Verified RealEstate™

REFERENCE
SWP/BPA/309884/2024

ISSUED
13 September 2024

PP APPROVAL RECORD

Planning Permission

Chengalpattu

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

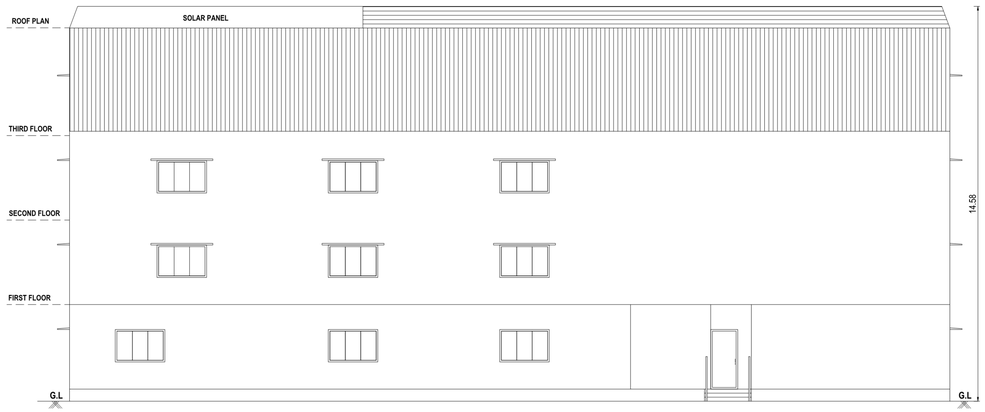
The approval as the planning authority issued it, reproduced in full behind this page.

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

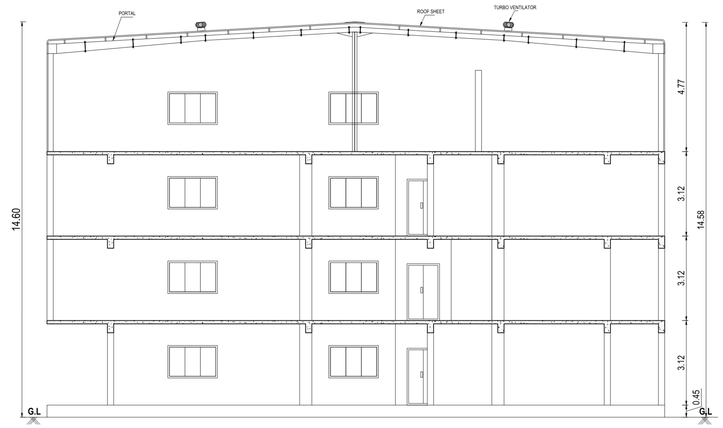
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

