

PP

APPROVAL RECORD

# Planning Permission

Chengalpattu  
Chengalpattu district, Tamil Nadu

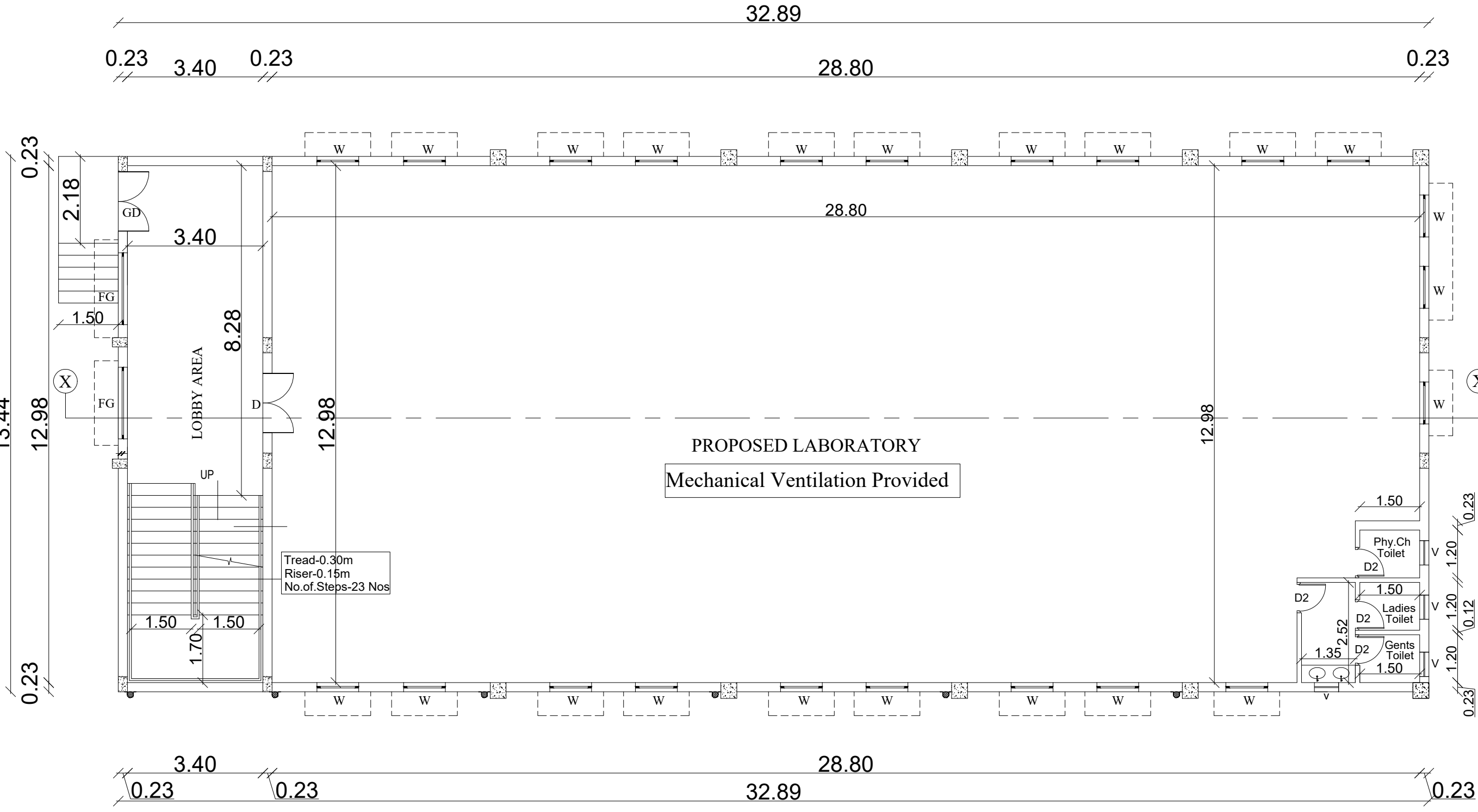
APPROVAL TYPE  
**Building Plan**

ISSUING AUTHORITY  
**DTCP**

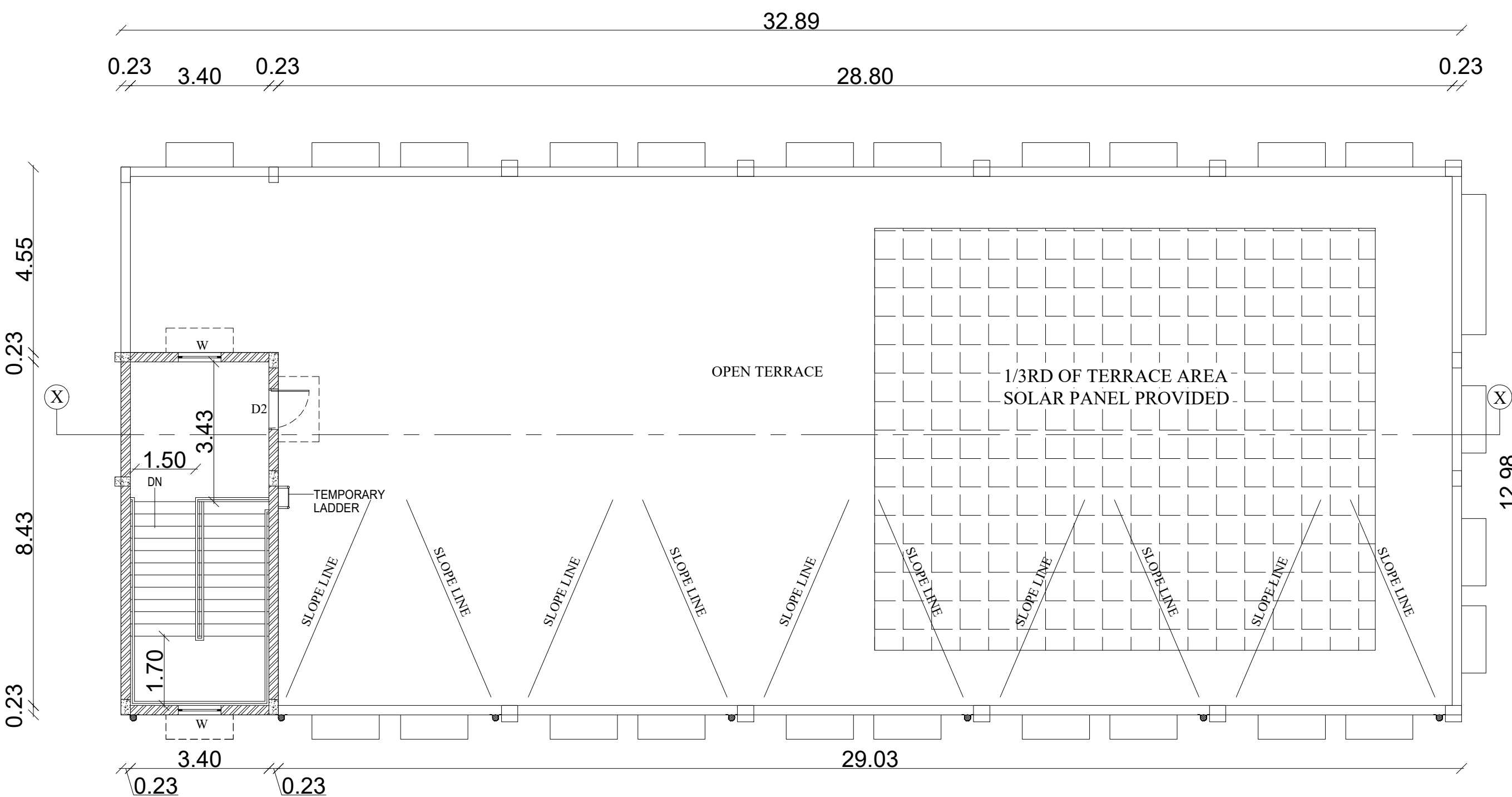
The approval as the planning authority issued it, reproduced in full behind this page.

