Verified RealEstate™

REFERENCE
07/2024-2025

ISSUED
17 March 2025

PP APPROVAL RECORD

Planning Permission

Chengalpattu 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

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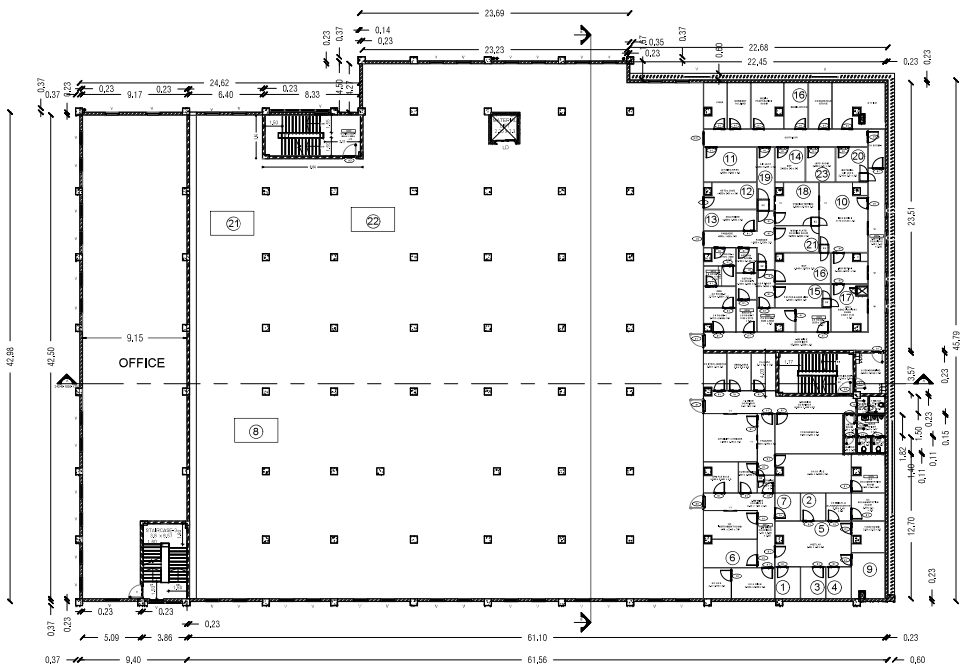
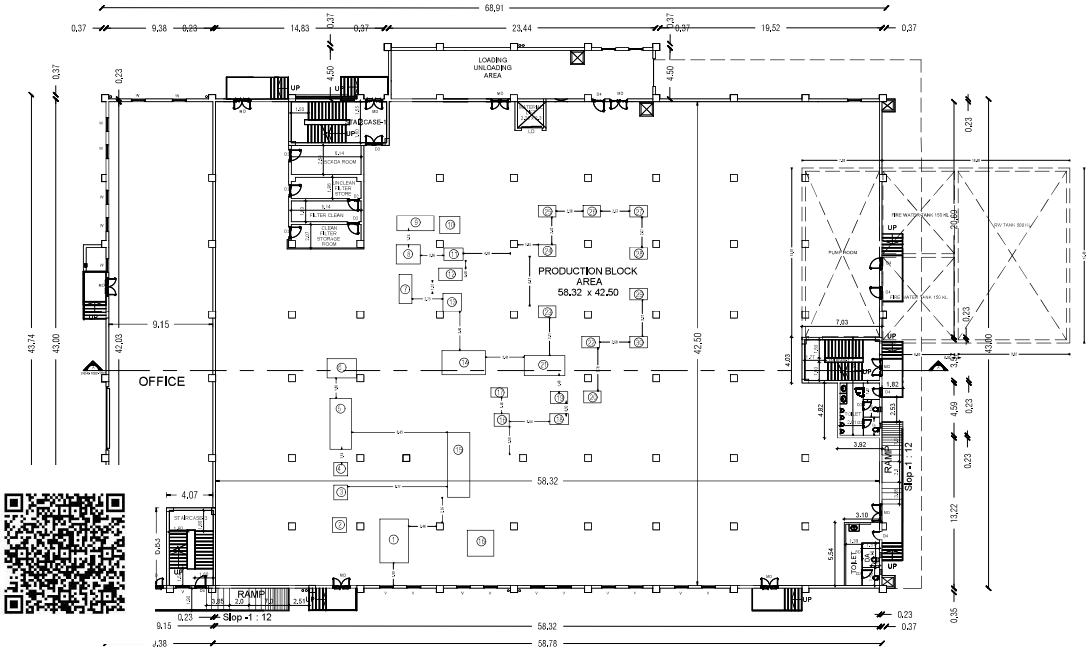
DIGITALLY VERIFIED RECORD



FIRST FLOOR PLAN (BLOCK-1)



GROUND FLOOR PLAN (BLOCK-1)

