PP APPROVAL RECORD

Planning Permission

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.

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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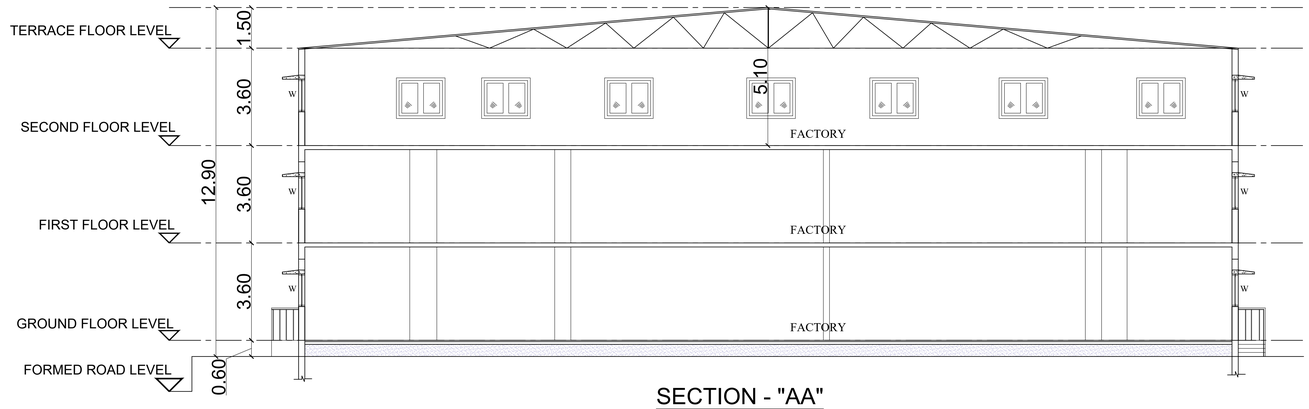
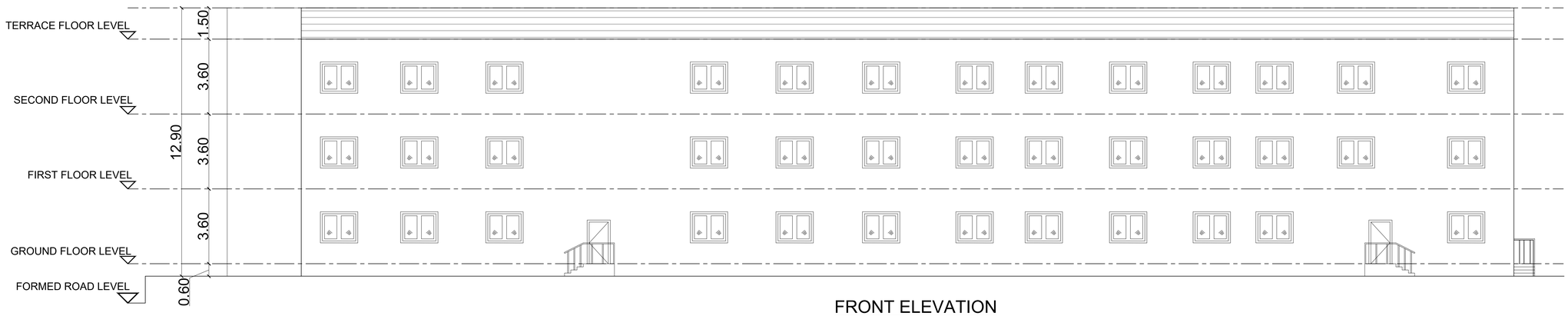


SECTION - "AA"



FRONT ELEVATION

SHEET NO: 04 / 04

PLAN SHOWING THE ADDITIONAL CONSTRUCTION OF GROUND & FIRST FLOOR, PROPOSED CONSTRUCTION OF SECOND FLOOR FOR "MESMER PHARMACEUTICAL" IN SIDCO APPROVED LAYOUT NO : LP/DTCP NO . 30/2008 IN PLOT NO: C28, S.NO:237/11 (OLD S.NO. 237/3A1) AT ALATHUR VILLAGE, THIRUPORUR TALUK CHENGALPATTU DISTRICT.

