PP APPROVAL RECORD

Planning Permission

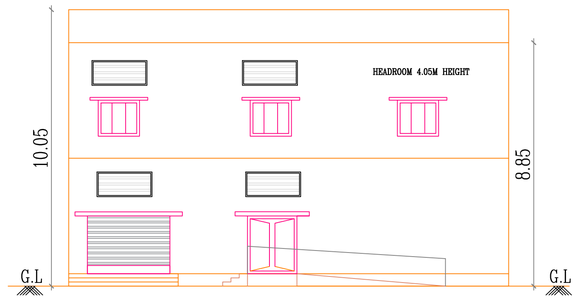
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

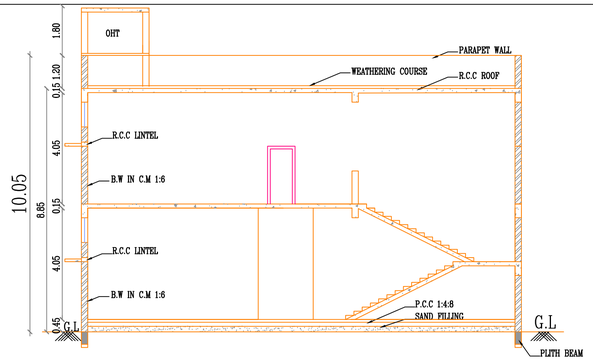
ISSUING AUTHORITY
DTCP

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

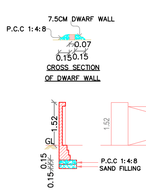
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



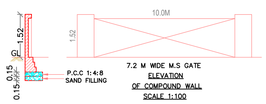
NORTH SIDE ELEVATION

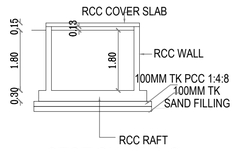


SECTION ON A-A

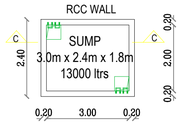




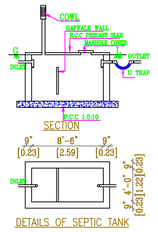




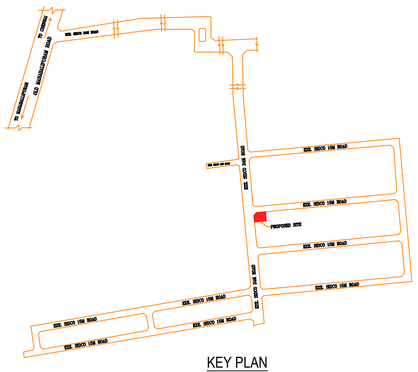
SECTION AT C-C



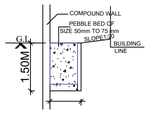
PLAN OF UG SUMP
(NOT TO SCALE)



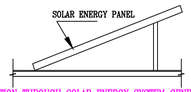
DETAILS OF SEPTIC TANK



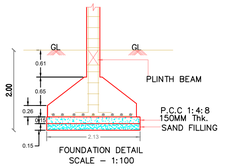
KEY PLAN
(NOT TO SCALE)