MACHINERY DETAILS

Sl.No	Name of Rooms	NAME OF MACHINE	QTY	KW	HP
	GROUND FLOOR				
1	Dedusting	Dedusting Tunnel	1	5.00	6.70
		Vacuum Cleaner	1	1.00	1.34
2	Sampling	Sampling Booth	1	3.30	7.10
		Flexible Isolator	1	2.00	2.68
		Dynamic Pass Box-05	1	1.00	1.34
		Weighing Balance	1	3.50	0.67
		Analytical Balance	1	3.27	0.36
		Analytical Balance	1	3.27	0.36
3	Dispensing	Dispensing Booth	1	5.30	7.10
		Flexible Isolator	1	2.00	2.68
		Dynamic Pass Box-05	1	1.00	1.34
		Dynamic Pass Box-01	1	3.50	0.67
		Weighing Balance	1	3.50	0.67
		Analytical Balance	1	3.27	0.36
		Analytical Balance	1	3.27	0.36
4	Trash out	Static Pass Box-02	1	3.30	0.45
5	CleanEquipment Store	LAF	1	1.50	2.01
6	Blender Room	Double Cone Blender	1	1.57	2.10
		LAF	1	1.50	2.01
7	Autoclave Loading	Dynamic Pass Box-04	1	1.00	1.34
		Loading LAF	1	1.50	2.01
		Glove port integrity tester	1	3.50	0.67
		Glove port integrity tester	1	3.50	0.67
		Sterilization pouchsealing area LAF	1	1.00	1.34
		Aseptic area Garment washing and drying machine (Industrie washing mc)	1	12.00	16.08
		Ultrasonic bath	1	2.00	2.68
		Ironing LAF	1	1.50	2.01
		Filter integrity Tesing machine	1	2.25	0.34
		Autoclave Loading Door	1	3.00	0.00
8	Autoclave Technical Area	Autoclave + Trolley	1	7.50	10.05
9	VHP DPB Sterilizer	VHP /DPB Sterilizer	1	3.00	4.02
10	Autoclave Unloading	LAF for unloading	1	1.50	2.01
		Autoclave Unloading Door	1	3.00	0.00
		LAF for storage	1	1.50	2.01
11	Disinfectant Preparation and Filtration Vessel	Disinfectant Preparation Vessel	1	3.50	0.67
		Disinfectant Filtration Vessel	1	3.50	0.67
12	Manufacturing Area / Filtration-1	Manufacturing Vessel	1	1.50	2.01
		Manufacturing Vessel	1	1.50	2.01
		Manufacturing Vessel	1	3.50	0.67
		Analytical Balance	1	3.27	0.36
		Analytical Balance	1	3.27	0.36
		CLAF	1	3.00	4.02
		PH analyzer	1	3.12	0.18
		Peristaltic pump	1	3.50	0.67
		Dynamic Pass Box-04	1	1.00	1.34
		Dynamic Pass Box-04	1	1.00	1.34
13	Hold Tank / Filtration-2	Filtration Vessel & skid	1	3.20	2.95
		CLAF	1	1.50	2.01
14	Vial Sagging & Loading	Manual Vial Loading table with Vial Inspection (lamp hardened Glass), Rotary Table	1	4.00	5.36
15	Vial Washing Tunnel	Vial Washing machine	1	8.00	10.72
		Depyrogenation Tunnel with panel	1	185.00	247.90
		Rotary Table	1	4.00	5.36
16	Vial Filling & Stoppering	Vial filling & Stoppering machine with panel	1	22.00	29.48
		C RABS (3 to 8 deg)	1	45.00	60.30
		Extended LAF (both side)	2	36.00	48.24
		Online NVPC Counter	6	3.60	6.80
		Extended conveyor with LAF(CAPPING & LYO)	2	50.00	67.00
17	Lyo Loading Area	Online NVPC Counter	1	3.10	0.13
18	Space For Future Lyo (400SQ.M)	RSR system with C RABS	1	12.00	16.08
		RSR system with C RABS (Future)	1	12.00	16.08
		RSR system with C RABS (Future)	1	12.00	16.08
19	LYO Tech Area	Lyophilizer	1	161.00	215.74
		CIP Skid	1	15.00	20.10
20	LYO Tech Area (Future)	Lyophilizer	1	227.00	304.18
		CIP Skid (Common skid for both 40m2 Lyo)	1	15.00	20.10
		Lyophilizer	1	227.00	304.18
21	Sealing Area	Vial Sealing Machine(Capping Machine)	1	3.00	8.04
		Weighing balance	1	3.10	0.13
		LAF	1	1.50	2.01
		Oxygen analyzer	1	3.03	0.04
		Online NVPC Counter	1	3.10	0.13
22	External Vial Washer	External Vial Cleaning machine	1	5.00	8.04
23	Manual /Semi Automatic Inspection	Automatic Inspection Machine	1	5.00	6.70
24	Labelling & Packing Line	Vial Labelling Machine	1	5.00	6.70
		Autocartoning Machine	1	8.50	11.39
		Check weigher	1	5.00	6.70
		Wrapping Machine	1	8.50	11.39
		Packing system control panel	1	3.00	0.00
		Track and Trace	1	3.00	4.02
25	Leak Testing & X-Ray Inspection Machine & Vial Staging	X-RAY inspection machine	1	9.00	12.06
		Leak Testing machine	1	5.50	7.37
