

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

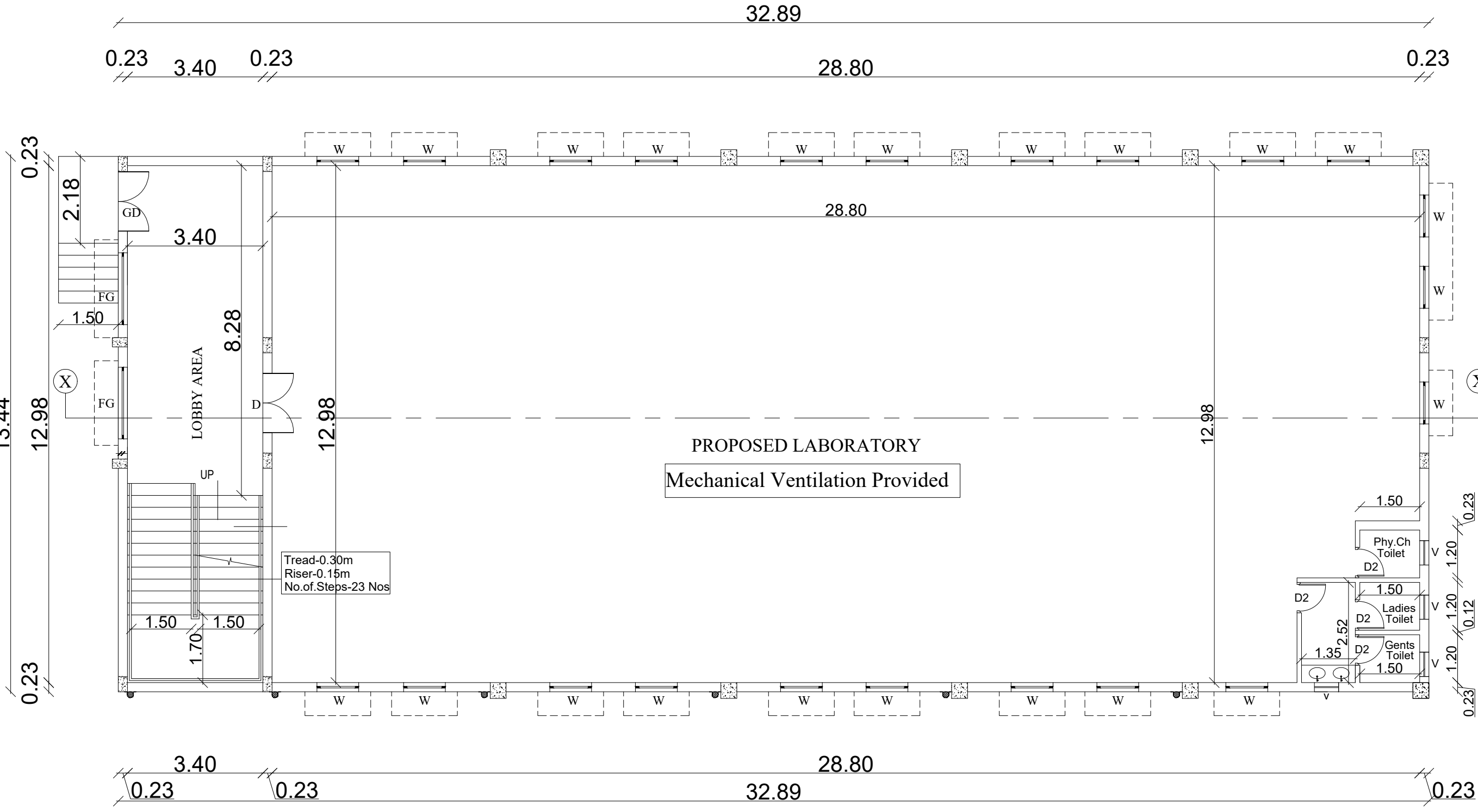
ISSUING AUTHORITY

Rural Panchayat

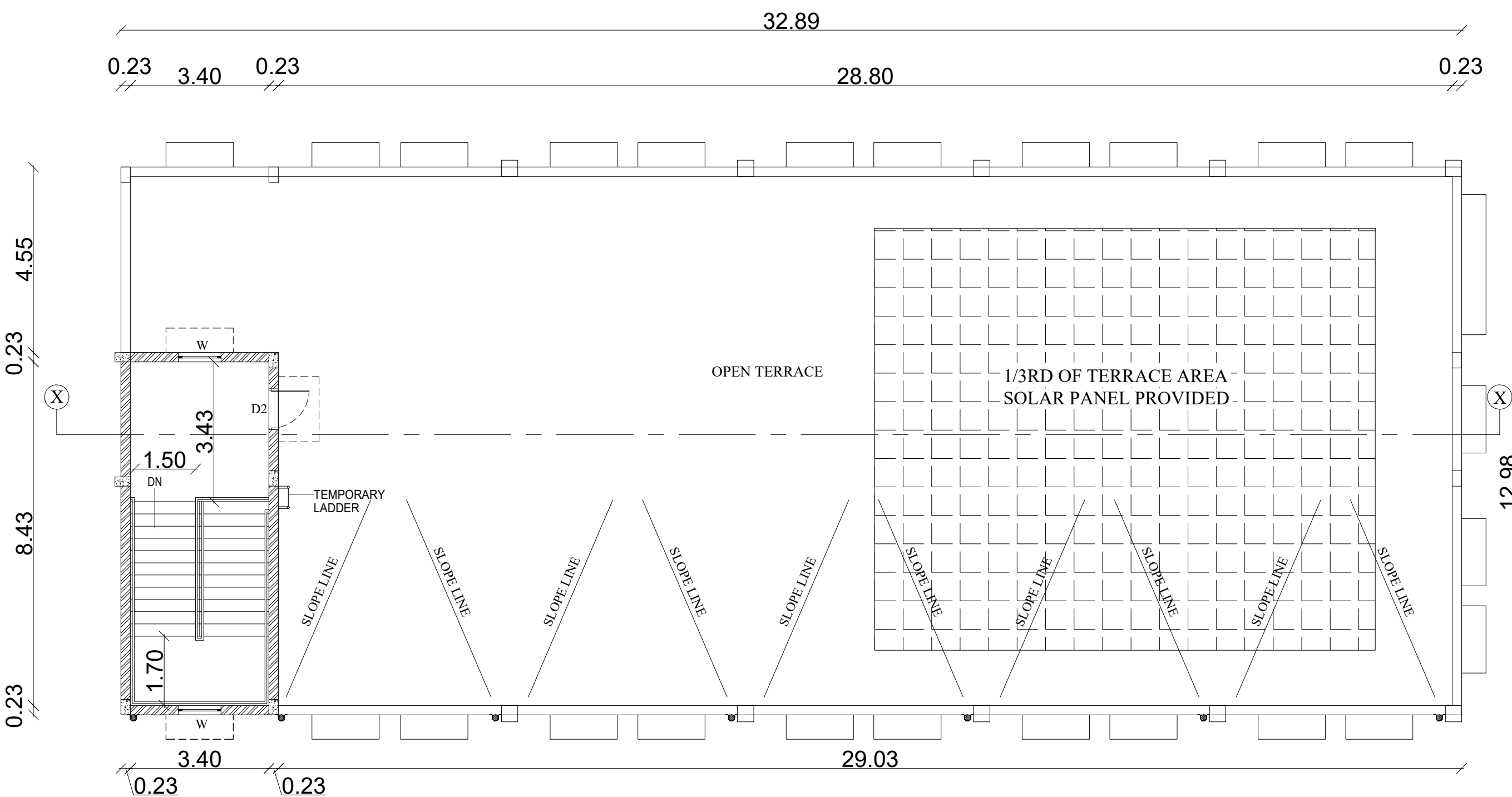
The approval as the planning authority issued it, reproduced in full behind this page.

