPROVAL RECORD

Planning Permission

Survey 1/1A2 and 1 more

Pichanur

Coimbatore 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™

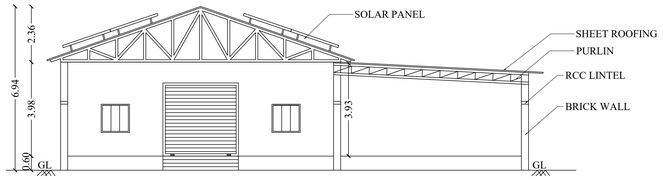
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

verified.realestate

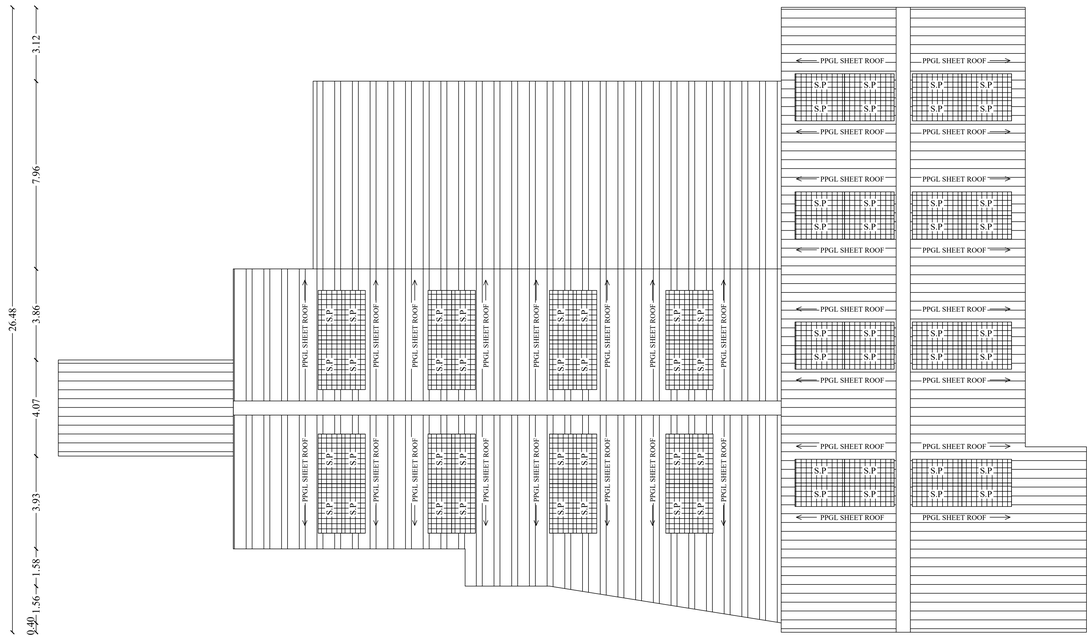
BLOCK- 1 (INDUSTRIAL BUILDING)



