PP APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

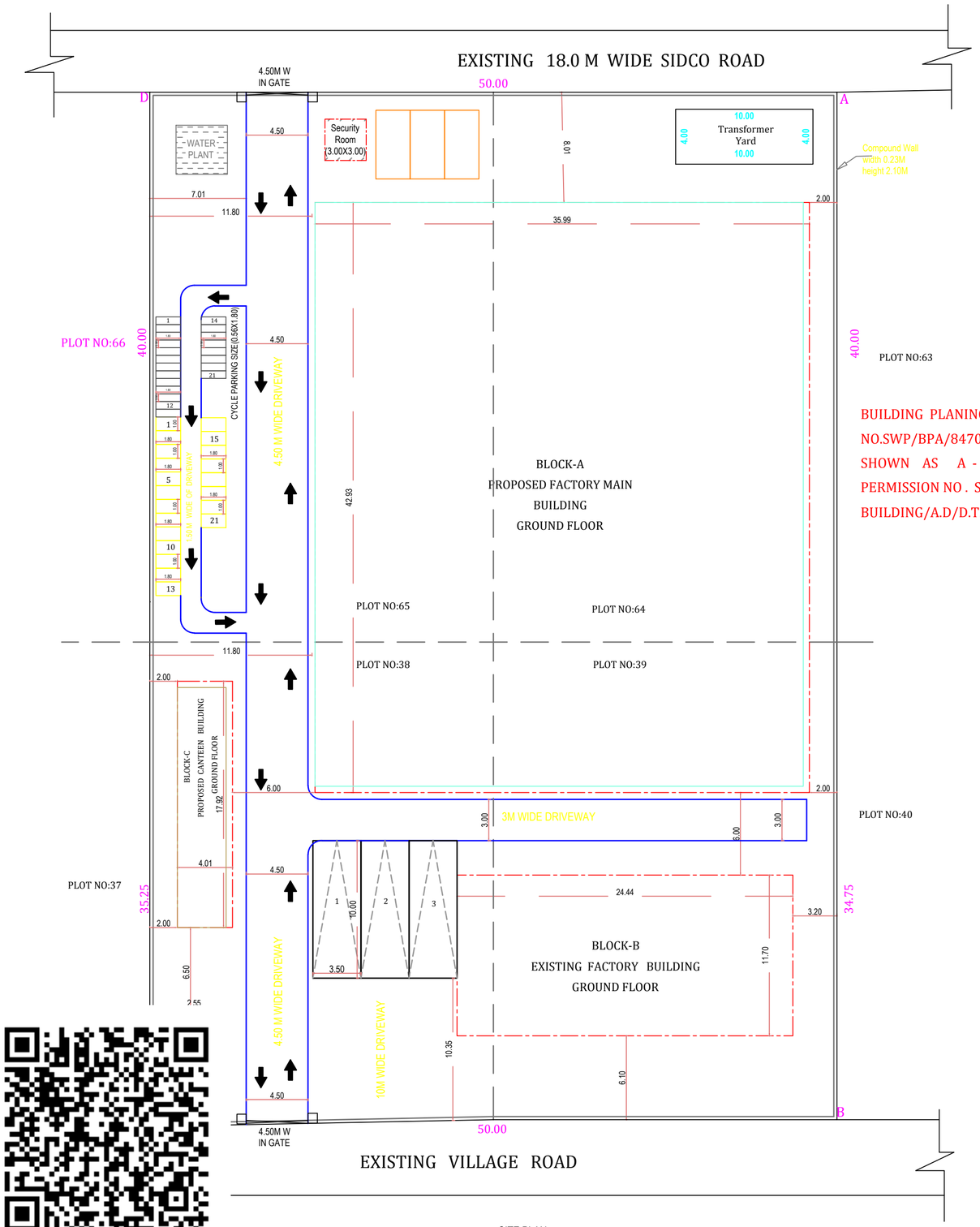
ISSUING AUTHORITY
DTCP

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.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate



