

PP

APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

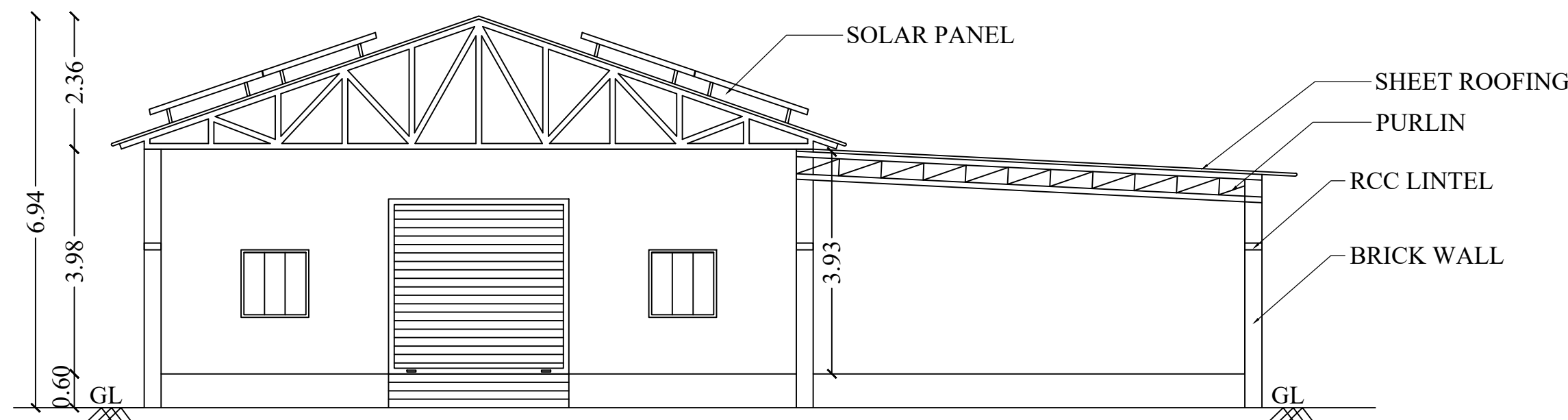
ISSUING AUTHORITY
Rural Panchayat

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

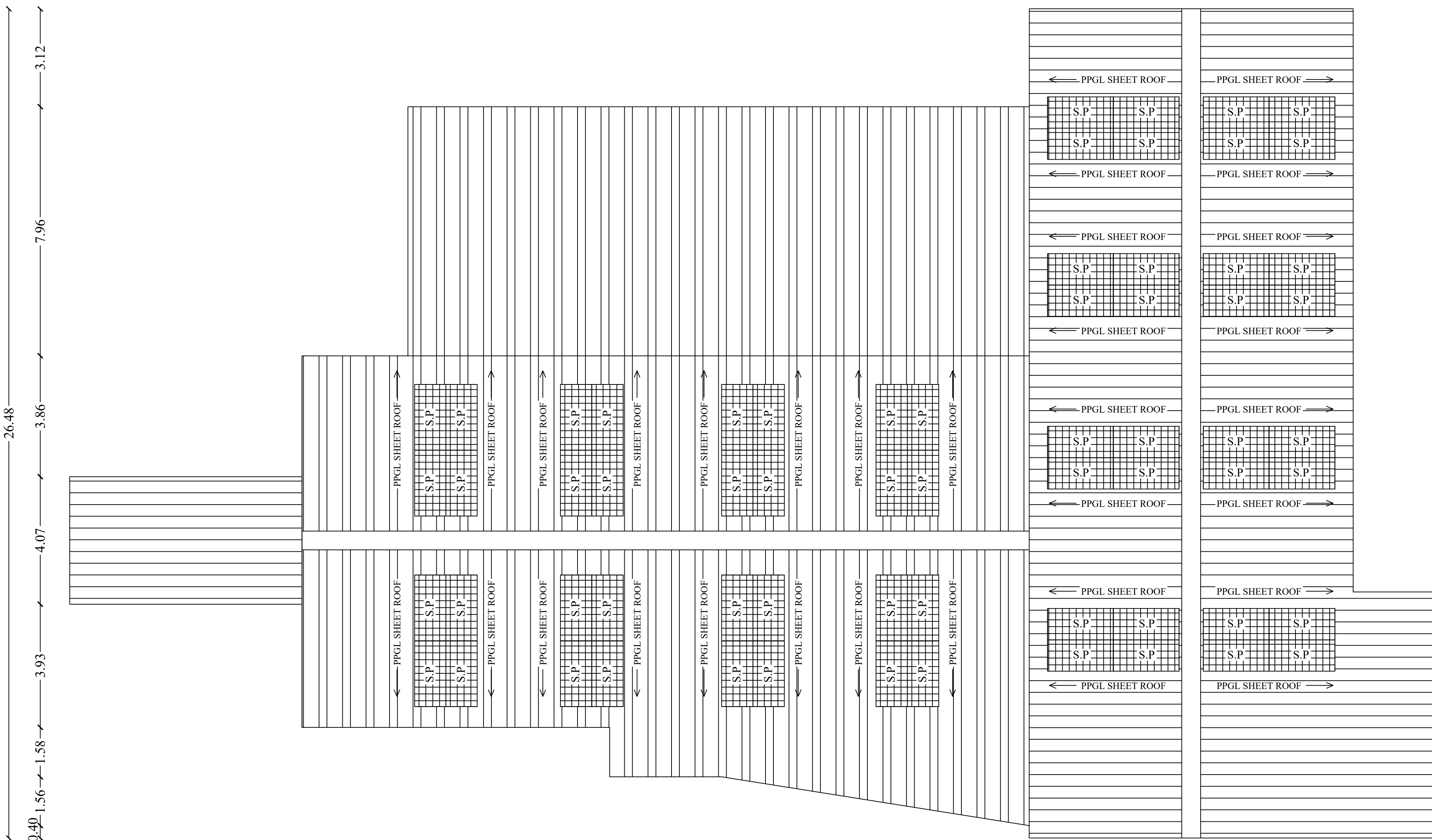
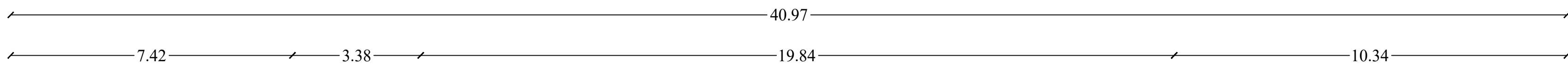
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