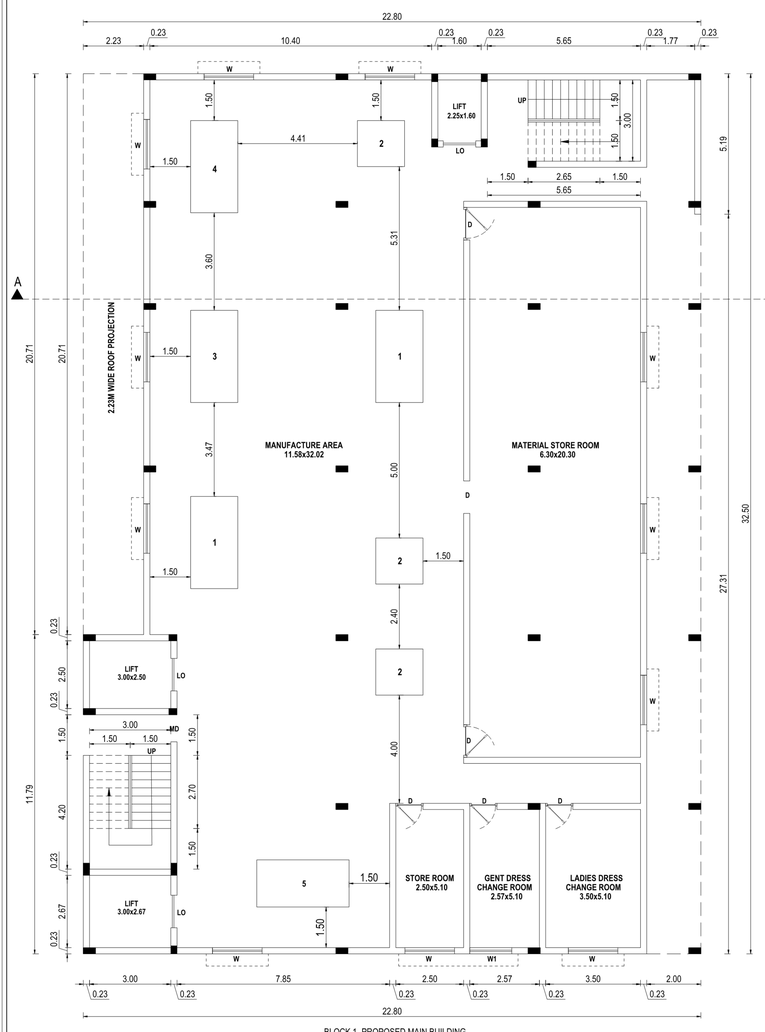
DIGITALLY VERIFIED RECORD



FRONT ELEVATION

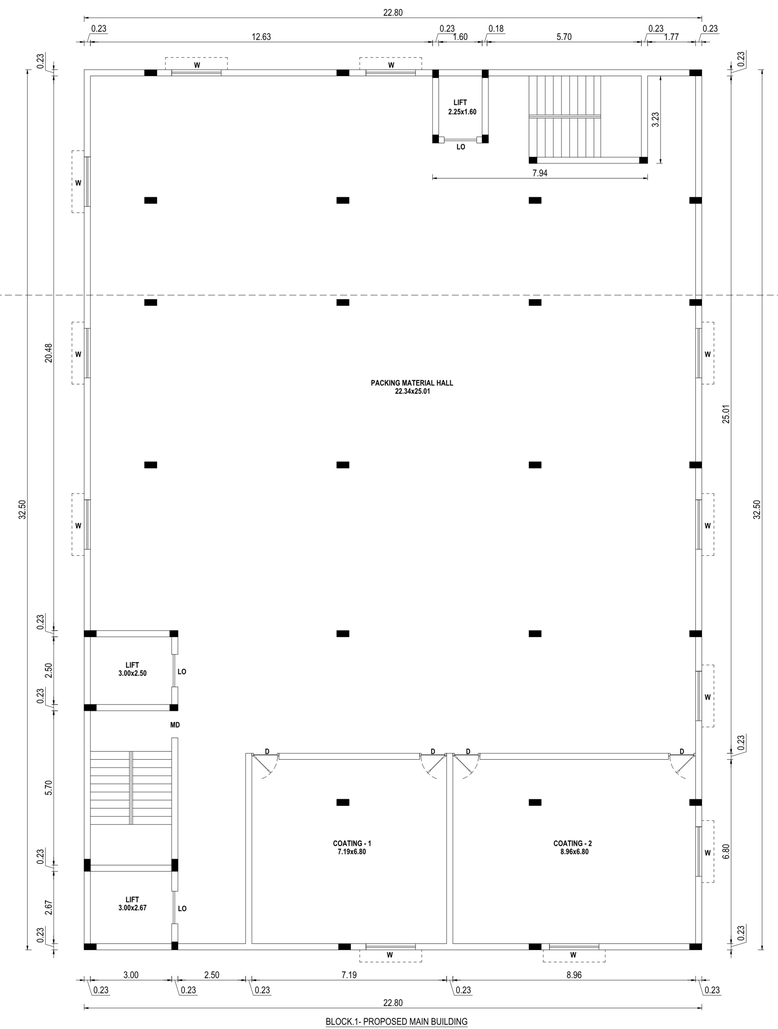


CROSS SECTION



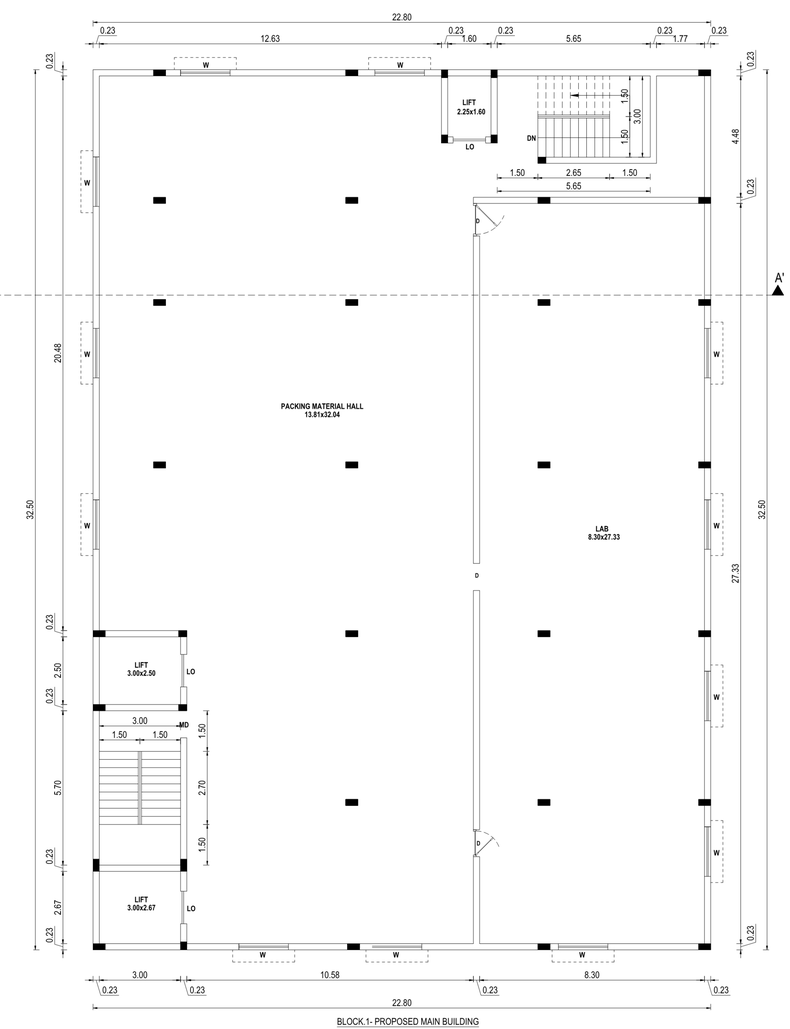
BLOCK.1- PROPOSED MAIN BUILDING

GROUND FLOOR PLAN



BLOCK.1- PROPOSED MAIN BUILDING

FIRST FLOOR PLAN



BLOCK.1- PROPOSED MAIN BUILDING

SECOND FLOOR PLAN

SCALE- 1:100 SHEET. 1 OF 5

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE INDUSTRIAL BUILDING FOR M/S.UNILINK PHARMA PVT LTD, PLOT NO. A-19, SURVEY NO-237/8 OF ALATHUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT., THIRUPORUR PANCHAYAT UNION LIMIT.