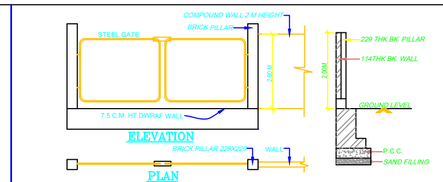
SITE PLAN

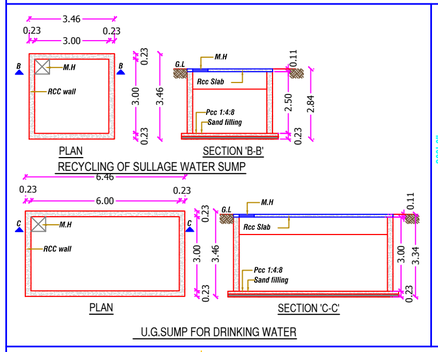
SCALE - 1:200

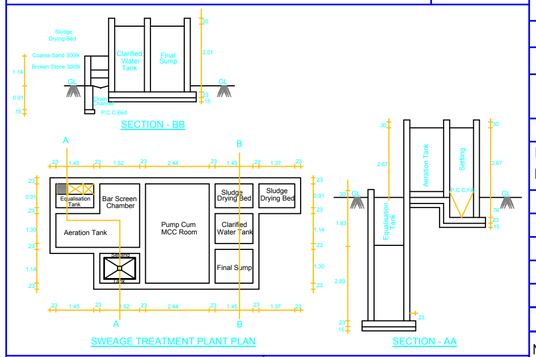
BUILDING PLANING PERMISSION ROC NO.SWP/BPA/847046/2026 SITE BOUNDARY SHOWN AS A - D BUILDING PLANNING PERMISSION NO . SWP / INDUSTRIAL BUILDING/A.D/D.T.C.P(CD3)NO.39/2026

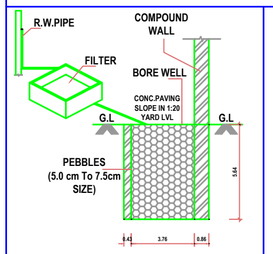
M/S. GLOBAL PHARMA HEALTH CARE PVT LTD

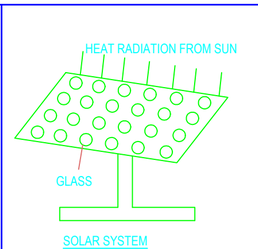
APPROVAL NO:39/2026

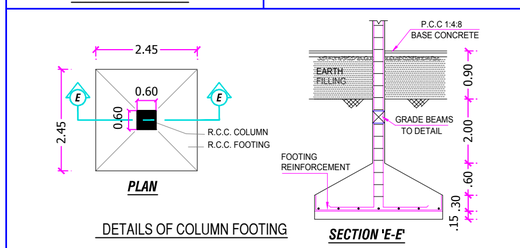












S.RUTHIRAPATHY, D.C.E., B.E.CIVIL ENGG.,
Registered Engineer Grade - II(RE)
CGLDIST/RE/Gr-II/20024/10/010
Licensed Surveyor, Consulting Engineer,
No.17, Sunnabukara Street, Uthiramerur - 603 406
Cell : 89400 26455 / 63819 57276

ARCHITECT / REGISTERED ENGINEER :-

PLAN SHOWING THE PROPOSED REVISED CONSTRUCTION OF INDUSTRIAL BUILDING FOR: M/S. GLOBAL PHARMA HEALTH CARE PVT LTD IN PLOT NO:38,39,64,65 A9 SIDCOT PHARMACEUTICAL COMPLEX AT ALNTHUR , S.F.NO:183 B/4 (pt), THANDARAI VILLAGE AND THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

EXISTING APPROVAL BUILDING DETAILED:-

நக.எண்- 2752/2021

தொ.வ.ந.ஊ.உ.இ.(செ.மா) எண்-17/2023 நாள்.30-06-2023

CATEGORY : ORANGE INDUSTRIAL ,
NO.33. FORMULATION OF PHARMACEUTICALS

SITE EXTENT AS PER DOCUMENT EXTENT - 0.93 Acre /3750.01 Sq.mt

AREA STATEMENT OF THE PROPOSED BUILDING DETAIL :-

SL.NO	DESCRIPTION	NET FSI AREA. SQ.M	NON FSI AREA. SQ.M	TOTAL BUILD-UP AREA. SQ.M
1.	PROPOSED FACTORY BUILDING BLOCK-A GROUND FLOOR	1545.05	-	1545.05
2.	EXISTING FACTORY BUILDING BLOCK-B GROUND FLOOR	285.96	-	285.96
3.	PROPOSED CANTEEN BUILDING BLOCK-C GROUND FLOOR	71.85	-	71.85
4.	EXISTING TOILET BUILDING BLOCK-D GROUND FLOOR	15.07	-	15.07
5.	SECURITY ROOM	9.00	-	9.00
	TOTAL EXTENT	1927.36	-	1927.36