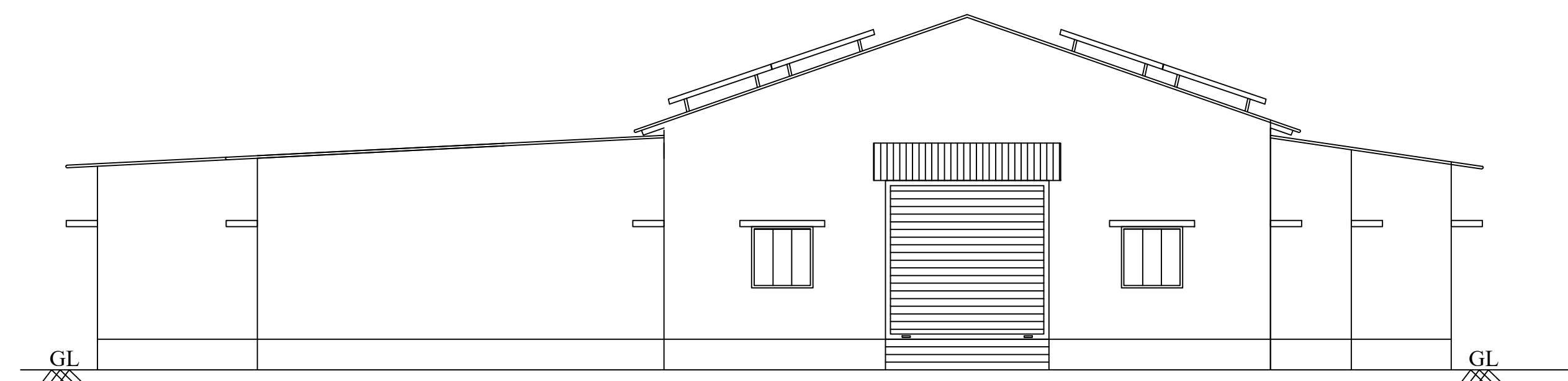
BLOCK- 1 (INDUSTRIAL BUILDING)