ALL DIMENSIONS ARE IN METER

N

APPLICANT SIGNATURE :-

For UNILINK PHARMA (P) LTD.
Managing Director

STRUCTURAL ENGINEER :-

Er.S.MOSES RANGANATHAN
B.E, M.E(Struct.) F/E, F/A(Struct.), F/V,
DTCP Registered Structural Engineer-Grade-I (SE)
DTCP Reg.No. CGLRGN/SE/Gr-I/2019/08/033
Madursvoyal, Chennai-600095
Email Id: mosessomu@gmail.com

REGISTERED ENGINEER :-

Er. R. MUNUSAMY B.E., B.Tech.,(Civil),MIE.,
DARSHAN CONSTRUCTION / GSTIN:33AVZPM1811E1Z9
DTCP Registered Engineer Grade - I (RE)Reg No. RE-GR-I/2022/07/011
Villivakkam, Chennai - 600 049
Phone: 9841607687 Email: emr1984@gmail.com

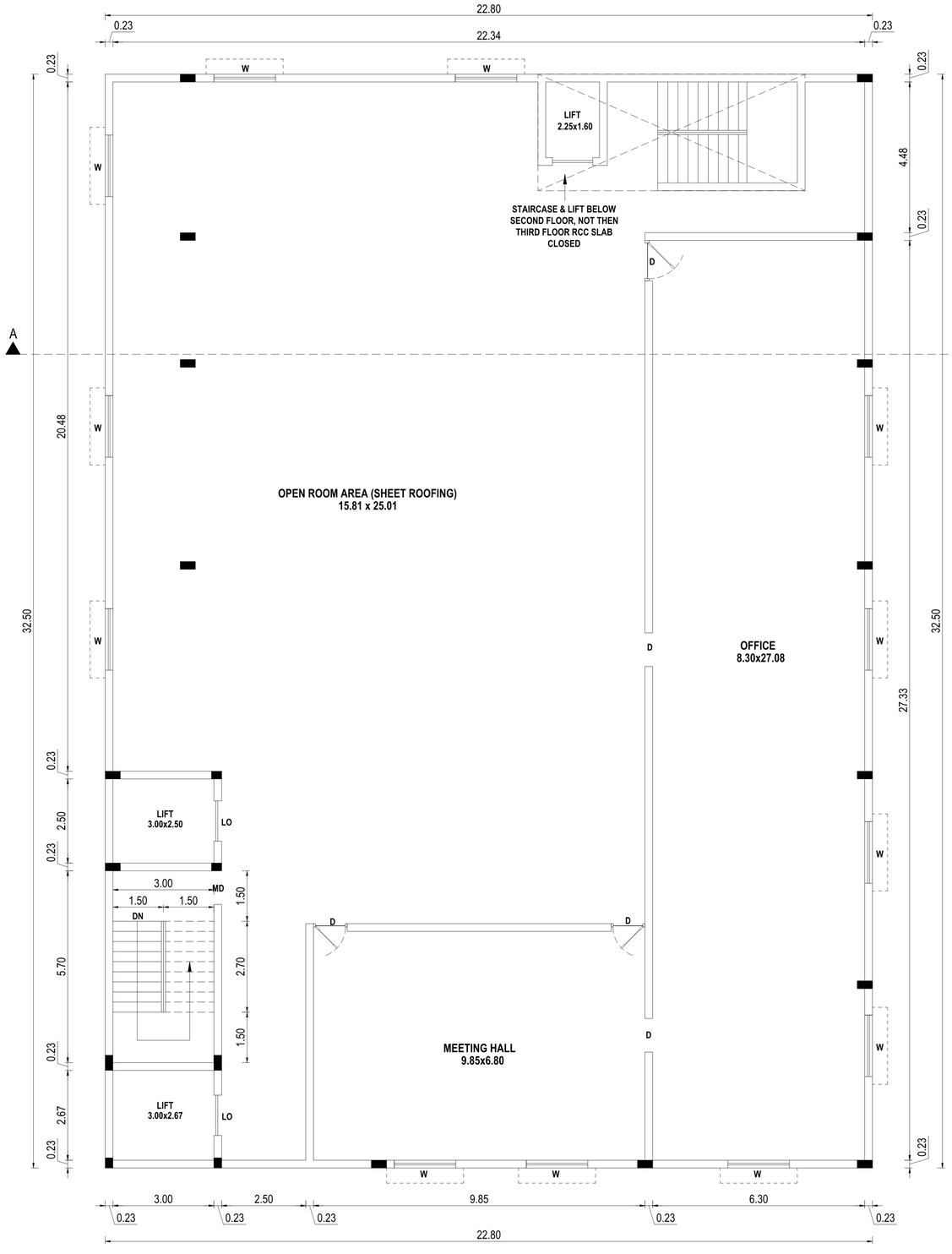
FOR OFFICE USE ONLY:

TAMILNADU STATE WIDE SINGLE WINDOW PORTAL

Online Application : SWP/IBPA/0309884/2024

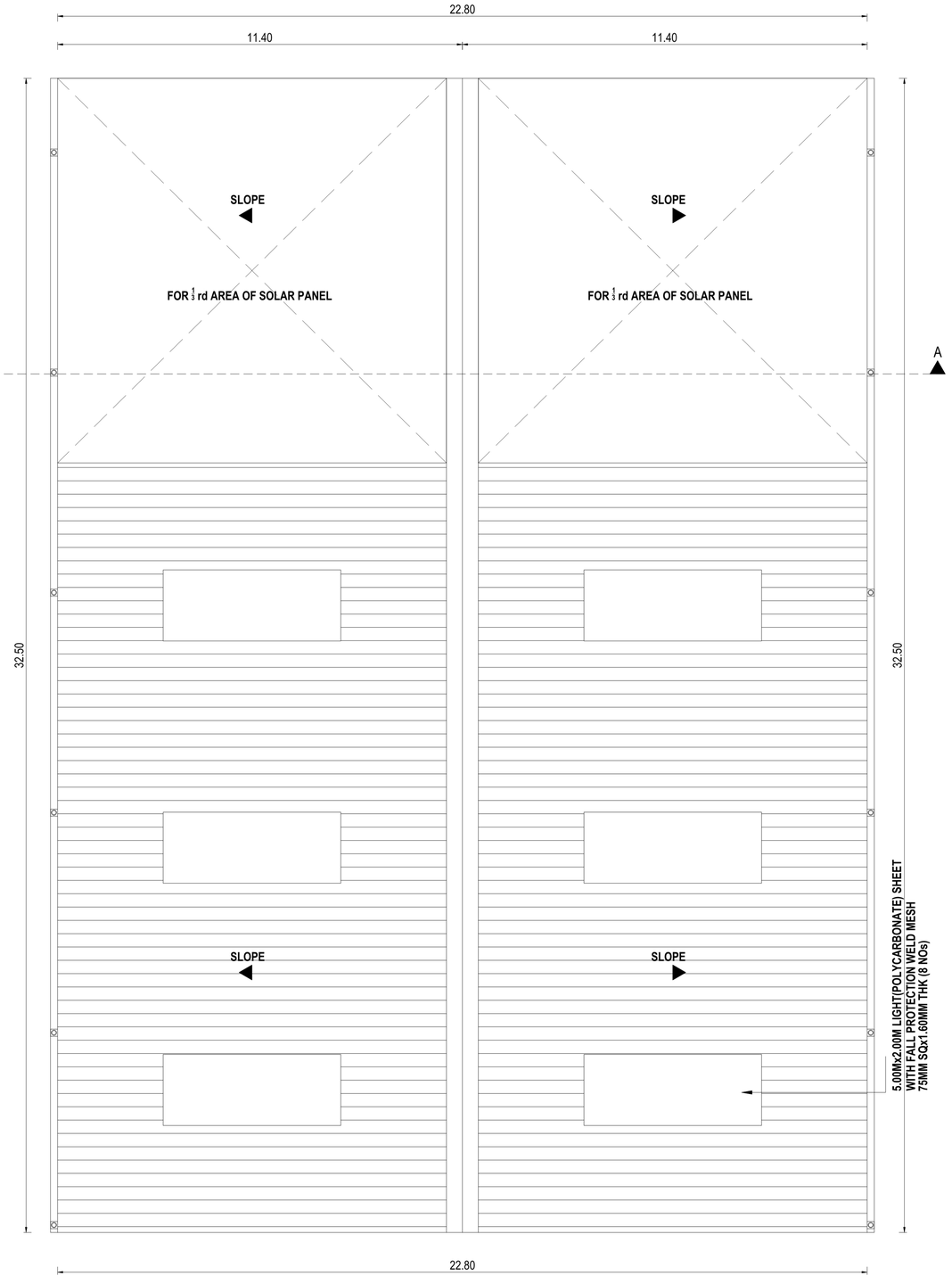
Scrutiny Reference : EL9P3QWO

SWP/Industrial Building Approval No-B.P/M.L.P.A (CD-5) No.36/2024.



BLOCK.1- PROPOSED MAIN BUILDING

THIRD FLOOR PLAN



BLOCK.1- PROPOSED ROOF FLOOR PLAN

SCALE- 1:100 SHEET. 2 OF 5

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE INDUSTRIAL BUILDING FOR M/S.UNILINK PHARMA PVT LTD, PLOT NO. A-19, SURVEY NO-237/8 OF ALATHUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT., THIRUPORUR PANCHAYAT UNION LIMIT.

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APPLICANT SIGNATURE :-

For UNILINK PHARMA (P) LTD.
K. Vijayp
Managing Director

STRUCTURAL ENGINEER :-

Er.S.MOSES ANBUMANTHAN
B.E, M.E(Struct.) F.I.E., F.I.A(Struct.)., F.I.V.,
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REGISTERED ENGINEER :-

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Phone: 9841507697 E.mail: smc1984@gmail.com

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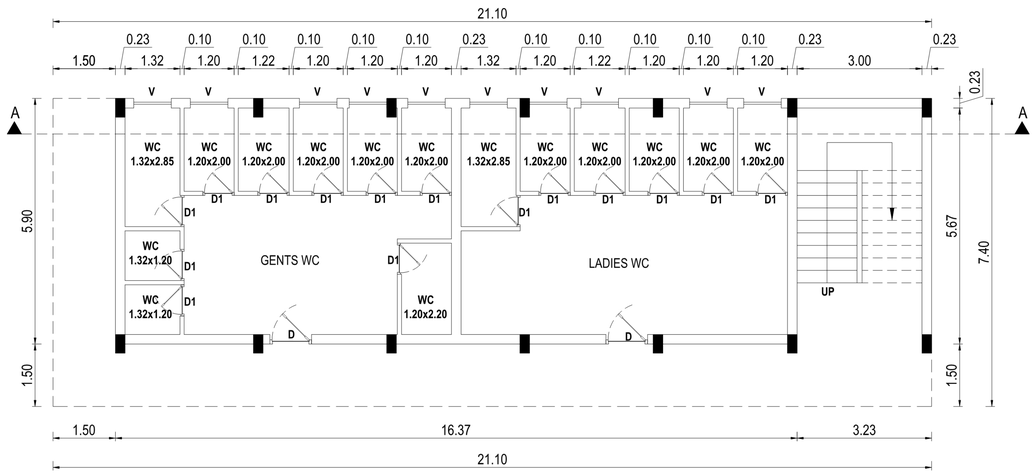
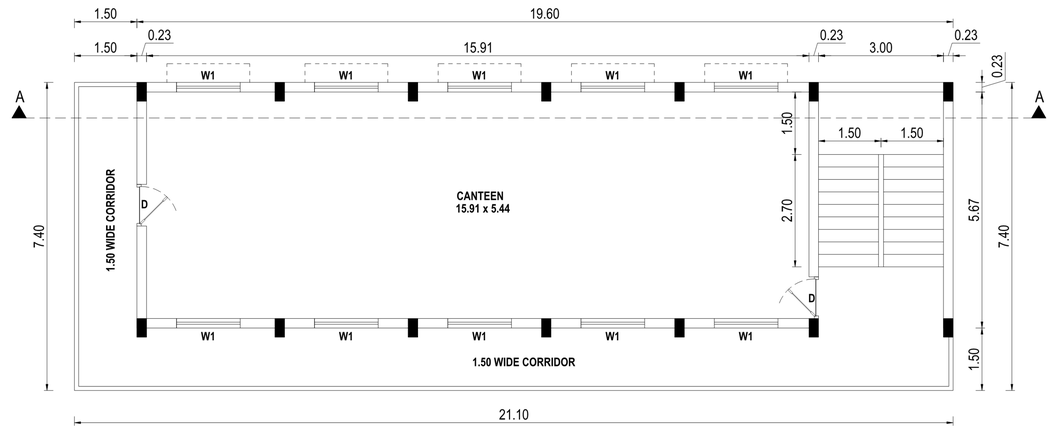
FRONT ELEVATION