Floor Space Index :- 1927.36 / 3750.10 FSI ARCHIVED = 0.513 < 1.5

PARKING DETAILS:

PARKING CATEGORY (Industrial Building) :-
FSI AREA : 1927.36 Sqmt

PARKING DESCRIPTION	REQUIRED	PROVIDED
Lorry Parking Stalls	03 Nos	03 Nos
Car Parking	0 Nos	0 Nos
Two Wheelers	21 Nos	21 Nos
Cycle Space	21 Nos	21 Nos

COLOUR REFERENCE :

* EXISTING ROAD
* SITE BOUNDARY
* PRO. BUILDING

TOTAL HOSE POWER = 146.00

NO OF WORKERS - MALE	: 42 Nos
NO OF WORKERS - FEMALE	: 03 Nos
TOTAL NO OF WORKERS (42+03 = 45)	: 45 Nos
WATER CONSUMPTION @ 80 Lit / Person/Day	
TOTAL CONSUMPTION (45 X 80)	: 3600 Lits
NO OF SWHS (2000 lit Capacity)	: 1 No

N

Sanitary Requirements As Per TNCBDR-2019

DESCRIPTION	REQUIRED	PROVIDED
WATER CLOSET	08	08
URINAL	08	08
WASH TAPS	10	
DRINKER WATER FOUNTAINS	02	

ALL DIMENSIONS ARE IN METER

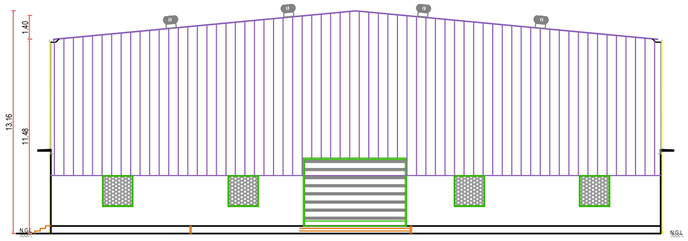
For Global Pharma Healthcare Pvt. Ltd.

Director

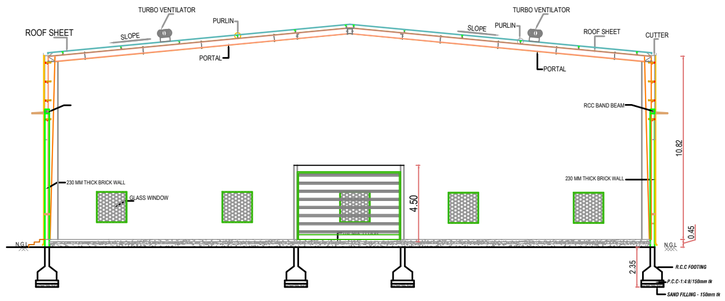
APPLICANT SIGNATURE :-

Er. S. RAVIPRASAD, B.E.,
Structural Engineer Grade-II (SE),
Reg No. CGLDIST/SE/Gr-II/2019/09/020
No. 193, Annaiyappachetty, Uthiramerur Taluk,
Kanchipuram-603 406. Cell: 70109 95100
email: raviprasade2008@gmail.com