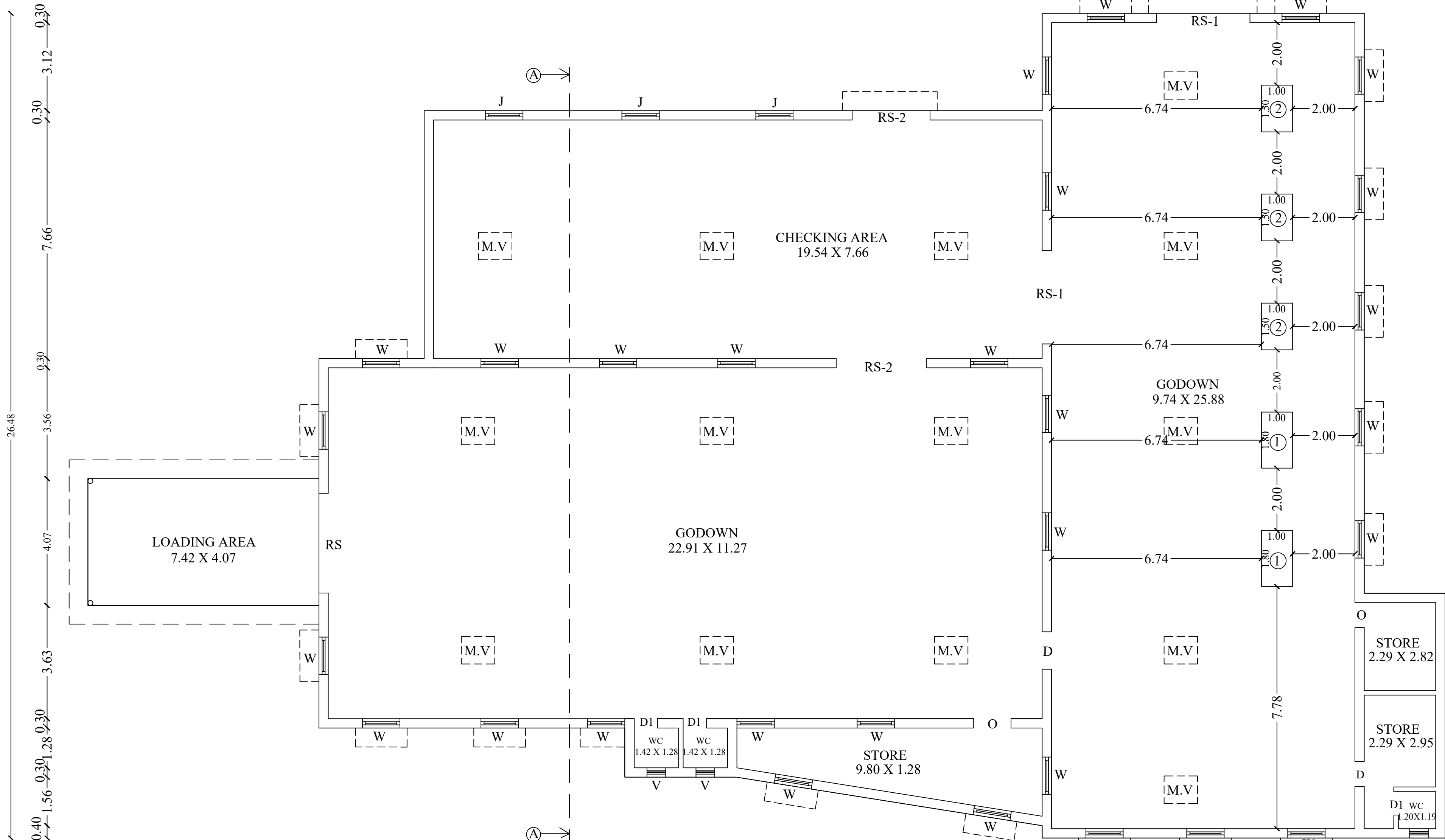
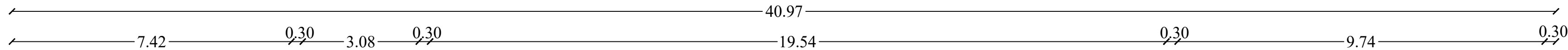
SECTION-AA



ROOF PLAN



ELEVATION



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.



Scale 1:400

Online Application Number - SWP/BPA/632817/2025

SWP/SITEAPPROVAL/DTCP/LP / CL.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	EMBOSSEING 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 2.15
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

