

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.

PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING CONSTRUCTION OF MANUFACTURING UNIT M/S. ANABOND STEDMAN PHARMA RESEARCH PRIVATE LTD, IN NEW SURVEY NUMBERS : 179/1A2, 179/1B3B & 179/1B4B OF KATTUR VILLAGE, VENBEDU VILLAGE PANCHAYAT, THIRUPURUR TALUK, CHENGALPATTU DISTRICT.

File No : SWP/BPA/492473/2025/TCP

TITLE:
PRODUCTION BLOCK - GROUND, FIRST, TERRACE FLOOR PLAN, SECTION, ELEVATION, SITE PLANN & KEY PLAN

TNPCB - ORANGE CATEGORY

PROCEEDINGS NO.F.0606/MN/OS/DEE/TNPCR/MN/A/2024 DATED: 02.08.2024

PROCEEDINGS NO.F.0606/MN/OS/DEE/TNPCR/MN/W/2024 DATED: 02.08.2024

SCALE: SITE PLAN 1:200, FLOOR PLAN 1: 100

AREA STATEMENT (Sq.mt)

TOTAL PLOT AREA (As Per Doc) : 4046.86 Sq.mt (1.00 Acre)

TOTAL PLOT AREA (As Per Patta) : 4050.00 Sq.mt (1.00 Acre)

S.NO	BLOCK NAME	FLOOR NAME	FSI AREA (Sq.mt)	NON FSI AREA (Sq.mt)	TOTAL BUILDUP AREA (Sq.mt)	BUILDING HEIGHT (m)
1	PRODUCTION BLOCK	GROUND FLOOR	661.90	--	661.90	8.10
		FIRST FLOOR	364.67	--	364.67	
		HEADROOM	--	22.40	22.40	
2	SECURITY	GROUND FLOOR	--	6.25	6.25	4.86
		TOTAL AREA in Sq.mt =	1,026.57	28.65	1,055.22	

F.S.I CALCULATION :

F.S.I : TOTAL FSI AREA 1,026.57
TOTAL PLOT AREA 3,960.00 = 0.259

O.S.R CALCULATION:-

O.S.R AREA : 414.65
(10% REQUIRED) : 414.65 X100
: 414.65 - X100 : 10.23% (PROVIDED)

HORSE POWER DETAIL:-

TOTAL H.P : 43.80

WORKERS DETAIL:-

NUMBER OF WORKERS : 38 Nos (30M + 8F)

SANITARY UNIT	MALE	FEMALE
1. Water Closet	2 NOS	3 NOS
2. Ablution Taps	2 NOS	3 NOS
3. Urinals	2 NOS	3 NOS
4. Washing Taps	2 NOS	2 NOS
5. Drinking Water Fountains	1 NOS	1 NOS

PARKING CALCULATION DETAIL:-

TOTAL AREA = 1055.22 Sq.mt

LORRY = 1055.22/750 = 1.40 Say 2 Nos
TWO WHEELER = 1055.22/75 = 14 Nos
CYCLE = 1055.22/75 = 14 Nos

PARKING	REQUIRED	PROVIDED
LORRY PARKING	02 Nos	02 Nos
CAR PARKING	-	4(3+1) Nos
TWO WHEELER PARKING	14 Nos	17 Nos
CYCLE PARKING	14 Nos	17 Nos

TYPES	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	1.50 x 2.10
D	DOUBLE PANEL DOOR	1.50 x 2.10
FD	FIXED DOOR	1.25 x 2.10
D1	SINGLE DOOR	1.20 x 2.10
D2	SINGLE DOOR	0.90 x 2.10
D3	SINGLE DOOR	0.75 x 2.10
W1	WINDOW	3.00 x 2.10
W2	WINDOW	1.50 x 1.20
W3	WINDOW	1.21 x 1.50
W4	SINGLE FRAME WINDOW	0.75 x 1.50
V	VENTILATOR	0.60 x 0.70
V1	VENTILATOR	0.75 x 0.70
AHU	AIR HANDLING UNIT (MECHANICAL VENTILATION PROVIDED)	

