

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

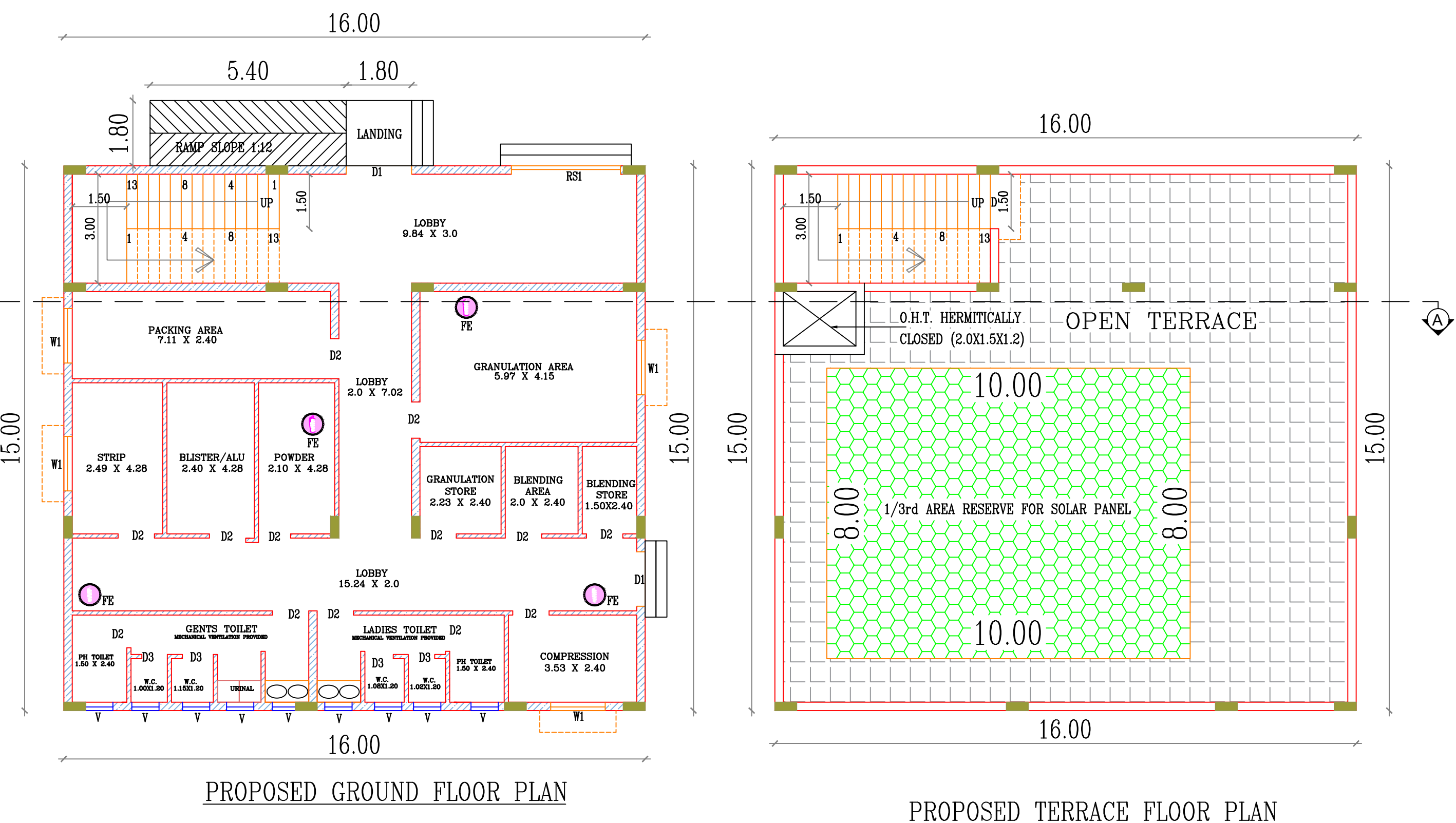