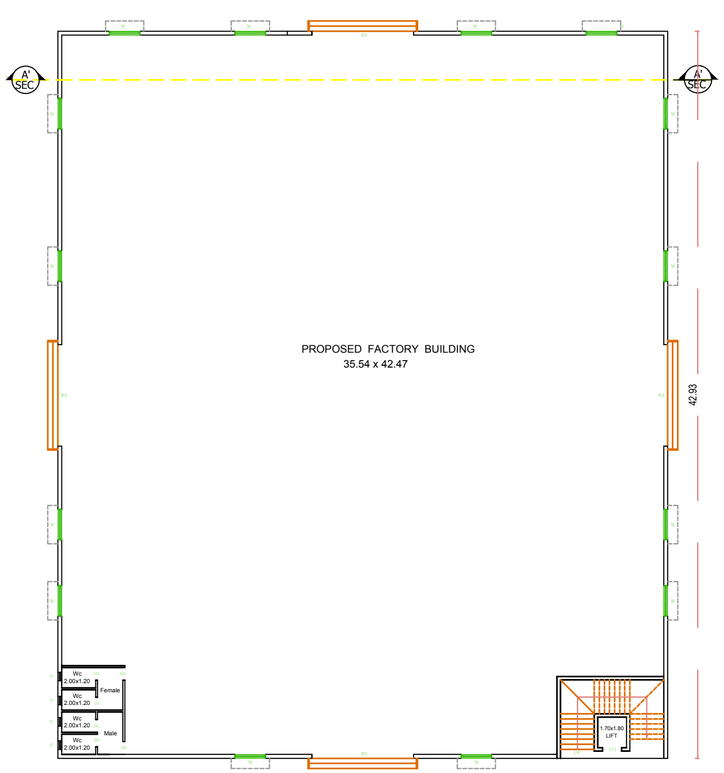
STRUCTURAL ENGINEER :-



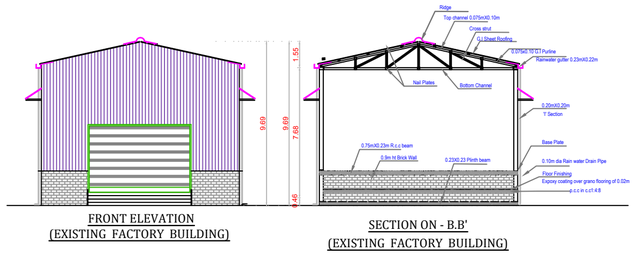
EAST FACE ELEVATION
(PROPOSED FACTORY BUILDING)



SECTION ON - A-A'
(PROPOSED FACTORY BUILDING)

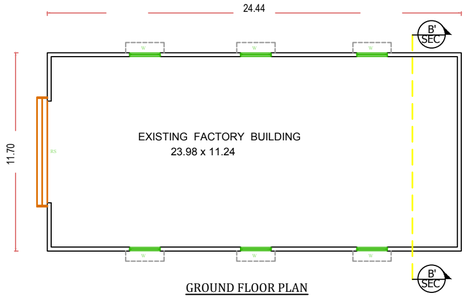


GROUND FLOOR PLAN
(PROPOSED FACTORY BUILDING)

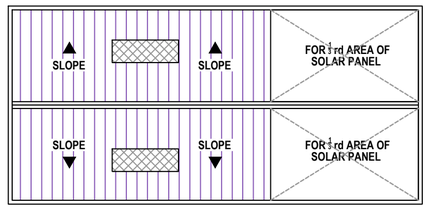


FRONT ELEVATION
(EXISTING FACTORY BUILDING)

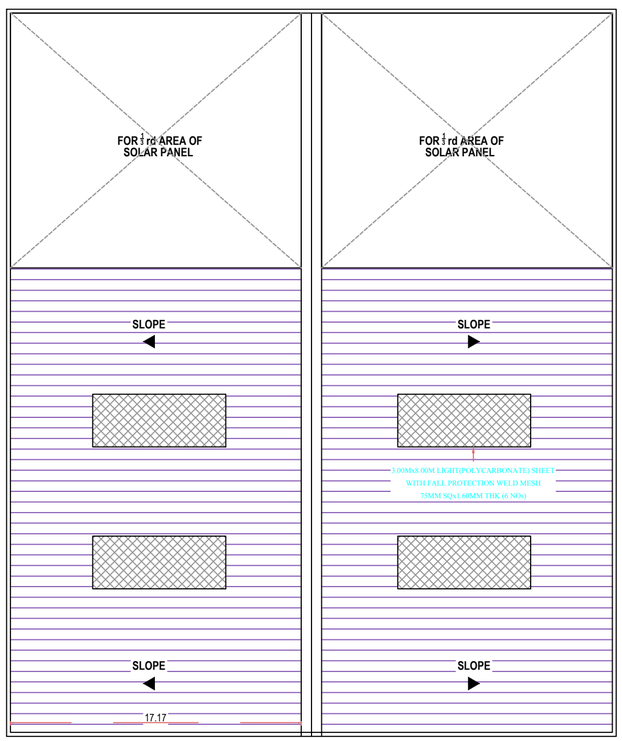
SECTION ON - B.B'
(EXISTING FACTORY BUILDING)



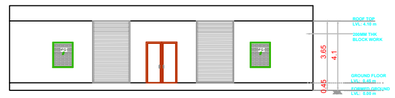
GROUND FLOOR PLAN
(EXISTING FACTORY BUILDING)