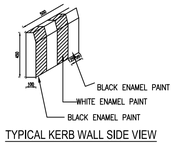
RAINWATER HARVESTING
TRENCH DETAILS



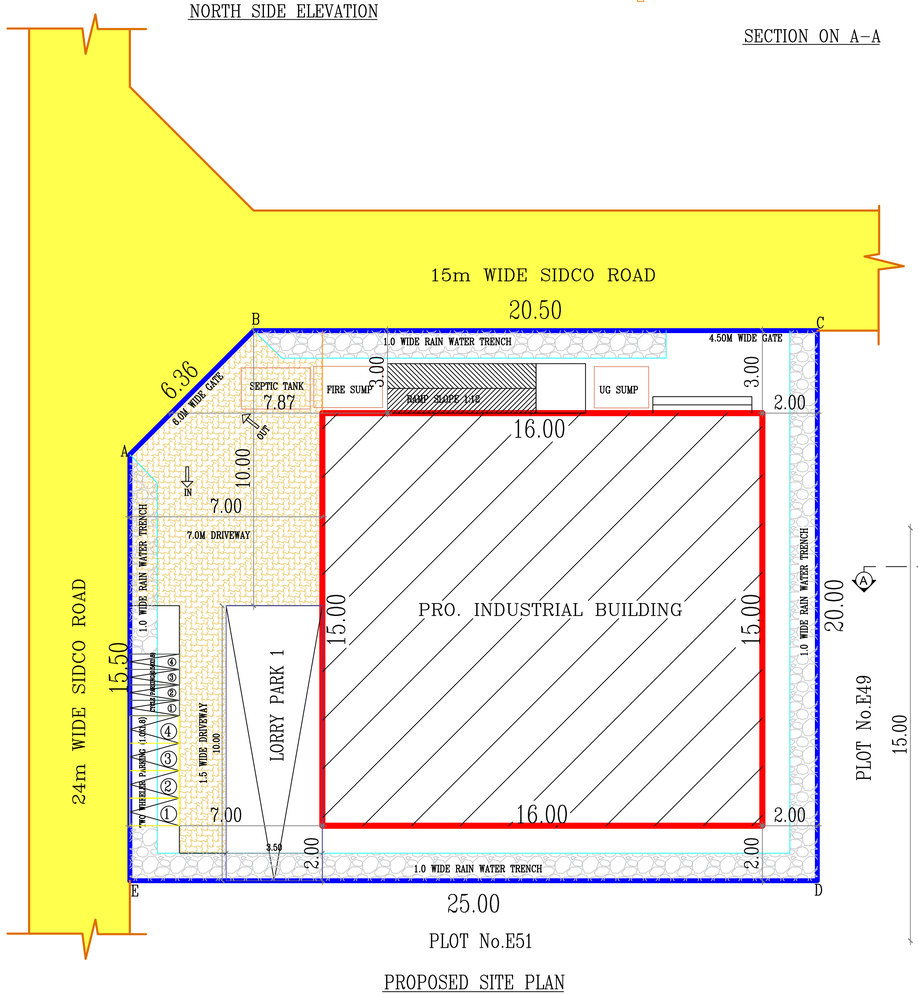
SECTION THROUGH SOLAR ENERGY SYSTEM GENERAL
POWER (Not to Scale)



FOUNDATION DETAIL
SCALE - 1:100

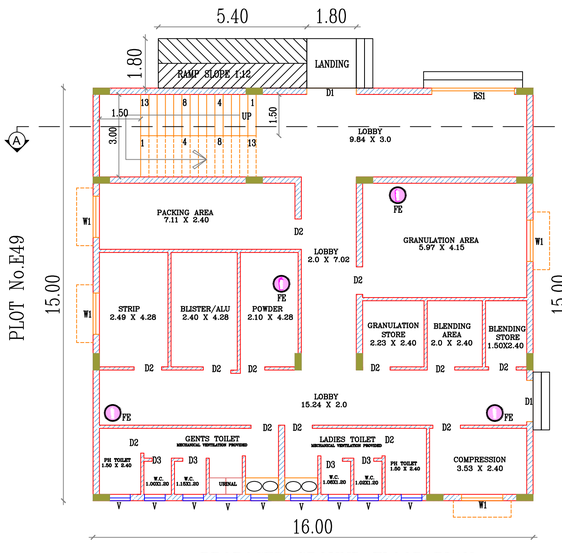


TYPICAL KERB WALL SIDE VIEW

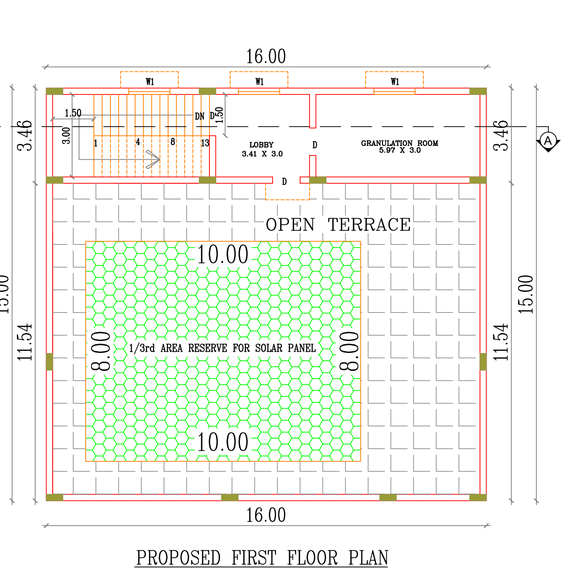


PLOT No.E51

PROPOSED SITE PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING FOR M/s. MCRIYAVIN BIO RESEARCH, AT PLOT Nos. E50, IN S.No. 237/5 Pt, IN SIDCO INDUSTRIAL ESTATE ALATHUR VILLAGE (PHASE II) (LAYOUT APPROVAL NO.30/2008), IN ALATHUR VILLAGE, ALATHUR PANCHAYAT, THIRUPORUR PANCHAYAT UNION & TALUK, CHENGALPATTU DISTRICT.