CROSS SECTION



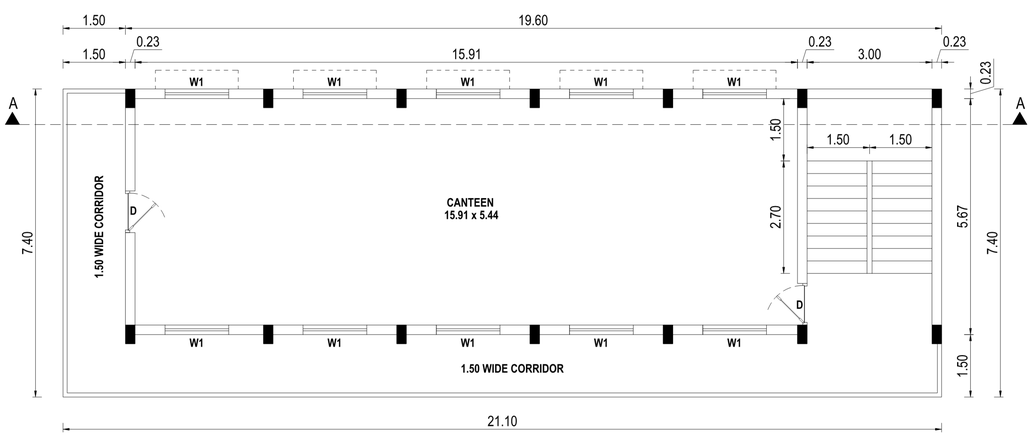
BLOCK.3- PROPOSED TOILET BUILDING

GROUND FLOOR PLAN



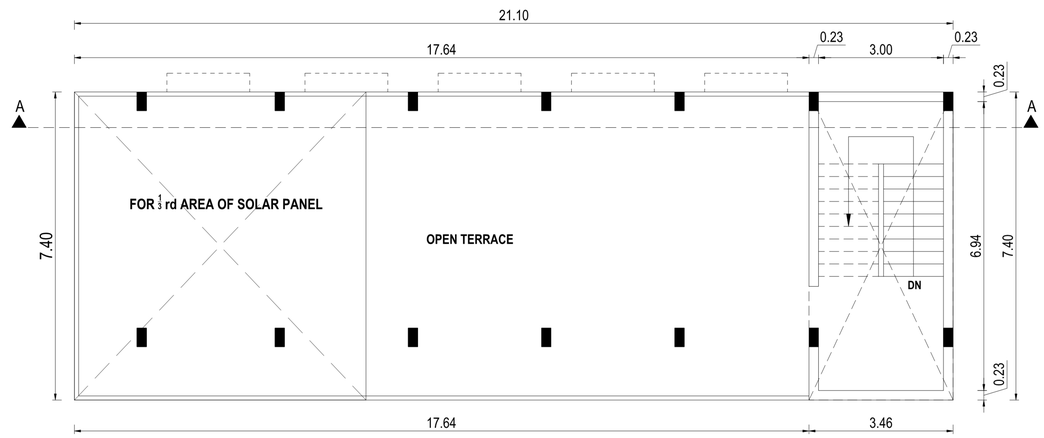
BLOCK.3- PROPOSED CANTEEN BUILDING

FIRST FLOOR PLAN



BLOCK.3- PROPOSED CANTEEN BUILDING

SECOND FLOOR PLAN



PROPOSED TERRACE FLOOR PLAN

SCALE- 1:100 SHEET.3 OF 5

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE INDUSTRIAL BUILDING FOR M/S.UNILINK PHARMA PVT LTD, PLOT NO. A-19, SURVEY NO-237/8 OF ALATHUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT., THIRUPORUR PANCHAYAT UNION LIMIT.

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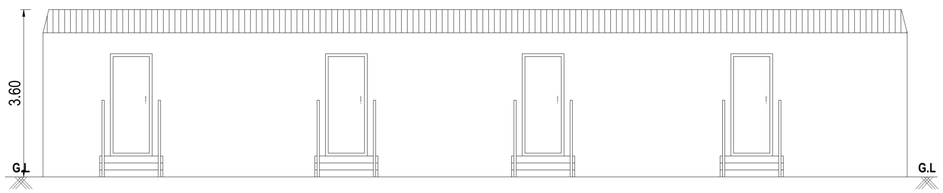

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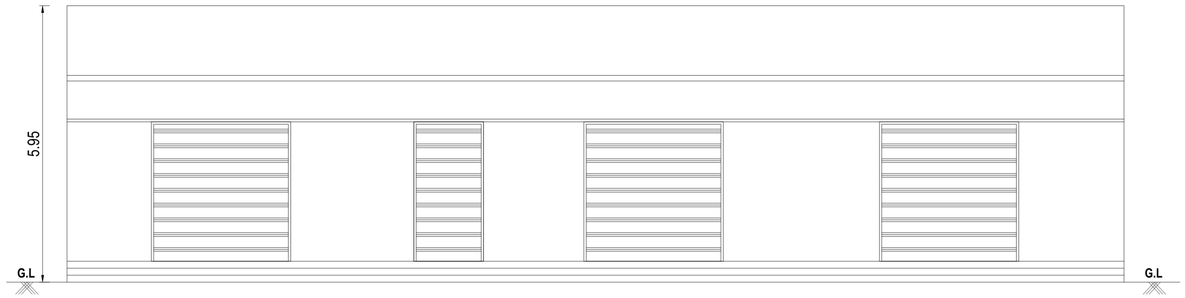