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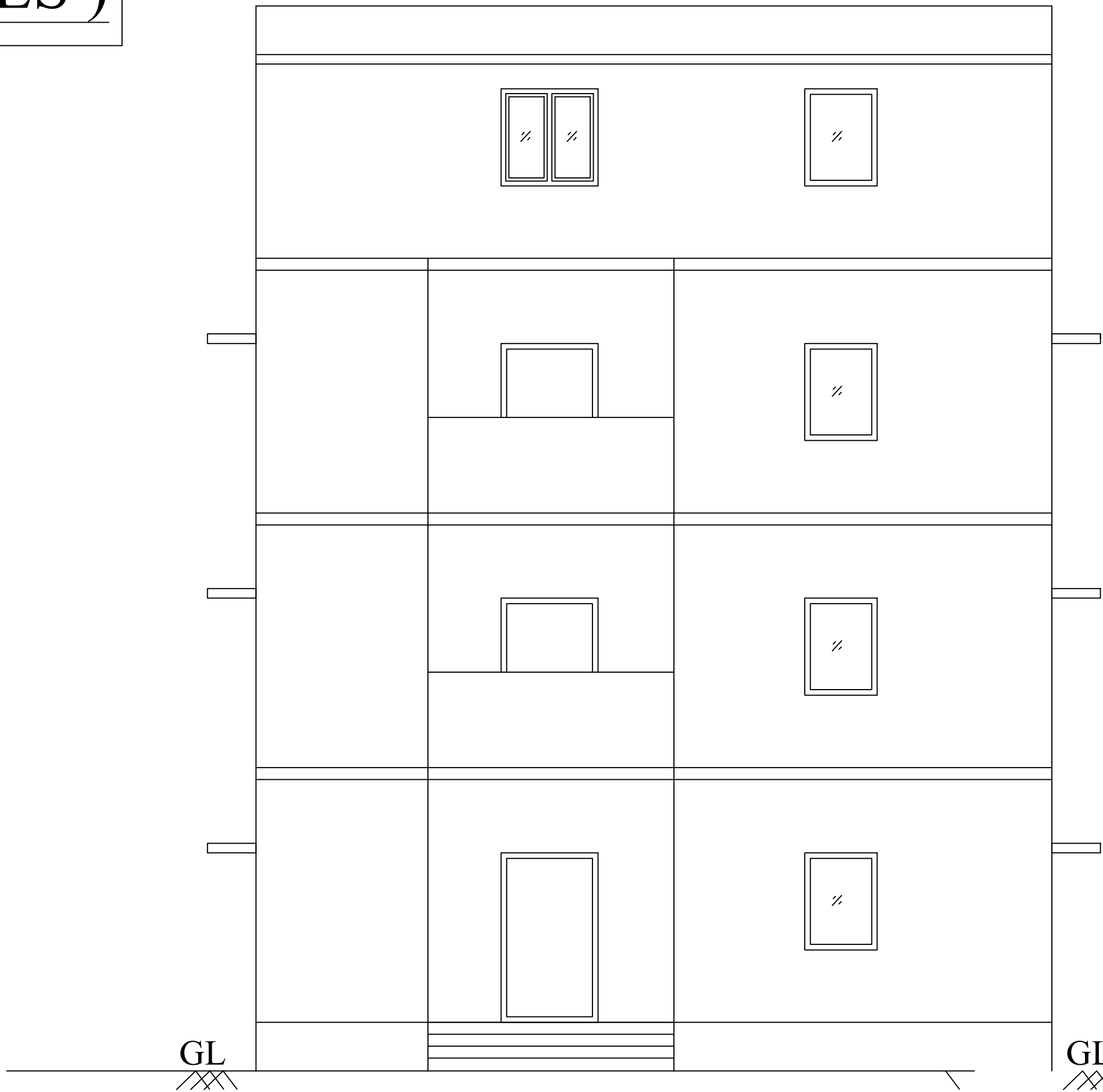
For KOVAI RUBBERS

