PP APPROVAL RECORD

Planning Permission

Survey 386/1A and 6 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™

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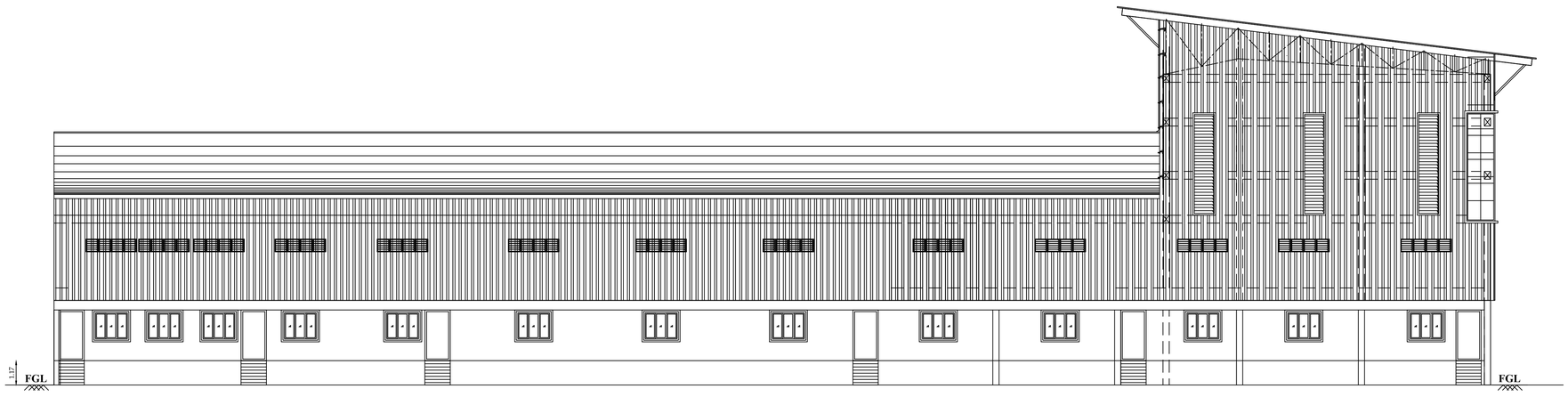
FLOOR PLANS, SECTION & ELEVATION | SHEET NO: 2/2

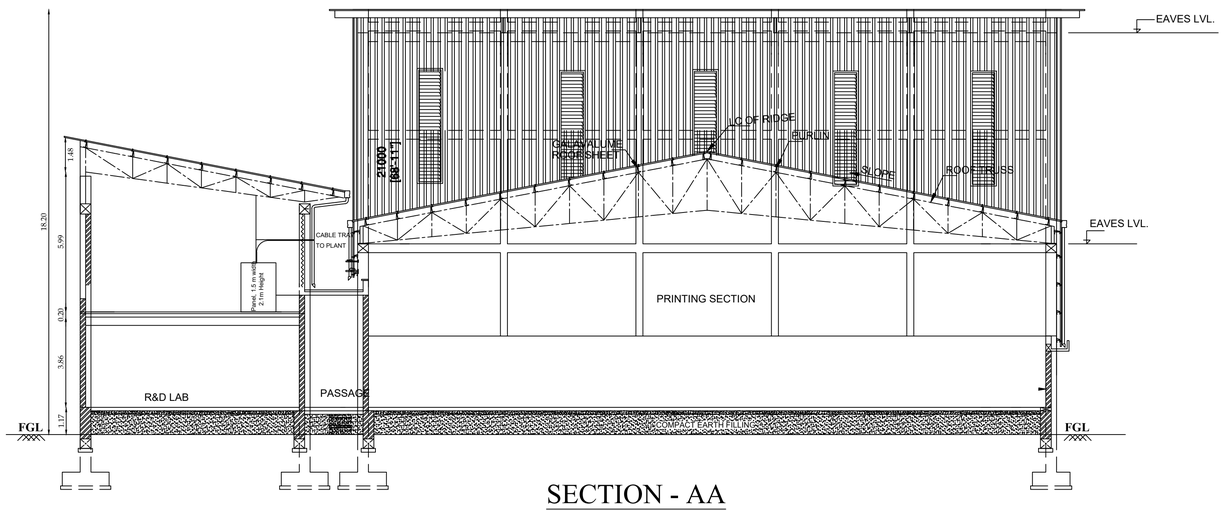
PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (PRINTING PRESS) IN SF.NO.386/1A, 386/1B, 387/2 & 399/2A OF PICHANNUR VILLAGE & PANCHAYAT, MADUKKARAI TALUK, COIMBATORE DISTRICT.