COLOUR REFERENCE

ROAD	DRIVEWAY
SITE BOUNDARY	PROPOSED BUILDING

For Anabond Stedman Pharma Research Pvt Ltd

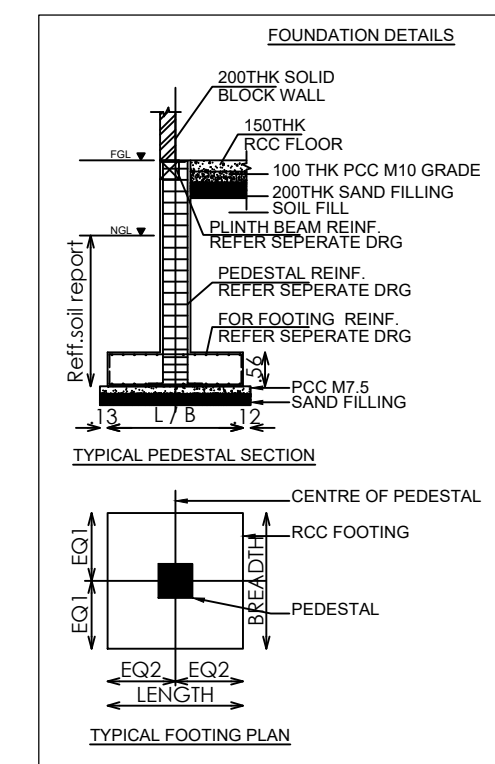