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

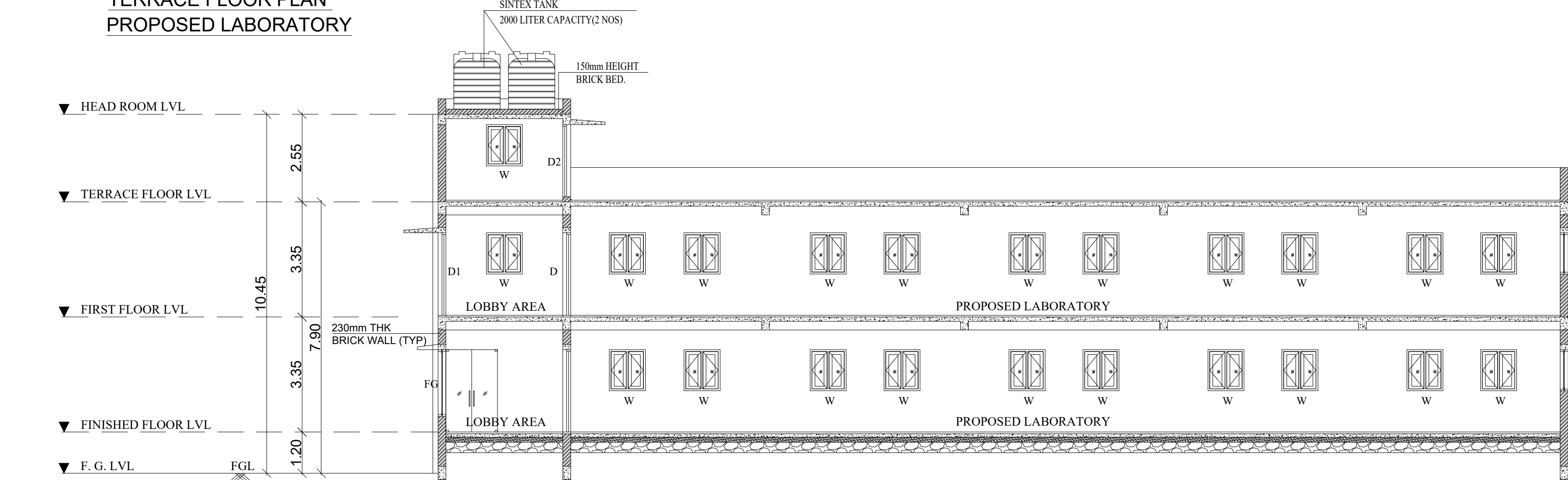
BUILDING - 3



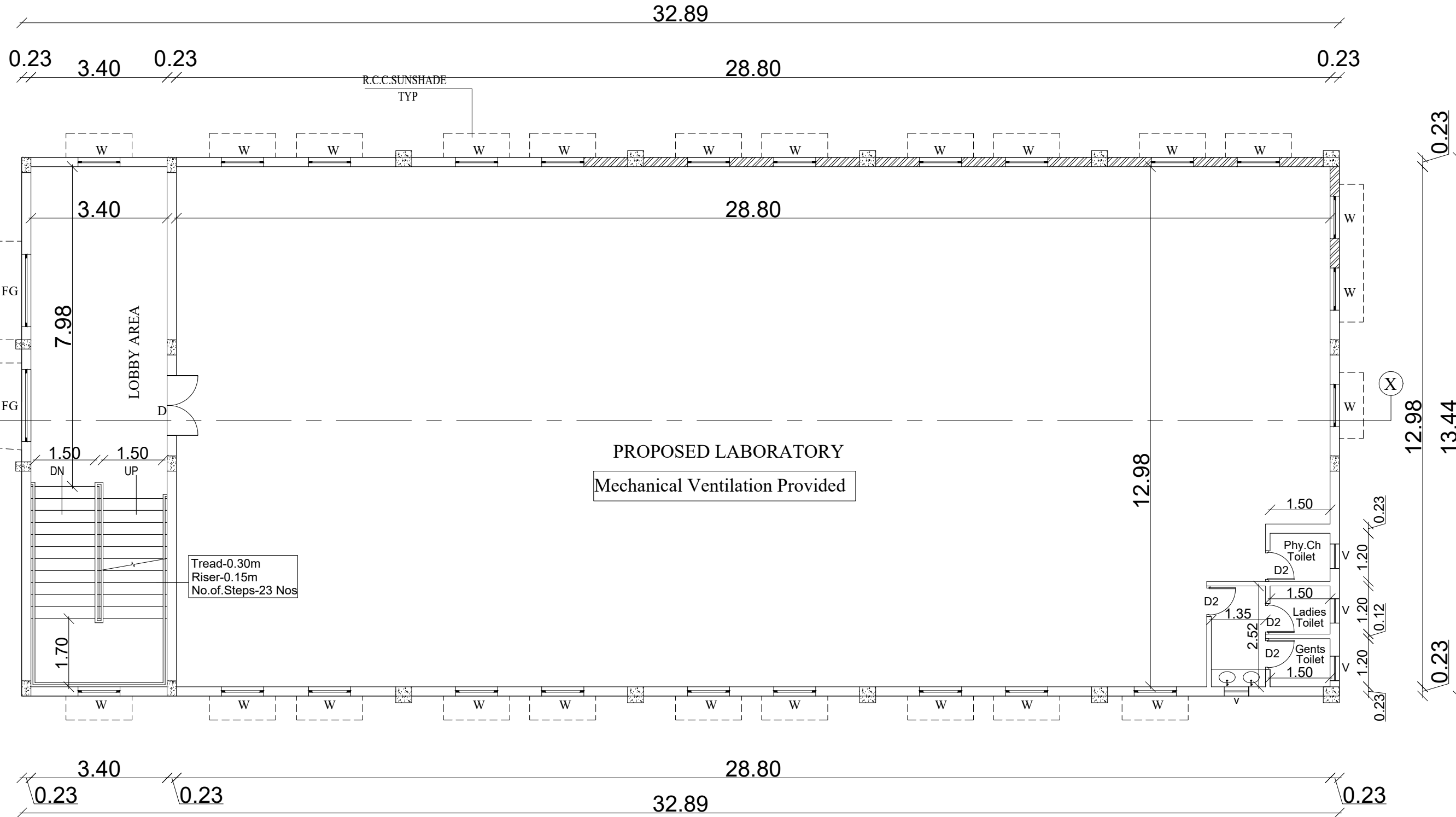
GROUND FLOOR PLAN
PROPOSED LABORATORY



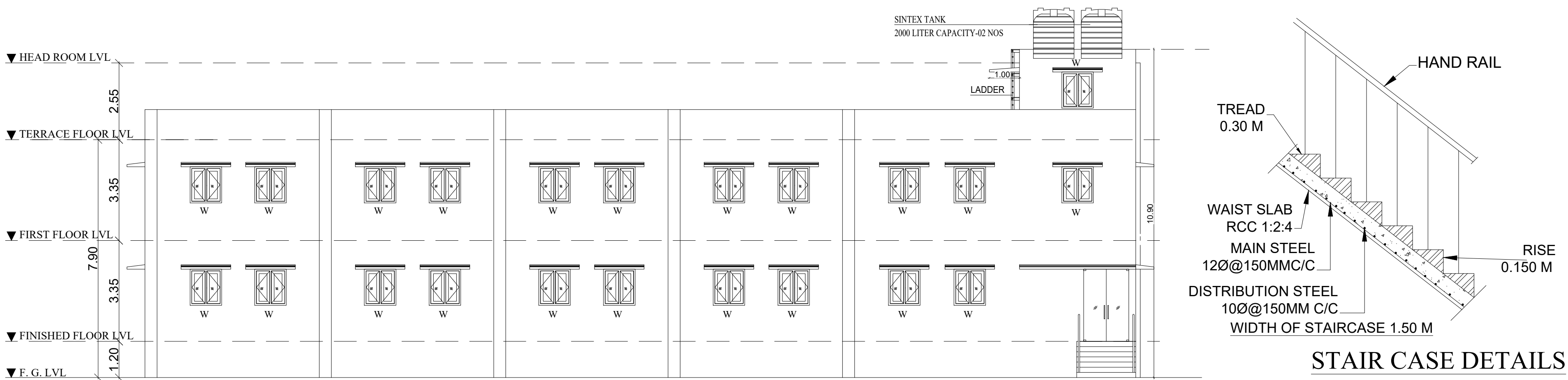
TERRACE FLOOR PLAN
PROPOSED LABORATORY



SECTION - X-X

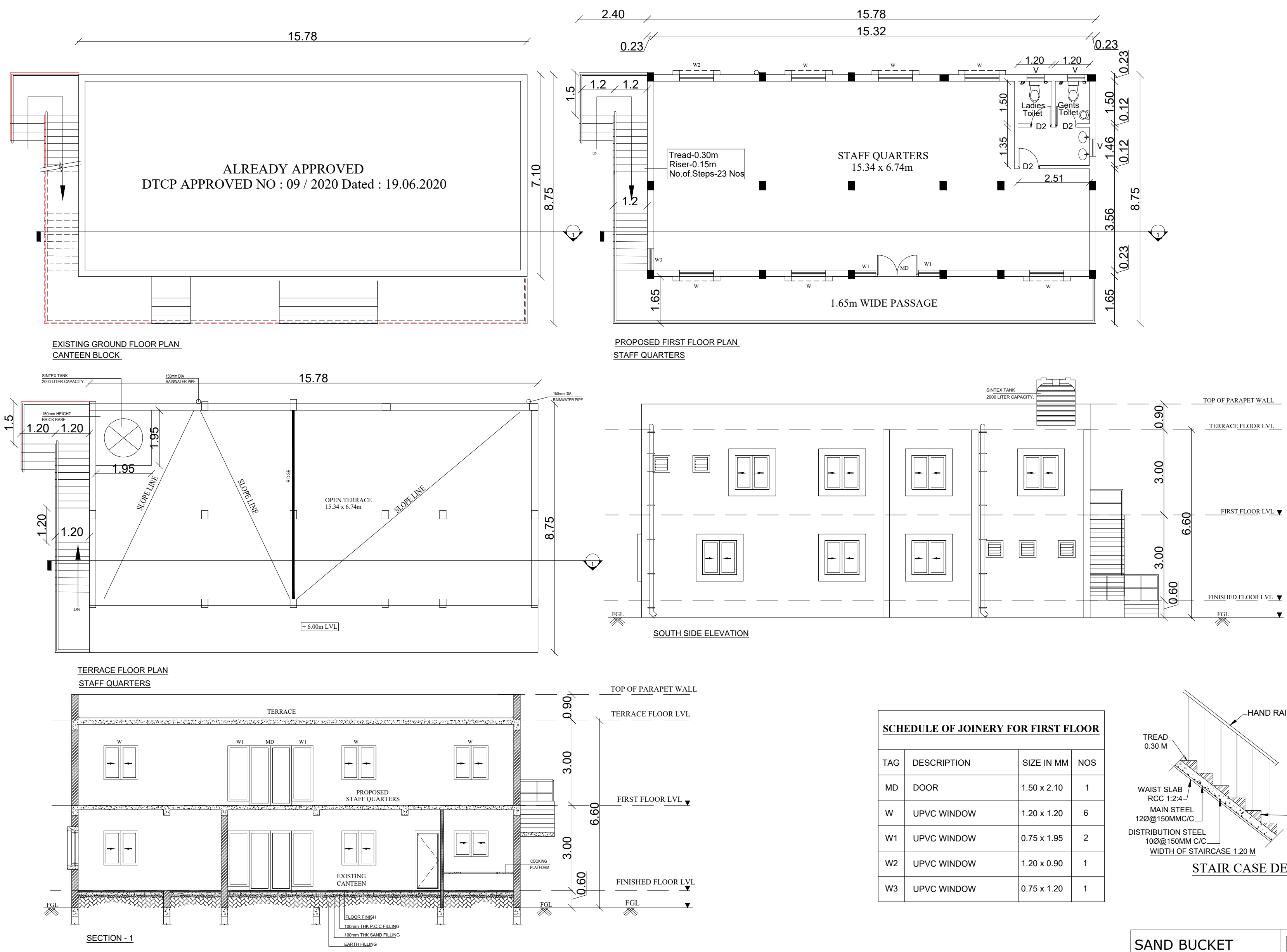