26	Launry for B/C grade	Single Door Dryer	1	23.00	26.80
		Washing Machine	1	3.20	4.29
		Dynamic Pass Box-02	1	1.00	1.34
27	Water System	PW Generation System	1	23.00	26.80
		PW Storage and Distribution system	1	5.50	7.37
		WFI Generation System	1	5.00	6.70
		WFI Storage and Distribution system	1	5.50	7.37
		Pure Steam Generator	1	2.00	2.68
28	Scada Room	PC	2	3.40	0.54
29	A/L	Dynamic Pass Box-04	1	1.00	1.34
30	Laundry	Single Door Dryer	1	23.00	26.80
		Washing Machine	1	3.20	4.29
	FIRST FLOOR				
1	Balance Room	Micro Balance with Printer	2	3.20	0.27
		Analytical Weighing Balance with Printer	2	3.20	0.27
		Weight Box	1		0.00
2	FTIR Room	FTIR	1	3.30	0.40
		PC	1	3.20	0.27
3	Solution Preparation Room	pH & Conductivity meter	1	3.20	0.27
		Hot Plate Magnetic Stirrer	1	3.50	0.67
4	Chemical Instrument Room	Water bath	1	1.10	1.48
		Water Purification system (Milli Q system)	1	1.50	2.01
		Electronic Weighing Balance with printer	1	3.10	0.13
		Analytical Weighing Balance	1	3.10	0.13
		Analytical Weighing Balance with Printer	1	3.10	0.13
		UV Spectrophotometer	1	3.30	0.40
		Uv Spectrophotometer	1	3.30	0.40
		Liquid Particle Counter	1	3.30	0.40
		Refrigerator	1	1.50	2.01
		Refractometer	1	3.10	0.13
		pH Meter + Printer	1	3.10	0.13
		Electric Oven	1	2.20	2.95
		Flame Photometer	1	3.30	0.40
		Moisture Analyzer	1	3.20	0.27
		Polarimeter	1	3.20	0.27
		Melting Point Apparatus	1	3.20	0.27
		Boiling Point Apparatus	1	3.20	0.27
		Spot Extractor	1	3.00	0.00
		Table Top Centrifuge	1	3.70	0.94
		Visco meter	1	3.10	0.13
5	Wet lab	Electric Oven	1	2.20	2.95
		Sonicator	1	3.70	0.94
		Sieve Shaker	1	3.10	0.13
		Hot Plate	1	3.50	0.67
		Magnetic Stirrer	2	3.40	0.54
		Thermostatic water Bath	1	1.10	1.48
		Refrigerator	1	1.50	2.01
		Spot Extractor	3	3.00	0.00
		Fume Hood	1	2.20	2.95
		Centrifuge	1	3.70	0.94
		Conductivity Meter	1	3.10	0.13
		pH Meter + Printer	1	3.10	0.13
		TDS Meter	1	3.10	0.13
		Vacuum Oven	1	2.20	1.61
		Auto Titrator with KC	1	3.30	0.40
		Karl Fischer Titrator	2	3.60	0.80
		Vortex Mixer	3	3.40	0.54
		Electronic Weighing Balance with printer	2	3.20	0.27
		Analytical Weighing Balance with Printer	1	3.10	0.13
6	HPLC Lab	HPLC	3	4.50	6.03
7	Packaging Material Test Room	Vacuum Leak Tes Apparatus with printer	2	3.20	0.27
8	GC Instrument Room	Gas Chromatography (GC)	2	3.00	4.02
		Spot Extractor	2	3.00	0.00
9	Hot Room	Water Bath	1	1.10	1.48
		Hot Plate	1	3.50	0.67
		Muffle Furnace	1	3.00	4.02
		Hot Air Oven	1	2.20	2.95
		Fume Hood	1	2.20	2.95
10	Incubation	Incubator (30 to 31 °C)	1	2.20	2.95
		Incubator (30 to 31 °C)	1	2.20	2.95
		Incubator (30 to 31 °C)	1	2.20	2.95
		Colony Counter	1	3.10	0.13
11	Autoclave Loading	Loading LAF	1	1.50	2.01
12	Autoclave Technical area	Autoclave (Inbuilt steam genrator- Electrically heated)	1	4.00	5.36
13	Unloading area	LAF for unloading	1	1.50	2.01
14	Culture Handling	Bio Safety Cabine	1	2.20	2.95
		Freezer	1	3.75	1.01
15	MLT	Pathological Microscope	1	3.20	0.27
		Laminar Air Flow (LAF) unit	1	1.50	2.01
		Dynamic Pass Box -01	1	1.00	1.34
16	Deactivation /Wash	Table top Autoclave (Electrically heated)	1	1.50	2.01
17	Sterile testing	Laminar Air Flow (LAF) unit/ Bio Safety Cabinet	1	2.20	2.95
18	Air Lock	Dynamic Pass Box-04	1	1.10	1.48
19	Material Air Lock	Dynamic Pass Box-02	1	1.10	1.48
20	Media Preparation Room	Electronic Weighing Balance with printer	1	3.10	0.13
		Analytical Weighing Balance with Printer	1	3.10	0.13
		Hot plate magnetic stirrer	1	3.50	0.67
		pH & Conductivity meter	1	3.20	0.27
21	Stability Chamber	Stability chamber	1	5.00	6.71
22	IBPC Room	Liquid Borne Particle Count (LBPC)	1	5.00	6.71
		TOTAL		1865.65	2530.00

