PP APPROVAL RECORD

Planning Permission

Sirupinayur

Kancheepuram district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Industrial

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.

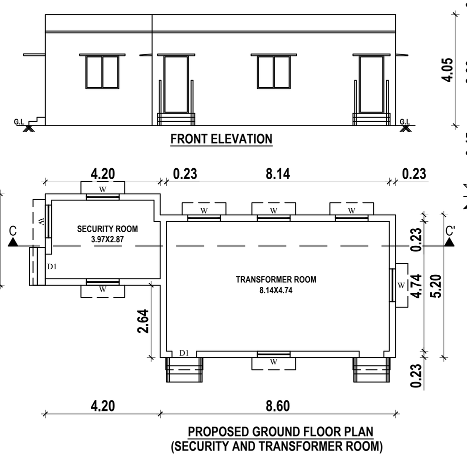
SHEET No: 2 OF 2

PLAN SHOWING THE REVISED SITE WITH PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING FOR "M/s. HIBROW HEALTH CARE Pvt. Ltd.," IN OLD S.No:258/1A, 258/1B8BPt, 258/1B8C Pt, 258/4 Pt, 258/5 Pt, NEW S.No. 258/1A, 1B8BPt, 1B8C2,4B,5B OF SIRUPINAYUR VILLAGE, UTHIRAMERUR PANCHAYAT UNION / TALUK, KANCHEEPURAM DISTRICT.

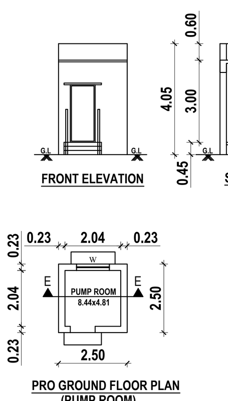
COLOUR INDEX

PROPOSED BUILDING

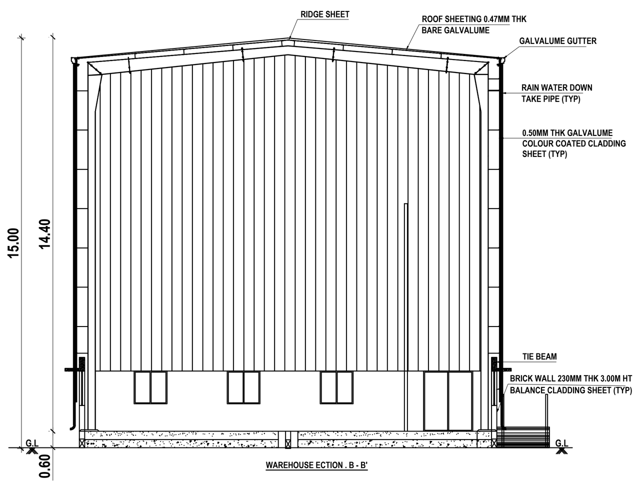
SCALE 1:100 — ALL DIMENSIONS ARE IN METRES



PROPOSED GROUND FLOOR PLAN (SECURITY AND TRANSFORMER ROOM)