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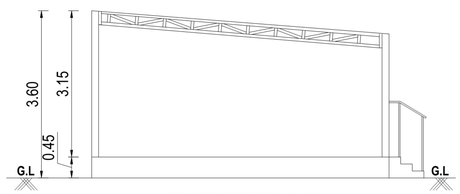
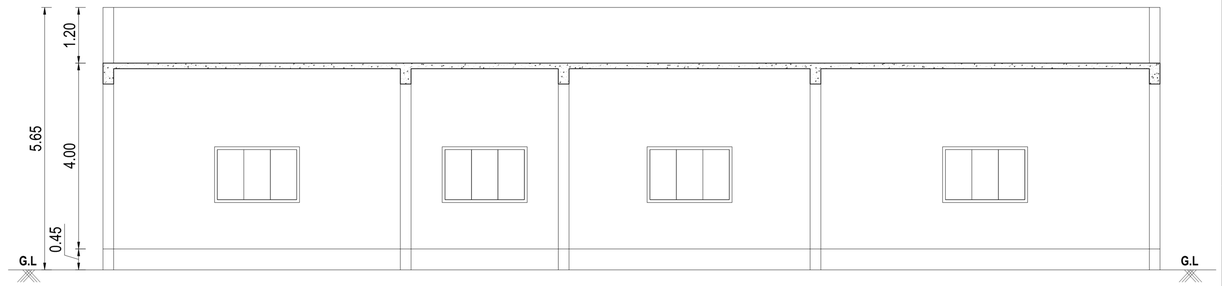
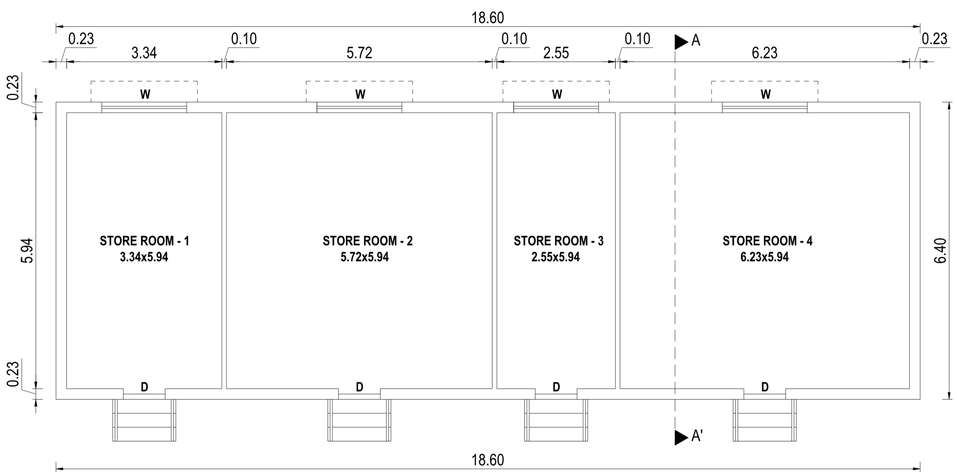


CROSS SECTION - A.A'

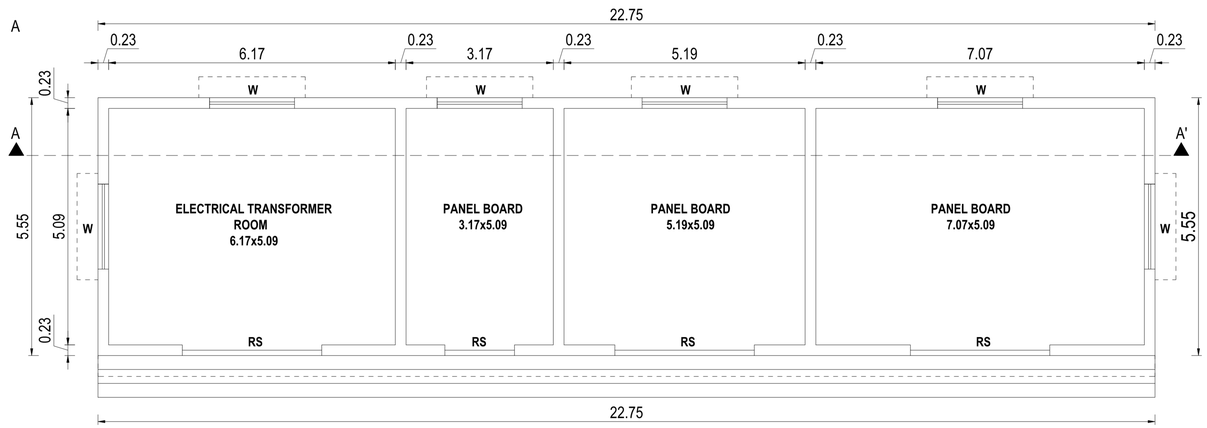


CROSS SECTION - A.A'