N

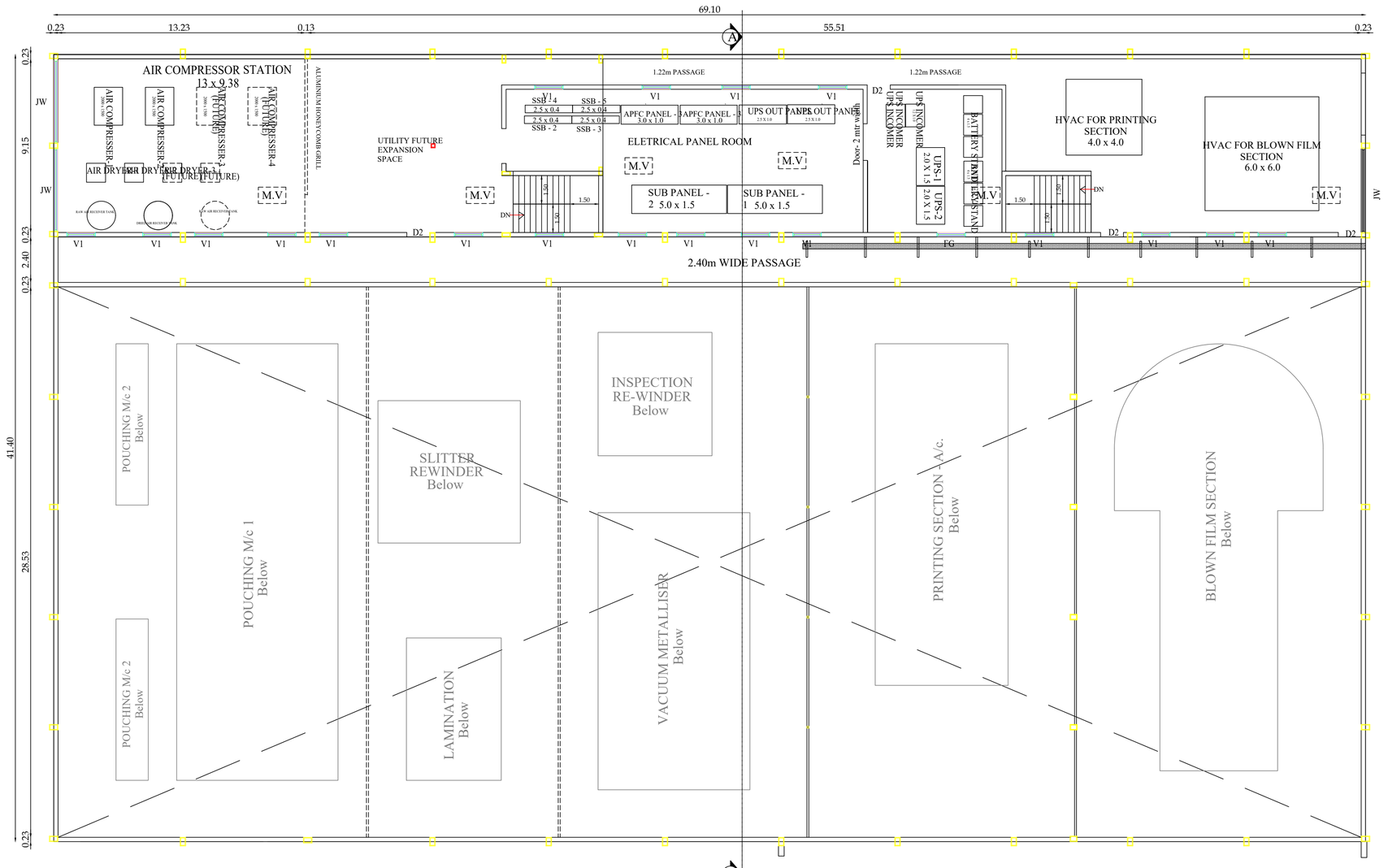
Scale 1:100



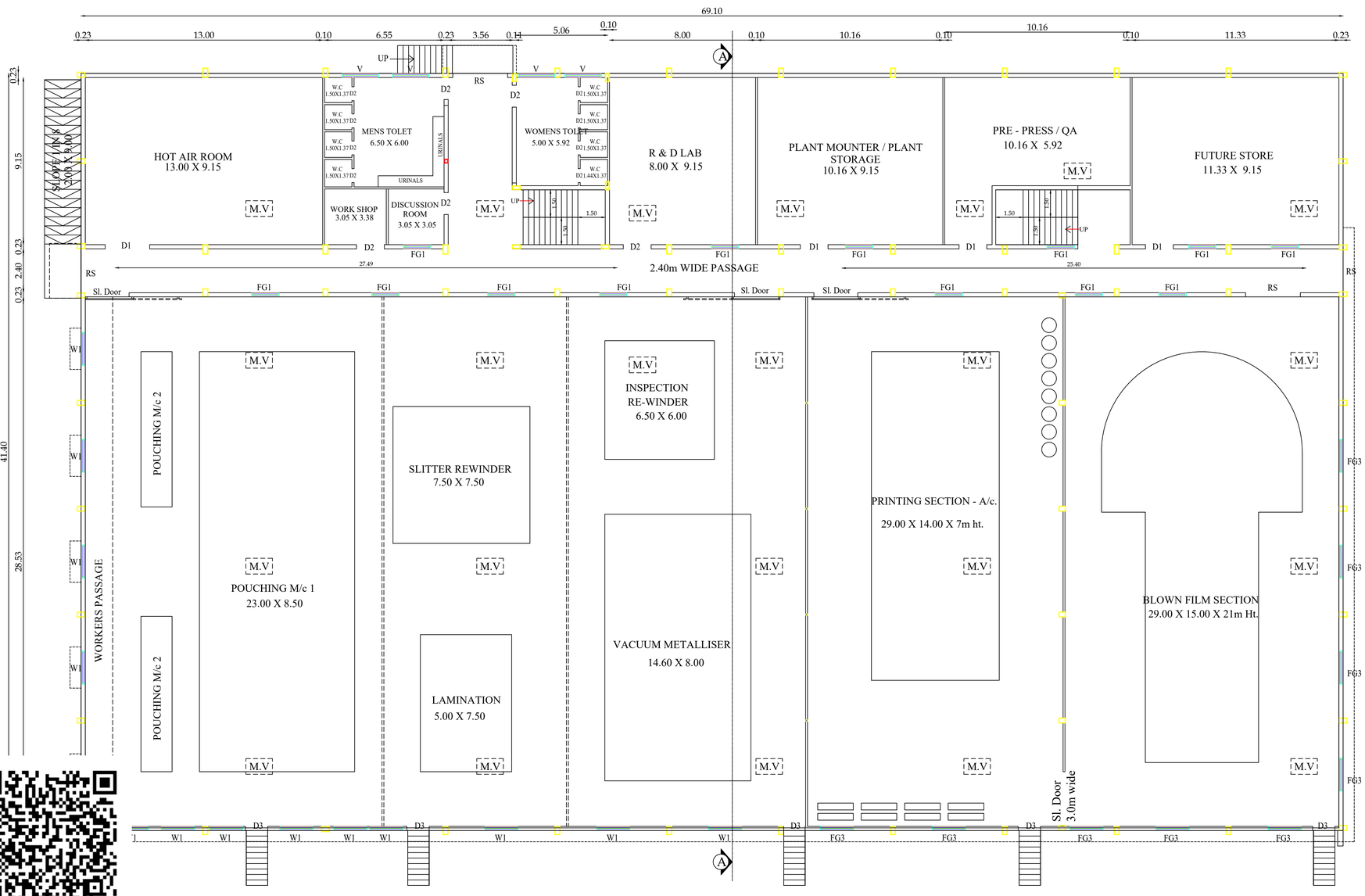
ELEVATION AT SOUTH SIDE



SECTION - AA



MEZZANINE FLOOR PLAN



GROUND FLOOR PLAN

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Built up Area (in Sqm)
GROUND FLOOR	2860.74	-	2860.74
MEZZANINE FLOOR	844.91	-	841.91
TOTAL	3705.65	-	3705.65

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
RS	- ROLLING SHUTTER	3.00 X 3.00
D1	- DOOR	2.44 X 2.44
D2	- DOOR	1.20 X 2.10
D3	- GLASS DOOR	1.20 X 2.10
D4	- TOILET DOOR	0.80 X 2.10
SLD	- SLIDING DOOR	2.40 X 2.10
W1	- WINDOW	1.80 X 1.50
V1	- VENTILATOR	0.90 X 0.60
V2	- VENTILATOR	0.60 X 0.60
NV1	- N TYPE VENTILATOR	1.80 X 0.60