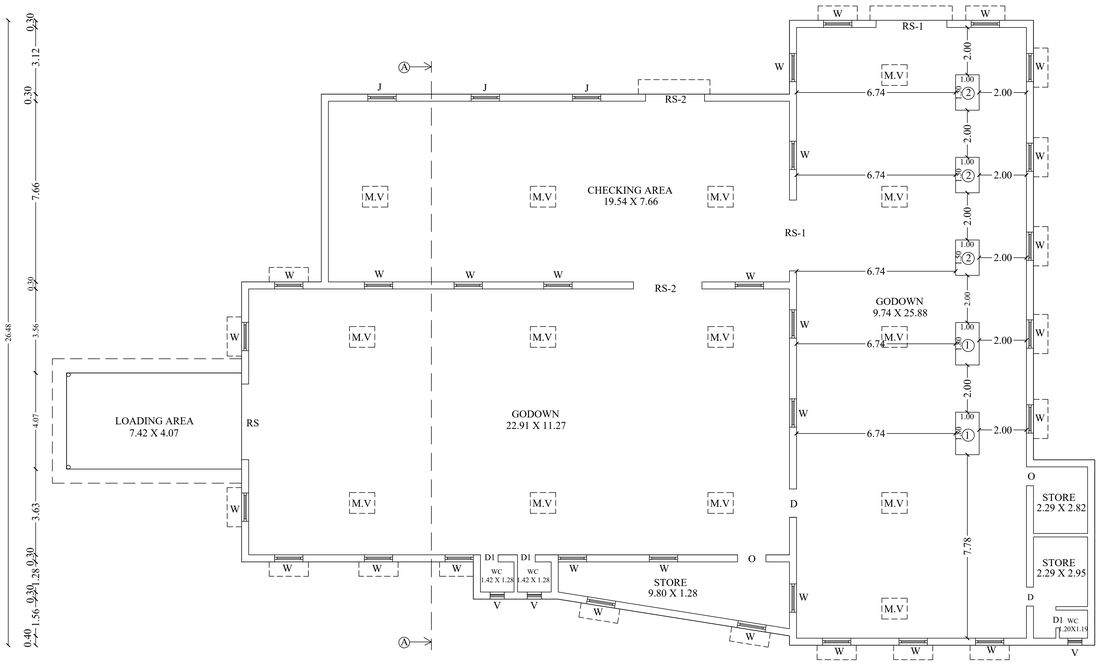
SECTION-AA



ELEVATION



ROOF PLAN



GROUND FLOOR PLAN

BLOCK-1 | SHEET NO: 2/3

PLAN SHOWING THE EXISTING INDUSTRIAL BUILDING (MANUFACTURING OF LEATHER GOODS - CHAPPALS & SLIPPERS) & PROPOSED CONSTRUCTION OF DORMITORIES IN S.F.NOS: 1/1A2 AT PICHANUR VILLAGE, MADUKKARAI TALUK & COIMBATORE DISTRICT.

N

Scale 1:400

Online Application Number - SWP/BPA/632817/2025

SWP/SITEAPPROVAL/DTCP/ LP / C.L.P.A No : 678/ 2025
SWP/DTCP/PLANNING PERMISSION NO : 790/ 2025

AREA DETAILS:-

BLOCK-1 (INDUSTRIAL BUILDING)

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
GROUND FLOOR	786.37	-	786.37

MACHINERY DETAILS

ASSEMBLY AREA

S.NO	PARTICULARS	EACH H.P	NOS	TOTAL POWER (HP)
1	CLICKERING MACHINE	1.0	3	3.00
2	EMBOSSING MACHINE	1.0	2	2.00
	TOTAL		5	5.00

JOINERY DETAILS:-

TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	3.20 X 3.10
RS-1	ROLLING SHUTTER	3.00 X 3.10
RS-2	ROLLING SHUTTER	2.50 X 3.10
D	DOOR	0.90 X 2.35
D1	TOILET DOOR	0.75 X 2.00
W	WINDOW	1.22 X 1.22
J	JALLEY	0.91 X 0.91
V	VENTILATOR	0.91 X 0.76
MV	MECHANICAL VENTILATION PROVIDED	

R.N. KRISHNAKUMAR, M.Arch.,
CA/2015/73087
Coimbatore District/CE/07/2025
GK ASSOCIATES
No.603, 100 Feet Road, Gandhipuram, Coimbatore - 641 012.
Ph : 0422-4220046, Mob: 99422 11111
Structural Engineer

R.N. KRISHNAKUMAR, M.Arch.,
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Coimbatore District/CE/07/2025
GK ASSOCIATES
No.603, 100 Feet Road, Gandhipuram, Coimbatore - 641 012.
Ph : 0422-4220046, Mob: 99422 11111
Architect

