

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

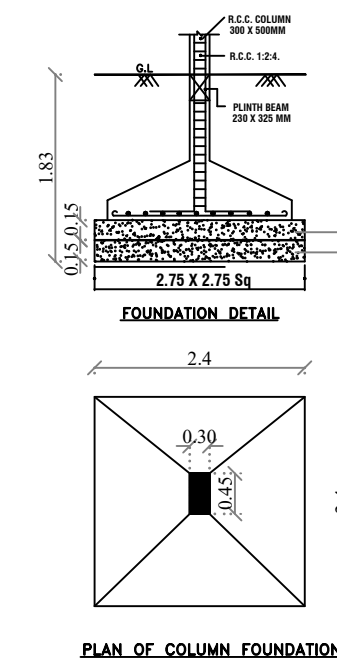
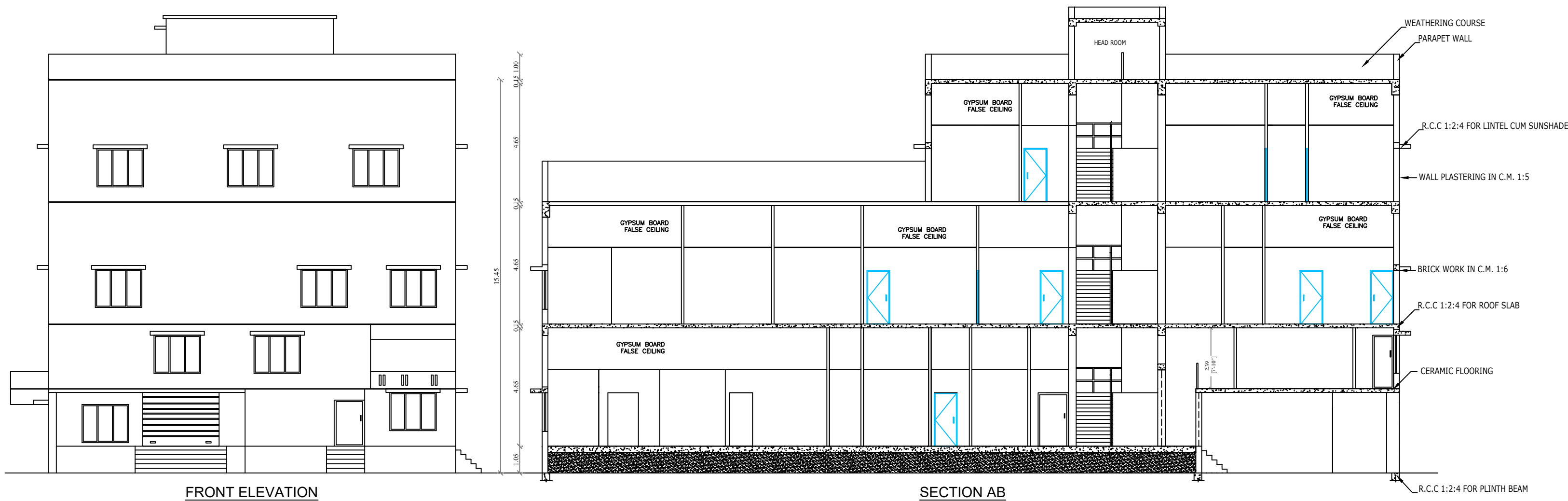
Building Plan

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.



MACHINE DETAILS					
FLOORS	SL.No	MACHINE NAME	HP	Nos	TOTAL HP
Ground floor	1	Vibratory sifter - 30	0.75	1	0.75
	2	DCB	3	1	3
	3	SA-9 Semiautomatic Machine	1.5	1	1.5
	4	Auto Capsule filling machine	3	1	3
First floor	1	Vibratory sifter - 30	0.75	1	0.75
	2	RMG - Rapid mixer granulator	13.5	2	27
	3	FBD	10	1	10
	4	Multi mill	3	1	3
	5	OBL	5	1	5
	6	Compression Machine	15	1	15
	7	Auto coater	14.5	1	14.5
	8	Strip packing machine	1	1	1
	9	Blister packing machine	15	1	15
	10	Alu Alu Packing machine	15	1	15
	11	Packing Conveyor	0.5	3	1.5
TOTAL HP					116

SHEET No. 1/2

TAMILNADU STATE WIDE SINGLE WINDOW PORTAL
ONLINE APPLICATION No. SWP/BPA/553341/2025
SCRUTINY REFERENCE NO. : B0KH3Y9H
SWP/INDUSTRIAL BUILDING APPROVAL
No.B.P/M.L.P.A(C.D-5)No.41/2025

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A FACTORY BUILDING FOR M/S. WINBIOZ PHARMA PVT LTD., AT S.No. 237/5 part, Plot No. E1 & E2, SIDCO INDUSTRIAL ESTATE PHASE - II, ALATHUR VILLAGE, THIRUPURUR TALUK, CHENGALPATTU DISTRICT.