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (FORMULATIONS OF PHARMACEUTICALS) AT SIDCO INDUSTRIAL ESTATE , PLOT NO.53,54,55,82,83 & 84, COMPRISED IN OLD SURVEY NO.237/10A1A1A, NEW SURVEY NO.237/27 IN ALATHUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

SHEET: 2 of 4

NORTH POINT

N W E S

APPLICANT :- M/s ORCHID PHARMA LIMITED.,

(i) CATEGORY OF INDUSTRY: "Orange"

(II) MANUFACTURING DETAILS: FORMULATIONS OF PHARMACEUTICALS

DRAWING TITLE:

GROUND & FIRST FLOOR PLAN (BLOCK-1)

COLOUR INDEX:

- SITE BOUNDARY
- Pro. BUILDING
- Exg. ROAD
- DRIVE WAY

MECHANICAL VENTILATOR TO BE PROVIDED

JOINERY DETAIL

RS	ROLLING SHUTTER	3500 x 3050	D3	DOOR	1200 x 2400	V	VENTILATOR	1200 x 900
MD	DOOR	3500 x 2400	D4	DOOR	1100 x 2100	V1	VENTILATOR	1200 x 1200
D1	DOOR	1000 x 2400	SL	DOOR	1800 x 2100	V2	VENTILATOR	1200 x 1500
D2	DOOR	750 x 2100	LD	LIFT DOOR	1000 x 2100			

TOTAL NO. OF MAN POWER

NO. OF MALES - 86 NOS.
NO. OF FEMALES - 24 NOS.
TOTAL MAN POWER - 110 NOS.

SANITARY REQUIREMENTS

	REQUIRED AS TNCDBR-2019		PROVIDED	
NAME	MALE	FEMALE	MALE	FEMALE
W.C	4 NOS.	1 NO.	4 NOS.	3 NOS.
URINAL	4 NOS.	-	6 NOS.	-

NOTES:-

1. Rain Water Harvesting System to be Provided.
2. Solar Energy System to be Provided.
3. W/C water to be connected with Septic Tank.
4. Fire Resistance to be provided
5. Emergency alarm to be provided
6. Structure is Designed Safely For Earthquake Resistance.
7. First Aid Box with all Equipment to be provided.
8. Mechanical Ventilation provided. (whether it is used)

All Dimensions are in Metre

SPECIFICATIONS

Foundation : Using R.C.C in M30(footing) Upto 3.5m deep

Super Structure : R.C.C framed structure in M25 concrete, Brick work in C.M 1:5 pre engg.building.

Roof : R.C.C in M25 grade / Gavalume roof.

Flooring : Vacuum dewatered/marble/granite/kotta flooring.

Finishes : Interior and exterior in emulsion paint over cement plastering.

Weathering coarse : Using brick jelly lime concrete and a layers of weathering tiles.

For ORCHID PHARMA LIMITED

Authorised Signatory

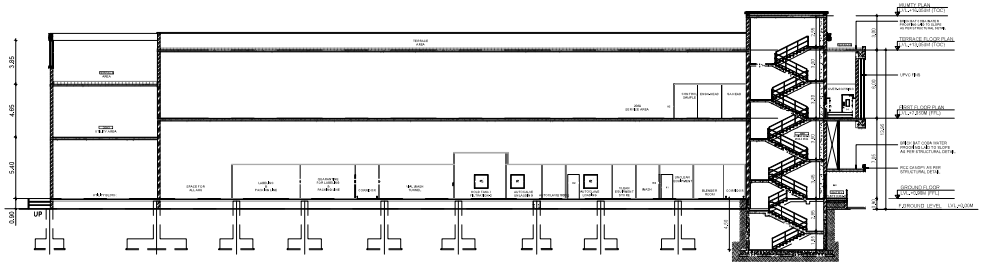
APPLICANT SIGNATURE :-

Fitzgerard Raven, M.E (Structural)
DTCP Registered Structural Engineer Grade-I(SE)
Registration No Kanchipuram Dist/Grade I (SE)/ 2023/11/007/DTCP
Mobile No : 9841254245

STRUCTURAL ENGINEER :-

B.MALLIKA.,ME.,(PhD)
Registered Engineer Grade-II
RE-II / KKDTCP / 017 / 2022
84, Kaliamman Koil Street,
Pasumpon Nagar, Madurai-625003.