FIRST FLOOR PLAN
PROPOSED LABORATORY



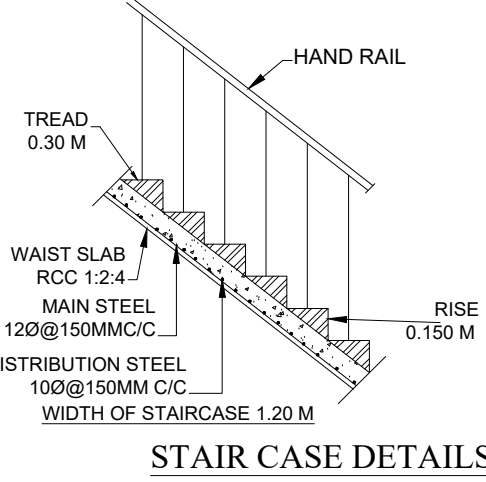
FRONT ELEVATION

BUILDING - 2



SECTION - 1

SCHEDULE OF JOINERY FOR FIRST FLOOR			
TAG	DESCRIPTION	SIZE IN MM	NOS
MD	DOOR	1.50 x 2.10	1
W	UPVC WINDOW	1.20 x 1.20	6
W1	UPVC WINDOW	0.75 x 1.95	2
W2	UPVC WINDOW	1.20 x 0.90	1
W3	UPVC WINDOW	0.75 x 1.20	1