APPLICATION NO - SWP / BPA / 0699222 / 2025

APPLICANT :

For MESMER PHARMACEUTICALS
M. Hemalatha
Authorised Signatory

ARCHITECT :

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1, First Floor, Lake View Road, Kottur,
Chennai - 85. 9884936309, 9884936311

TITLE :

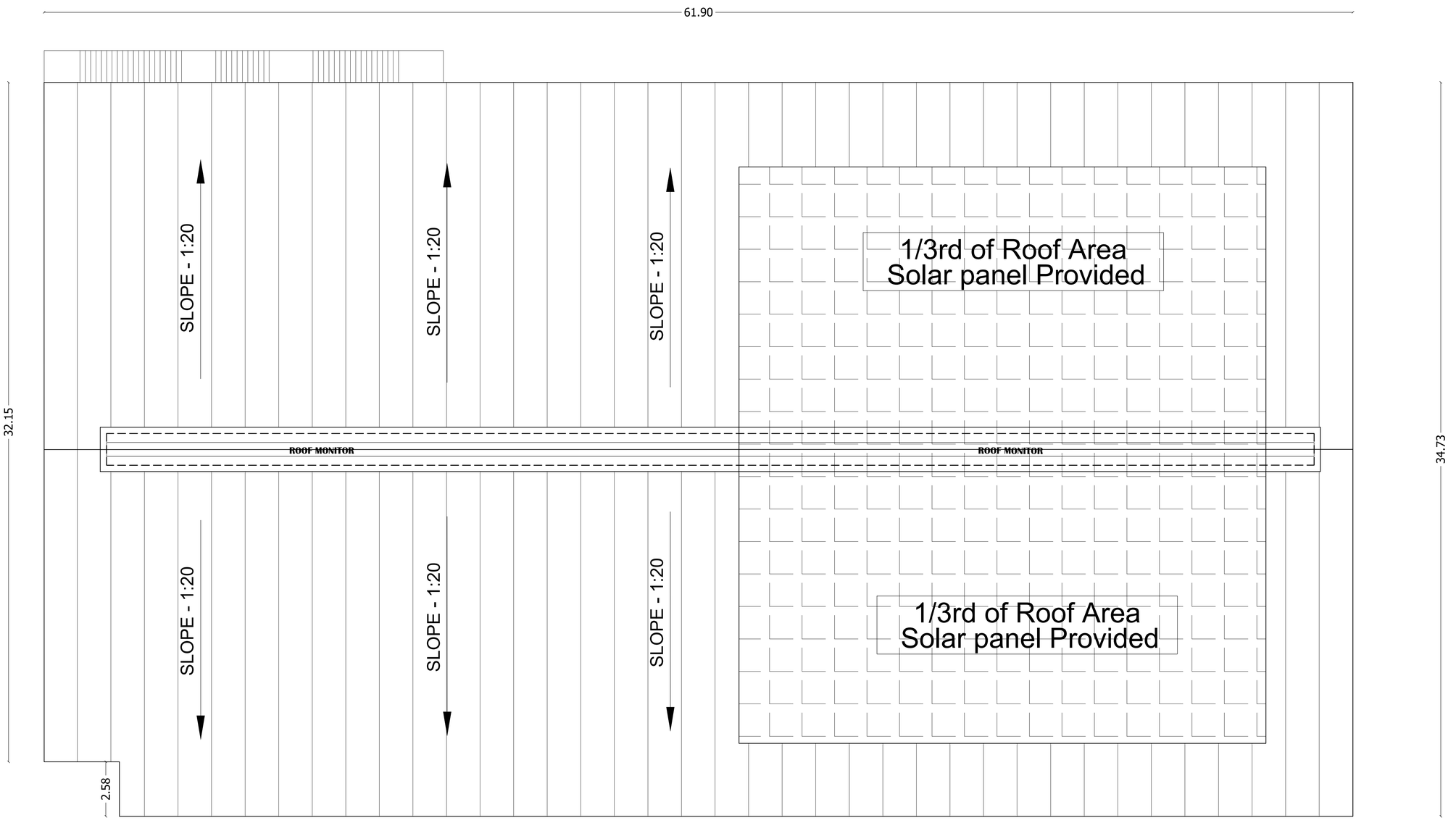
SECTION - "AA" & FRONT ELEVATION

SCALE : 1:100

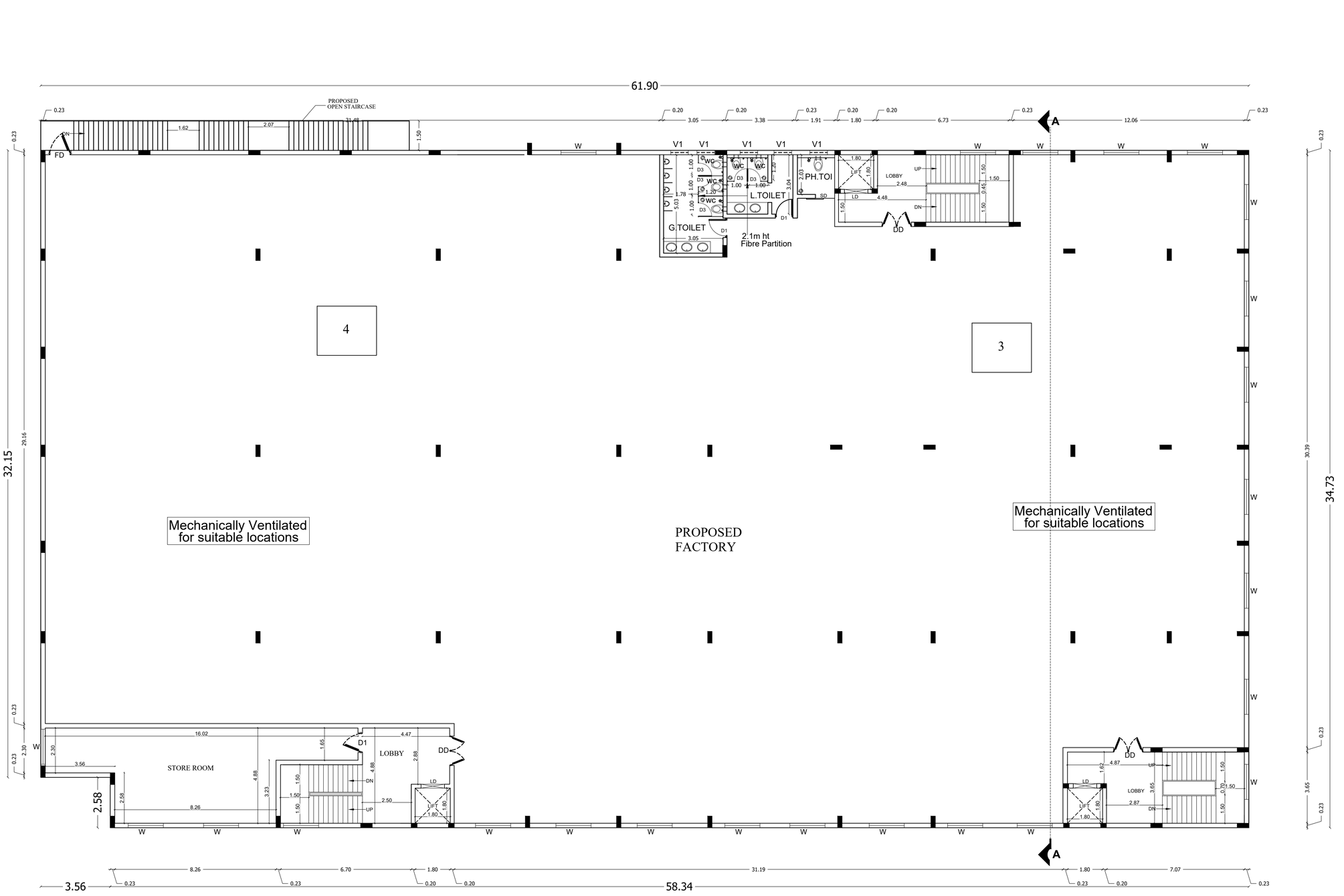
SHEET NO: 03 / 04

PLAN SHOWING THE ADDITIONAL CONSTRUCTION OF GROUND & FIRST FLOOR, PROPOSED CONSTRUCTION OF SECOND FLOOR FOR "MESMER PHARMACEUTICAL" IN SIDCO APPROVED LAYOUT NO : LP/DTCP NO . 30/2008 IN PLOT NO: C28, S.NO:237/11 (OLD S.NO. 237/3A1) AT ALATHUR VILLAGE, THIRUPORUR TALUK CHENGALPATTU DISTRICT.

APPLICATION NO - SWP / BPA / 0699222 / 2025



ROOF PLAN



SECOND FLOOR PLAN

SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE (IN MM)
DD	DOUBLE DOOR	1.50 X 2.40
FD	FIRE DOOR	1.20 X 2.10
D1	DOOR	1.00 X 2.10
D3	TOILET DOOR	0.75 X 2.10
D	DOOR	1.20 X 2.10
W	WINDOW	1.80 X 1.50
V	VENTILATOR	0.60 X 0.90

APPLICANT :

For MESMER PHARMACEUTICALS
M. Hemalatha
Authorised Signatory

ARCHITECT :

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COA Reg. No/Gr-I/93/03/044
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Chennai - 85. 9884936309, 9884936311

TITLE :