ARCHITECT /REGISTERED ENGINEER:-



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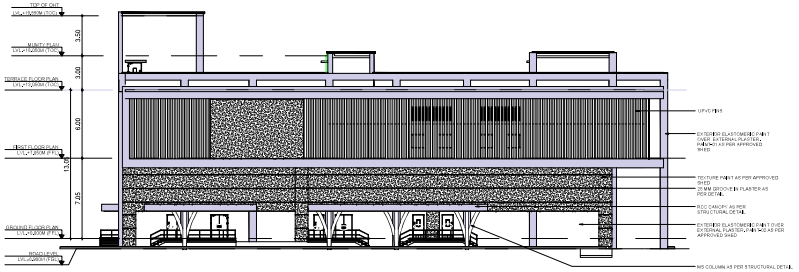
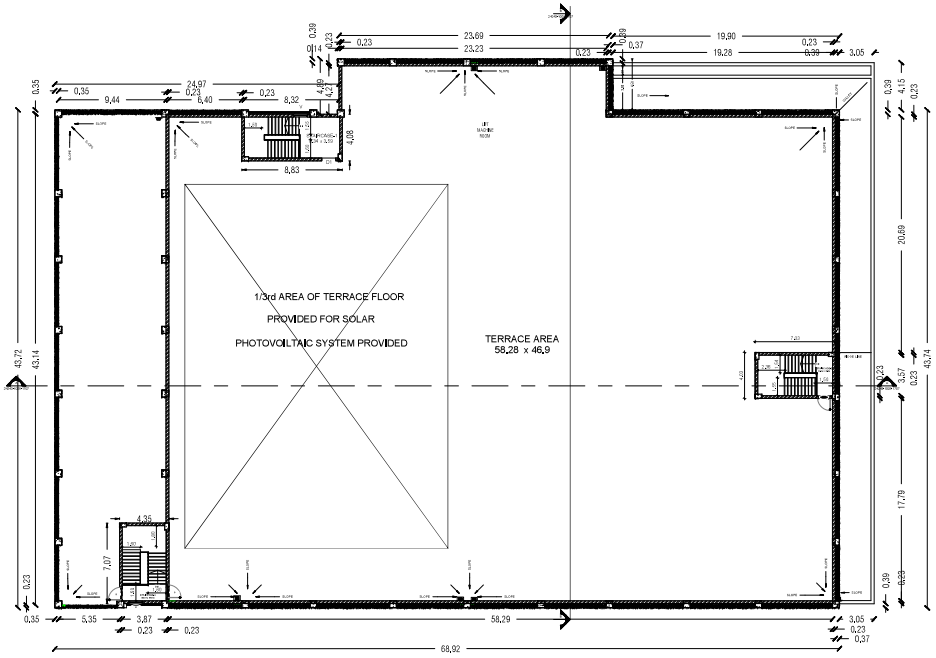


EAST SIDE ELEVATION



TERRACE FLOOR PLAN (BLOCK-1)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (FORMULATIONS OF PHARMACEUTICALS) AT SIDCO INDUSTRIAL ESTATE , PLOT NO.53,54,55,82,83 & 84, COMPRISED IN OLD SURVEY NO.237/10A1A1A, NEW SURVEY NO.237/27 IN ALATHUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

SHEET: 3 of 4

NORTH POINT

N W E S

APPLICANT :- M/s ORCHID PHARMA LIMITED.,

(i) CATEGORY OF INDUSTRY: "Orange"
(II) MANUFACTURING DETAILS: FORMULATIONS OF PHARMACEUTICALS

DRAWING TITLE:

TERRACE FLOOR PLAN (BLOCK-1), SECTION & ELEVATION

COLOUR INDEX:

- SITE BOUNDARY
- Pro. BUILDING
- Exg. ROAD
- DRIVE WAY

MECHANICAL VENTILATOR TO BE PROVIDED

JOINERY DETAIL

RS	ROLLING SHUTTER	3500 x 3050	D3	DOOR	1200 x 2400	V	VENTILATOR	1200 x 900
MD	DOOR	3500 x 2400	D4	DOOR	1100 x 2100	V1	VENTILATOR	1200 x 1200
D1	DOOR	1000 x 2400	SL	DOOR	1800 x 2100	V2	VENTILATOR	1200 x 1500
D2	DOOR	750 x 2100	LD	LIFT DOOR	1000 x 2100			

NOTES.-

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2. Solar Energy System to be Provided.
3. W/C water to be connected with Septic Tank.
4. Fire Resistance to be provided
5. Emergency alarm to be provided
6. Structure is Designed Safely For Earthquake Resistance.
7. First Aid Box with all Equipment to be provided.
8. Mechanical Ventilation provided. (whether it is used)

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Roof : R.C.C in M25 grade / Gavalume roof.

Flooring : Vacuum dewatered/marble/granite/kotta flooring.

Finishes : Interior and exterior in emulsion paint over cement plastering.

Weathering coarse: Using brick jelly lime concrete and a layers of weathering tiles.

For ORCHID PHARMA LIMITED
Authorised Signatory

APPLICANT SIGNATURE :-

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Mobile No : 9841254245

STRUCTURAL ENGINEER :-

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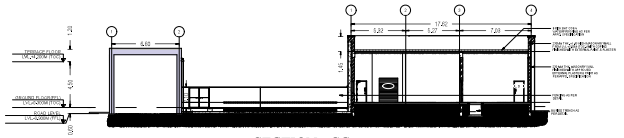
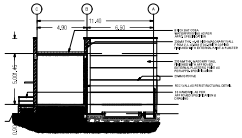
Registered Engineer Grade-II
RE-II / KKDTCP / 017 / 2022
84, Kaliamman Koil Street,
Pasumpon Nagar, Madurai-625003.