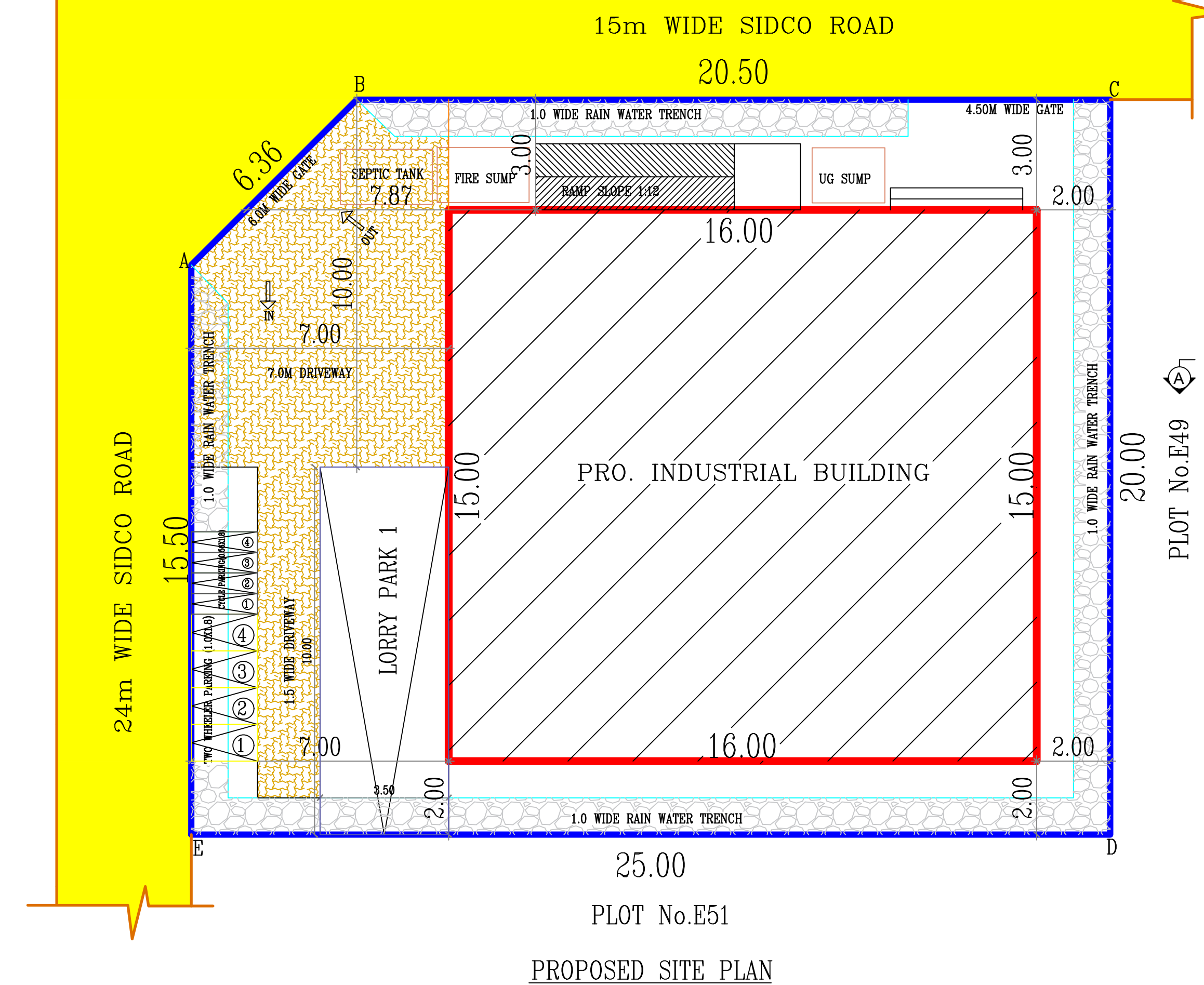
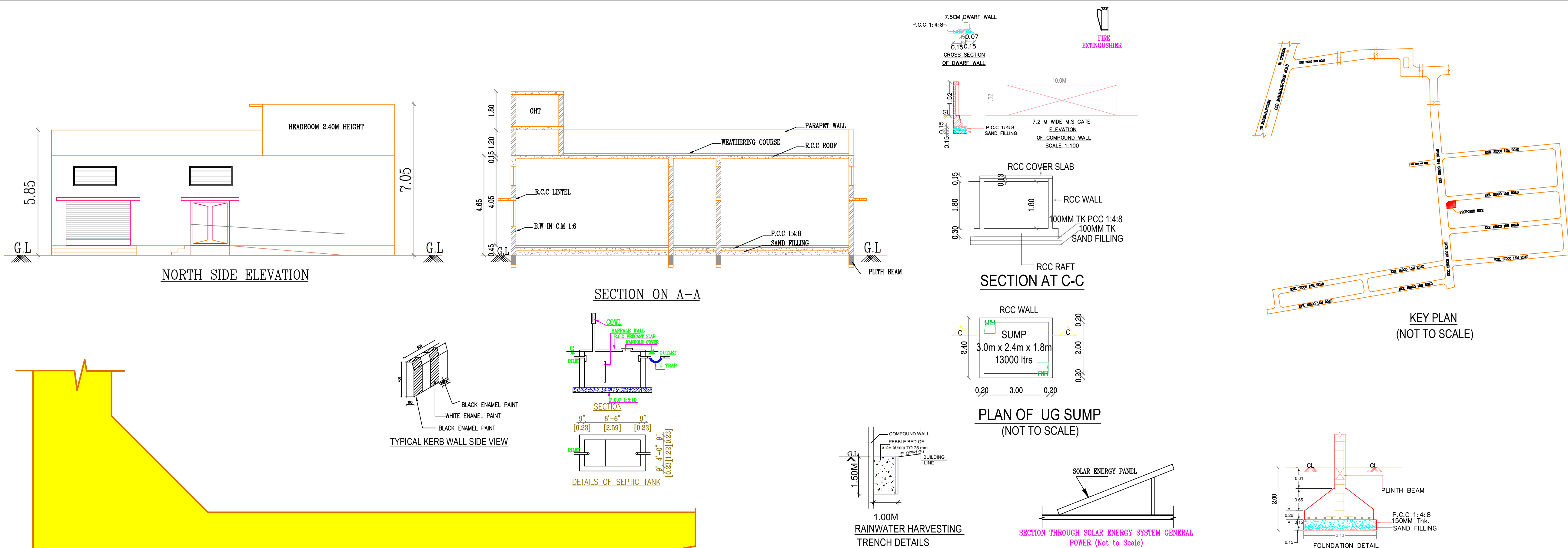
Building Plan