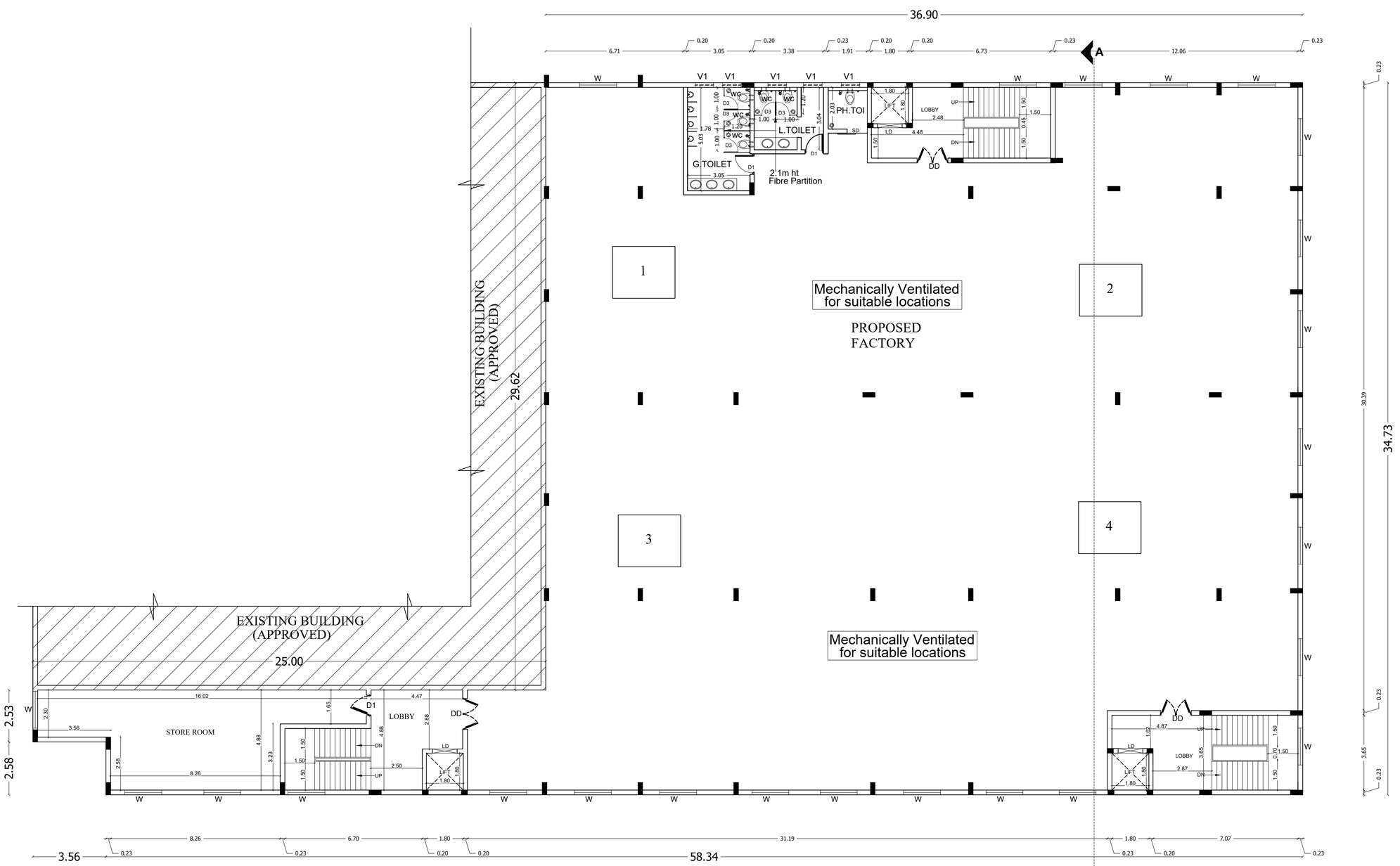
SECOND FLOOR PLAN & ROOF PLAN

SCALE : 1:100

SHEET NO: 02 / 04

PLAN SHOWING THE ADDITIONAL CONSTRUCTION OF GROUND & FIRST FLOOR, PROPOSED CONSTRUCTION OF SECOND FLOOR FOR "MESMER PHARMACEUTICAL" IN SIDCO APPROVED LAYOUT NO : LP/DTCP NO . 30/2008 IN PLOT NO: C28, S.NO:237/11 (OLD S.NO. 237/3A1) AT ALATHUR VILLAGE, THIRUPORUR ,TALUK CHENGALPATTU DISTRICT.

APPLICATION NO - SWP / BPA / 0699222 / 2025



FIRST FLOOR PLAN

GROUND FLOOR PLAN

MAN POWER DETAILS :

TOTAL NO OF PERSONS		100 Nos
Total No.Of.Persons	Male	Female
	80 Nos	20 Nos

SANITARY DETAILS

	MALE		FEMALE	
PERSON	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WC	04	09	01	06
WASH BASIN	04	09	01	06
URINALS	04	12	-	-