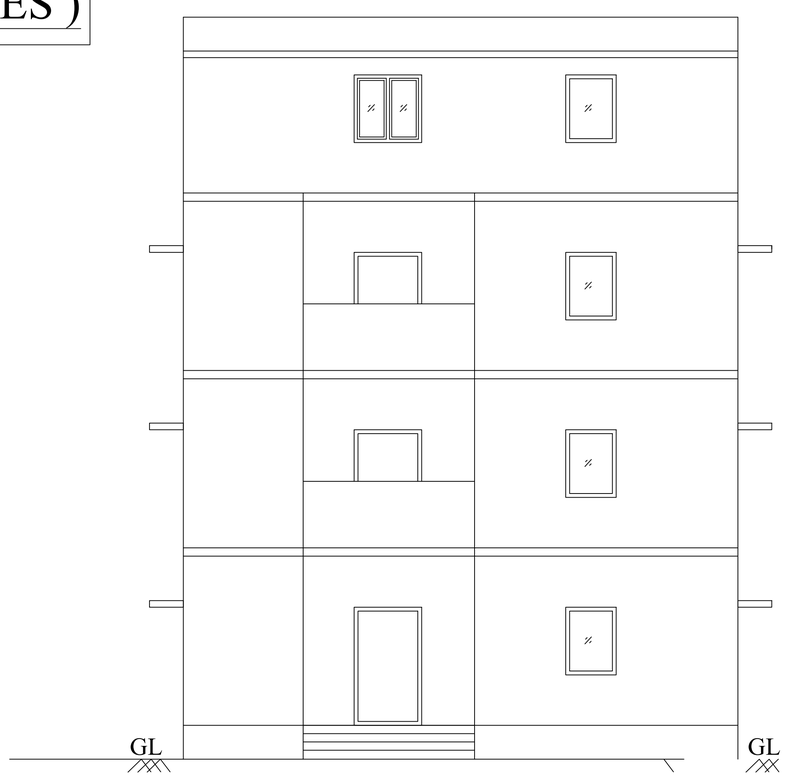
R. Prakash, M.E., (Structural)
Coimbatore District/SE/GR-1/10/2025
GK ASSOCIATES
No.603, 100 Feet Road, Gandhipuram, Coimbatore - 641 012.
Ph : 0422-4220046, Mob: 97503 40046
Engineer