Category :- Orange
TNCD&BR 2019 :- Annexure - VII [SL.No.33]
Manufacturing :- Formulations of pharmaceuticals

ALL DIMENSIONS ARE IN METRES SCALE 1:100

SCHEDULE OF JOINERY

R.S.	ROLLING SHUTTER	10'0" X 10'0"	[3.0 X 3.0]
D	DOOR	4'0" X 7'0"	[1.2 X 2.1]
D1	DOOR	3'0" X 7'0"	[0.9 X 2.1]
D2	DOOR	2'6" X 7'0"	[0.9 X 2.1]
L.D	LIFT DOOR	4'0" X 7'0"	[1.2 X 2.1]
W	WINDOW	6'0" X 5'0"	[1.8 X 1.5]
V	VENTILATOR	3'0" X 2'0"	[0.9 X 0.6]

AREA DETAILS

PLOT AREA (As per Document)	SQ.MT.
989.88	

SL.NO	DESCRIPTION	NON FSI AREA IN Sq.m	FSI AREA IN Sq.m	TOTAL BUILTUP AREA IN Sq.m
FACTORY BUILDING				
	GROUND FLOOR [WORKSHOP]	114.55	433.51	548.06
	MEZZANINE FLOOR [OFFICE]	-	200.15	200.15
	FIRST FLOOR [WORKSHOP]	-	539.16	539.16
	SECOND FLOOR [WORKSHOP]	-	310.20	310.20
	HEADROOM & WORKSHOP	33.48	-	33.48
	SECURITY ROOM	4.00	-	4.00
	TOTAL	152.03	1483.02	1635.05

DESCRIPTION	CALCULATION	PERMISSIBLE MAX FSI	PROPOSED
FLOOR SPACE INDEX	1483.02 989.88	2	1.49

SPECIFICATION

FOUNDATION
FOUNDATION AND BASEMENT IN RCC COLUMN AND PLINTH BEAM OVER A BED OF RCC 1:4:8, 6"THICK AS PER STRUCTURAL DETAILS.

SUPER STRUCTURE:-
SUPER STRUCTURE IN 23 TH, 11.5TH COUNTRY BURNT BRICK WALLS WITH CEMENT MORTAR 1:5

RCC MEMBERS
FOOTING, COLUMNS, PLINTH BEAMS, LINTEL SUNSHADE, FLOOR, ROOF BEAMS, SLABS & STAIR WITH RCC 1:1.5:3 USING 20MM NOMINAL SIZE BROCKEN STONES.

PLASTERING
WALLS INSIDE & OUTSIDE IN CM 1:5, 12mm TH.CEILING IN CM 1:3 9mm TH.

PAINTING
FINISHING THE WALL, CEILING WITH CEMENT PAINT OVER & PRIMING COAT

FLOORING
FINISHING THE FLOOR WITH 20 TH GRANO FLOORING OVER A BED OF PCC 1:4:8 6"TH.

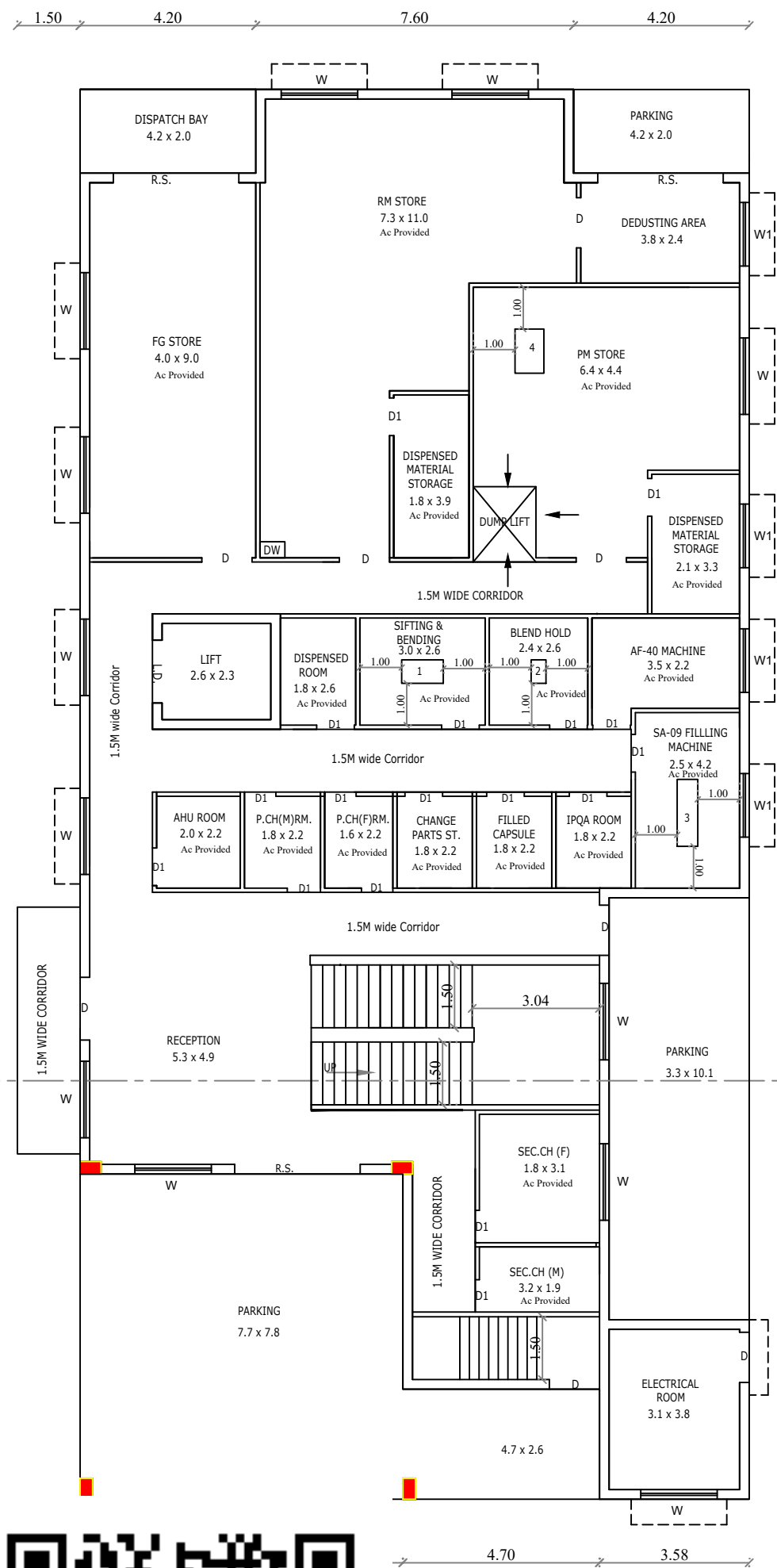
DOORS & WINDOWS
AND RIVER SAND
DOORS WITH COUNTRY WOODEN FRAMES, 32 TH. FLUSH DOOR SHUTTERS, SS FASTENINGS, PAINT FINISH
WINDOWS WITH MEDIUM ANODISED ALUMINIUM OPENABLE SHUTTERS WITH 4 mm GLASS & STANDARD FASTENINGS