SAND BUCKET	
FIRE EXTINGUISHER	
EMERGENCY ALARM	

MAN POWER				
Gents			30 Nos	
Ladies			10 Nos	
SANITARY DETAILS				
PERSON	MALE		FEMALE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WC	2	2	1	2
WASH BASIN	1	1	1	1
URINALS	2	2	-	-

APPLICANT :

For AFFIGENIX BIOSOLUTIONS PVT LTD

Authorised Signatory

ARCHITECT :

Dhinesh T Architect
CA / 2009 / 43967
10/1, 2nd Street, Kasthuribai Nagar,
Avadi, Chennai - 600 054.
dhinesh.architect@gmail.com

LBS/ENGINEER:

B. SENTHILKUMAR, M.E. (Structural)
Licenced Building Surveyor
Coimbatore LPA/SE/GR-I/19/03/13
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641 029
Cell: 98658 52255

TITLE :
BUILDING - 2 & 3
GROUND FLOOR PLAN , FIRST FLOOR PLAN
TERRACE FLOOR PLAN
ELEVATION & SECTION

SCALE : 1:100

FOR OFFICE USE ONLY
TAMILNADU STATE WIDE SINGLE WINDOW PORTAL
DCR Number : DCR1220246G9RD
Online Application : SWP/BPA/0437203/2025
Scrutiny Reference : R080BCS7
SWP/INDUSTRIAL BUILDING
APPROVAL NO - B.P/MLPA(CD-5) No: 11 / 2025

PLAN SHOWING THE ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING (BIO TECHNOLOGY) IN PLOT NO:88 & 89, S.NO:237/3A1,SIDCO INDUSTRIAL ESTATE, ALATHUR VILLAGE, THIRUPURUR PANCHAYAT, CHENGALPATTU TALUK & DISTRICT.

CATEGORY - ORANGE CATEGORY
MANUFACTURING - ANNEXURE - VII
S.NO. 35 - LABORATORY WARE

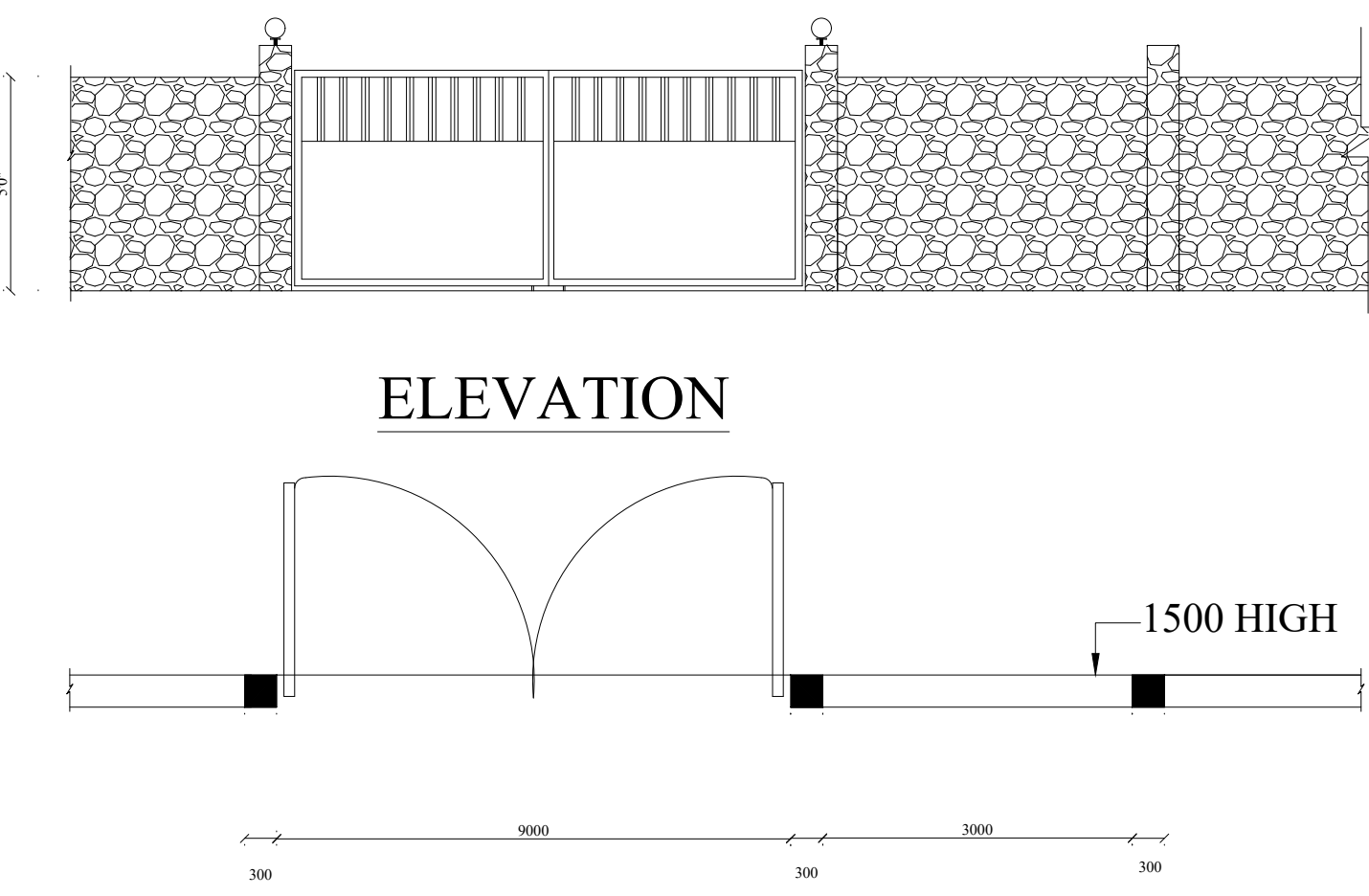
AREA DETAILS			
OLD S.NO	NEW S.NO	DOCUMENT AREA	PATTA AREA
237/3A1	237/10A1B	2844 Sq.m (0.702 acre)	2850.00 Sq.m