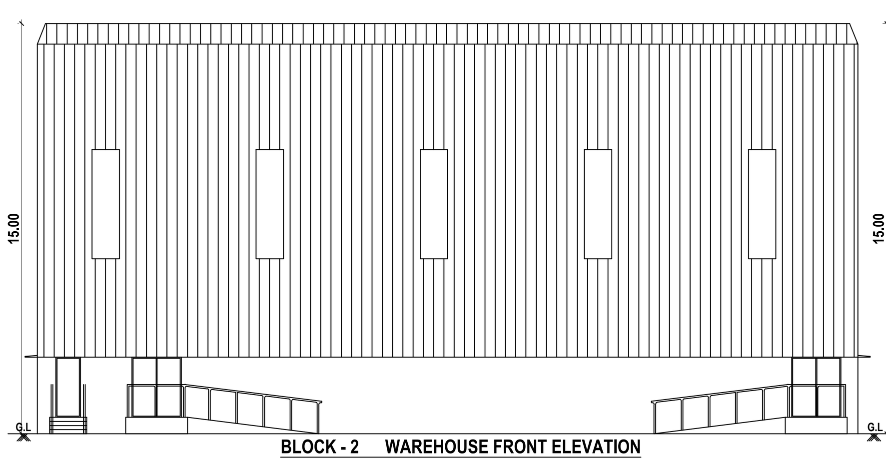


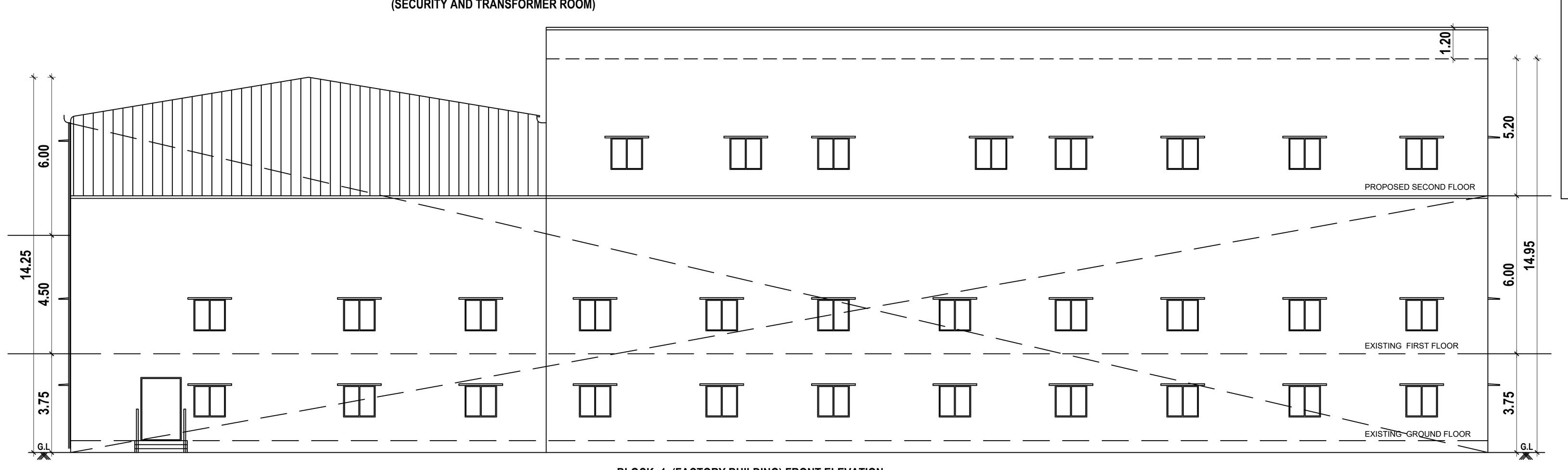
PRO GROUND FLOOR PLAN (PUMP ROOM)



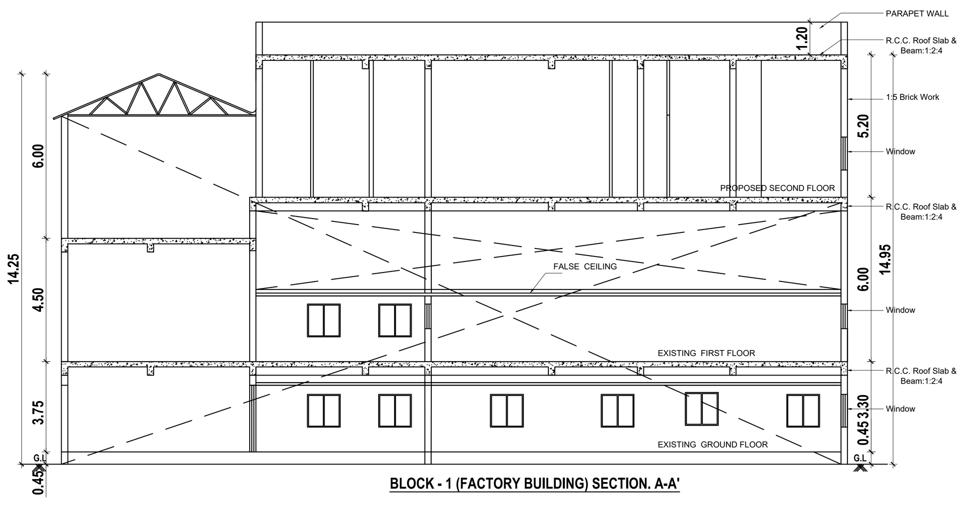
WAREHOUSE ECTION . B - B'

SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
D2	CONVENTIONAL SINGLE DOOR	1.00 x 2.20
FD2	FLUSH SINGLE DOOR	1.00 x 2.20
D3	CONVENTIONAL DOUBLE DOOR	1.50 x 2.20

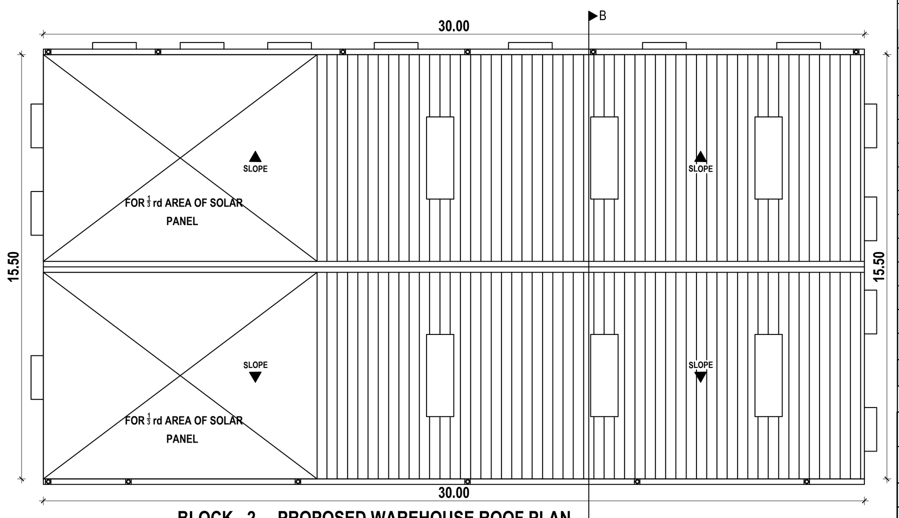

BLOCK - 2 WAREHOUSE FRONT ELEVATION



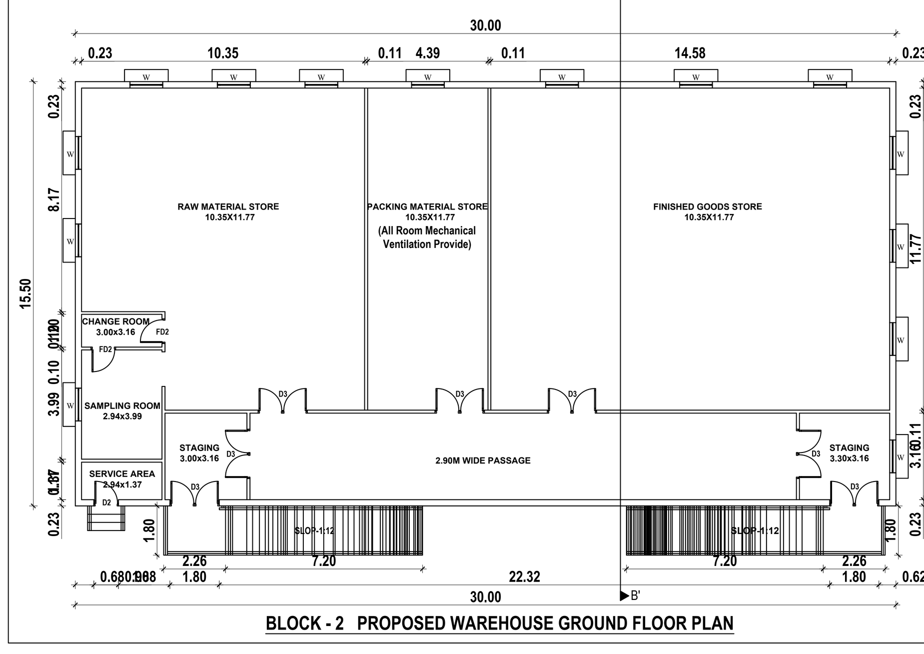
BLOCK -1 (FACTORY BUILDING) FRONT ELEVATION