NOTE
FIRE EXTINGUISHERS PROVIDED

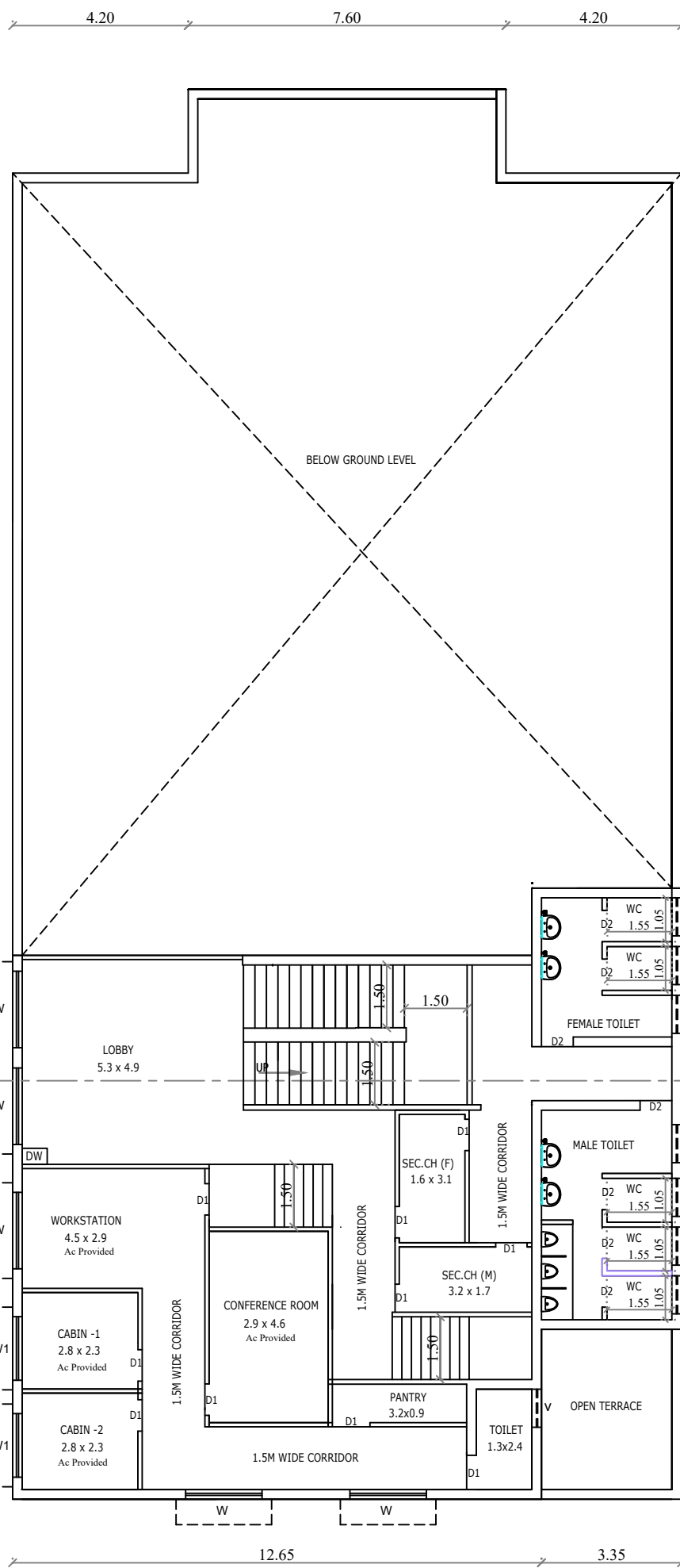
For Winbioz Pharma Private Limited
Director
OWNER'S SIGNATURE