FG	- FIXED GLASS	1.20 X 1.20
FG1	- FIXED GLASS	1.50 X 1.20
FG2	- FIXED GLASS	3.60 X 1.20
FG3	- FIXED GLASS	1.80 X 1.20
FG4	- FIXED GLASS	2.40 X 1.20
FG5	- FIXED GLASS	0.90 X 1.20
MV	MECHANICAL VENTILATION ARE PROVIDED	

MACHINERY DETAILS

S.NO	MACHINE NAME	TOTAL POWER (KVA)
1	BLOW FILM LINE	465.63
2	RECYCLING MACHINE	80.63
3	CI FLEXO PRESS	245.63
4	LAMINATION CUM COATER	459.38
5	VACCUM METALISER	431.88
6	INSPECTION REWINDER	25.00
7	SLITTER REWINDER	40.00
8	DCOTORING	8.33
9	HOT AIR ROOM	75.00
10	POUCHING	62.50
11	COMPRESSOR PLANT	100.00
12	AIR-CONDITIONING	83.33
13	PUMPS INC. FIRE PUMP	100.00
14	LIGHTING & OFFICE POWER	58.33
15	OTHER UTILITIES	8.33
16	BLOWERS FOR VENTILATORS IN NON AC ROOM	83.33
17	QC LAB EQUIPMENTS	16.67
	TOTAL	2350.00 KVA (or) 3149.00 HP

23/3/26

Er.S. POORNIMA B.Tech., M.Tech (Struct)
Construction Engineer
Reg. No. LPA / CE / 025 / 2022
1/313, J.Palanisamy Nagar, Malumichampatti,
Coimbatore - 641 050.
Ph: 95733 45002, 99599 55325

Construction Engineer

23/3/26

Er. S. POORNIMA B.Tech.,M.Tech(Struct).,
Approved Civil & Structural Engineer,
LPA/SE/GR-II/08/2022
Contacts: 9573345002, 9959955328

Structural Engineer

23/03/26.

Er. S. DHANAPAL, M.E (Stru).,
REGISTERED ENGINEER,
162/LS/2025/00052,
SDS ASSOCIATES,
No. 28, Sarojini Nagar 3rd Street,
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Ph : 97892 32157.

Architect / Engineer

For Encoverplus Packaging Ltd.