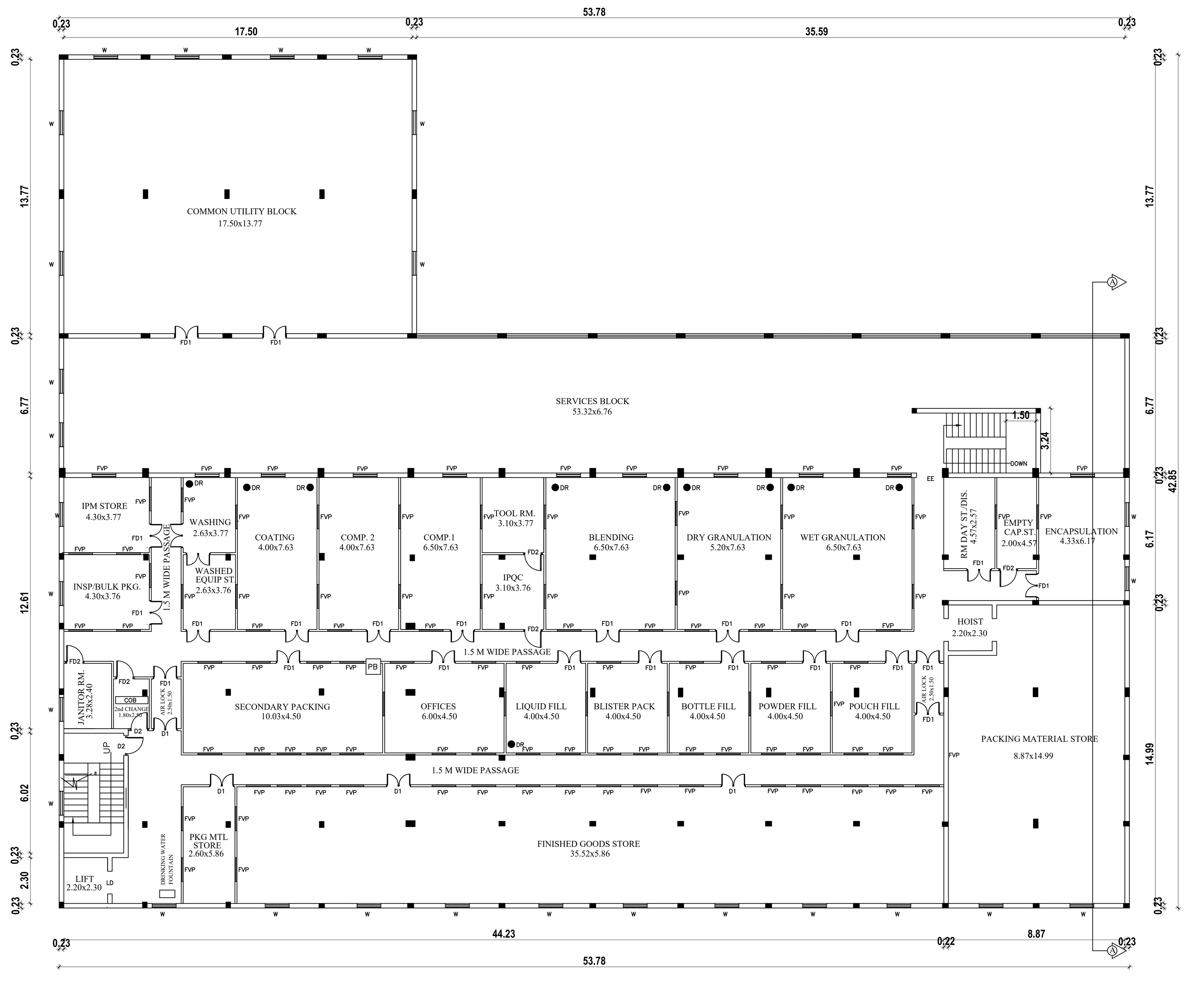
BLOCK - 1 (FACTORY BUILDING) SECTION. A-A'