Ar. R. JOSEPH, B.Tech, M.Tech.,
REGISTERED ARCHITECT
Reg. No. CA/2004/179073
No. 55, Nis Street, JCK Nagar,
Chengalpet - 600 051.
Mob. No. 9360244225
ARCHITECT ENGINEER SIGNATURE

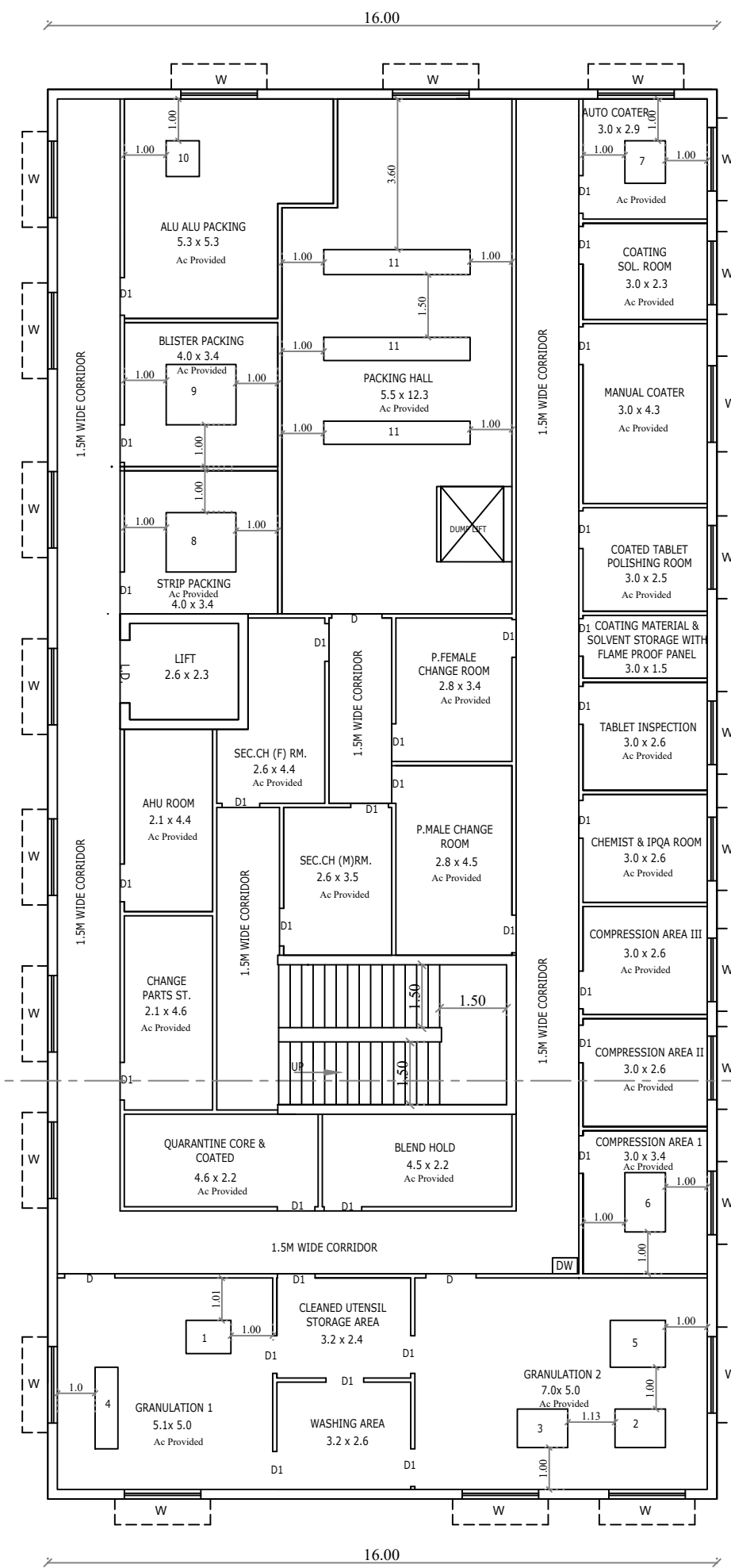
STRUCTURAL ENGINEER SIGNATURE



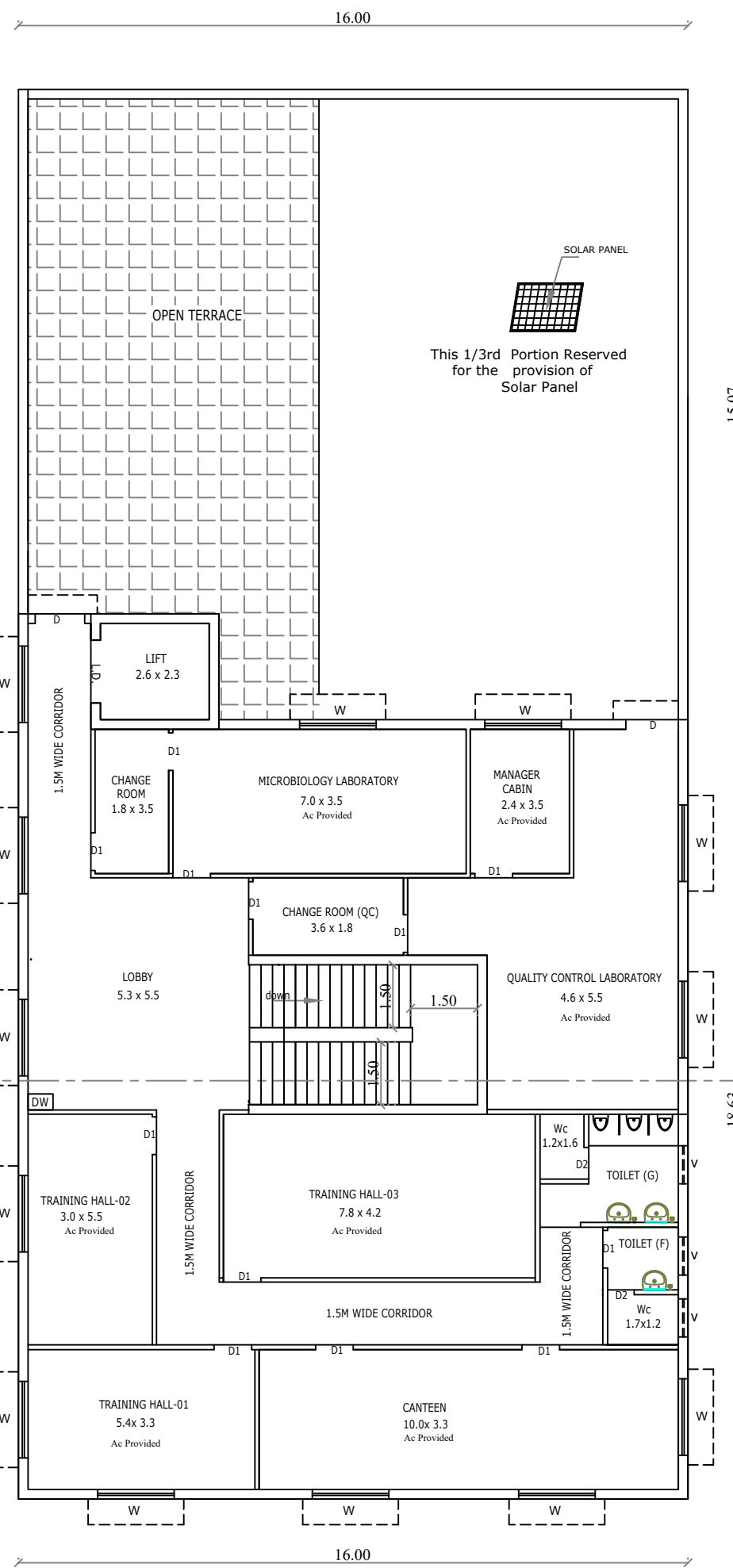