BLOCK.2- PRO. STORE ROOM BUILDING

GROUND FLOOR PLAN



BLOCK.4- PROPOSED EB & CONTROL

GROUND FLOOR PLAN

SCALE- 1:100 SHEET. 4 OF 5

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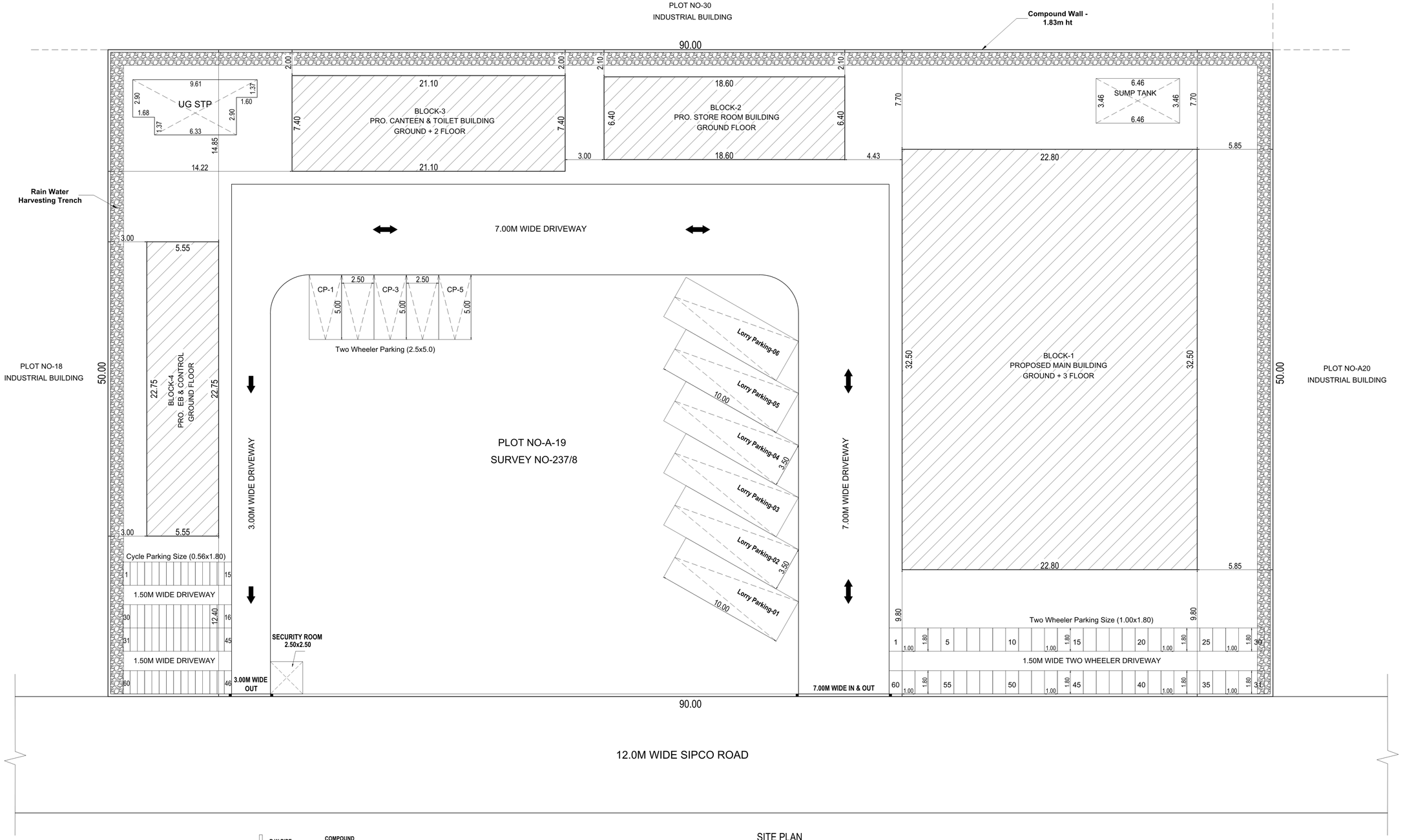
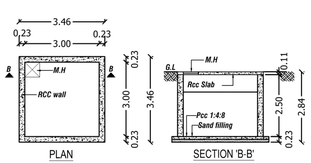
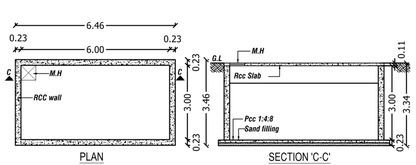


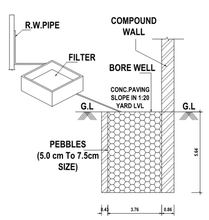
SITE PLAN
SCALE- 1:100



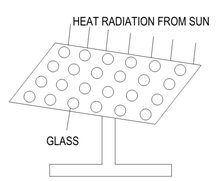
RECYCLING OF SULLAGE WATER SUMP



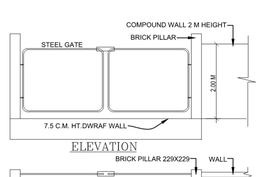
U.G.SUMP FOR DRINKING WATER



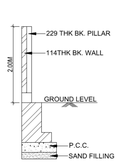
RAIN WATER TRENCH



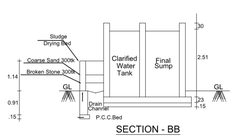
SOLAR SYSTEM



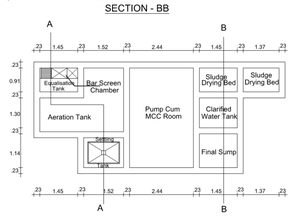
COMPOUND WALL DETAILES



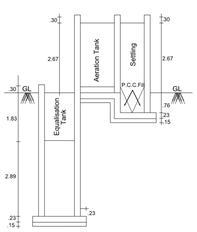
SECTION OF GATE



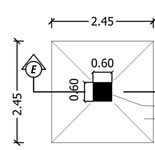
SECTION - BB



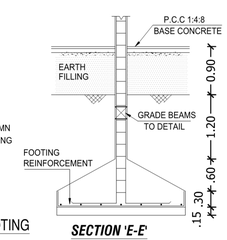
SWEAGE TREATMENT PLANT PLAN

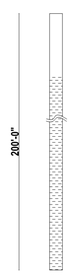


SECTION - AA



DETAILS OF COLUMN FOOTING





SHEET NO- 5 OF 5

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE INDUSTRIAL BUILDING FOR M/S.UNILINK PHARMA PVT LTD, PLOT NO. A-19, SURVEY NO- 237/8 OF ALATHUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT., THIRUPORUR PANCHAYAT UNION LIMIT.