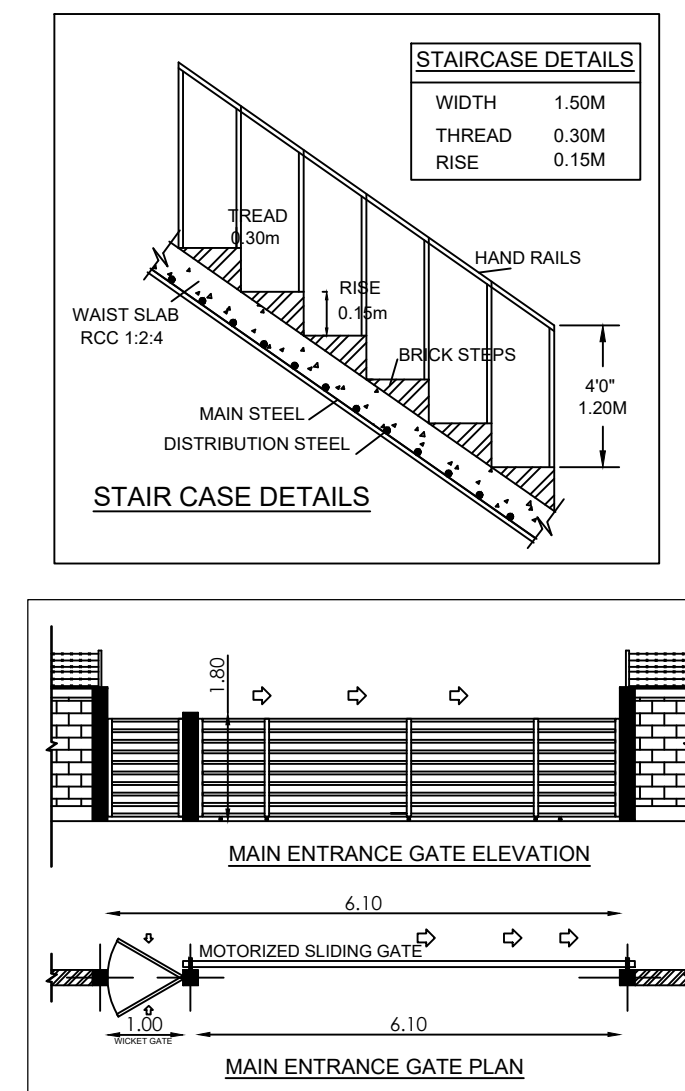
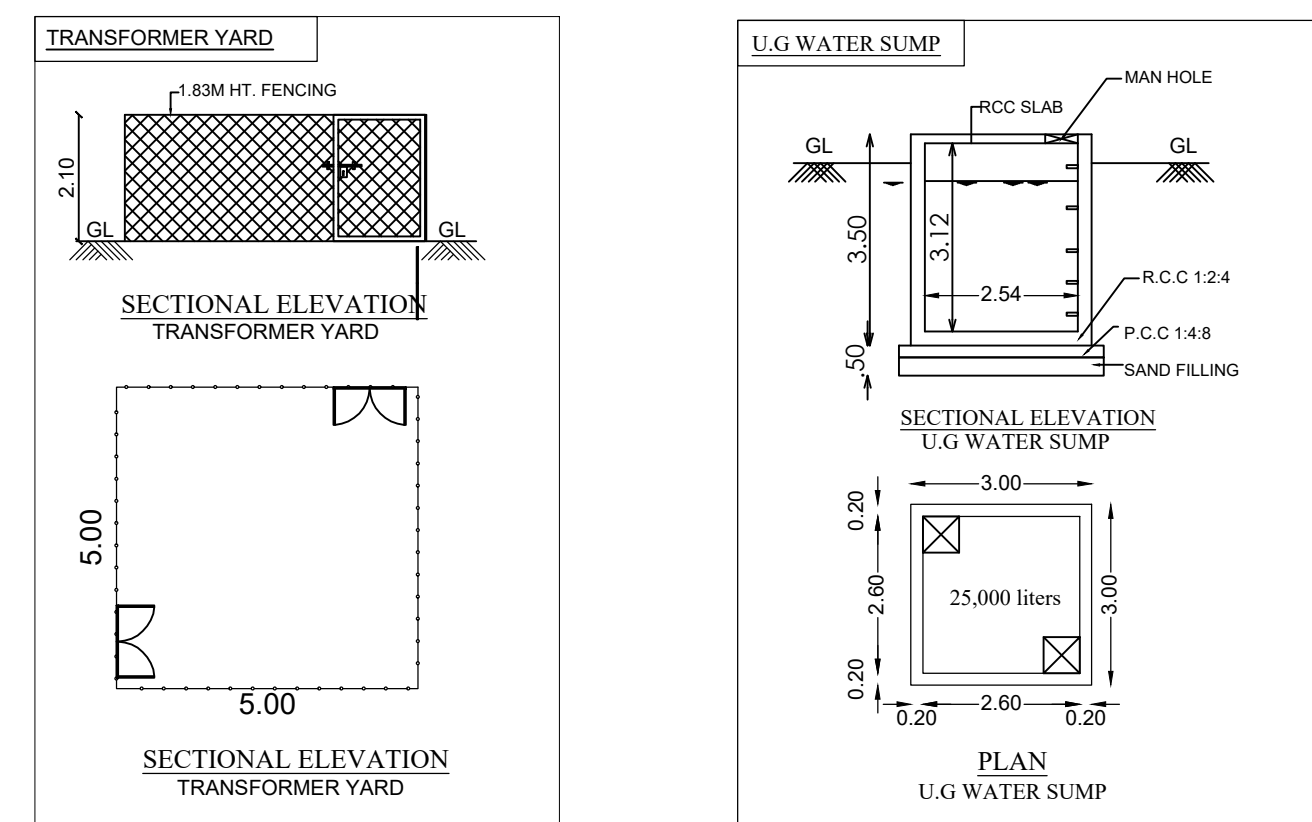
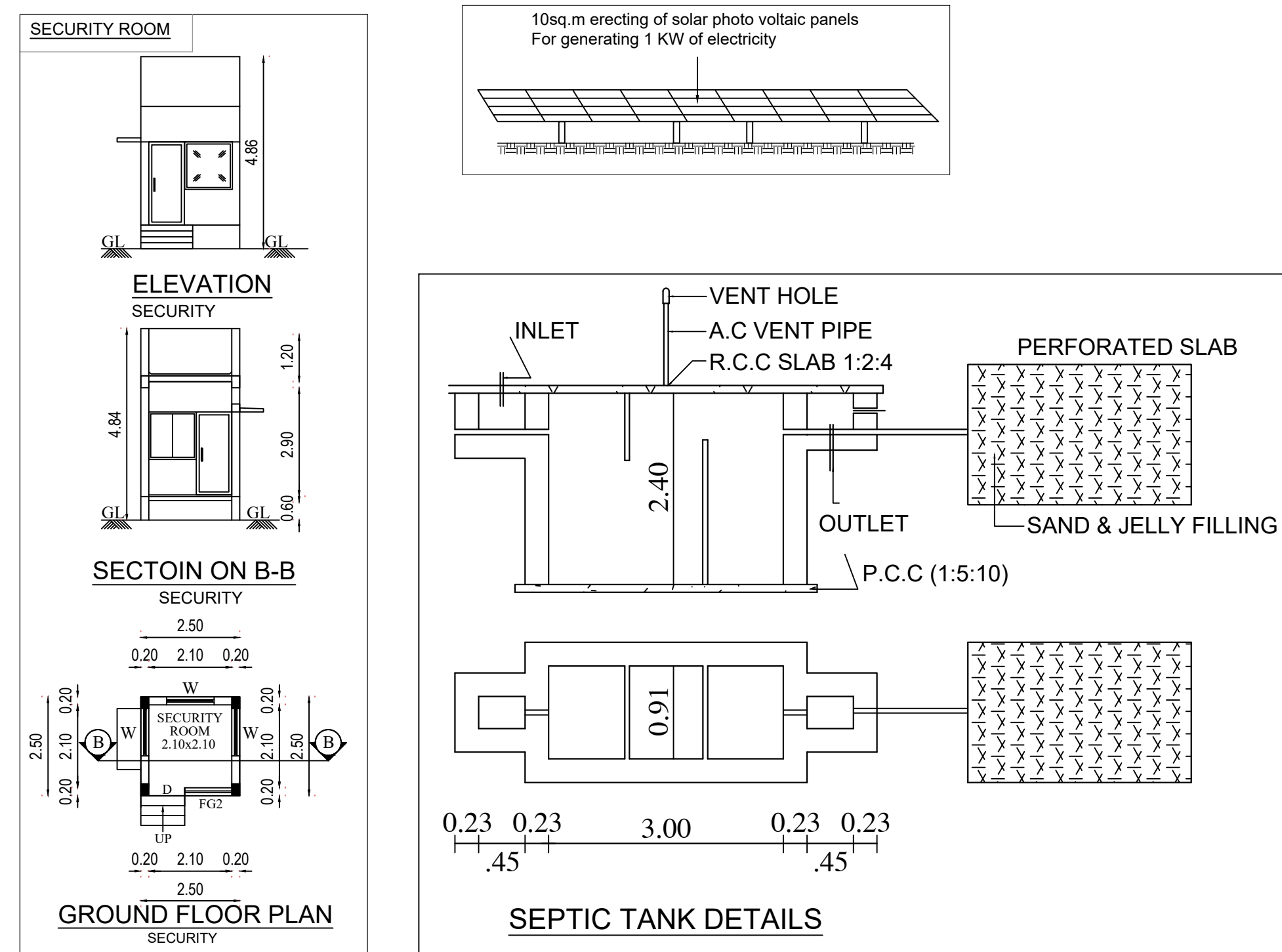
OWNER / OCCUPIER