FLOOR PLAN



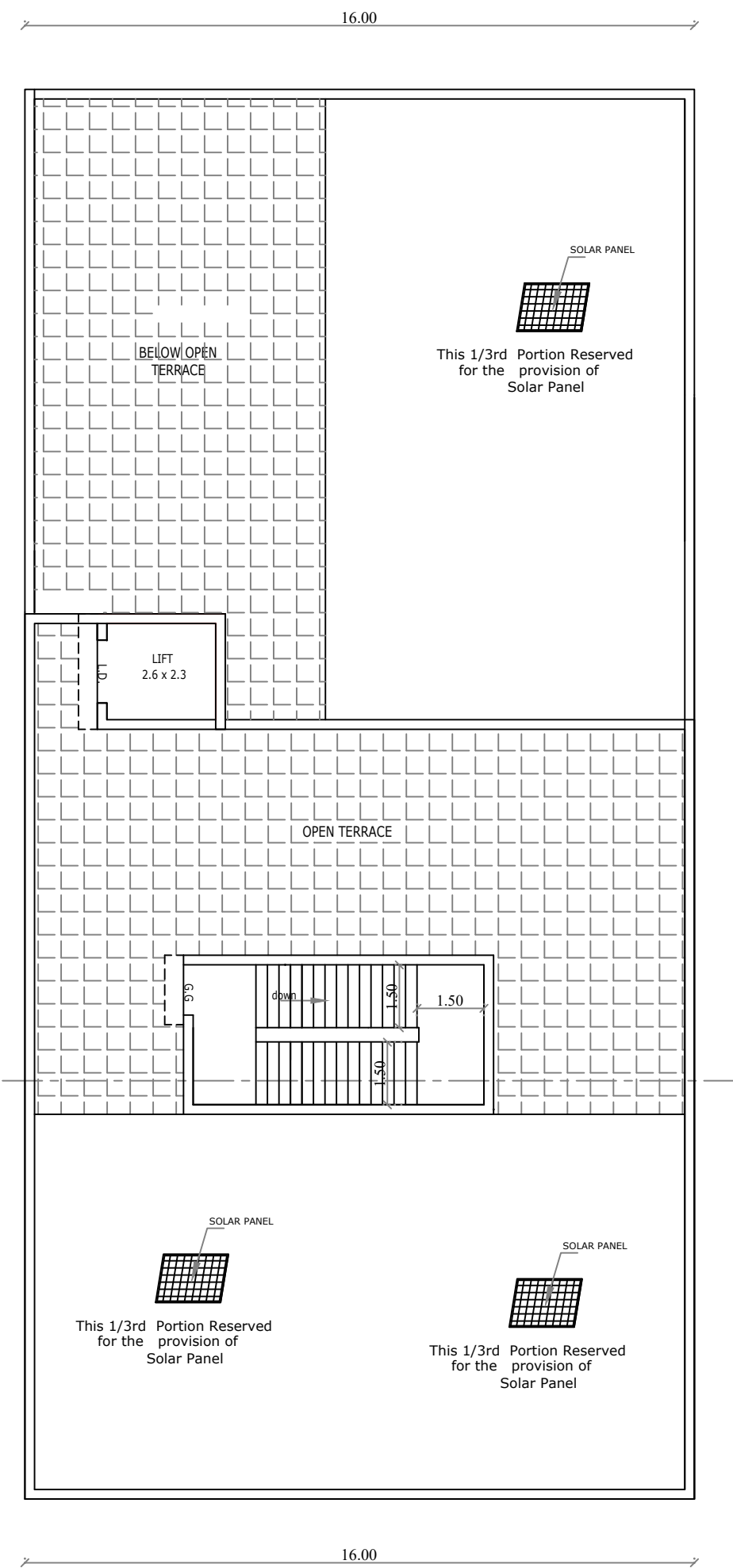
MEZZANINE FLOOR PLAN



FIRST FLOOR PLAN

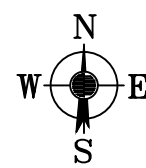
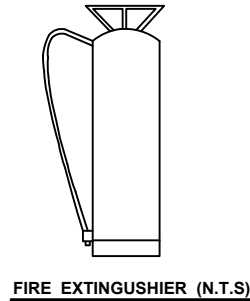
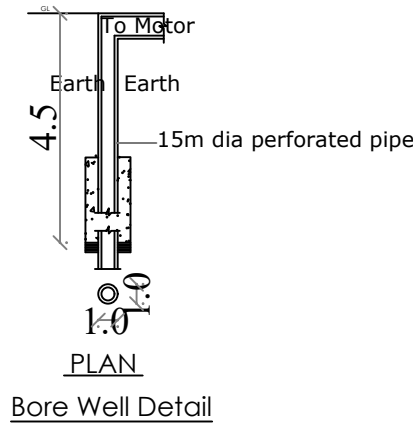
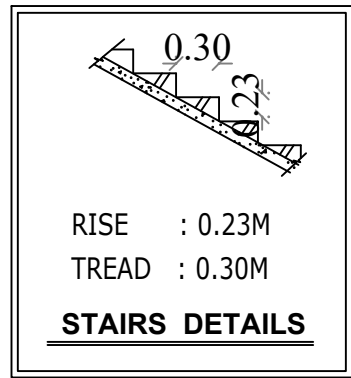