Authorised Signatory

Applicant

SITE PLAN | SHEET NO: 1/2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (PRINTING PRESS) IN SF.NO.386/1A, 386/1B, 387/2 & 399/2A OF PICHANNUR VILLAGE & PANCHAYAT, MADUKKARAI TALUK, COIMBATORE DISTRICT.

COIMBATORE 2041 MASTERPLAN
LANDUSE - AGRICULTURAL LAND USE

TAMIL NADU GOVERNMENT GAZETTE
Variation to the Approved Coimbatore Master Plan for the Local Planning Area (Roc No: 7062/2025/LPA)
G.O No.VI(1)/101/2026

INDUSTRIAL TYPE - ORANGE INDUSTRY

TOTAL HP = 3149.00 HP
NO. OF WORKERS = 50 Nos.

N

Scale 1:400

SITE AREA DETAILS:

S.NO.	S.F.NO:	AS PER PATTA (in Sqm)	AS PER DOCUMENT (in Acre)
1	386/1A	4150.00	4.11
2	386/1B	3250.00	
3	387/2	9300.00	0.40
4	399/2A	1500.00	4.50 (or) 18210.80 Sqm
TOTAL		18200.00	

AREA AS AT SITE = 17853.50 Sqm

FLOOR AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Built up Area (in Sqm)
			2860.74
GROUND FLOOR	2860.74	-	844.91
MEZZANINE FLOOR	844.91	-	3705.65
TOTAL	3705.65	-	6.25
SECURITY ROOM	-	6.25	3711.90
GRAND TOTAL	3705.65	6.25	

NOTE:

FSI = 3711.90 / 18200.00 = 0.2039

HEIGHT OF THE BUILDING = 18.20M

PARKING DETAILS:-

WORKSHOP AREA = 3025.00 Sqm

	REQUIRED	PROVIDED
1 LORRY PARKING SPACE FOR EVERY 500 Sqm	07	10
1 TWO WHEELER PARKING SPACE FOR EVERY 50 Sqm	61	120
1 CYCLE PARKING SPACE FOR EVERY 50 Sqm	61	100

O.S.R REQUIRED:

O.S.R REQUIRED : 1820.00 Sqm (10%)

O.S.R PROVIDED : 1886.98 Sqm (10.37%)

ALL DIMENSIONS ARE IN METERS

REFERENCE

- SITE BOUNDARY
- DRIVEWAY
- PROPOSED BUILDINGS
- EXISTING ROAD

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Architect / Engineer

For Encoverplus Packaging Ltd.
Authorised Signatory

Applicant

PLANNING PERMISSION
Application No - SWP/BPA/786998/2026
LP/CLPA No - 196/2026
Planning Permission No - 244/2026
Site Approval A to F