R. SATHISHKUMAR, 1306, P.O. Box 1000,
1306, P.O. Box 1000, Chennai - 600 009
Reg No: CE004786/G-1/2019/09/04
1306, P.O. Box 1000, Chennai - 600 009
Cell: 944 91 22 00 Email: rathishkumar@gmail.com

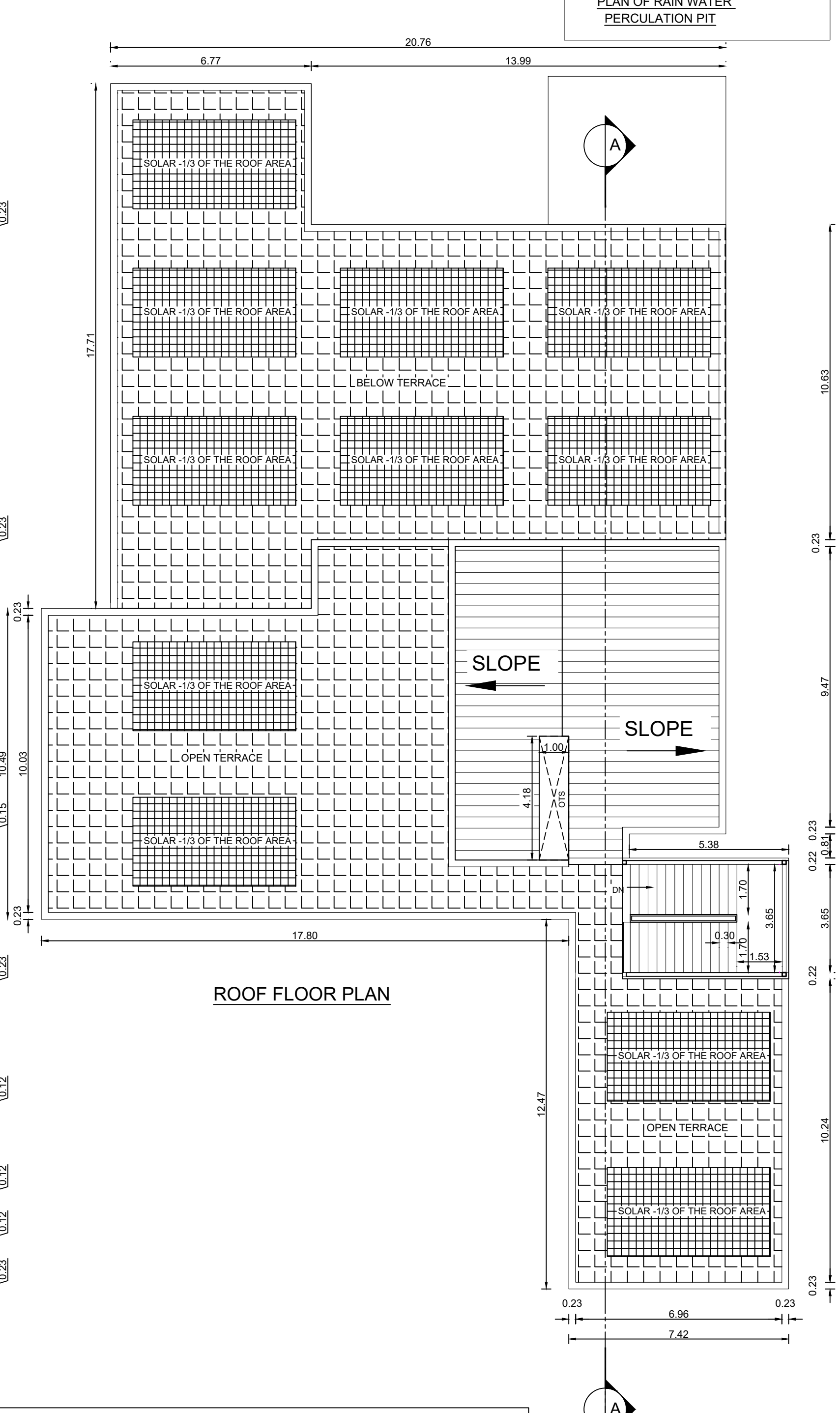