ARCHITECT /REGISTERED ENGINEER :-

BLOCK-2 (SCRAP YARD, DG ROOM & PANEL ROOM)



SECTION - CC



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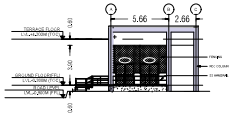
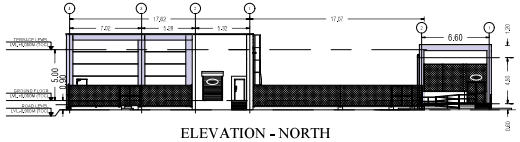
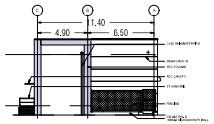


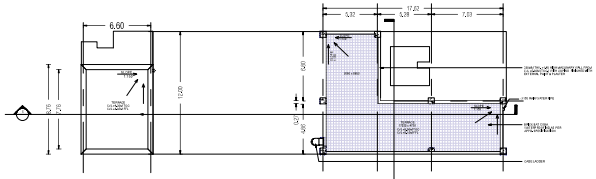
ELEVATION - WEST



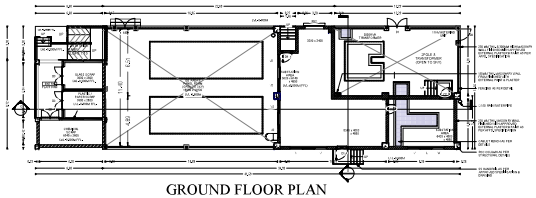
ELEVATION - NORTH



ELEVATION - EAST



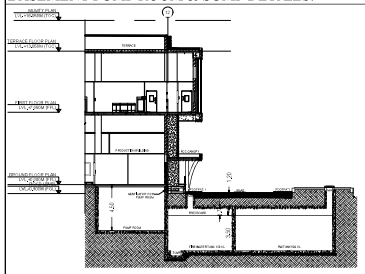
TERRACE FLOOR PLAN



GROUND FLOOR PLAN

SCRAP YARD, DG ROOM & PANEL ROOM (BLOCK-2)

BASEMENT PUMP ROOM & SUMP DETAILS :-



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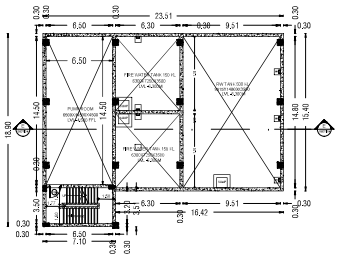
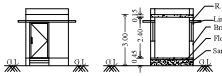


BASEMENT - PUMP ROOM PLAN

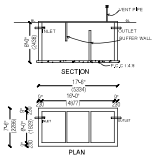


FRONT ELEVATION

SECTION ON 'IG'

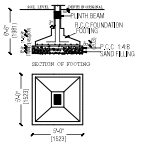
GROUND FLOOR PLAN (BLOCK-3)

SECURITY ROOM



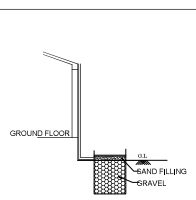
PLAN

DETAILS OF SEPTIC TANK

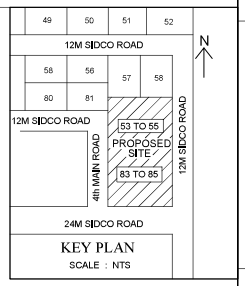


SECTION OF FOOTING

DETAILS OF COLUMN FOUNDATION

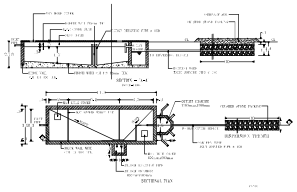


COLLECTION SUMP FOR HARVESTING FOR TERRACE



KEY PLAN

SCALE : NTS

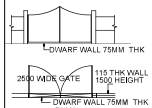


SEWAGE TREATMENT PLANT DETAIL

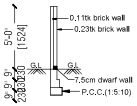
FIRE SAFETY SYSTEM

F - FIRE EXTINGUISHER

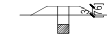
FA - FIRE ALARM



COMPOUND WALL & GATE DETAIL

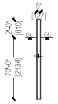


SECTION ON COMPOUND WALL

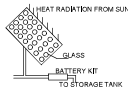


DWARF WALL DETAIL

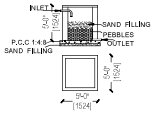
RAINWATER PERCULATION PIT DETAIL



BORE WELL



DETAILOF SOLAR WATER HEATING SYSTEM



DETAILS OF RAIN WATER HARVESTING SUMP

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (FORMULATIONS OF PHARMACEUTICALS) AT SIDCO INDUSTRIAL ESTATE , PLOT NO,53,54,55,82,83 & 84, COMPRISED IN OLD SURVEY NO,237/10A1A1A, NEW SURVEY NO,237/27 IN ALATHUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

SHEET: 4 of 4

NORTH POINT

N W E S

APPLICANT :- M/s ORCHID PHARMA LIMITED.,

(i) CATEGORY OF INDUSTRY: "Orange"
(II) MANUFACTURING DETAILS: FORMULATIONS OF PHARMACEUTICALS

DRAWING TITLE:

1.GROUND & TERRACE FLOOR PLAN, ELEVATION & SECTION (SCRAP YARD, DG ROOM & PANEL ROOM (BLOCK-2))
2.BASEMENT PUMP ROOM & SUMP
3.SECURITY ROOM, GATE & COMPOUND WALL
4.SEWAGE TREATMENT PLANT
5.KEY PLAN

COLOUR INDEX:

- SITE BOUNDARY
- Pro. BUILDING
- Exg. ROAD
- DRIVE WAY

MECHANICAL VENTILATOR TO BE PROVIDED

JOINERY DETAIL

RS	ROLLING SHUTTER	3500 x 3050	D3	DOOR	1200 x 2400	V	VENTILATOR	1200 x 900
MD	DOOR	3500 x 2400	D4	DOOR	1100 x 2100	V1	VENTILATOR	1200 x 1200
D1	DOOR	1000 x 2400	SL	DOOR	1800 x 2100	V2	VENTILATOR	1200 x 1500
D2	DOOR	750 x 2100	LD	LIFT DOOR	1000 x 2100			

NOTES:-

1. Rain Water Harvesting System to be Provided.
2. Solar Energy System to be Provided.
3. W/C water to be connected with Septic Tank.
4. Fire Resistance to be provided
5. Emergency alarm to be provided
6. Structure is Designed Safely For Earthquake Resistance.
7. First Aid Box with all Equipment to be provided.
8. Mechanical Ventilation provided. (whether it is used)

All Dimensions are in Metre

SPECIFICATIONS

Foundation	: Using R.C.C in M30(footing) Upto 3.5m deep
Super Structure	: R.C.C framed structure in M25 concrete, Brick work in C.M 1:5 pre engg.building.
Roof	: R.C.C in M25 grade / Gavalume roof.
Flooring	: Vacuum dewatered/marble/granite/kotta flooring.
Finishes	: Interior and exterior in emulsion paint over cement plastering.
Weathering coarse	: Using brick jelly lime concrete and a layers of weathering tiles.

For ORCHID PHARMA LIMITED
Authorised Signatory

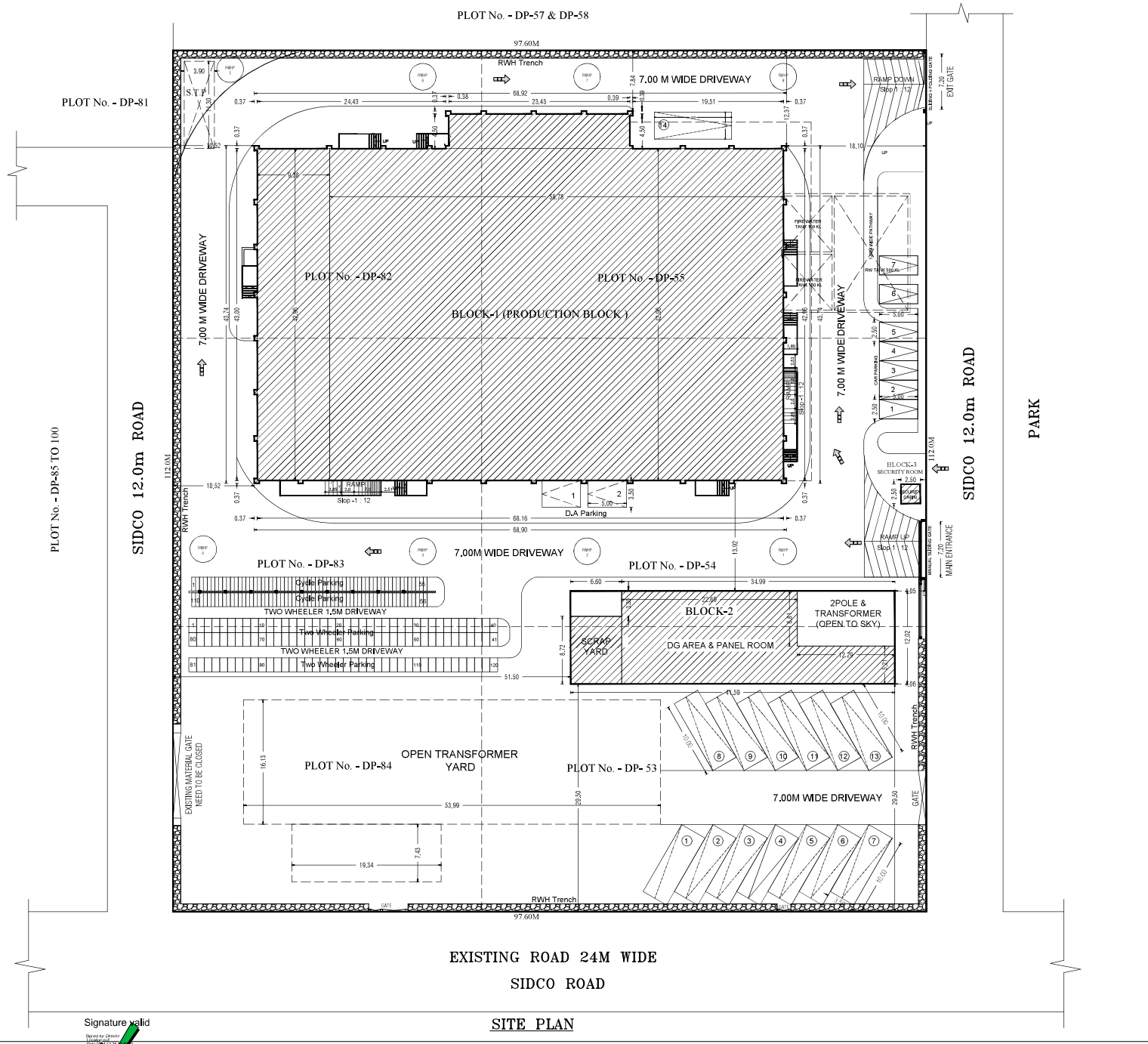
APPLICANT SIGNATURE :-

Fitzgerard Rajan, M.E (Structural)
DTCP Registered Structural Engineer Grade-I(SE)
Registration No Kanchipuram Dist/Grade I (SE)/ 2023/11/007/DTCP
Mobile No : 9841254245

STRUCTURAL ENGINEER :-

B.MALLIKA..ME..(PhD)
Registered Engineer Grade-II
RE-II / KDDTCP / 017 / 2022
84, Kaliamman Koil Street,
Pasumpon Nagar, Madurai-625003.