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

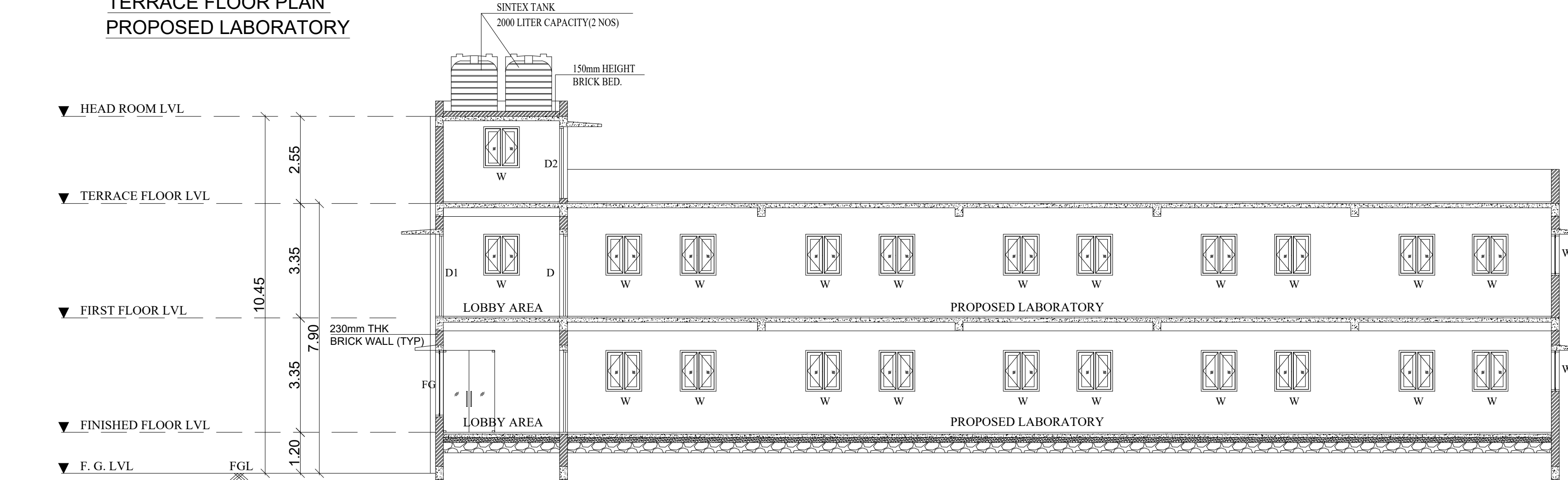
BUILDING - 3



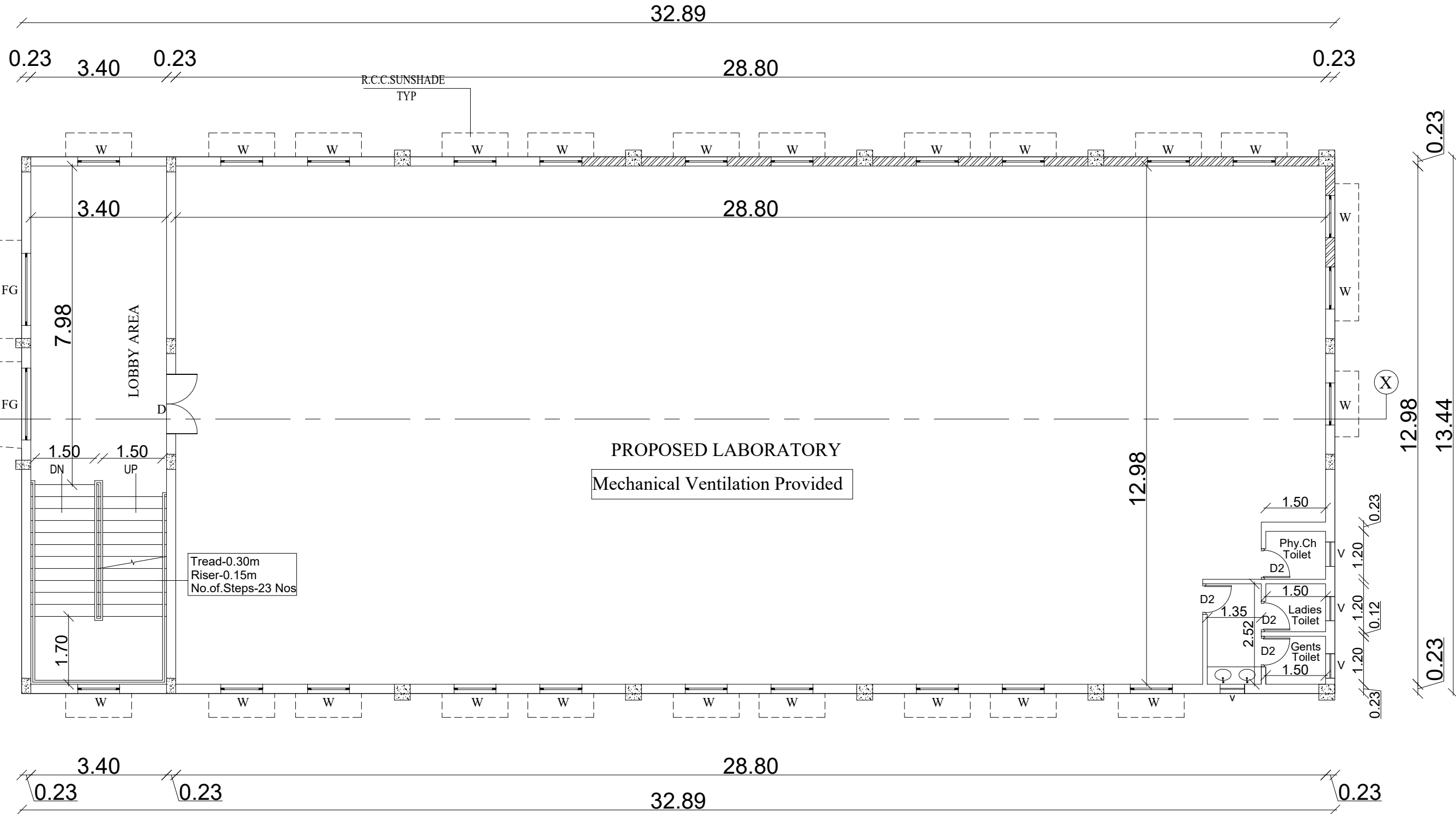
GROUND FLOOR PLAN  
PROPOSED LABORATORY



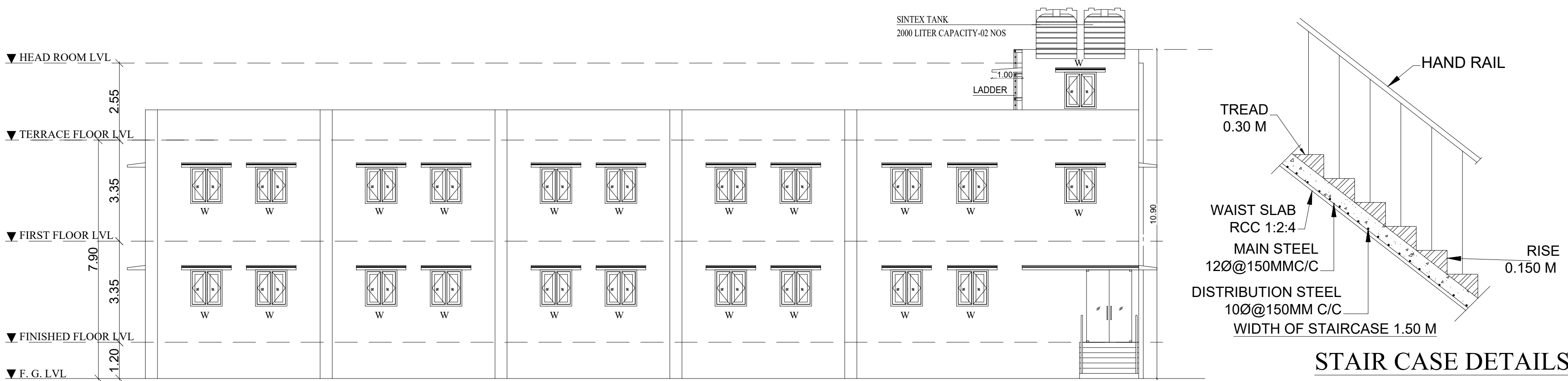
TERRACE FLOOR PLAN  
PROPOSED LABORATORY