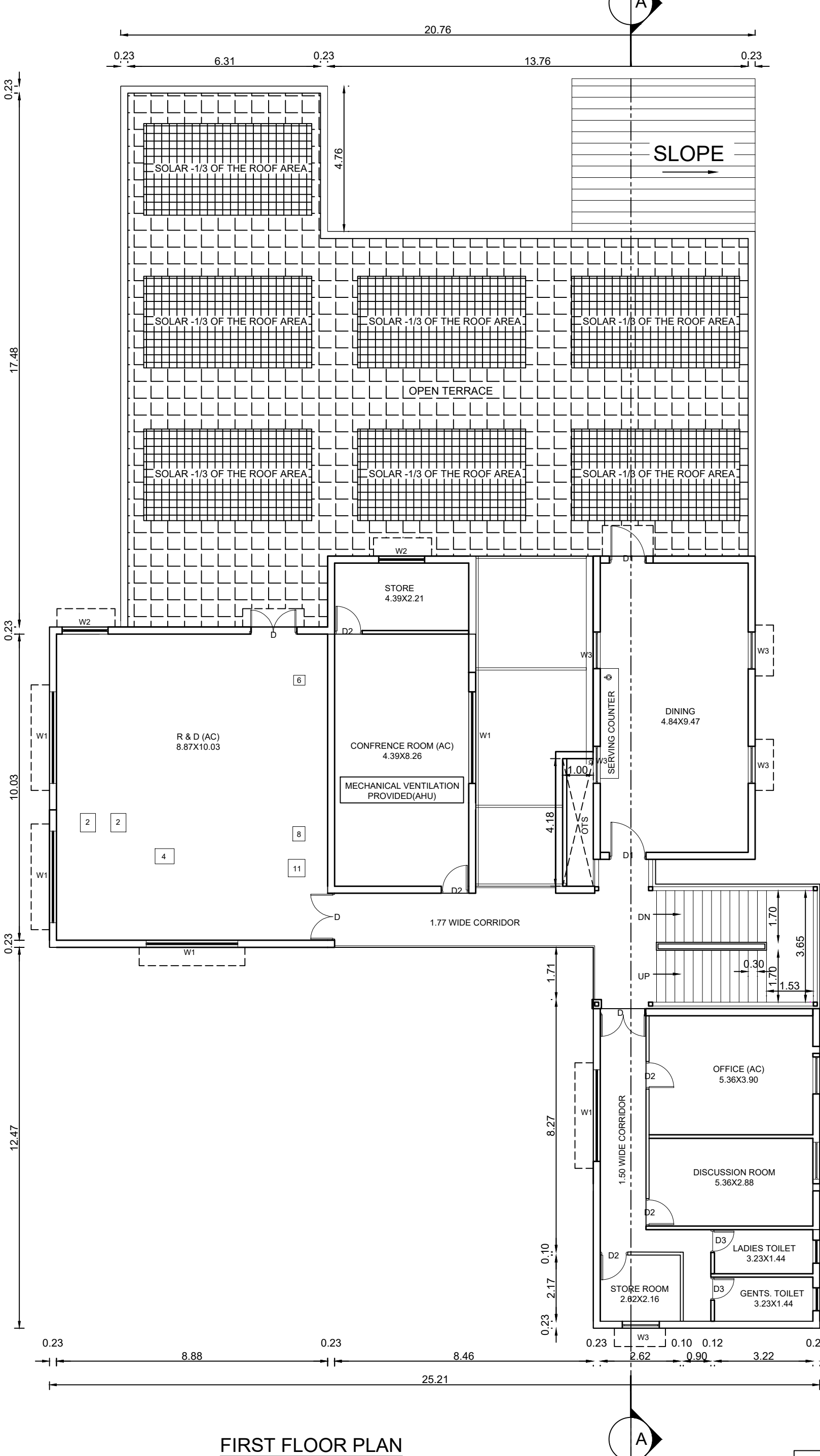
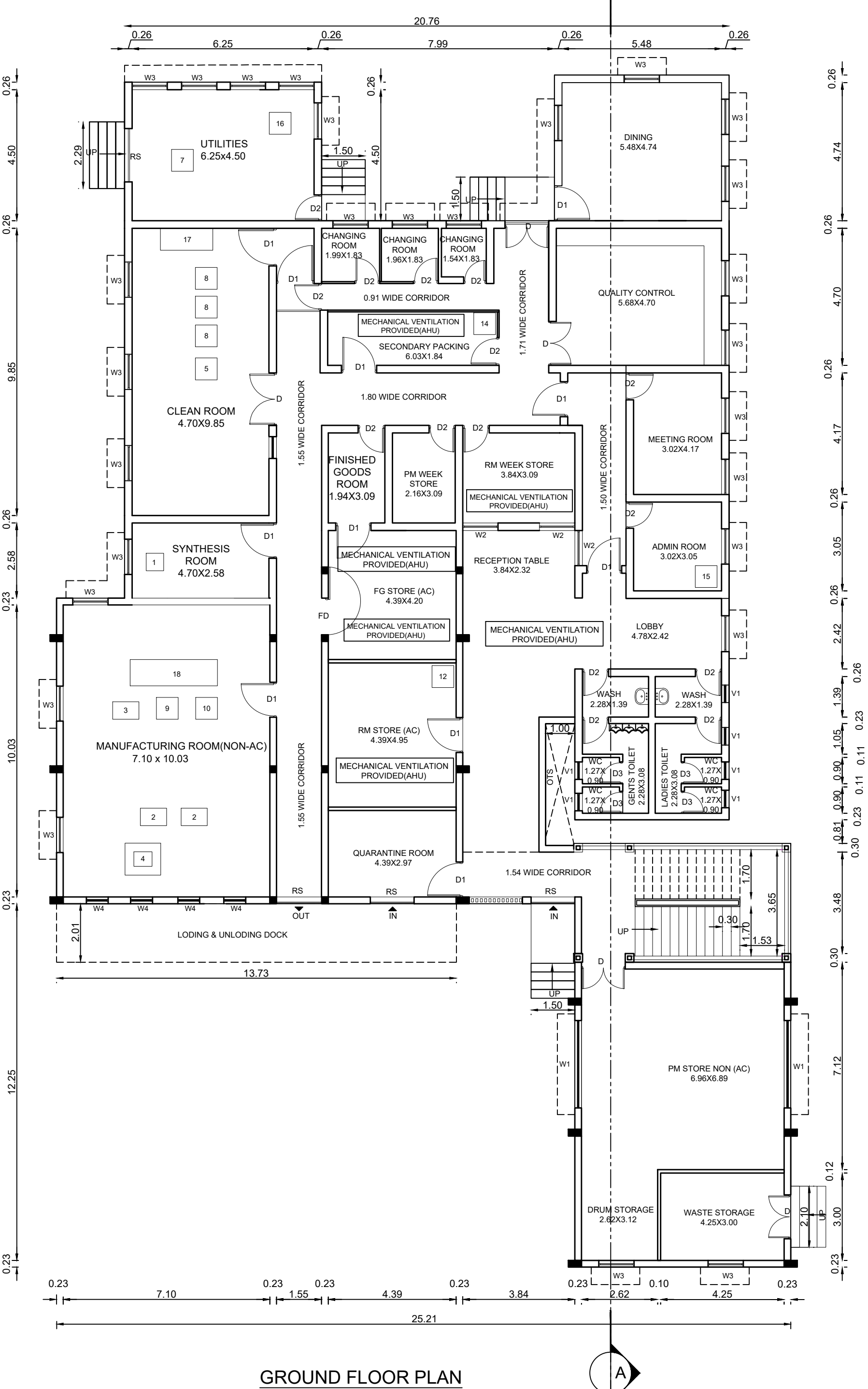
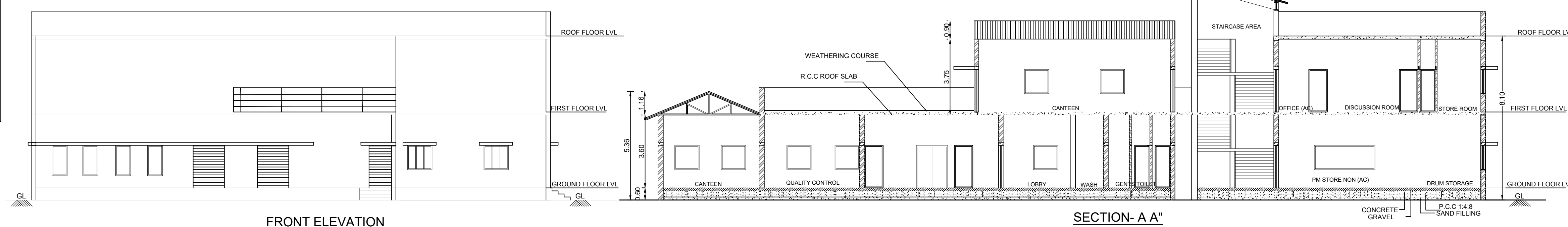