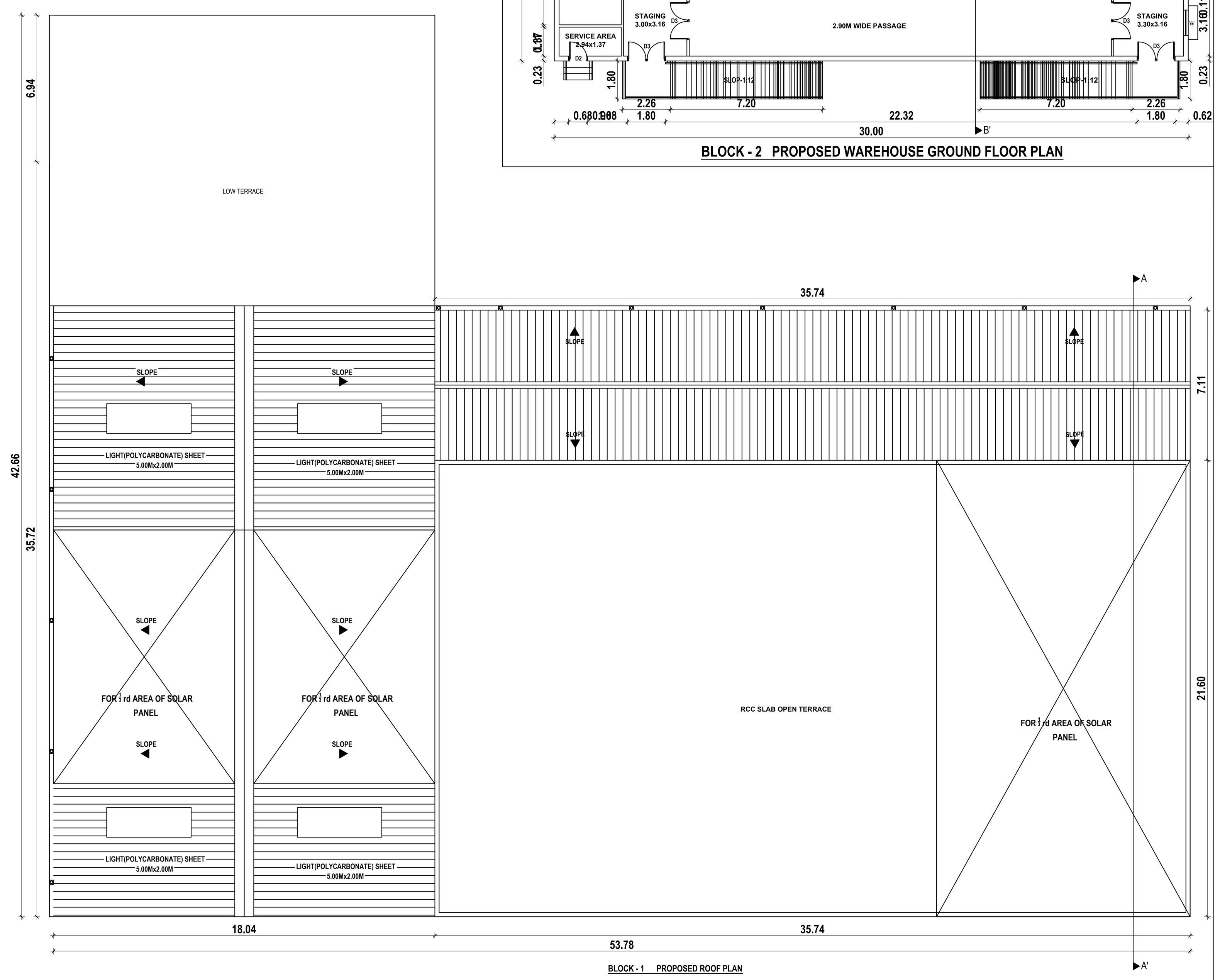
BLOCK - 2 PROPOSED WAREHOUSE ROOF PLAN