DTCP CHENGALPATTU EXISTING APPROVED SIPCO LAYOUT DETAILED:-
(THIS REVISED FILE NO. 11335/2006 LA2, DTCP NO. 109/2006)
(FILE NO - 618/2008 LA2 dt.19.03.2008
PLAN PERMIT APPROVAL NO - 30/2008

CATEGORY : ORANGE INDUSTRIAL
NO.33.FORMULATION OF PHARMACEUTICALS.

SITE EXTENT AS PER DOCUMENT EXTENT - 4500.00 Sq.mt

AS PER PATTA EXTENT - 4500.00 Sq.mt

AREA STATEMENT OF THE PROPOSED BUILDING DETAIL :-

SL.NO	DESCRIPTION	FSI AREA. SQ.M	NON FSI AREA. SQ.M	TOTAL BUILD-UP AREA. SQ.M
1.	BLOCK-1 PRO. MAIN BUILDING GROUND FLOOR	741.00	-	741.00
2.	BLOCK-1 PRO. MAIN BUILDING FIRST FLOOR	741.00	-	741.00
3.	BLOCK-1 PRO. MAIN BUILDING SECOND FLOOR	741.00	-	741.00
4.	BLOCK-1 PRO. MAIN BUILDING THIRD FLOOR	741.00	-	741.00
5.	BLOCK-2 PRO. STORE ROOM BUILDING GROUND FLOOR	119.04	-	119.04
6.	BLOCK-3 PRO. TOILET BUILDING GROUND FLOOR	156.14	-	156.14
7.	BLOCK-3 PRO. CANTEEN BUILDING FIRST FLOOR	156.14	-	156.14
8.	BLOCK-3 PRO. CANTEEN BUILDING SECOND FLOOR	156.14	-	156.14
9.	BLOCK-4 PRO. EB & CONTROL BUILDING GROUND FLOOR	126.26	-	126.26
10.	SECURITY ROOM	-	6.25	6.25
	TOTAL EXTENT	3677.72	6.25	3683.97

Floor Space Index :- 3677.72 / 4500.00 — FSI ARCHIVED = 0.817 < 1.5

PARKING DETAILS:

PARKING CATEGORY (Industrial Building) :-
FSI AREA : 3677.72 Sqmt

PARKING DESCRIPTION	REQUIRED	PROVIDED
Lorry Parking- Workshop Area/500 = 2964/500 = 5.928	6 Nos	6 Nos
Car Parking- Office Building Area/100 = 468.42/100 = 4.684	5 Nos	5 Nos
Two Wheelers Parking- Workshop Area/50 = 2964/50 = 59.28	60 Nos	60 Nos
Cycle Parking- Workshop Area/50 = 2964/50 = 59.28	60 Nos	60 Nos

Sanitary Requirements As Per TNCBDR-2019

DESCRIPTION	REQUIRED	PROVIDED
WATER CLOSET	05	15
URINAL	10	-
WASH TAPS	15	
DRINKER WATER FOUNTAINS	03	

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	4.50 x 4.50
RS1	ROLLING SHUTTER-1	3.50 x 4.00
D	DOOR	0.90 x 2.20
D1	DOOR - 1	0.75 x 2.20
SD	SLID DOOR	0.90 x 2.20
W	WINDOW	1.80 x 1.50
V	VENTILATOR	0.90 x 0.60

N
SCALE - 1:100

ALL DIMENSIONS ARE IN METER

TOTAL HOSE POWER - 200 HP

SOLAR HOT WATER SYSTEM DETAIL :

NO OF WORKERS - MALE	: 40 Nos
NO OF WORKERS - FEMALE	: 70 Nos
TOTAL NO OF WORKERS (40+70)	: 110 Nos
WATER CONSUMPTION @ 80 Lit / Person/Day	
TOTAL CONSUMPTION (110 X 80)	: 8800 Lits
NO OF SWHS (2000 lit Capacity)	: 1 No

MACHINERY DETAILS

REF	NAME OF THE MACHINERY	QTY	HP
1.	PRIMAR YMERY PACKING MACHINE	2 nos	16.00
2.	COMPRESSER MACHINE	3 nos	48.0
3.	STIP PACKING MACHINE	1 nos	13.0
4.	BOILER MACHINE	1 nos	44.0
5.	RMG MACHINE	1 nos	79.0

For UNILINK PHARMA (P) LTD.
Managing Director

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DTCP Reg.No. CGLRGN/SE/Gr-I/2019/08/033
Maduravoyal, Chennai-600095
Email Id: mosessomu@gmail.com

STRUCTURAL ENGINEER :-

Er. R. MUNUSAMY DCE.,B.Tech.,(Civil).,MIE.,
DARSHAN CONSTRUCTION / GSTIN:33AYZPM1619E1Z9
DTCP Registered Engineer Grade - I (RE)/Reg No: RE/GR-I/2022/07/011
Villivakkam, Chennai - 600 049
Phone: 9841607687 Email: smc1984@gmail.com

REGISTERED ENGINEER :-

FOR OFFICE USE ONLY:

TAMILNADU STATE WIDE SINGLE WINDOW PORTAL

Online Application : SWP/BPA/03091884/2024

Scrutiny Reference : EL9P3QWO

SWP/Industrial Building Approval No-B.P/M.L.P.A (CD-5) No.36/2024.

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

hello@verified.realestate · +91 9996 12 9996

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.