SECOND FLOOR PLAN

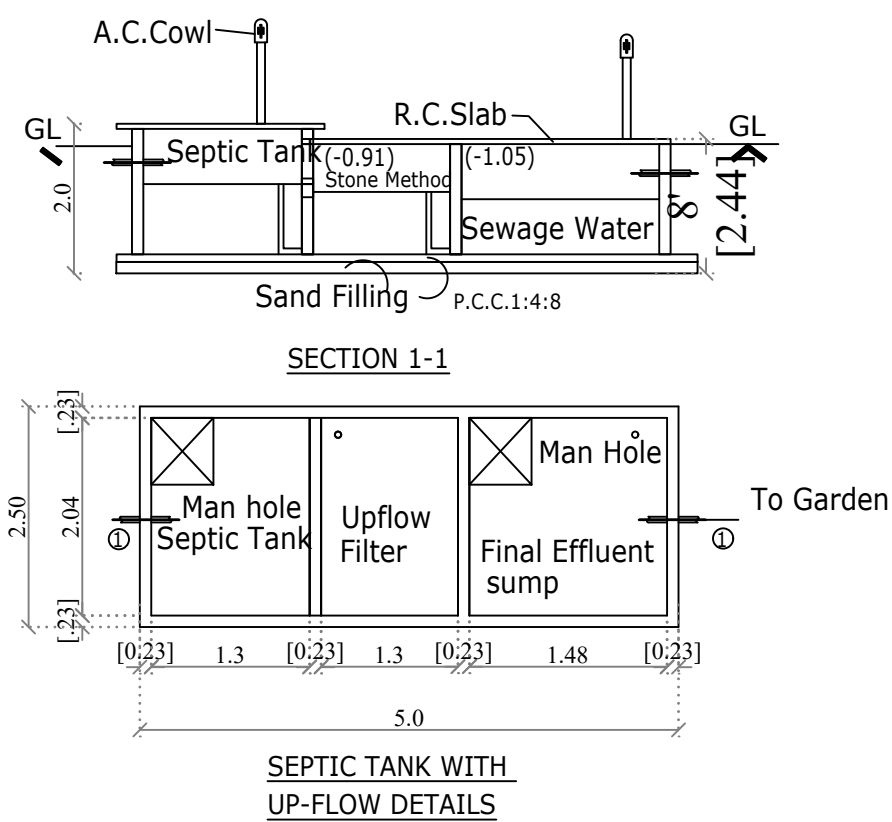
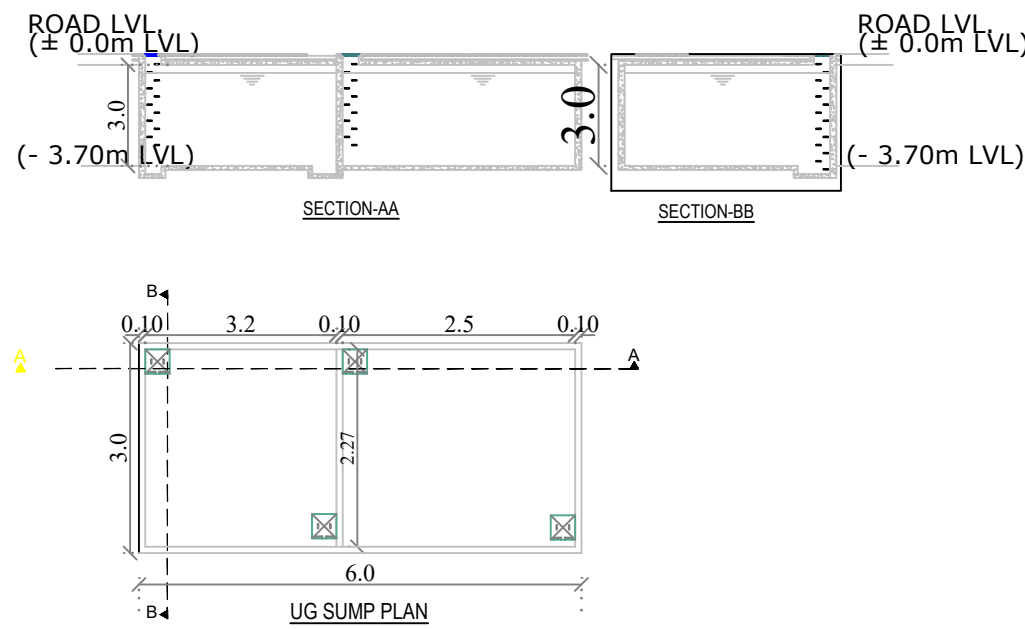