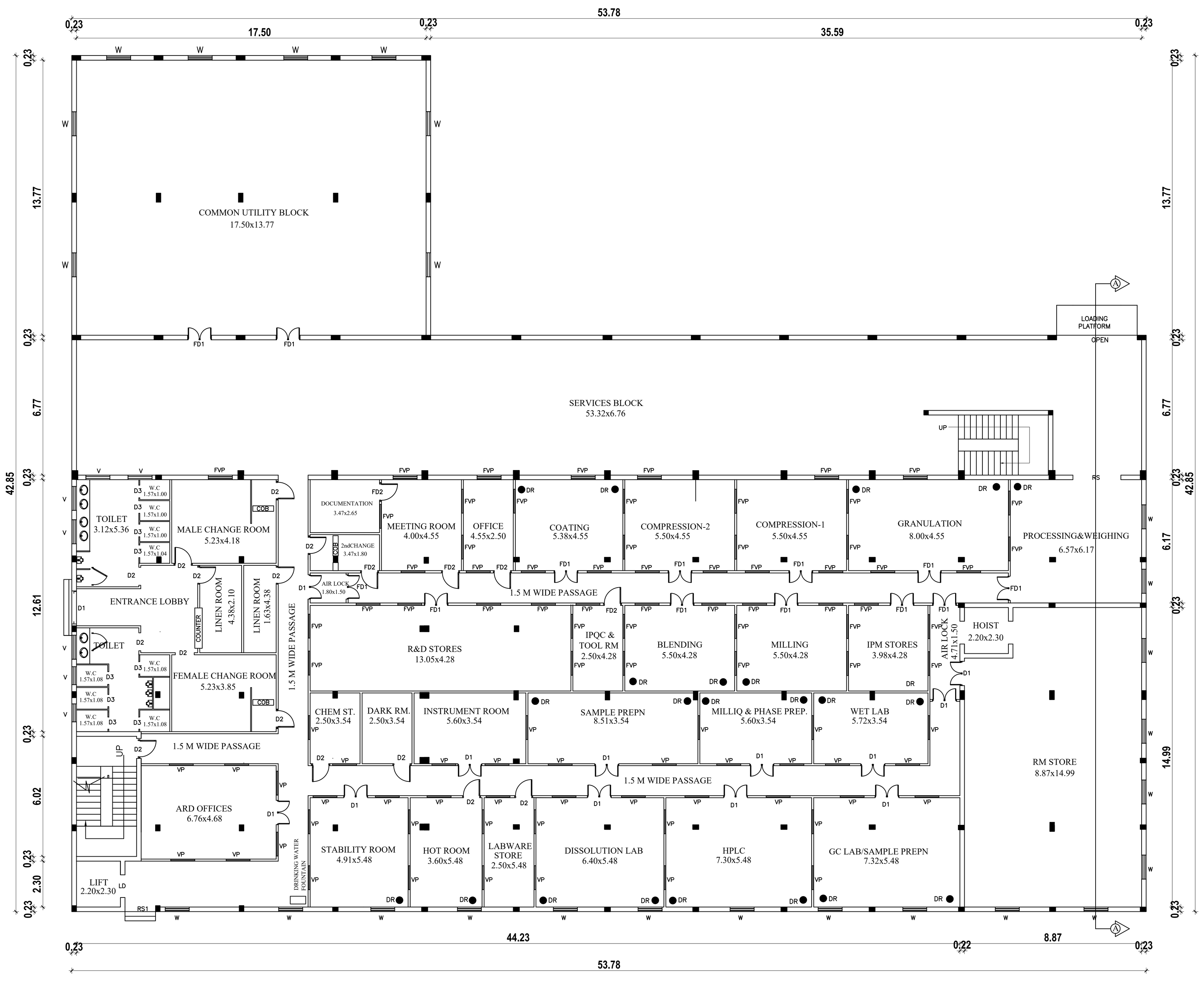
BLOCK - 2 PROPOSED WAREHOUSE GROUND FLOOR PLAN