ARCHITECT /REGISTERED ENGINEER:-



SITE PLAN

Signature valid
Signed by Director, Licensing
Date: 2023.12.28

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (FORMULATIONS OF PHARMACEUTICALS) AT SIDCO INDUSTRIAL ESTATE , PLOT NO.53,54,55,82,83 & 84, COMPRISED IN OLD SURVEY NO.237/10A1A1A, NEW SURVEY NO.237/27 IN ALATHUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

SHEET: 1 of 4

NORTH POINT

APPLICANT :- M/s ORCHID PHARMA LIMITED.,

(i) CATEGORY OF INDUSTRY: "Orange"
(II) MANUFACTURING DETAILS: FORMULATIONS OF PHARMACEUTICALS

BUILTUP AREA DETAILS :-

BLOCK-1 (PRODUCTION BLOCK)

SL.NO	FLOOR DETAILS	FSI (Sq.Mt)	NON FSI (Sq.Mt)	TOTAL (Sq.Mt)
1.FACTORY BUILDING				
	BASEMENT FLOOR (PUMP ROOM)	134.20	----------	134.20
	GROUND FLOOR			
(i)	FACTORY AREA	2633.02	----------	2633.02
(ii)	OFFICE AREA	403.34	----------	403.34
(iii)	CANOPY AREA	227.45	----------	227.45
	FIRST FLOOR			
(i)	FACTORY AREA	2922.77	----------	2922.77
(ii)	OFFICE AREA	404.01	----------	404.01
(iii)	HEAD ROOM (F.B+O.B)	----------	95.10	95.10
BLOCK- 2				
(i)	DG&PANEL ROOM	336.76	----------	336.29
(ii)	SCRAP YARD	57.55	----------	57.81
BLOCK- 3				
(i)	SECURITY ROOM	----------	6.25	6.25
	TOTAL	7119.10	101.35	7220.45

$$FSI = \frac{\text{Total FSI Area}}{\text{Total Site Area}} = \frac{7119.10}{10967.0} = 0.649 < 1.50$$

All Dimensions are in Metre

SITE AREA DETAILS:

SITE AREA = 10967.0 Sq.m (2.71 Acres)

COLOUR INDEX:

- SITE BOUNDARY
- Pro. BUILDING
- Exg. ROAD
- DRIVE WAY

NOTES :-

1. Rain Water Harvesting System to be Provided.
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5. Emergency alarm to be provided
6. Structure is Designed Safely For Earthquake Resistance.
7. First Aid Box with all Equipment to be provided.
8. Mechanical Ventilation provided. (whether it is used)

All Dimensions are in Metre

PARKING DETAILS:

Parking Description	Required	Required (Nos)	Provided(Nos)
Lorry Parking (Factory Area)	6891/ 500 = 13.78	14	14
Car Parking (Office Area)	807.35/ 100 = 8.07	7	7
Two Wheeler Parking (Production Area)	5555.79/ 50 =111.11	110	120
Cycle Parking (Production Area)	5555.79/ 50 =111.11	112	110
DA Car Parking		02	02
DA Two Wheeler Parking		02	02

MECHANICAL VENTILATOR TO BE PROVIDED

JOINERY DETAIL

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MD	DOOR	3500 x 2400	D4	DOOR	1100 x 2100	V1	VENTILATOR	1200 x 1200
D1	DOOR	1000 x 2400	SL	DOOR	1800 x 2100	V2	VENTILATOR	1200 x 1500
D2	DOOR	750 x 2100	LD	LIFT DOOR	1000 x 2100			

TOTAL NO. OF MAN POWER

NO. OF MALES - 86 NOS.
NO. OF FEMALES - 24 NOS.
TOTAL MAN POWER - 110 NOS.

SANITARY REQUIREMENTS

	REQUIRED AS TNCDBR-2019		PROVIDED	
NAME	MALE	FEMALE	MALE	FEMALE
W.C	4 NOS.	1 NO.	4 NOS.	3 NOS.
URINAL	4 NOS.	-	6 NOS.	-

SPECIFICATIONS

Foundation : Using R.C.C in M30(footing) Upto 3.5m deep
Super Structure : R.C.C framed structure in M25 concrete, Brick work in C.M 1:5 pre engg.building.
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Registered Engineer/ Grade-II
RE-II / KKDTCP / 017 / 2022
84, Kaliamman Koil Street,
Pasumpon Nagar, Madurai-625003.

ARCHITECT /REGISTERED 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

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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

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/tools

Services we run for you
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The LandLens suite
/landlens/one

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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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+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.