Catagory of The Industry - ORANGE

MANUFACTURE - PHARMACEUTICAL FORMULATION
As per G.O.(Ms.)NO.154, Annexure - VII (S.NO.74) Pharmaceuticals Formulations and R&D Purpose

SCALE:- 1:100 | ALL DIMENSIONS ARE IN METER

DESCRIPTION			AREA IN SQ.M
SITE AREA AS PER DOC.(NUMBERED AS A TO E)			489.88
FLOOR NAME	NET F.S.I AREA	NON F.S.I AREA	TOTAL BUILDUP AREA
BLOCK 1 - GROUND FLOOR	240.00	-	240.00
BLOCK 1 - FIRST FLOOR	55.36	-	55.36
TOTAL	295.36		295.36

F.S.I - $\frac{295.36}{489.88}$ = 0.602 Plot Coverage $\frac{240.00}{489.88}$ x 100 = 48.99%

PARKING CALCULATION :

LORRY PARKING(Factory Area)	- 295.36 SQ.M/750 SQ.M	= 0.39 Nos
TWO WHEELER PARKING(Production Area)	- 295.36 SQ.M/75 SQ.M	= 3.93 Nos
CYCLE PARKING(Production Area)	- 295.36 SQ.M/75 SQ.M	= 3.93 Nos

PARKING DETAILS	REQ.	PRO.
LORRY PARKING	1	1
TWO WHEELER PARKING	4	4
CYCLE PARKING	4	4

WORKER DETAILS

MALE - 10 + FEMALE - 5 = TOTAL - 15

SANITATION REQUIREMENTS

DESCRIPTION	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
WATER CLOSED with abulation tap	2	1	2	2
URINAL	2	-	2	-

N

JOINERY DETAILS

R.S 1	ROLLING SHUTTER	3.00 X 2.10
D1	DOOR	1.80 X 2.10
D2	DOOR	1.21 X 2.10
D3	DOOR	0.76 X 2.10
W1	SLIDING WINDOW	1.52 X 1.35
V1	VENTILATOR	0.91 X 0.61
ED	EXIT DOOR	1.80 X 0.61

LEGEND

PROPOSED BUILDING
EXISTING ROAD
SITE BOUNDARY
DRIVE WAY

NOTE: MECHANICAL VENTILATION IS PROVIDED

MACHINERY DETAILS :

ITEM No	NAME OF MACHINERY	QTY	HP	TOTAL HP
1	ALU PACKING MACHINE	1	3.00	3.00
2	AIR COMPRESSOR MACHINE	1	7.00	7.00
3	FLUID BED DRIER	1	5.00	5.00
4	AHU	1	2.00	2.00
5	BLISTER PACKING MACHINE	1	4.00	4.00
6	TRY DRYER	1	3.00	3.00
7	TOTAL	6	-	24.00 HP

For M/s Riyavin Bio-Research
Partner

APPLICANT / OWNER

M. KADIRVELU, M.E.,M.Sc(V).,M.I.E.,
F.I.V.,LL.B.,LL.M.,C/ & FS.,IBBI (Valuer)
DTCP REGISTERED STRUCTURAL ENGINEER GRADE -I(SE)
REGISTRATION No.CGL DIST /SE/GI-II /
2024 / 01 / 001 DTCP
Kamaraj Nagar, Perungalathur.

REGISTERED STRUCTURAL ENGINEER

Er.K.E.VIGNESHWARA, B.E.M.Sc(VALUER),C.Eng(I)
KMC CONSTRUCTIONS
CHARTERED CIVIL ENGINEER
DTCP REGISTERED ENGINEER GRADE II
REG NO: CGLDIST/RE/GI-II/2024/09/008
No: 98/55A, ANNAI INDIRA GANDHI SALAI,
KANCHIPURAM - 631 502.
CELL: 7200529511

REGISTERED ENGINEER

BUILDING TECHNICAL APPROVAL:
ONLINE SWP APPLICATION NO:SWP/BPA/0767633/2026
SCRUNITY REFERENCE NO:1OIG4K35
SITE BOUNDARY SHWN AS "A-E"

INDUSTRIAL TECHNICAL APPROVAL
SWP/B.P/M.L.P.A (CD5) NO.13/2026

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

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.