For KOVAI RUBBERS

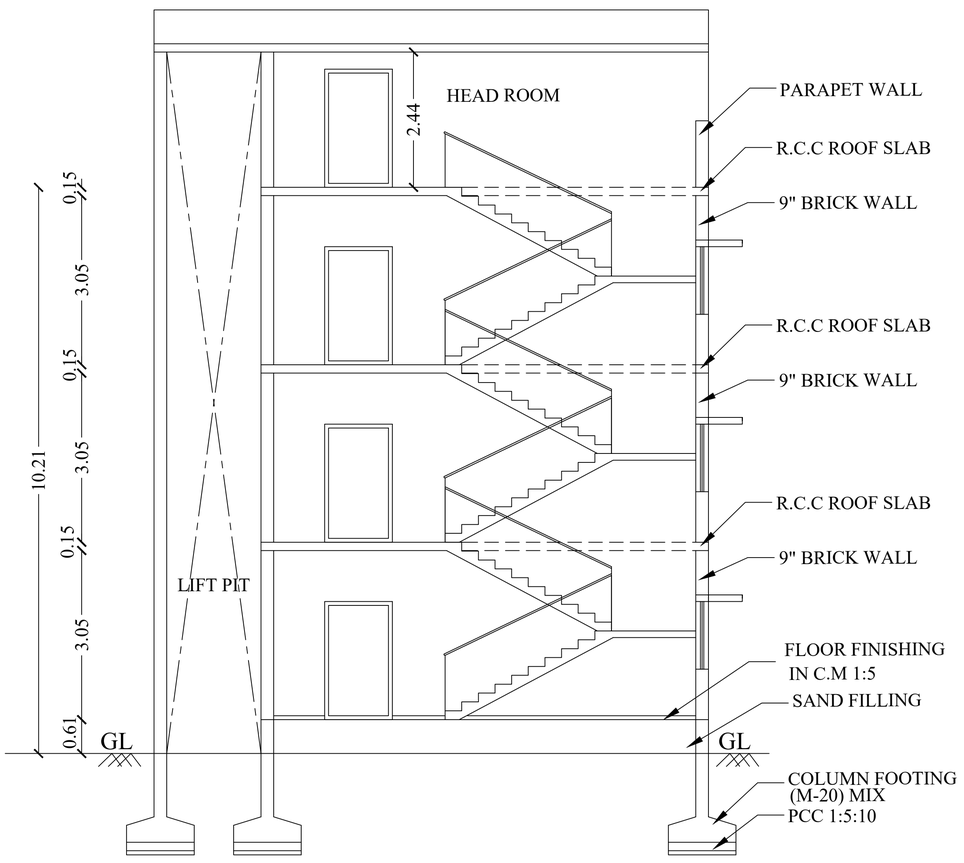
Managing Partner

Applicant

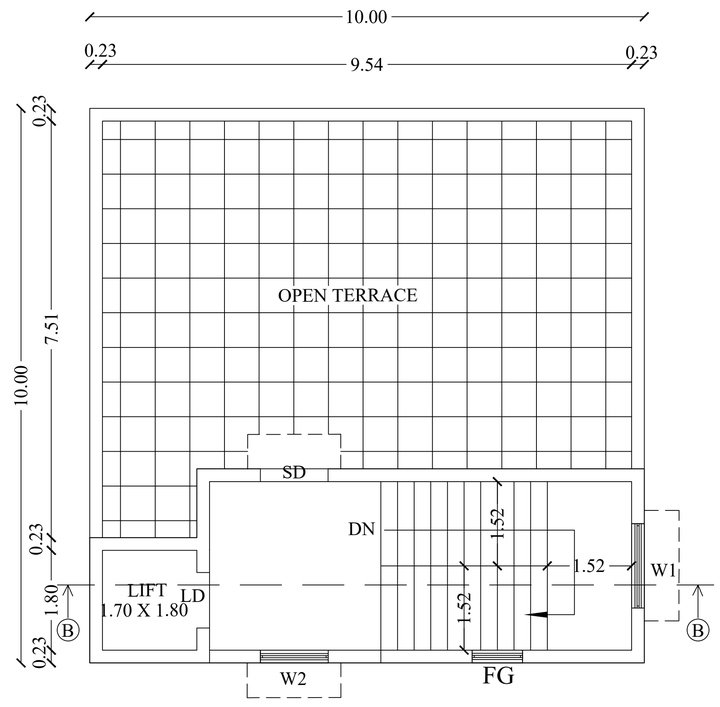
BLOCK- 2 (DORMITORIES)