PROPOSED MACHINERY DETAILS

S.NO	MACHINERIES NAME	H.P	Nos	TOTAL
1.	AIR HANDLING UNIT	60	2	120.00
2.	AIR COMPRESSOR	15	2	30.00
3.	DOUBLE CONE BLENDER	5	3	15.00
4.	PEDDLE MIXER	5	3	15.00
	TOTAL HP			180.00

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE (IN MM)
DD	DOUBLE DOOR	1.50 X 2.40
FD	FIRE DOOR	1.20 X 2.10
D1	DOOR	1.00 X 2.10
D3	TOILET DOOR	0.75 X 2.10
D	DOOR	1.20 X 2.10
W	WINDOW	1.80 X 1.50
V	VENTILATOR	0.60 X 0.90

APPLICANT :

For MESMER PHARMACEUTICALS
M. Hemalatha
Authorised Signatory

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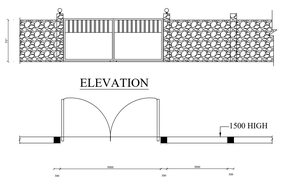
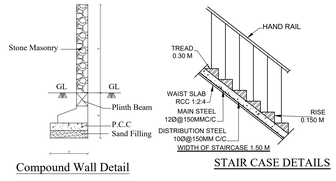
Chennai - 85. 9884936309, 9884936311

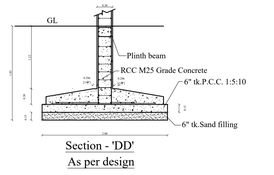
TITLE :