SECTION - X-X

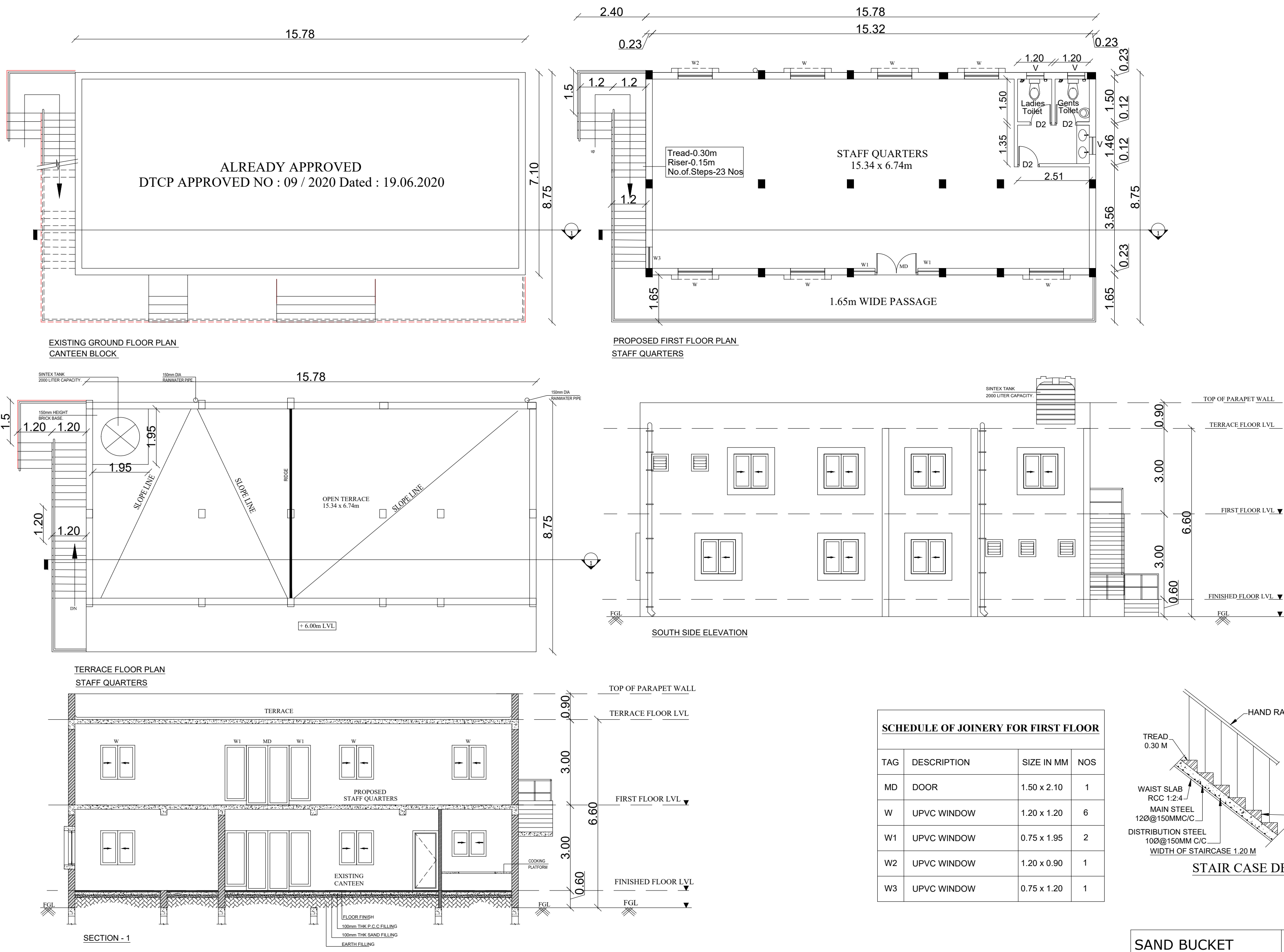


FIRST FLOOR PLAN  
PROPOSED LABORATORY



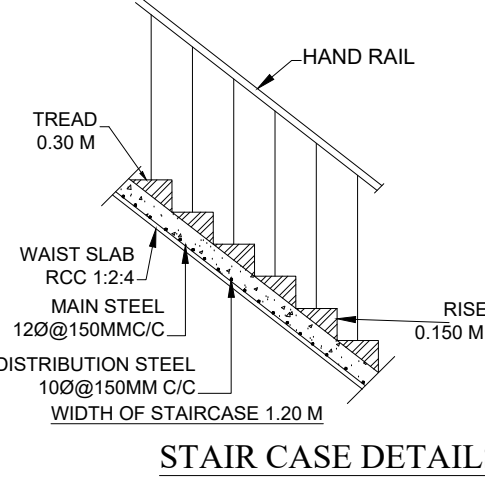
FRONT ELEVATION

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 |   |
| 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-U/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 |           |                        |              |

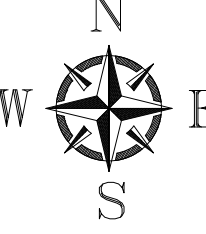
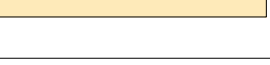
| AREA DETAILS                  |                       |                                   |                           |              |            |
|-------------------------------|-----------------------|-----------------------------------|---------------------------|--------------|------------|
| S.NO                          | FLOORS                | ALREADY APPROVED FSI AREA IN Sq.m | PROPOSED / ADDITIONAL FSI | NON FSI AREA | TOTAL AREA |
| 1                             | BUILDING -1 ADMIN     | GROUND FLOOR                      | -                         | -            | 310.04     |
|                               | FIRST FLOOR           | HEAD ROOM                         | -                         | -            | 320.55     |
|                               |                       | HEAD ROOM                         | -                         | 10.57        | 10.57      |
| 2                             | BUILDING -2 (CANTEEN) | GROUND FLOOR                      | -                         | 26.07        | 137.62     |