AREA TAKEN BY CONSIDERATION AS PER DOCUMENT AREA 2844 Sq.m

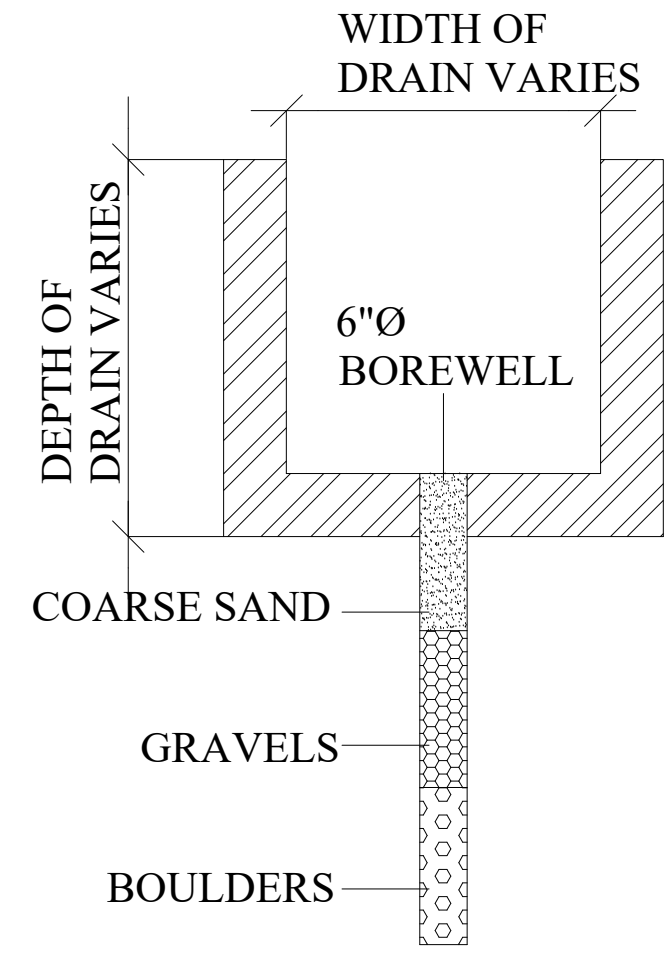
AREA DETAILS						
S:NO	FLOORS		ALREADY APPROVED FSI AREA IN Sq.m	PROPOSED / ADDITIONAL FSI	NON FSI AREA	TOTAL AREA
1	BUILDING -1 ADMIN /LAB (EXISTING)	GROUND FLOOR	310.04	-	-	310.04
		FIRST FLOOR	320.55	-	-	320.55
		HEAD ROOM	-	-	10.57	10.57
2	BUILDING -2 (EXISTING & PROPOSED)	GROUND FLOOR - CANTEN	111.55	-	26.07	137.62
		FIRST FLOOR - STAFF QUARTERS	-	138.07	-	138.07
		GROUND FLOOR	-	442.05	-	442.05
3	BUILDING -3 ADMIN BLOCK (PROPOSED)	FIRST FLOOR	-	442.05	-	442.05
		HEAD ROOM	-	-	34.31	34.31
			28.81	-	-	28.81
4	EB ROOM		28.81	-	-	
5			-	-	15.57	15.57
6	WATCHMEN ROOM		-	-	7.40	7.40
	WATCHMEN BOOTH		-	-	7.40	7.40
GRAND TOTAL			770.95	1022.17	93.92	1887.04

DTCP APPROVED NO - 09/2020 DATED: 19.06.2020					
ALREADY APPROVED DETAIL					
S:NO	FLOORS		FSI AREA IN Sq.m	NON FSI AREA	TOTAL AREA
1	BUILDING -1 ADMIN	GROUND FLOOR	310.04	-	310.04
		FIRST FLOOR	320.55	-	320.55
		HEAD ROOM	-	10.57	10.57
2	BUILDING -2 (CANTEEN)	GROUND FLOOR	111.55	26.07	137.62
4	EB ROOM		28.81		28.81
5			-	15.57	15.57
6	WATCHMEN ROOM		-	7.40	7.40
	WATCHMEN BOOTH		-	7.40	7.40
GRAND TOTAL			770.95	59.61	830.56
Plot Extent (As per Document)			2850.00 Sq.m (0.7024 Acres)		
Plot Extent (As per Site)			2844.00 Sq.m (0.702 Acres)		
FSI Area (770.95 / 2844.00 =			0.271		

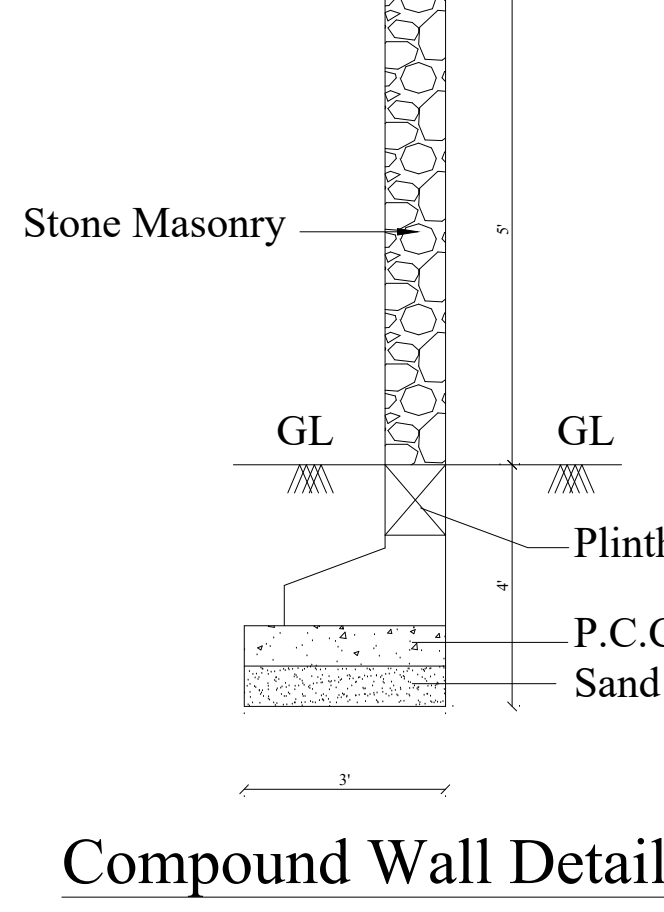
PARKING CALCULATION		
WORKSHOP AREA :		
REQUIRED PARKING: 2 Lorry Space, 16 Two wheeler		
16 Cycle Parking		
QUARTERS AREA :		
REQUIRED PARKING: 1 Car Parking		
TOTAL REQUIRED PARKING:		
1 CAR , 2 LORRY SPACE , 16 TWO WHEELER & 16 CYCLE		
AVAILABLE PARKING:		
1 CAR , 2 LORRY SPACE , 16 TWO WHEELER & 16 CYCLE		
(Including Differently abled Person Carspace)		
HORSE POWER (EXISTING)		
20 HP		
Total No.Of.Persons (EXISTING)		
Male 20 Nos Female 05 Nos		