SECURITY ROOM
FRONT ELEVATION
SECTION "B-B"
PLAN

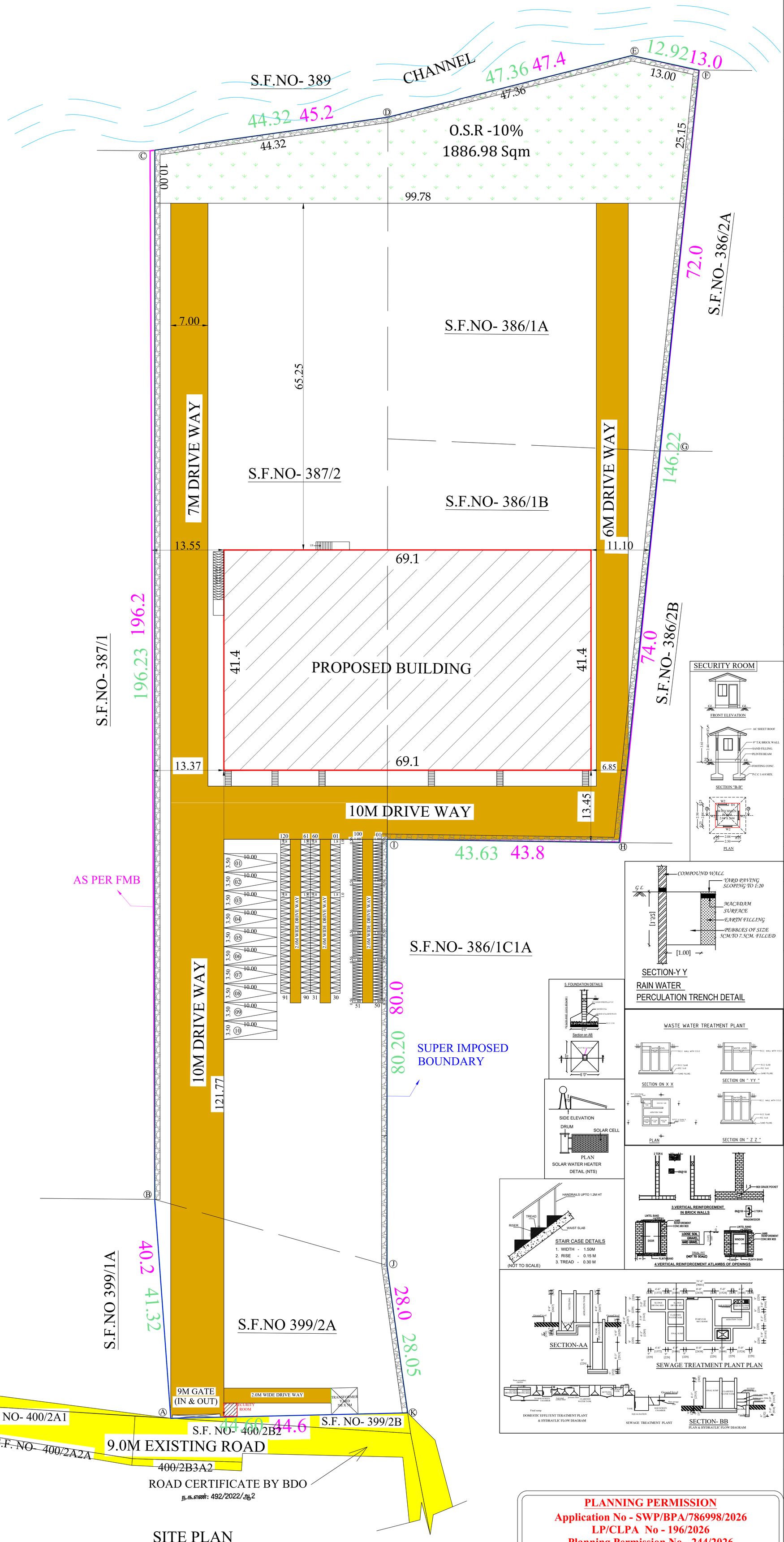
SECTION-Y Y
RAIN WATER
PERCULATION TRENCH DETAIL

5. FOUNDATION DETAILS
Section on AB
SIDE ELEVATION
DRUM
SOLAR CELL
PLAN
SOLAR WATER HEATER
DETAIL (NTS)

STAIR CASE DETAILS
1. WIDTH - 1.50M
2. RISE - 0.15 M
3. TREAD - 0.30 M
(NOT TO SCALE)

3.VERTICAL REINFORCEMENT IN BRICK WALLS
4.VERTICAL REINFORCEMENT ATLAMBS OF OPENINGS

WASTE WATER TREATMENT PLANT
SECTION ON X X
SECTION ON " YY "
PLAN
SECTION ON " Z Z "
DOMESTIC EFFLUENT TERATMENT PLANT & HYDRAULIC FLOW DIAGRAM
SEWAGE TREATMENT PLANT
SECTION-AA
SEWAGE TREATMENT PLANT PLAN
SECTION- BB
PLAN & HYDRAULIC FLOW DIAGRAM



SITE PLAN

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

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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.