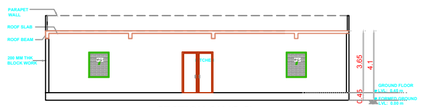
ROOF PLAN
(EXISTING FACTORY BUILDING)



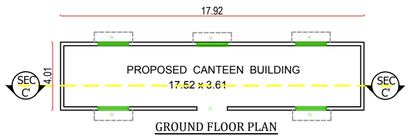
ROOF PLAN



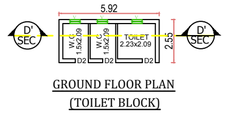
FRONT ELEVATION (NORTH SIDE)
(PROPOSED CANTEEN BUILDING BUILDING)



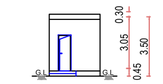
SECTION ON 'C-C'
(PROPOSED CANTEEN BUILDING BUILDING)



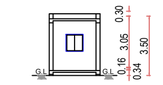
GROUND FLOOR PLAN
(PROPOSED CANTEEN BUILDING BUILDING)



GROUND FLOOR PLAN
(TOILET BLOCK)



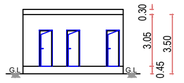
FRONT ELEVATION
(SECURITY BLOCK)



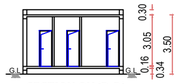
FRONT ELEVATION
(SECURITY BLOCK)



GROUND FLOOR PLAN
(SECURITY BLOCK)



FRONT ELEVATION
(TOILET BLOCK)



SECTION ON 'D-D'
(TOILET BLOCK)

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5.	SECURITY ROOM	9.00	-	9.00
	TOTAL EXTENT	1927.36	-	1927.36

Floor Space Index :- 1927.36 / 3750.10 FSI ARCHIVED = 0.513 < 1.5

MACHINERY DETAILS

REF	NAME OF THE MACHINERY	NO'S	HP
1.	MANUFACTURING VESSEL - 3000L	2	6.00
2.	MANUFACTURING VESSEL - 2000L	2	6.00
3.	MANUFACTURING VESSEL - 100 L	2	6.00
4.	VIAL WASHING MACHINE	1	5.00
5.	VIAL FILLING & SEALING MACHINE	1	7.50
6.	LABELING MACHINE	1	0.50
7.	AUTOCLAVE	2	20.0
8.	LIGHTING	2	7.00
9.	LYOPHILIZER	2	20.0
10.	DISPENSING &SAMPLING BOOTH	50	3.00
11.	VIAL INSPECTION SYSTEM	20	3.00
12.	HVAC SYSTEM	1	45.0
13.	PUMP	1	5.00
14.	DIESEL ENGINE	1	15.0
15.	JACKY PUMP	1	2.00

TOTAL HOSE POWER = 146.00

NO OF WORKERS - MALE : 42 Nos
NO OF WORKERS - FEMALE : 03 Nos
TOTAL NO OF WORKERS (42+03 = 45) : 45 Nos
WATER CONSUMPTION @ 80 Lit / Person/Day
TOTAL CONSUMPTION (45 X 80) : 3600 Lits
NO OF SWHS (2000 lit Capacity) : 1 No

N

Sanitary Requirements As Per TNCBDR-2019

DESCRIPTION	REQUIRED	PROVIDED
WATER CLOSET	08	08
URINAL	08	08
WASH TAPS	10	
DRINKER WATER FOUNTAINS	02	

ALL DIMENSIONS ARE IN METER

For Global Pharma Healthcare Pvt. Ltd.
Director

APPLICANT SIGNATURE :-

S.RUTHIRAKUMAR, D.C.E., B.E.CIVIL ENGG.,
Registered Engineer Grade - II(RE)
CGLIDIST/RE/Gr-II/2024/10/010
Licensed Surveyor, Consulting Engineer,
No.17, Sunnabukara Street, Uthiramerur - 603 406
Cell : 89400 26455 / 63819 57276

STRUCTURAL ENGINEER :-

Er. S. RAVIPRASAD, B.E.,
Structural Engineer Grade-II (SE),
Reg.No. CGLRGII/SE/Gr-II/2019/0940/20
No. 193, Amudiyappansalai, Uthiramerur Taluk
Kancheepuram-603 406. Cell: 73737 65100
email: raviprasad6666@gmail.com

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

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.