| 4                             | EB ROOM               |                                   |                           |              | 28.81      |
| 5                             | WATCHMEN ROOM         |                                   |                           | 15.57        | 15.57      |
| 6                             | 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                             |                           |              |            |

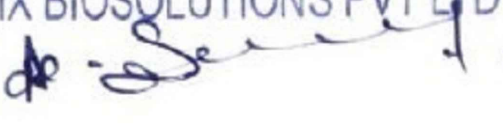
|                               |  |                             |
|-------------------------------|--|-----------------------------|
| Plot Extent (As per Document) |  | 2844.00 Sq.m ( 0.702 Acres) |
| Already Approved Area         |  | 770.95 Sq.m                 |
| Additional FSI Area           |  | 1022.17 Sq.m                |
| Total FSI Area                |  | 1793.12 Sq.m = 0.630        |
|                               |  | 2844.00                     |

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

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

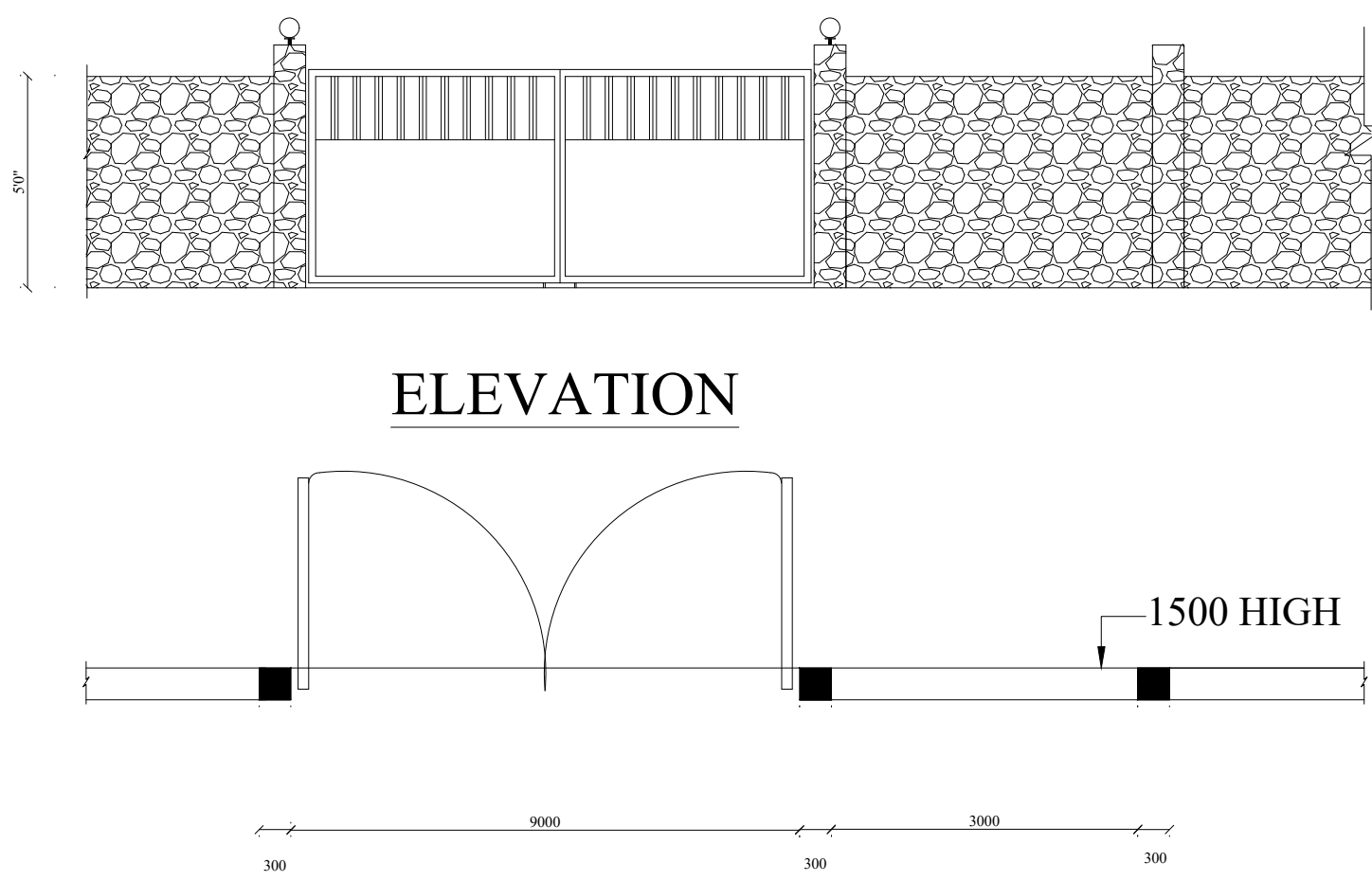
|                                |  |                              |
|--------------------------------|--|------------------------------|
| HORSE POWER (PROPOSED)         |  | 30 HP                        |
| Total No.Of.Persons (PROPOSED) |  | Male 30 Nos<br>Female 10 Nos |