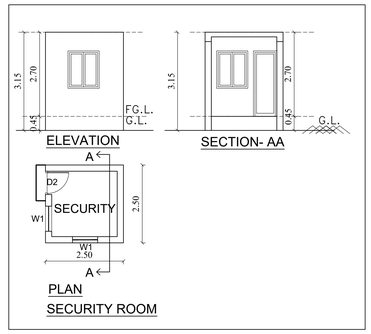
GROUND FLOOR PLAN & FIRST FLOOR PLAN

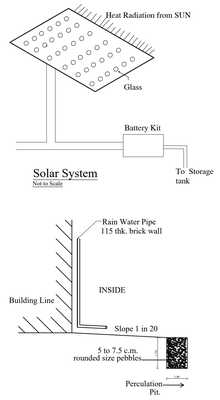
SCALE : 1:100

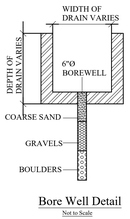


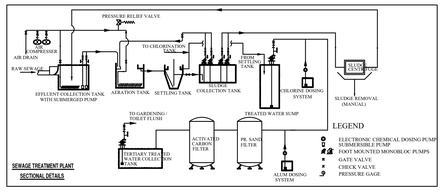


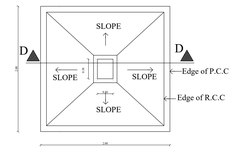


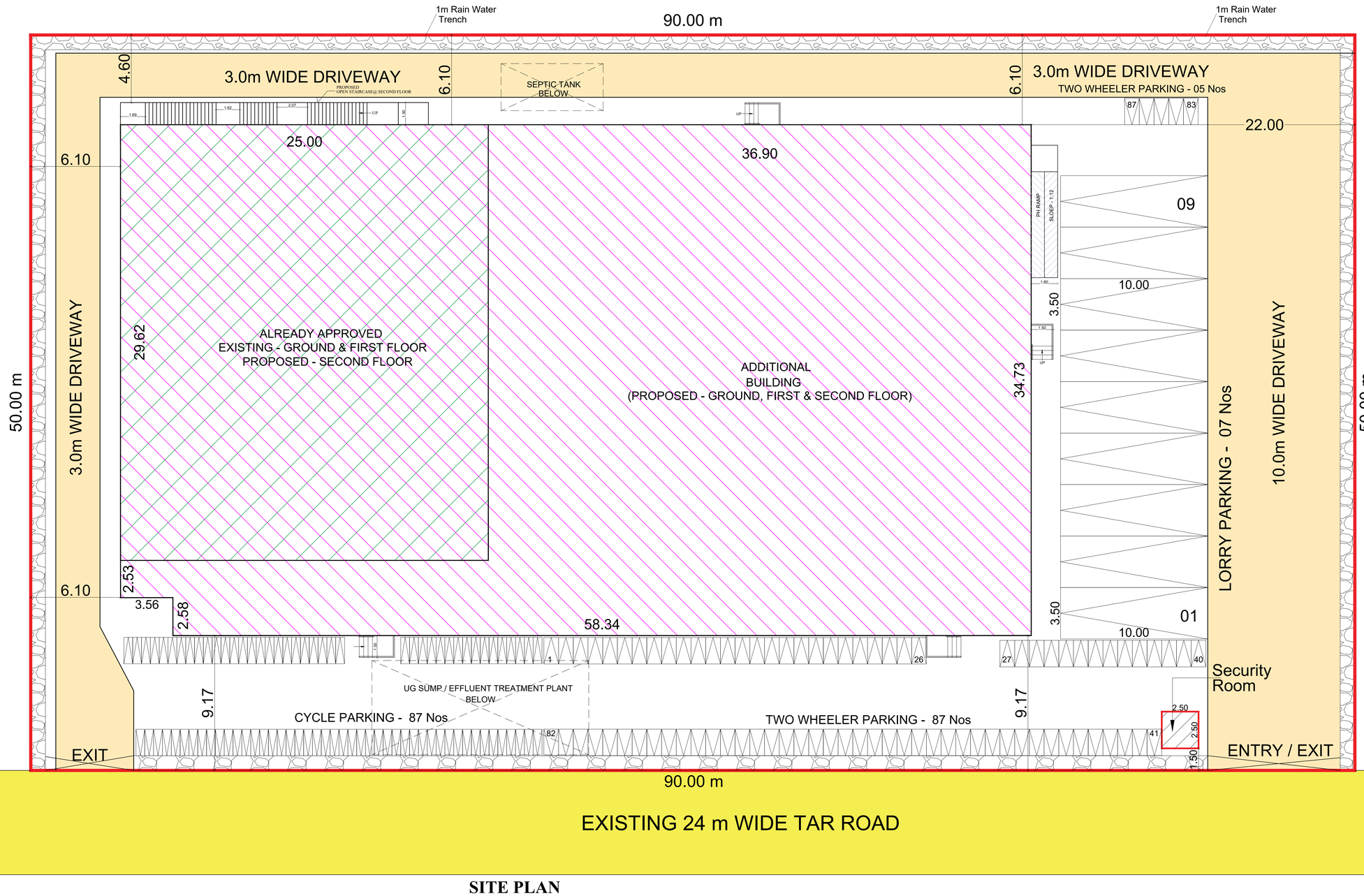












SITE PLAN

EXISTING BUILDING APPROVED DETAILS

MEMBER SECRETARY, MAMALLAPURAM
LOCAL PLANNING AUTHORITY
ROC NO: 69/2006/MLPA DATED: 01.12.2006
PLANNING PERMISSION NO. 36 / 2006

SHEET NO : 01/04

SITE PLAN SHOWING THE ADDITIONAL CONSTRUCTION OF GROUND & FIRST FLOOR, PROPOSED CONSTRUCTION OF SECOND FLOOR FOR "MESMER PHARMACEUTICAL"
IN SIDCO APPROVED LAYOUT NO : LP/DTCP NO . 30/2008
IN PLOT NO: C28, S.NO:237/11 (OLD.S.NO. 237/3A1) AT ALATHUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

APPLICATION NO - SWP / BPA / 0699222 / 2025

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	237/11	4500 Sq.m (1.11 acre)	4500.00 Sq.m

AREA TAKEN BY CONSIDERATION AS PER DOCUMENT AREA 4500.00 Sq.m

ADDITIONAL AREA STATEMENT (IN SQ.M)

S:NO	FLOORS		EXISTNG BUILDING AREA	PROPOSED & ADDITIONAL FSI AREA	NON FSI AREA	TOTAL AREA
1	MAIN BUILDING	GROUND FLOOR	740.50	1400.10	-	2140.60
		FIRST FLOOR	740.50	1400.10	-	2140.60