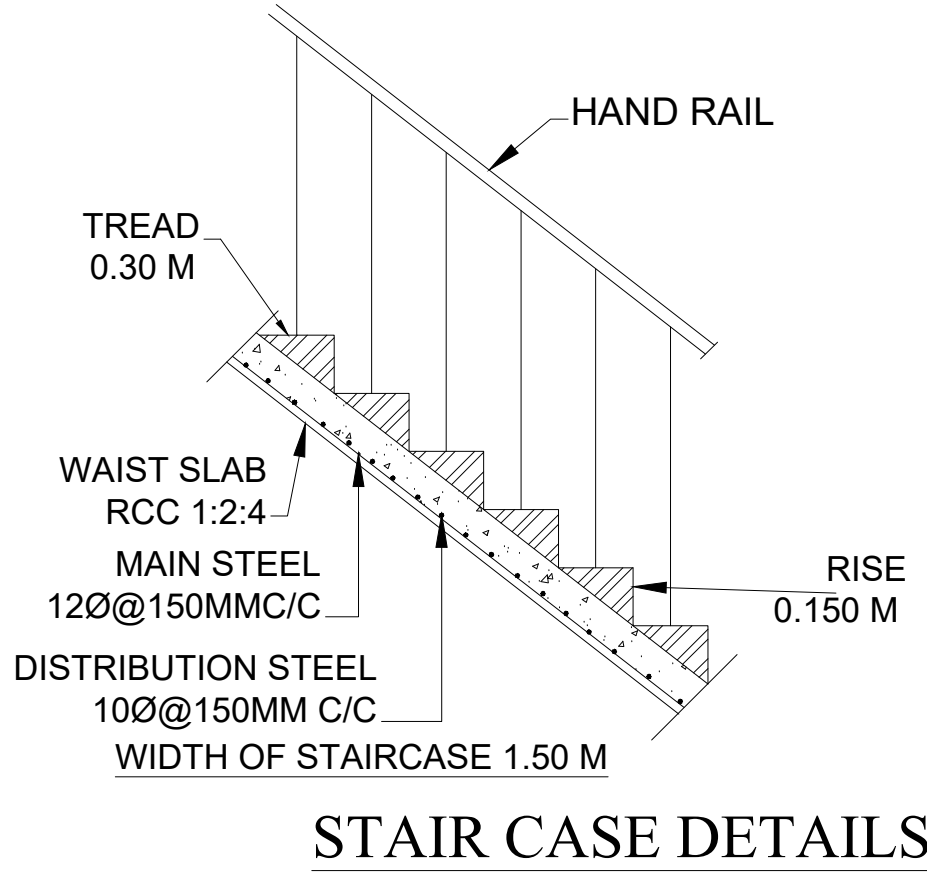
Plan Compound wall Detail



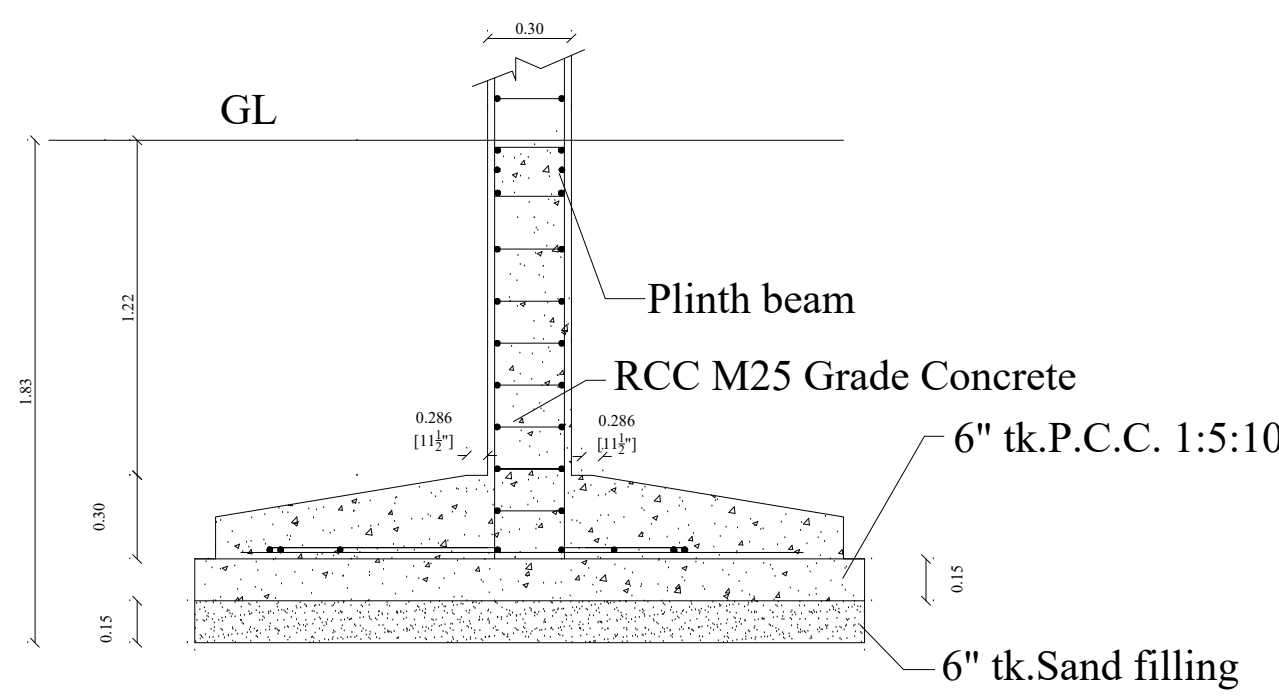
Bore Well Detail Not to Scale