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.



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, THIRUPURUR PANCHAYAT UNION & TALUK, CHENGALPATTU DISTRICT.

Catagory of The Industry – ORANGE

MANUFACTURE – PHARMACEUTICAL FORMULATION
As per TNCDBR –2019Annexure – 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
BLOCK 1 – GROUND FLOOR	240.00	-
	240.00	-

F.S.I – $\frac{240.00}{489.88} = 0.489$ Plot Coverage $\frac{240.00}{489.88} \times 100 = 48.99\%$

PARKING CALCULATION :

DESCRIPTION	AREA	NO. OF VEHICLES
LORRY PARKING (Factory Area)	- 240.00 SQ.M/750 SQ.M	= 0.32 Nos
TWO WHEELER PARKING (Production Area)	- 240.00 SQ.M/75 SQ.M	= 3.20 Nos
CYCLE PARKING (Production Area)	- 240.00 SQ.M/75 SQ.M	= 3.20 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

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

JOINERY DETAILS

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

LEGEND

PROPOSED BUILDING (Red outline)

EXISTING ROAD (Yellow)

SITE BOUNDARY (Blue)

DRIVE WAY (Green)

NOTE: MECHANICAL VENTILATION IS PROVIDED

for M/s. McRiyavin Bio-Research
Dr. Suganarai Parthasarathy

APPLICANT / OWNER

M. KADIRVELU, M.E., M.Sc(V), M.I.E.,
F.I.V., LL.B./LL.M., Cr & FS, I.B.B.I (Valuer)
DTP REGISTERED STRUCTURAL ENGINEER GRADE - III/SC
REGISTRATION No. CGL DIST /SE/Gr-II /
2024 / 01 / 001 DTPC
Kamaraj Nagar, Perungalathur.

REGISTERED STRUCTURAL ENGINEER

Er.K.E.VIGNESHWARA, B.E.M.Sc (VALUER), C.Eng(I)
KMC CONSTRUCTIONS
CHARTERED CIVIL ENGINEER
DTPC REGISTERED ENGINEER GRADE II
REG NO: CGLDIST/RE/Gr-II/2024/09/008
No: 96/55A, ANNAI INDIRA GANDHI SALAI,
KANCHIPURAM - 631 502.
CELL: 7200529511

REGISTERED ENGINEER

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.