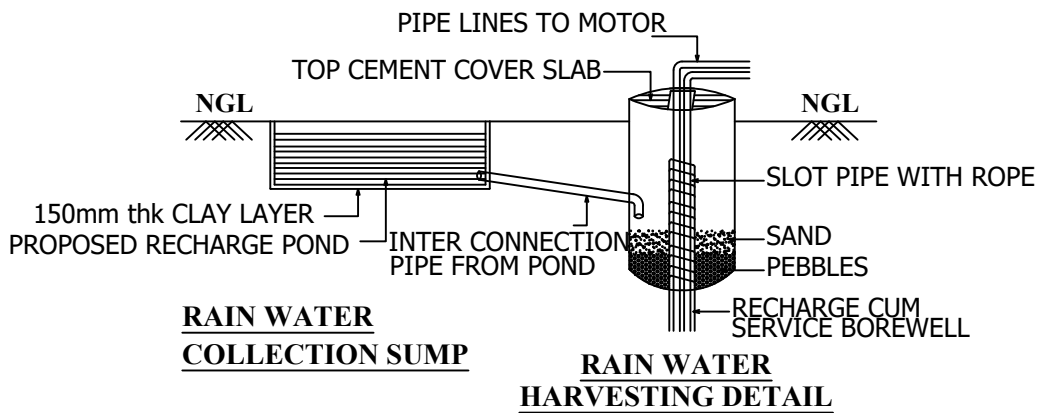
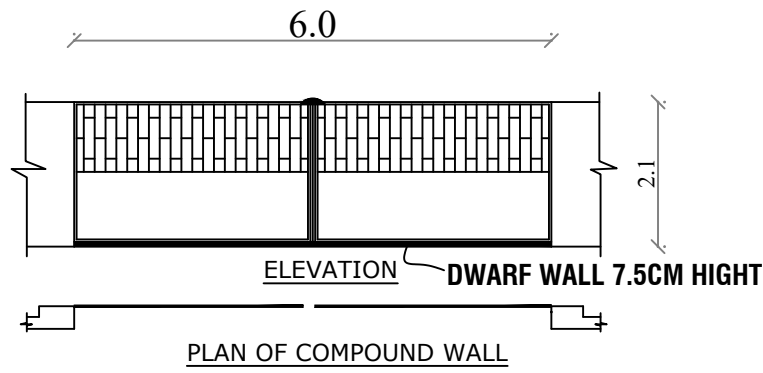
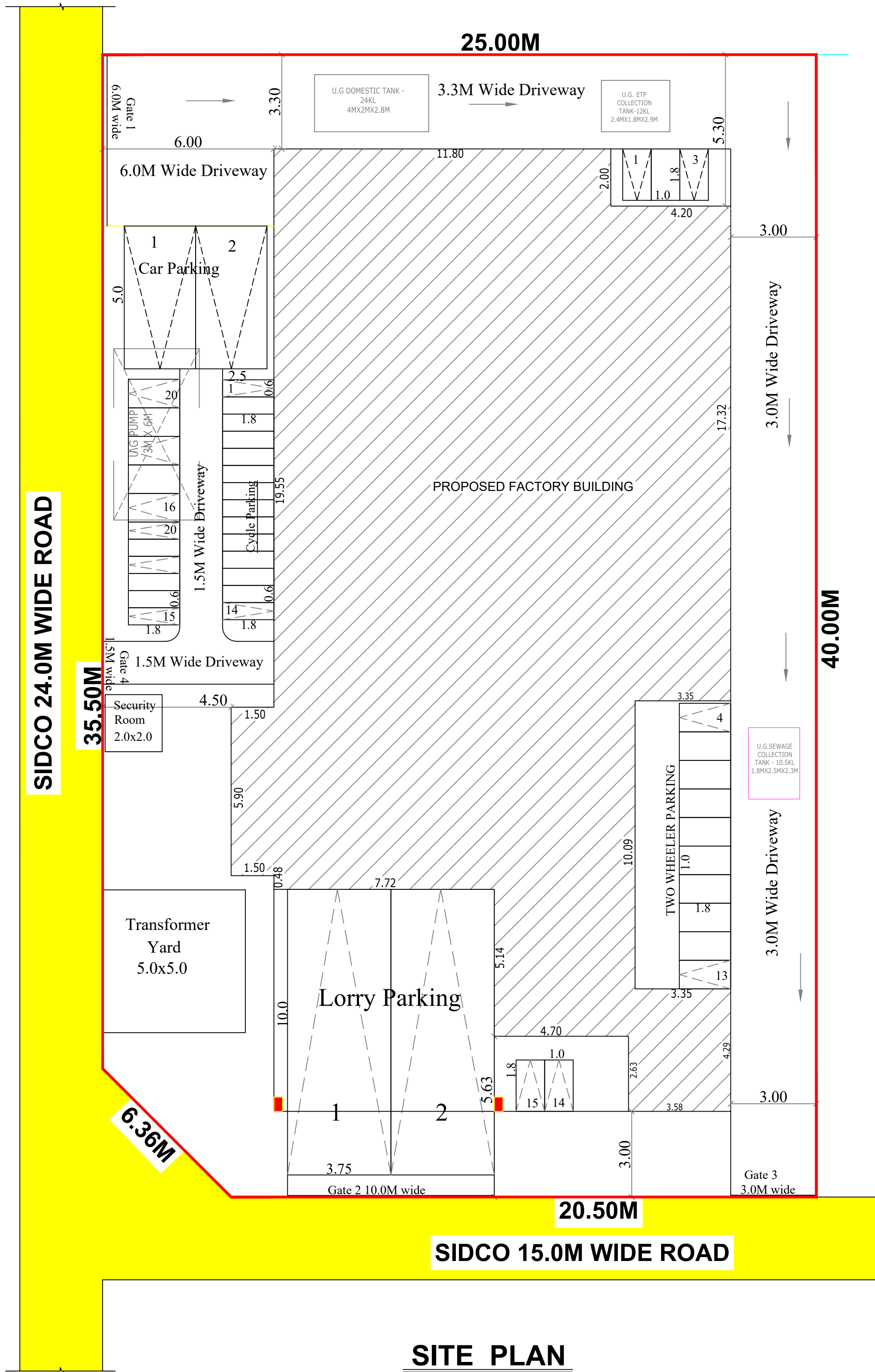