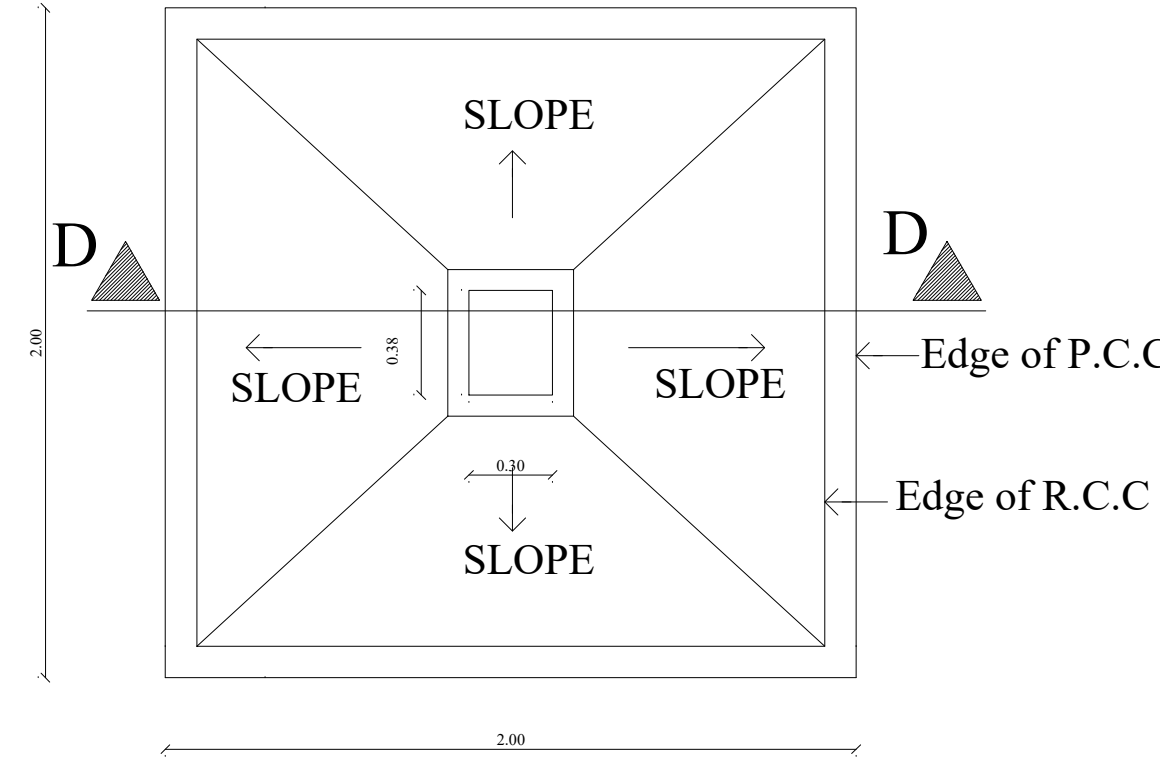
Compound Wall Detail



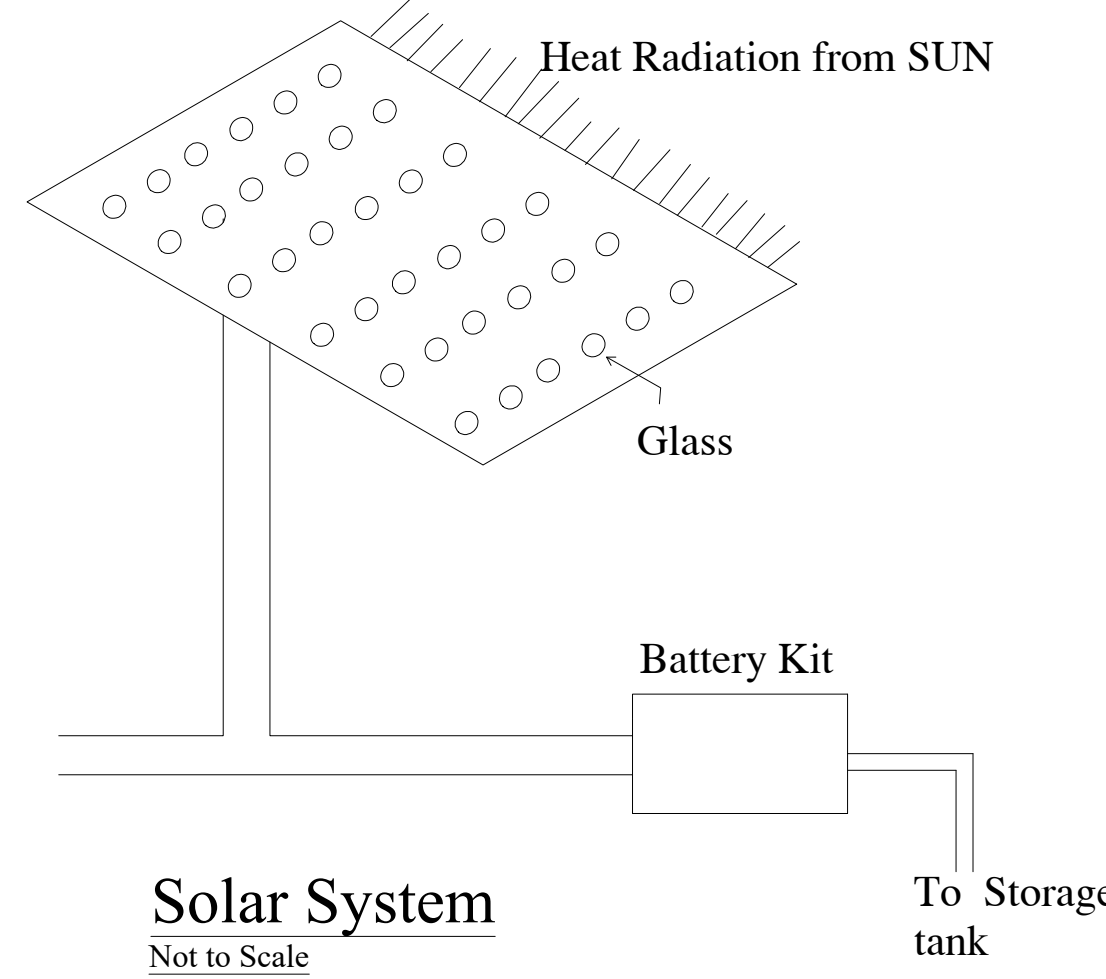
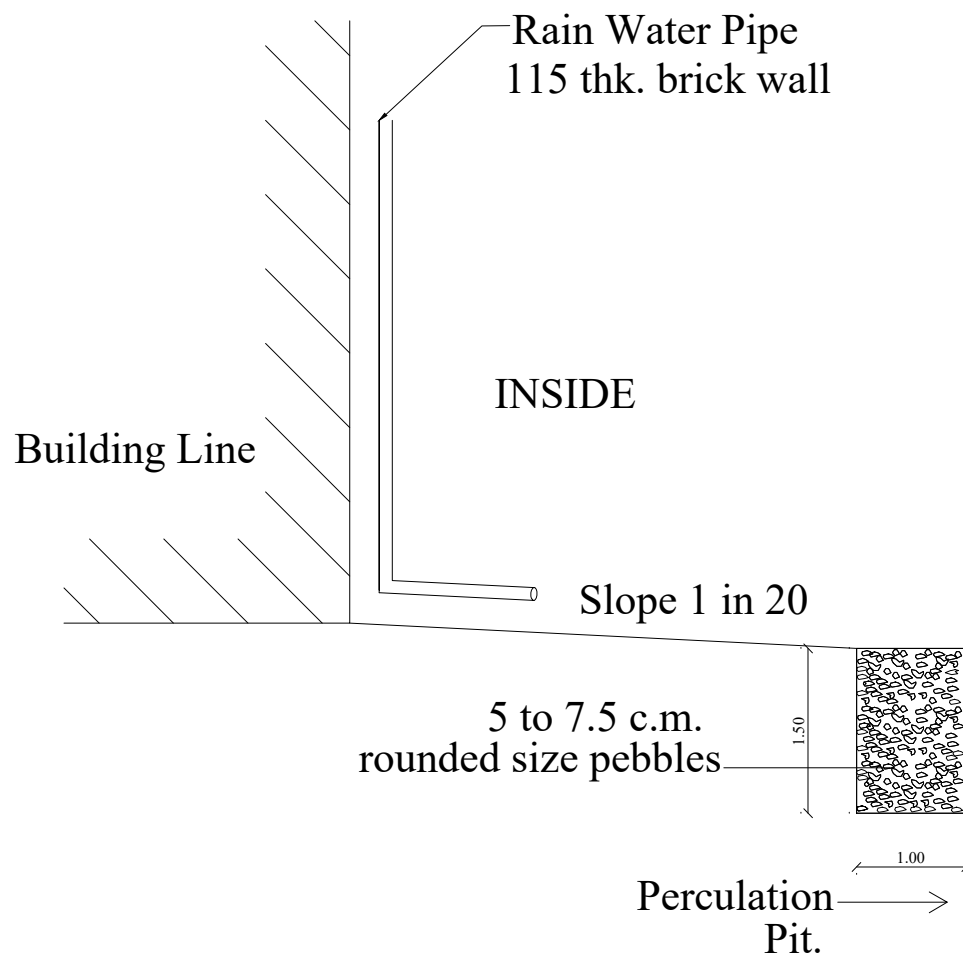
STAIR CASE DETAILS