		SECOND FLOOR		2140.60		2140.60
2	SECURITY	GROUND FLOOR	-	-	6.25	6.25
	GRAND TOTAL		**1481.00**	**4940.80**	**6.25**	**6428.05**

Plot Extent (As per Document)	4500.00 Sq.m (1.11 Acres)
Existing + Proposed FSI Area	6421.80
FSI Calculation	6421.80 Sq.m / 4500.00 = 1.43

NOTES:-

1.ALL DIMENSIONS & LEVELS ARE IN "M"

DESCRIPTION	Required	Provided
Lorry Parking = Work Shop area/ 750 Sqm 6421.80 / 750 sqm = 8.56	09 Nos	09 Nos
Two Wheeler Parking=Workshop /75 Sqm 6421.80 / 75 sqm = 85.6	86 Nos	87 Nos
Cycle Parking =Workshop area / 75 Sqm 6421.80 / 75 sqm = 85.6	86 Sqm	87 Sqm

HORSE POWER	Existing	Proposed
	50 HP	180 HP
Total No.Of.Persons	Male	Female
	80 Nos	20 Nos

COLOR INDEX

- EXISTING ROAD
- SITE BOUNDARY
- EXISTING BUILDING
- PROPOSED BUILDING
- DRIVEWAY

SCALE: 1:200

For MESMER PHARMACEUTICALS
M.Heralalitha
Authorised Signatory

APPLICANT :

C.R. [illegible], B.Arch.,AIIA.
[illegible]

ARCHITECT

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STRUCTURAL 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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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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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.