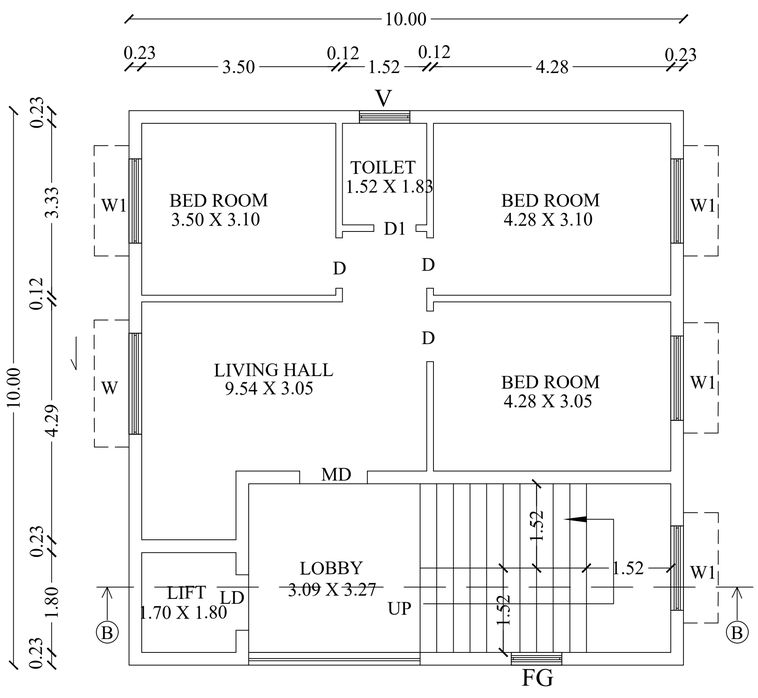
ELEVATION



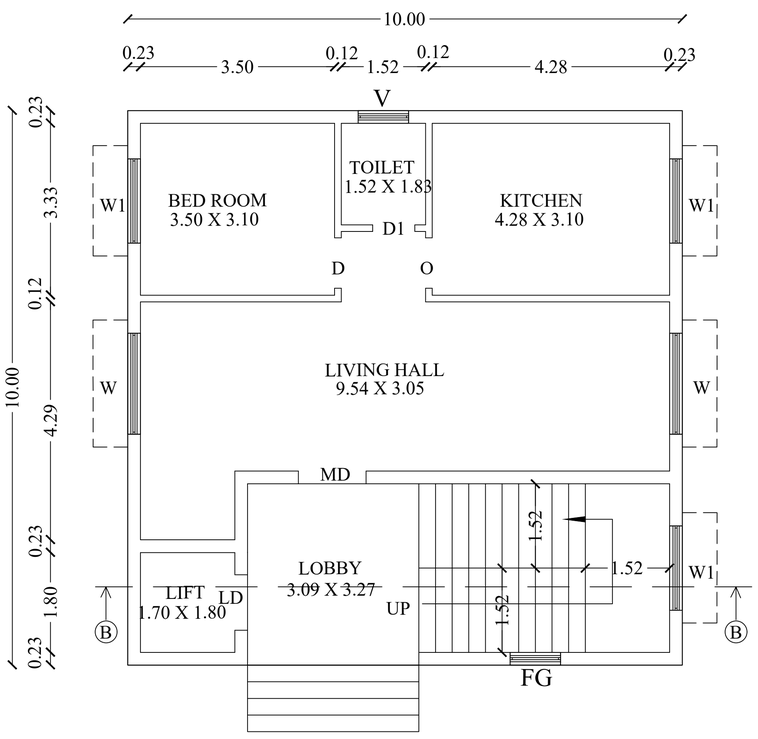
SECTION ON B-B



TERRACE FLOOR PLAN



TYPICAL FIRST & SECOND FLOOR PLAN



GROUND FLOOR PLAN

BLOCK-2	SHEET NO: 3/3

PLAN SHOWING THE EXISTING INDUSTRIAL BUILDING (MANUFACTURING OF LEATHER GOODS - CHAPPALS & SLIPPERS) & PROPOSED CONSTRUCTION OF DORMITORIES IN S.F.NOS: 1/1A2 AT PICHANUR VILLAGE, MADUKKARAI TALUK & COIMBATORE DISTRICT.

N

Scale 1:400

Online Application Number - SWP/BPA/632817/2025

SWP/SITEAPPROVAL/DTCP/ LP / C.L.P.A No : 678/ 2025
SWP/DTCP/PLANNING PERMISSION NO : 790/ 2025

AREA DETAILS:-

BLOCK-2 (DORMITORIES)

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
GROUND FLOOR	100.00	-	100.00
FIRST FLOOR	100.00	-	100.00
SECOND FLOOR	100.00	-	100.00
HEAD ROOM	-	32.61	32.61
GRAND TOTAL	300.00	32.61	332.61