|                                                                                       |                   |                                                                                       |  |
|---------------------------------------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------|--|
| SCALE: 1:200                                                                          |                   | COLOR INDEX                                                                           |  |
|  | EXISTING ROAD     |  |  |
|                                                                                       | SITE BOUNDARY     |  |  |
|                                                                                       | EXISTING BUILDING |  |  |
|                                                                                       | PROPOSED BUILDING |  |  |
|                                                                                       | DRIVEWAY          |  |  |

For AFFIGENIX BIOSOLUTIONS PVT LTD  
  
Authorised Signatory

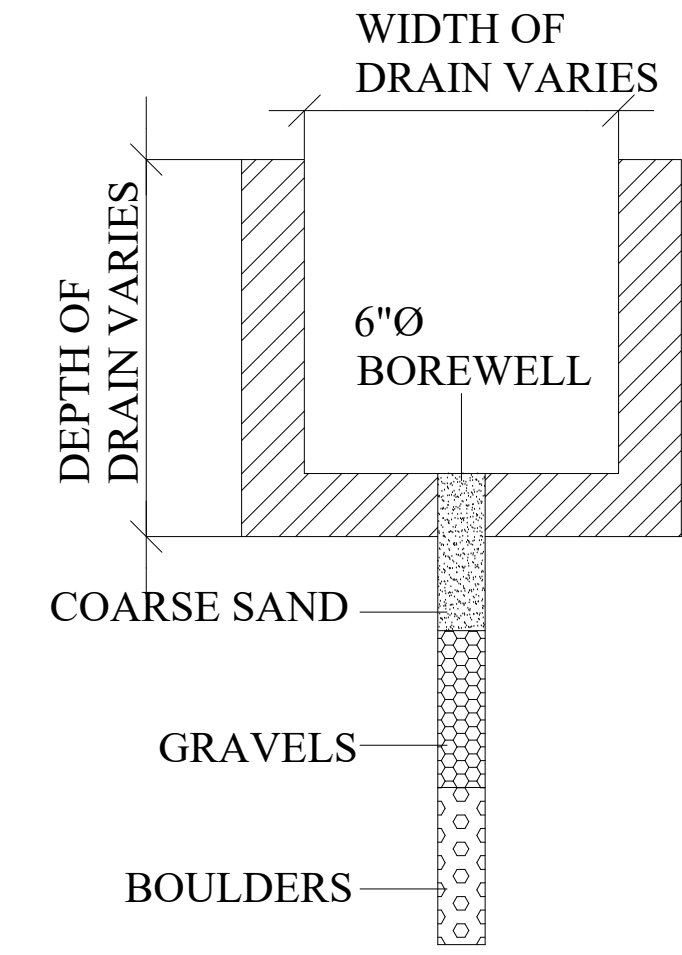
|                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICANT :                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                  |
| <br>Dhinesh T Architect<br>CA / 2009 / 43947<br>10/1, 2nd Street, Kasthuribai Nagar,<br>Avadi, Chennai - 600 054.<br>dhinesh.architect@gmail.com | <br>B. SENTHIL KUMAR, M.E. (Structural)<br>Licenced Building Surveyor<br>Coimbatore LPA/SE/GR-U/19/03/13<br>17112, V.C.S. Nagar<br>G.N. Mills Post, Coimbatore-641 029<br>Cell: 98658 52255 |
| ARCHITECT                                                                                                                                                                                                                             | STRUCTURAL ENGINEER                                                                                                                                                                                                                                                              |

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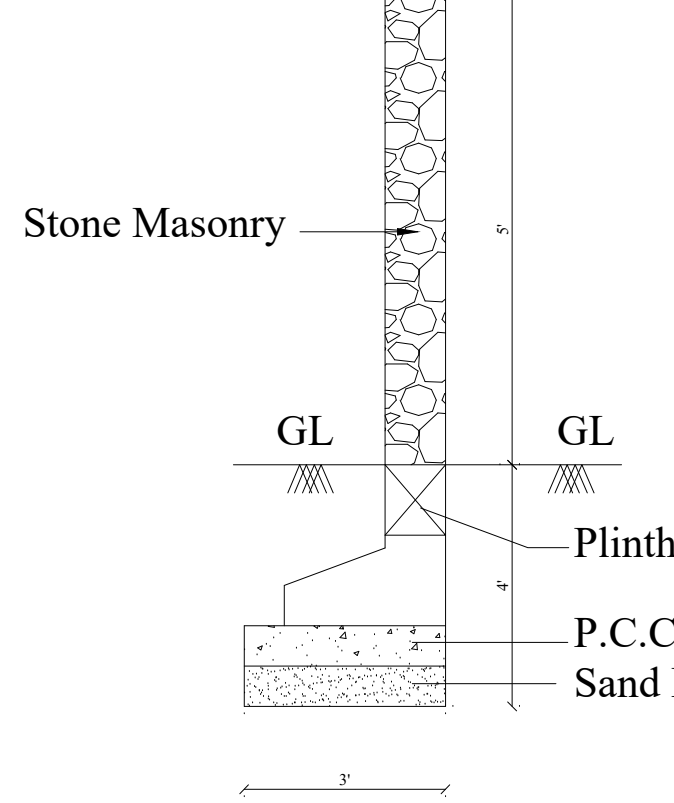