Prakash
Prakash Partner

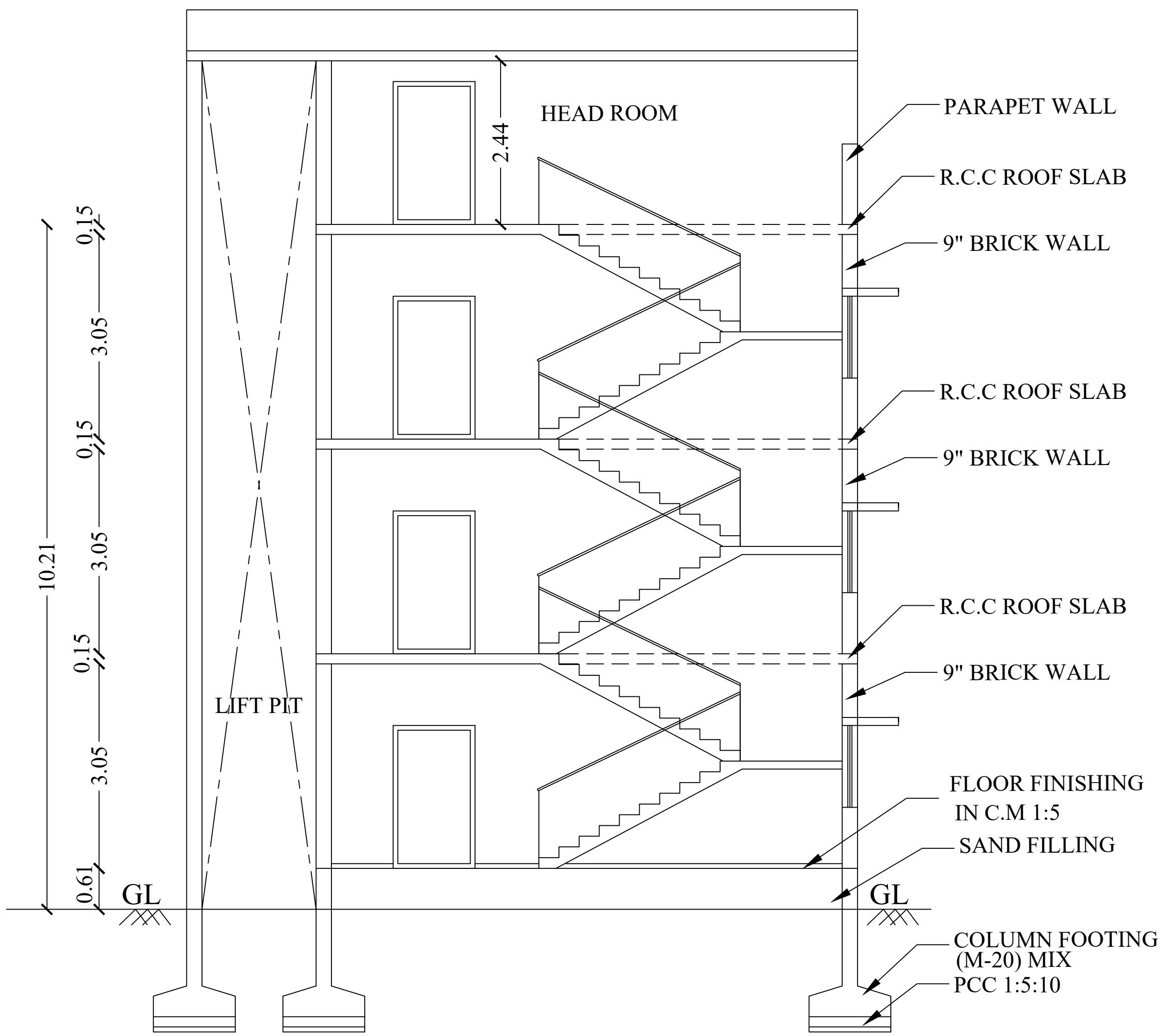
Applicant



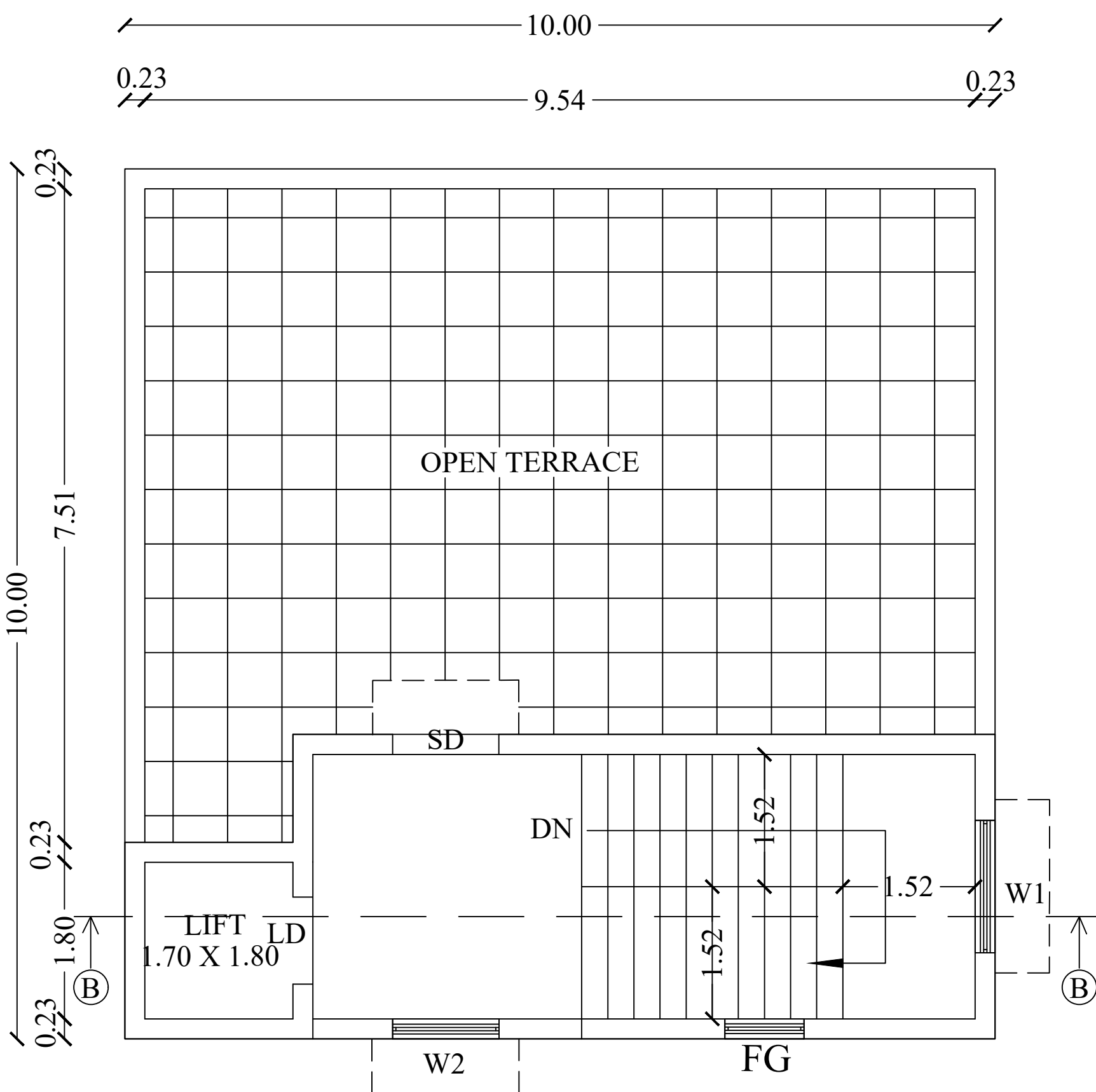
BLOCK- 2 (DORMITORIES)