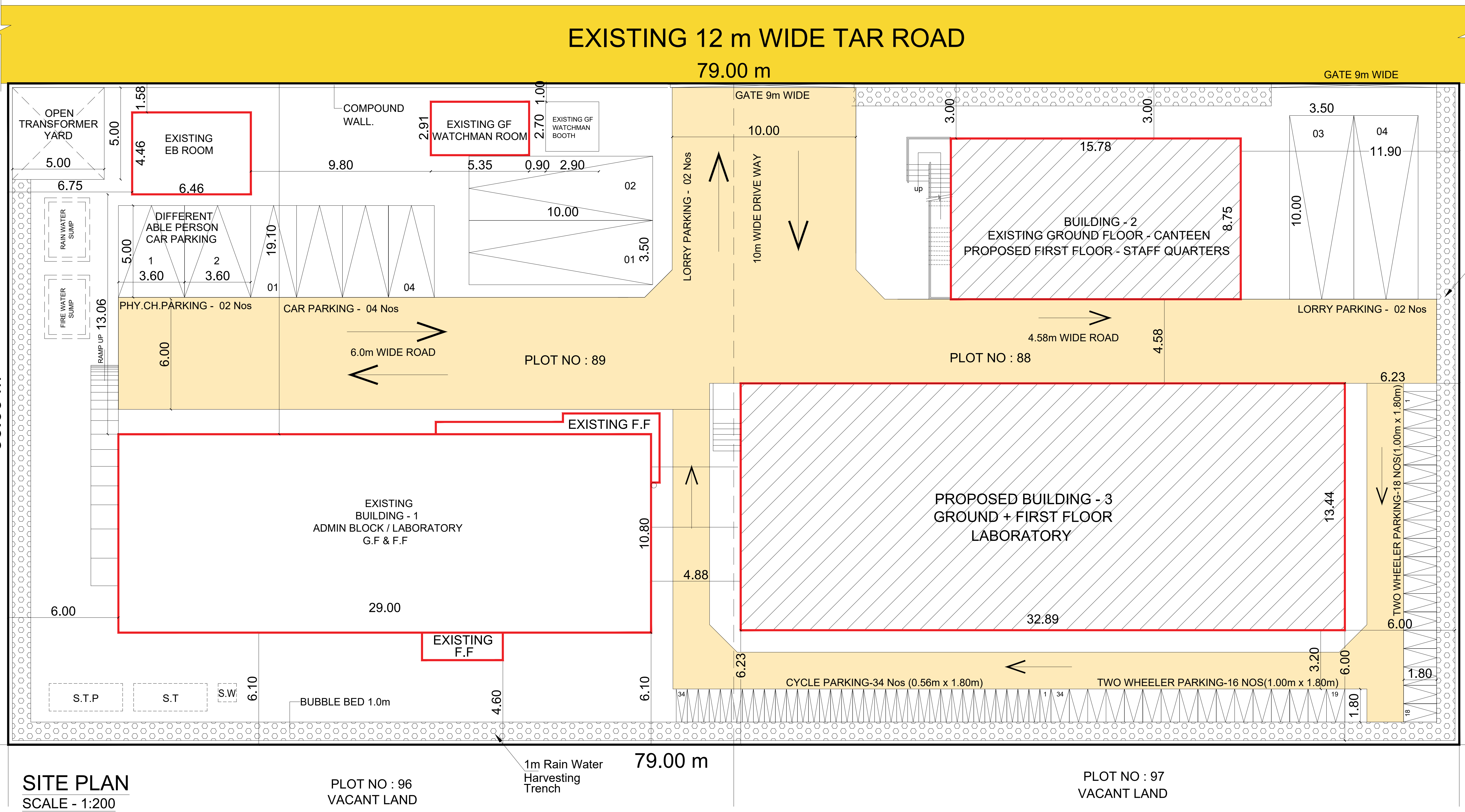
Section - 'DD' As per design



PLAN Typical Column Foundation Detail As per design



Solar System Not to Scale



SITE PLAN SCALE - 1:200

NOTES:-
1.ALL DIMENSIONS & LEVELS ARE IN "M"

DESCRIPTION	Required	Existing	Total Required	Provided
Lorry Parking = Work Shop area/ 500 Sqm 884.10/ 500 sqm = 1.76	02 Nos	02 Nos	04 Nos	04 Nos
Two Wheeler Parking=Workshop /50 Sqm 884.10/ 50 sqm = 17.6	18 Nos	16 Nos	34 Nos	34 Nos
Cycle Parking =Workshop area / 50 Sqm 884.10/ 50 sqm = 17.6	18 Sqm	16 Sqm	34 Sqm	34 Sqm

HORSE POWER (PROPOSED)		30 HP	
Total No.Of.Persons (PROPOSED)		Male 30 Nos	Female 10 Nos

SCALE: 1:200		COLOR INDEX	
EXISTING ROAD		[Yellow Box]	
SITE BOUNDARY		[Black Line]	
EXISTING BUILDING		[Red Box]	
PROPOSED BUILDING		[Hatched Box]	
DRIVEWAY		[Orange Box]	

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Authorised Signatory

APPLICANT :

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G.N. Mills Post, Coimbatore-641 029
Cell: 98658 52255

ARCHITECT

STRUCTURAL ENGINEER

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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,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.