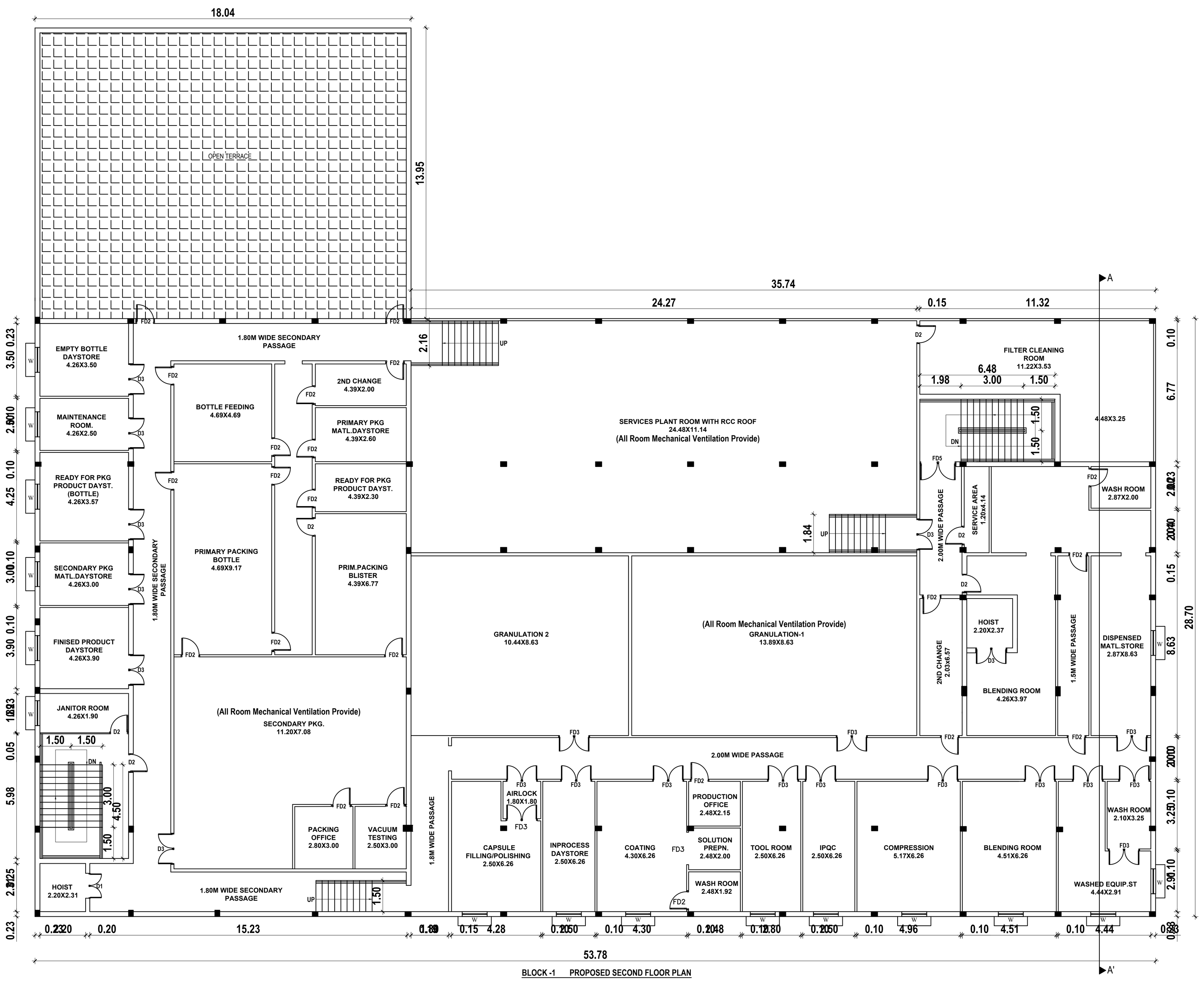
BLOCK - 1 EXISTING FIRST FLOOR PLAN



BLOCK - 1 PROPOSED ROOF PLAN



BLOCK - 1 EXISTING GROUND FLOOR PLAN



BLOCK -1 PROPOSED SECOND FLOOR PLAN

JOINERY DETAILS:–

LEG-END	SIZE	CLEAR OPENING IN PARTITION	DESCRIPTION
D	1500X2100	1576X2138	CONVENTIONAL DOUBLE DOOR
D1	1200X2100	1276X2138	CONVENTIONAL DOUBLE DOOR
FD1	1200X2100	1276X2138	FLUSH DOUBLE DOOR
D2	900X2100	936X2138	CONVENTIONAL SINGLE DOOR
FD2	900X2100	936X2138	FLUSH SINGLE DOOR
D3	600X2100	636X2138	CONVENTIONAL SINGLE DOOR
LD	1100X2100	1100X2100	LIFT DOOR
VP	900X1200	900X1200	SINGLE GLAZED VIEW PANEL
FVP	900X1200	900X1200	DOUBLE GLAZED VIEW PANEL
W	1200X1200	1200X1200	DOUBLE GLAZED WINDOW
V	900X600	900X600	VENTILATER
RS	2400x2400	2400X2400	ROLLING SHUTTER
RS1	1500X2400	1500X2400	ROLLING SHUTTER

HORSE POWER DETAILS:-