JOINERY DETAILS:-

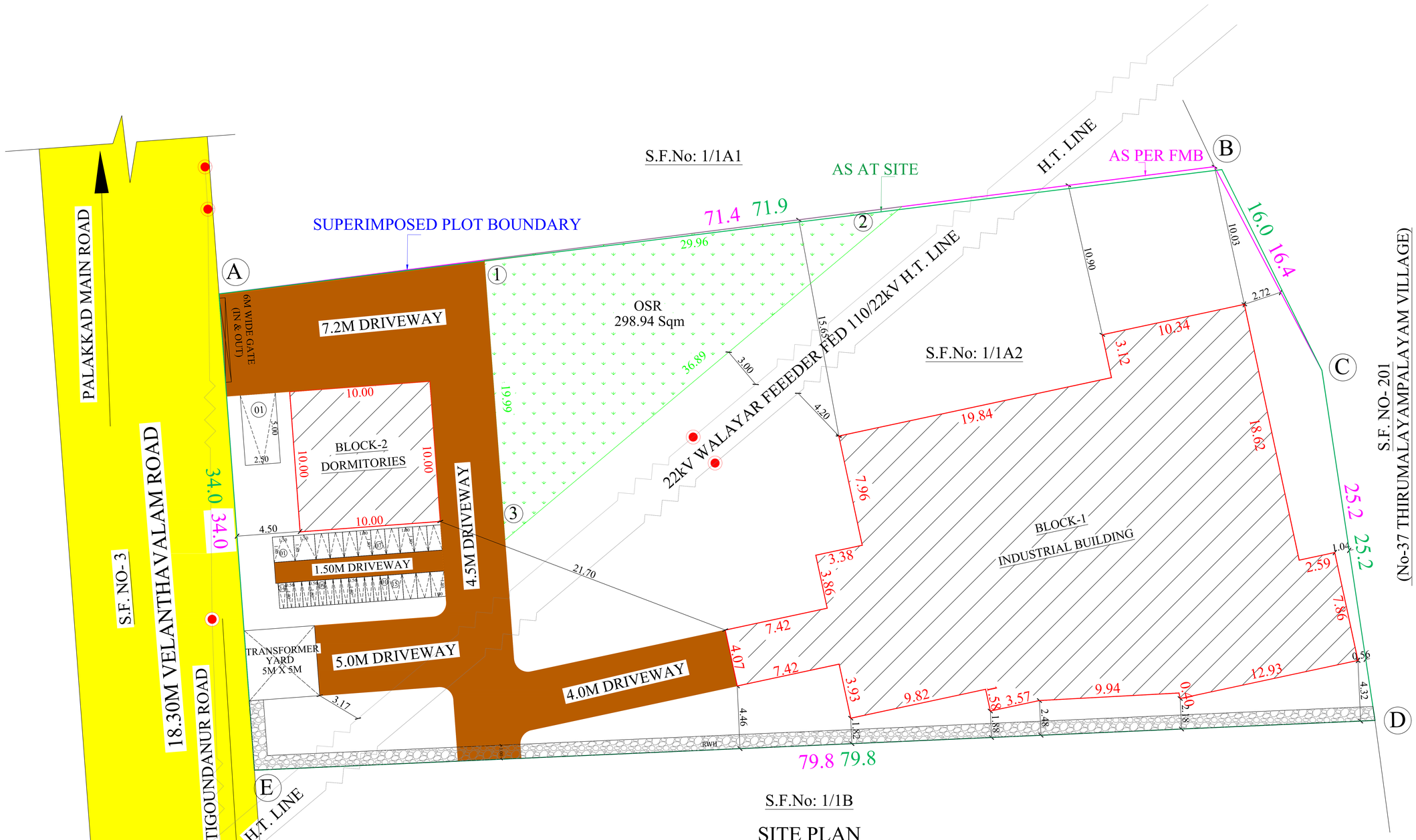
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.22 X 2.13
SD	STEEL DOOR	1.22 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
W	WINDOW	1.83 X 1.22
W1	WINDOW	1.52 X 1.22
W2	WINDOW	1.22 X 1.22
FG	FIXED GLASS	0.91 X 1.22
V	VENTILATOR	0.91 X 0.76

7/11/2025
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CA/2015/73097
Coimbatore District/CE/07/2025
GK ASSOCIATES
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Coimbatore - 641 012.
Ph : 0422-4220046, Mob: 99442-11111
Construction Engineer

7/11/2025
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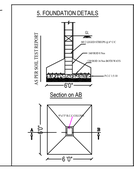
07/11/25
R. Prakash, M.E., (Structural)
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Ph : 0422-4220046, Mob: 97503-40046
Structural Engineer