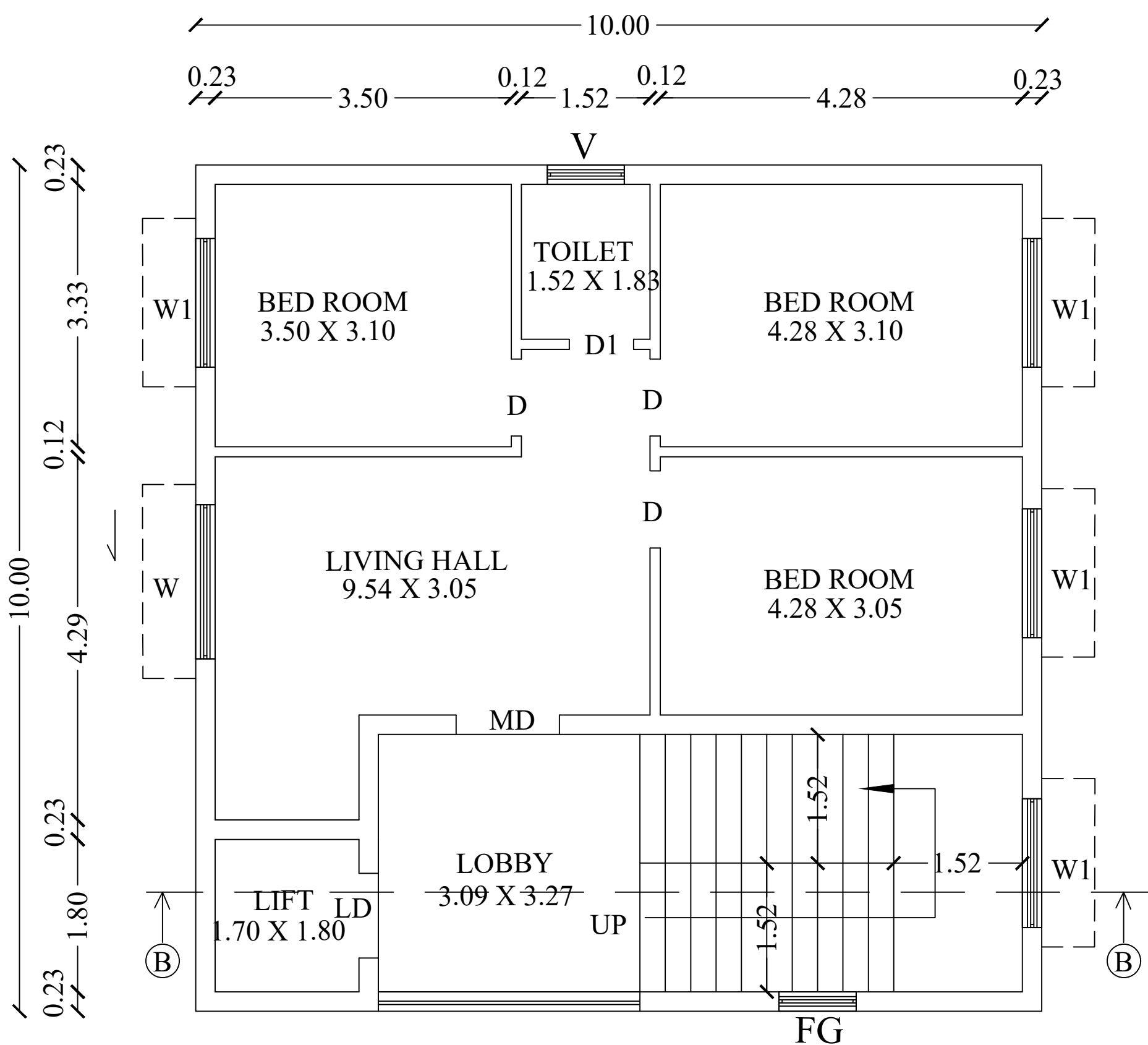
ELEVATION



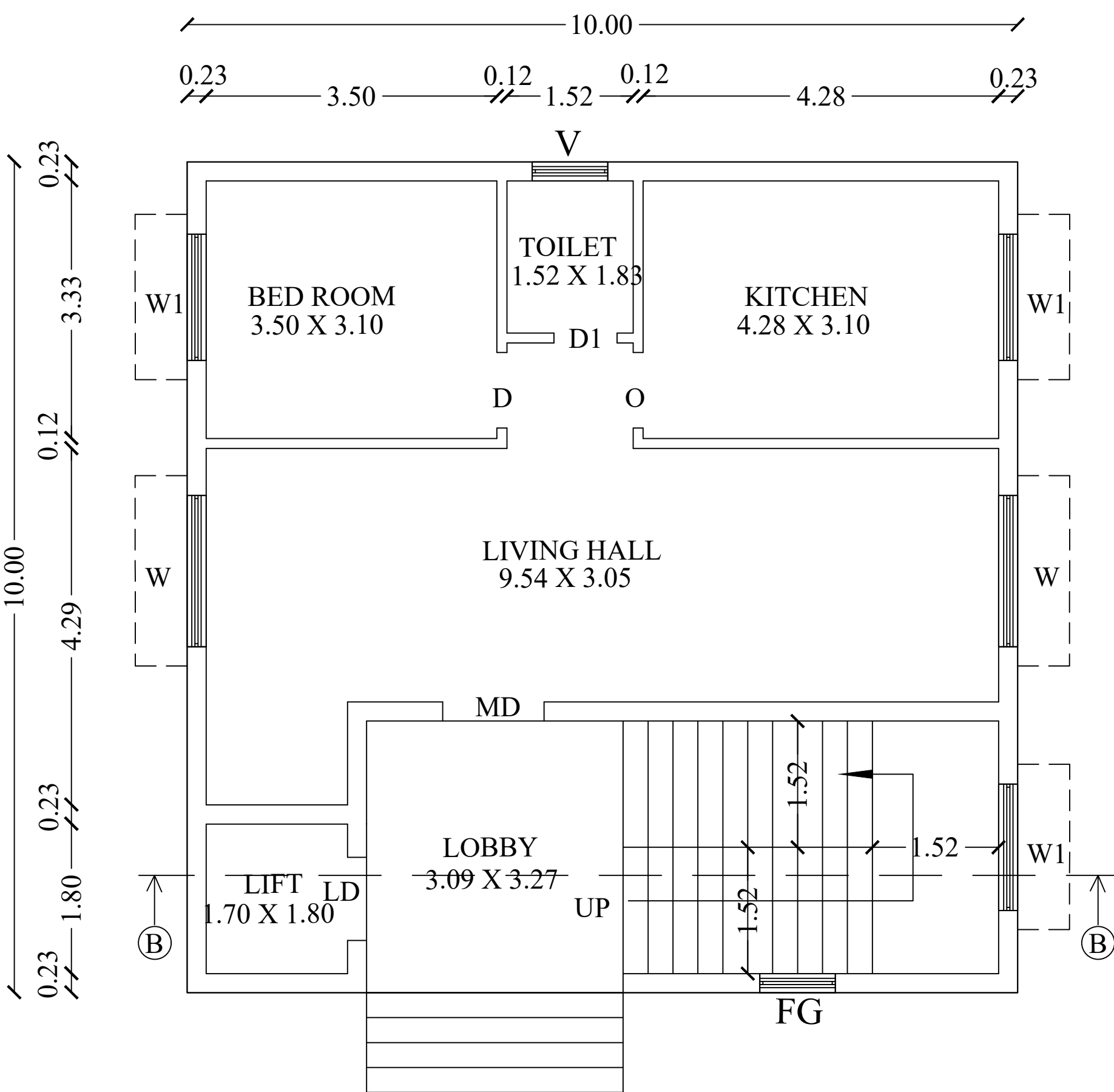
SECTION ON B-B



TERRACE FLOOR PLAN



TYPICAL FIRST & SECOND FLOOR PLAN

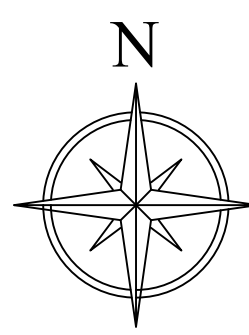


GROUND FLOOR PLAN

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.