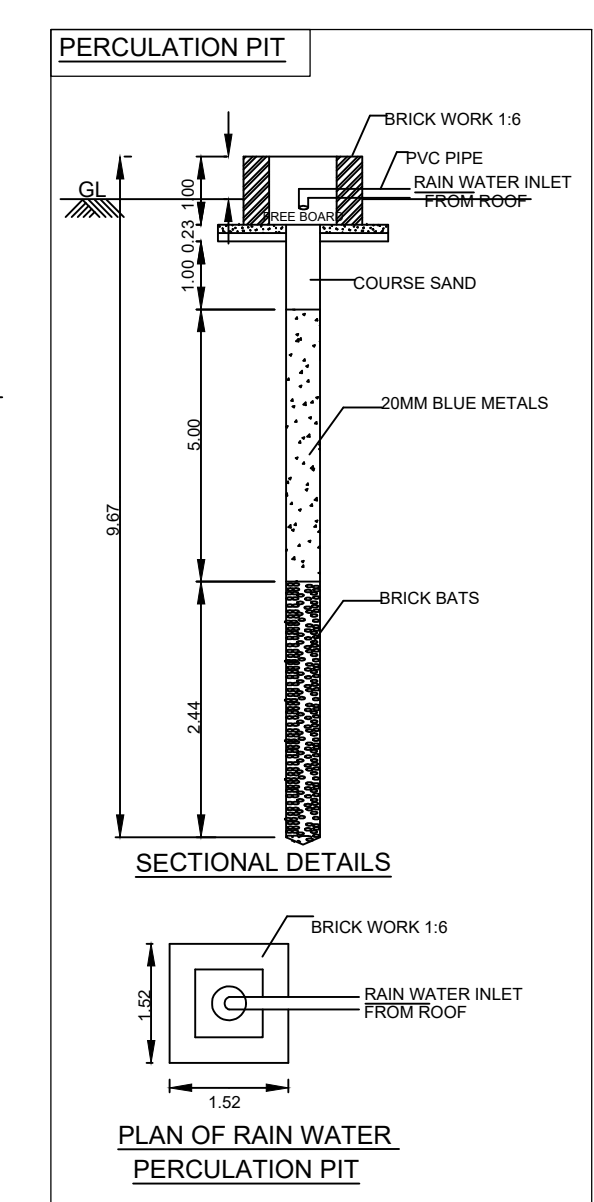
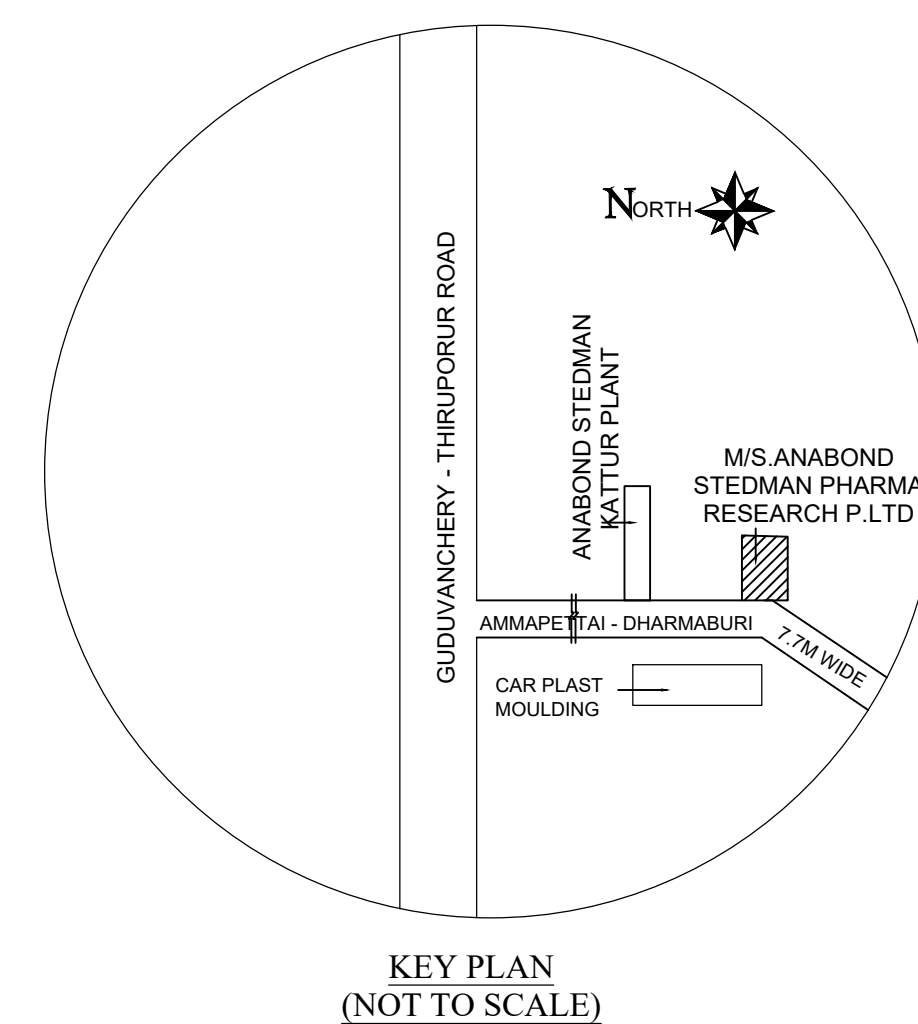
REGISTERED ENGINEER G-1