ELEVATION

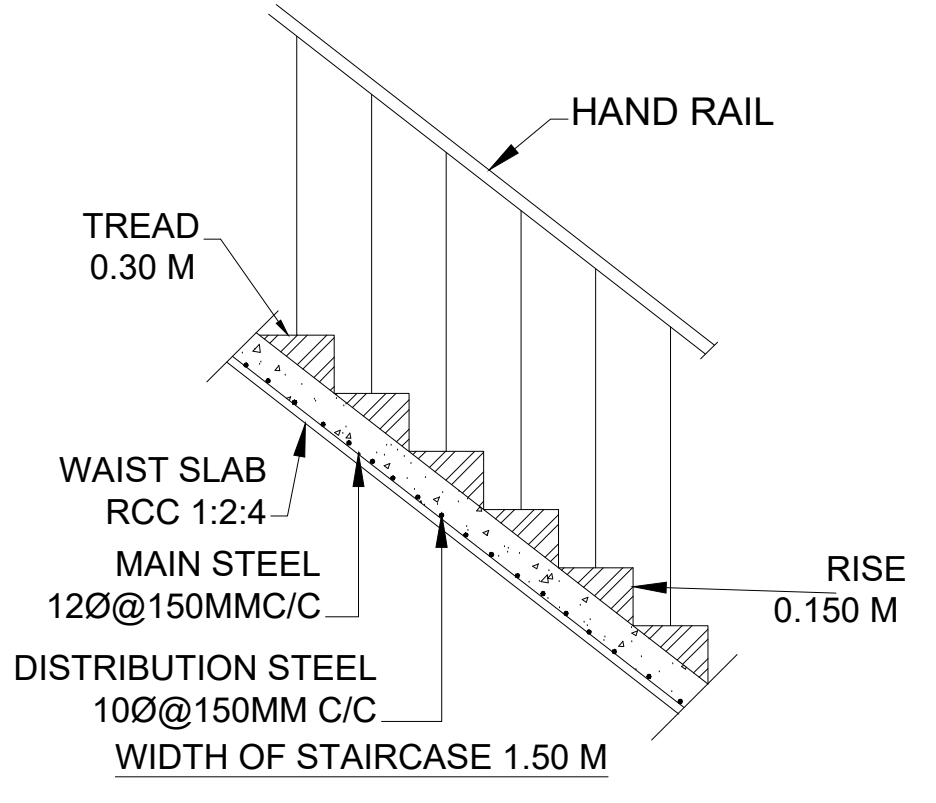
Plan  
Compound wall Detail



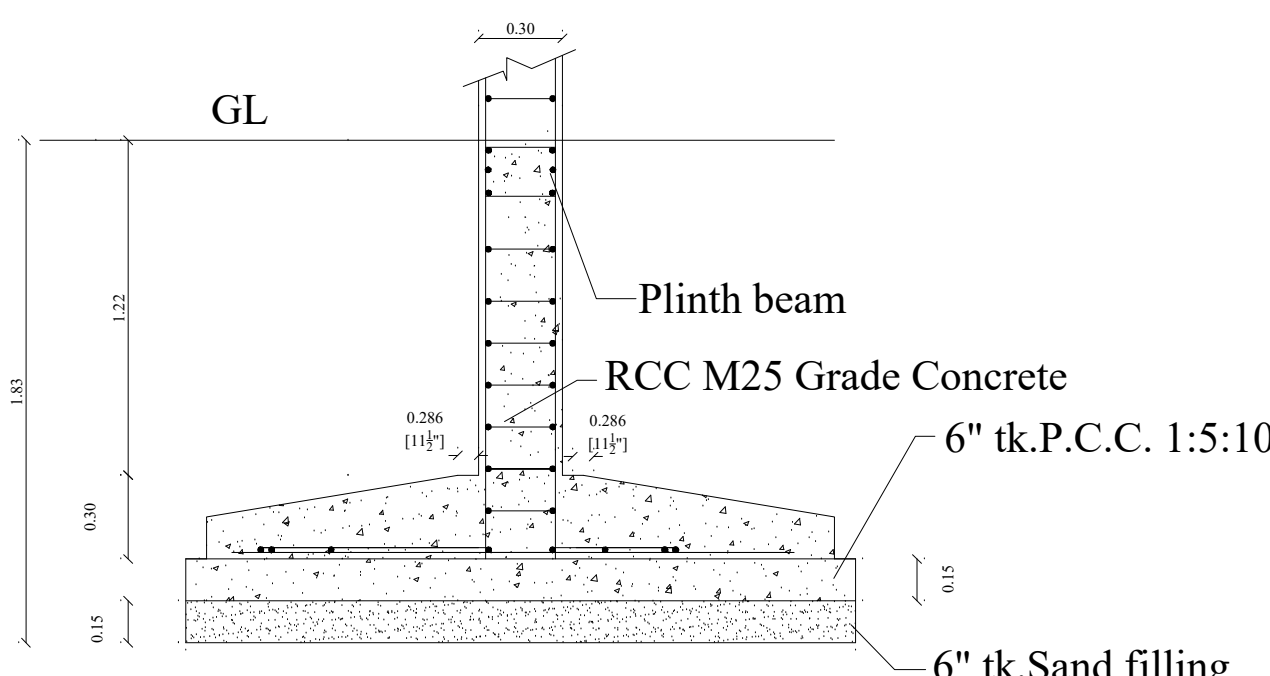
Bore Well Detail  
Not to Scale



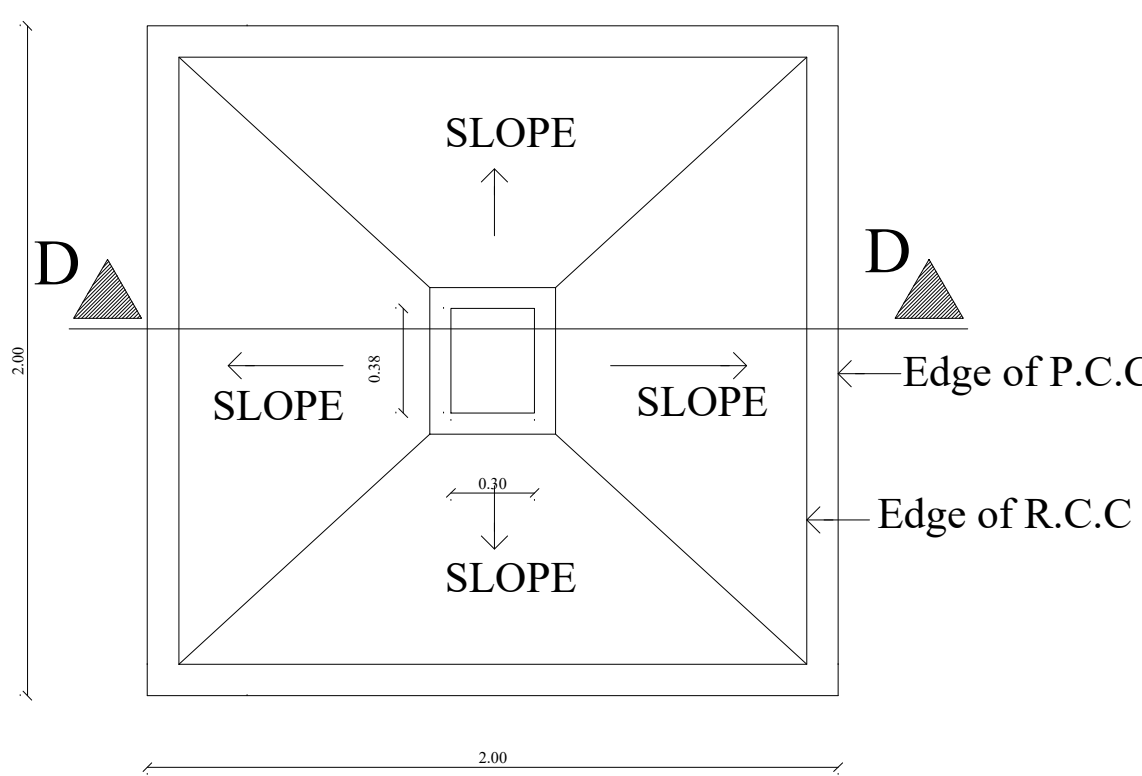
Compound Wall Detail



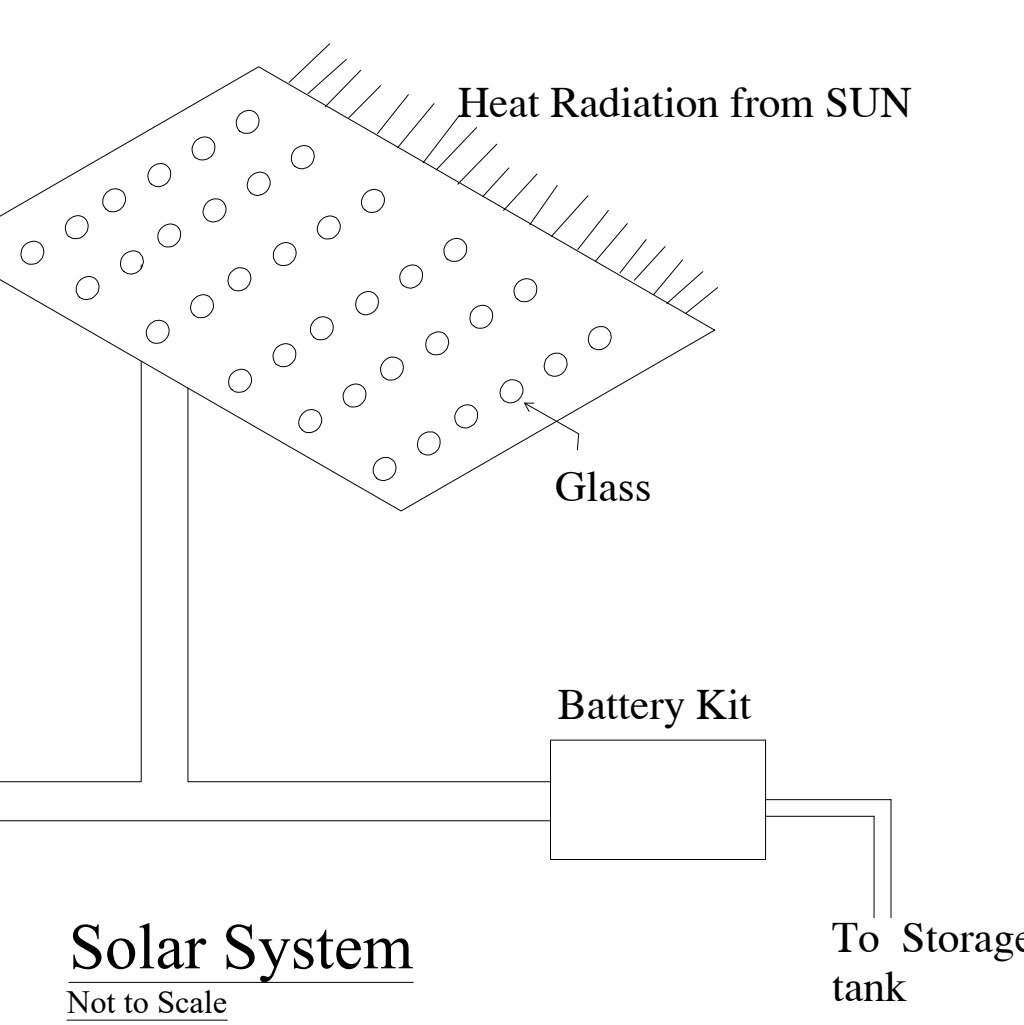
STAIR CASE DETAILS