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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

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Construction Engineer

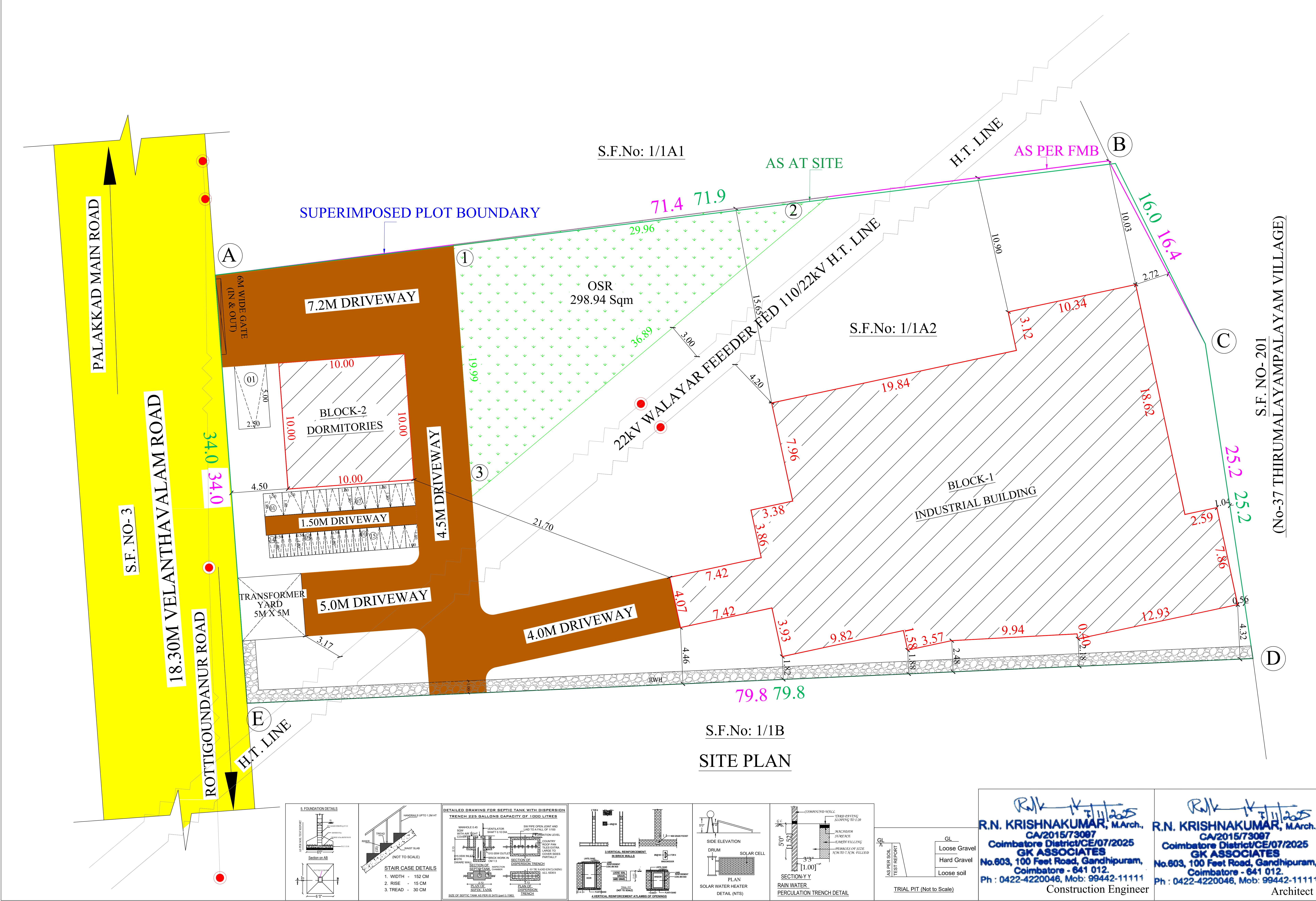
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Architect

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Structural Engineer

For KOVAI RUBBERS

Managing Partner

Applicant



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

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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

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Structural Engineer

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](#)



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



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,
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hello@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.