D. SHANMUGASUNDARAM, 1306, P.O. Box 1000,
1306, P.O. Box 1000, Chennai - 600 009
Reg No: CE004786/G-1/2019/09/04
1306, P.O. Box 1000, Chennai - 600 009
Cell: 944 91 22 00 Email: dshankar@gmail.com

STRUCTURAL ENGINEER G-1



S.NO	LIST OF MACHINERY	NOS	EACH H.P	TOTAL H.P
01	FUME HOOD	1	2.00	2.00
02	UNIVERSAL REM MOTOR	4	0.10	0.40
03	UNIVERSAL REM MOTOR	1	0.20	0.20
04	VACUUM PUMP	2	2.00	4.00
05	WATER BATH	2	2.00	4.00
06	SPEED MIXER	1	1.30	1.30
07	SPEED MIXER	1	0.60	1.90
08	AIR HANDLING UNIT	1	16.00	16.00
09	CENTRIFUGE	4	0.50	2.00
10	BACTERIOLOGICAL INCUBATOR	1	0.40	0.40
11	BOD INCUBATOR	1	0.60	0.60
12	REFRIGERATOR	1	0.60	0.60
13	CHILLING UNIT	1	3.00	3.00
14	LABEL PRINTING MACHINE	1	0.50	0.50
15	SEALING MACHINE	1	0.80	0.80
16	AIR COMPRESSOR	1	7.30	7.30
17	FILLING MACHINE	1	0.10	0.10
		TOTAL H.P =	43.80	



APPROVED DETAILS

Online Application File No :

SWP/BPA/492473/2025/TCP

Scrutiny Reference:

VITYCADV Date:03.04.2025

SWP/Industrial Building/A/D/T.C.P(CD3) No.33/2025

NOTE:
MECHANICAL VENTILATION PROVIDED(AHU)
- FIRE EXTINGUISHER

SITE PLAN
SCALE : 1:200

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

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

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

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.