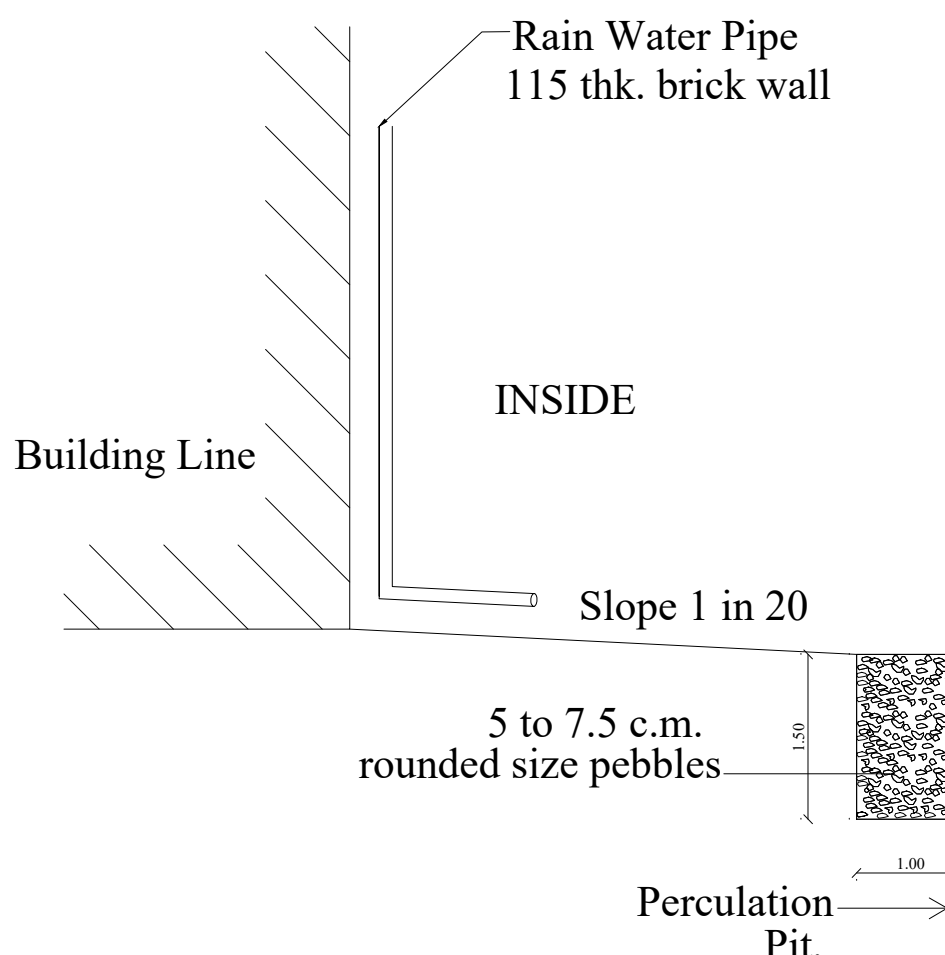
Section - 'DD'  
As per design



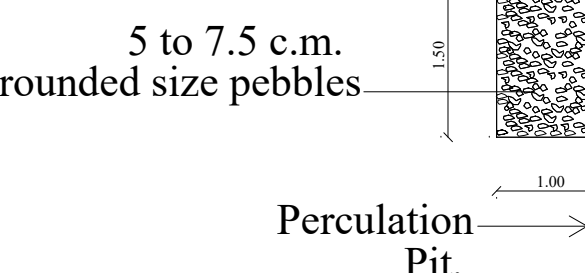
PLAN  
Typical Column Foundation Detail  
As per design



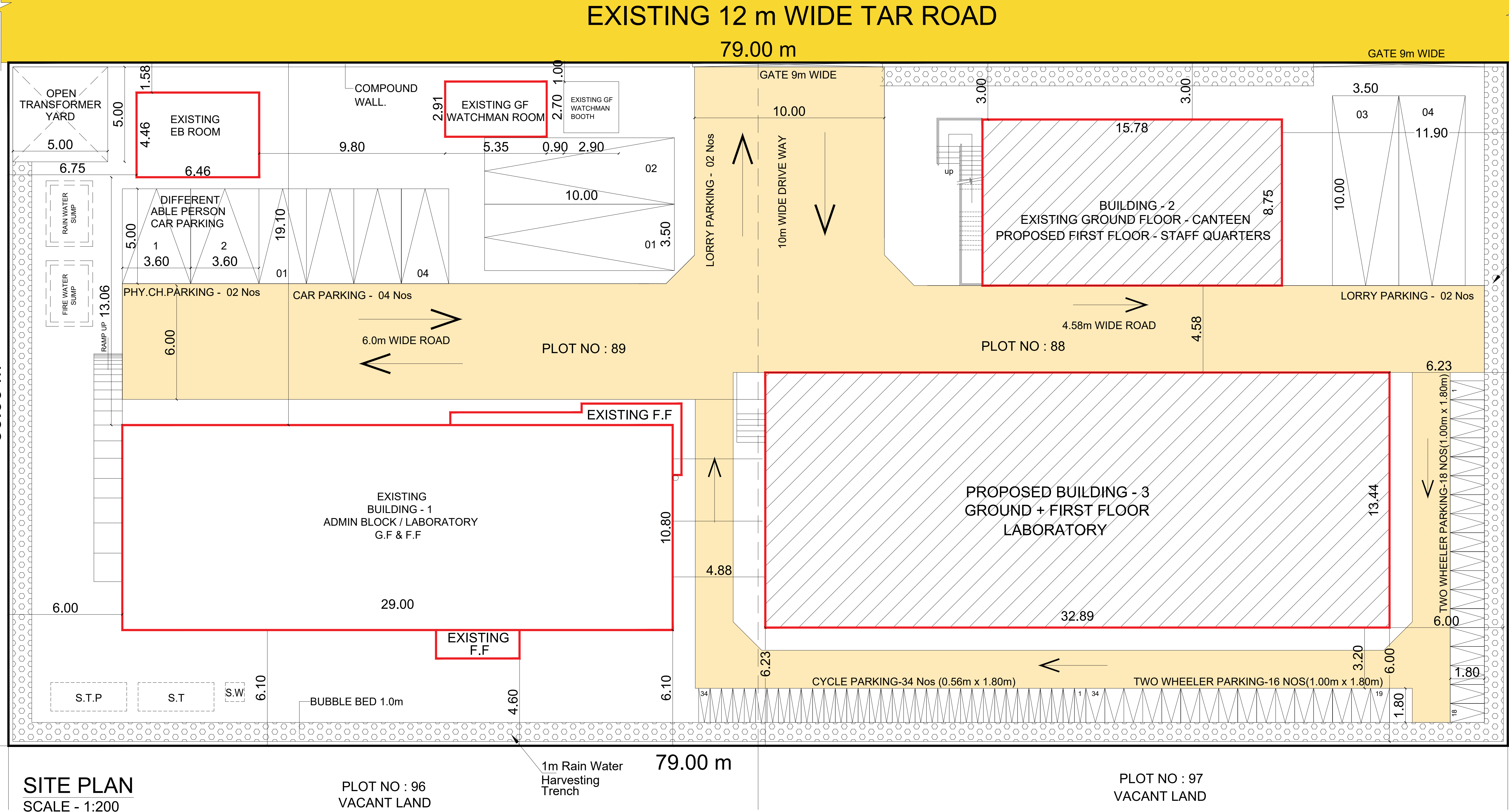
Solar System  
Not to Scale



INSIDE



Percolation Pit.



SITE PLAN  
SCALE - 1:200

PLOT NO : 96  
VACANT LAND

PLOT NO : 97  
VACANT LAND

# 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.

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Legal opinions, due diligence and title verification

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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.