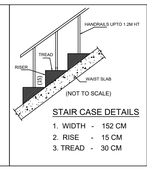
For KOVAI RUBBERS
Managing Partner
Applicant



S.F.No: 1/1B

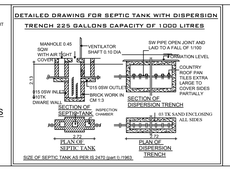
SITE PLAN

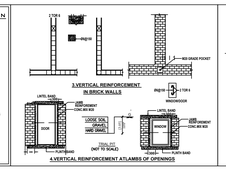


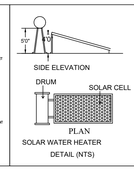


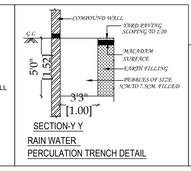
STAIR CASE DETAILS

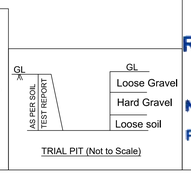
1. WIDTH - 152 CM
2. RISE - 15 CM
3. TREAD - 30 CM











SITE PLAN	SHEET NO: 1/3

PLAN SHOWING THE EXISTING INDUSTRIAL BUILDING (MANUFACTURING OF LEATHER GOODS - CHAPPALS & SLIPPERS) & PROPOSED CONSTRUCTION OF DORMITORIES IN S.F.NOS: 1/1A2 AT PICHANUR VILLAGE, MADUKKARAI TALUK & COIMBATORE DISTRICT.

INDUSTRIAL TYPE - COTTAGE CATEGORY

COIMBATORE 2041MASTERPLAN 2041
LANDUSE - INDUSTRIAL USE ZONE

N

Scale 1:400

Online Application Number - SWP/BPA/632817/2025

SWP/SITEAPPROVAL/DTCP/ LP / C.L.P.A No : 678/ 2025
SWP/DTCP/PLANNING PERMISSION NO : 790/ 2025

AREA DETAILS:

AREA AS PER DOCUMENT = 2896.75 Sqm
AREA AS PER PATTA = 2940.00 Sqm
AREA AS AT SITE = 2871.49 Sqm

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
BLOCK-1 (INDUSTRIAL BUILDING)			
GROUND FLOOR	786.37	-	786.37
BLOCK-2 (DORMITORIES)			
GROUND FLOOR	100.00	-	100.00
FIRST FLOOR	100.00	-	100.00
SECOND FLOOR	100.00	-	100.00
HEAD ROOM	-	32.61	32.61
TOTAL	300.00	32.61	332.61
GRAND TOTAL	1086.37	32.61	1118.98

FSI CALCULATION = 1086.37 / 2871.47 = 0.378
HEIGHT OF THE BUILDING BLOCK - 1 = 6.94M
HEIGHT OF THE BUILDING BLOCK - 2 = 10.21M
TOTAL HP = 5 HP
NO. OF WORKERS = 20 Nos.

OSR 10%

O.S.R REQUIRED : 289.68 Sqm (10%)
O.S.R PROVIDED : 298.94 Sqm (10.32%)

PARKING DETAILS:-

PARKING REQUIREMENTS AS PER G.O - 225		REQUIRED	PROVIDED
BLOCK-1 INDUSTRIAL WORKSHOP AREA = 786.37 Sqm	CAR PARKING	-	01
	1 CYCLE PARKING SPACE FOR EVERY 75 Sqm	11	14
	1 TWO WHEELER PARKING SPACE FOR EVERY 75 Sqm	11	15 (inc. PH)
BLOCK-2 DORMITORIES Beds = 10 Nos	1 TWO WHEELER PARKING SPACE FOR EVERY 10 BEDS	01	

REFERENCE:-

- SITE BOUNDARY (A TO E)
- PROPOSED BUILDING
- EXISTING ROAD
- DRIVEWAY
- OPEN SPACE RESERVATION (1,2 & 3)

For KOVAI RUBBERS

Managing Partner

Applicant

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Structural Engineer

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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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.