TERRACE FLOOR PLAN





SIDCO CMP - 1



SHEET No. 2/2

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PARKING DETAILS	REQUIRED	PROVIDED	COLOUR INDEX
LORRY PARKING	2 No's	2 No's	PROPOSED BUILDING
CAR PARKING	2 No's	2 No's	EXISTING ROAD
TWO WHEELER PARKING	20 No's	20 No's	PLOT BOUNDARY
CYCLE PARKING	20 No's	20 No's	DRIVEWAY

PARKING CALCULATION	HP DETAILS
i] TOTAL WORKSHOP AREA = 1483.02	TOTAL HP - 116 HP
LORRY PARKING = 1483.02/750=2 Nos	
TWO WHEELER PARKING = 1483.02/75 =20Nos	NUMBER OF WORKERS
CYCLE PARKING = 1483.02/75 =20Nos	MALE - 75 No's
	FEMALE - 25 No's
ii] OFFICE AREA = 200.15	TOTAL - 100 No's
CAR PARKING = 200.15/150 = 2 Nos	

SANITATION DETAILS	REQUIRED	PROVIDED
SANITARY UNITS		
WC for Boys	4 Nos	4 Nos
WC for Girls	1 Nos	3 Nos
Ablution Tab	One in each W.C	One in each W.C
Urinals for Boys	4 Nos	6 Nos
Drinking Water	1 No	4 Nos
Emergency shower & eye wash	One in each floor	One in each floor

For Winbioz Pharma Private Limited
Director

OWNER'S SIGNATURE

Ar. AVINASH.B.B.Arch
REGISTERED ARCHITECT
Reg. No: CA/2024/179073
No. 95, Nila Street, JCK Nagar,
Chengalpatu-603 001.
Mob. No: 9360242425

ARCHITECH ENGINEER SIGNATURE

Er. R JOSEPH, B.Tech, J.M.Tech.,
Structural Engineer Grade - I (SE)
Reg. No. CGLR/SIV 35/08-12019/06034
No. 54/12 Thattai Main St,
Chengalpatu, 603 001
Phn: 94492 40961
Email: 295714@gmail.com

STRUCTURAL ENGINEER SIGNATURE

TAMILNADU STATE WIDE SINGLE WINDOW PORTAL
ONLINE APPLICATION No. SWP/BPA/553341/2025
SCRUTINY REFERENCE NO. : B0KH3Y9H
SWP/INDUSTRIAL BUILDING APPROVAL
No.B.P/M.L.P.A(C.D-5)No.41/2025

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
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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.