S.NO	DESCRIPTION	H.P
1	LIGHTING	20.00
2	HVAC	65.00
3	GRANULATION	90.00
4	BLENDING	15.00
5	COMPRESSION	21.00
6	COATING	55.00
7	CAPSULE	10.00
8	LIQUID	8.00
9	PACKING	15.00
10	STORES	3.00
11	UTILITY	110.00
12	LABORATORY	12.00
13	R.O.PLANT	23.00
14	ETP PLANT	9.00
15	LIFT	4.00
16	SPLIT AC	30.00
	TOTAL	490.00

For HIBROW HEALTH CARE PVT. LTD.
Authorised Signatory

APPLICANT SIGNATURE

Er. S.UDHAYAKUMAR, B.E., M.Tech (Struct), M.Sc (Rev), FIV
Reg. Structural Eng. DTCP - CGLRGN/SE/GR - 1/2019/05/003
No : 20, 4th Cross Street, Anna Nagar, Chengalpattu
E-Mail : anjuconstructions05@gmail.com, Mob : 9443101912

STRUCTURAL ENGINEER :-

S. UDHAYAKUMAR,
B.E.,M.Tech(Struct),M.Tech(GeoTech),M.Sc(Rev),MIE,FIV
Chartered Engineer, Reg. Valuer-IBBI
DTCP Reg. No: CGLDIST/RE/ Gr-1/2021/11/011
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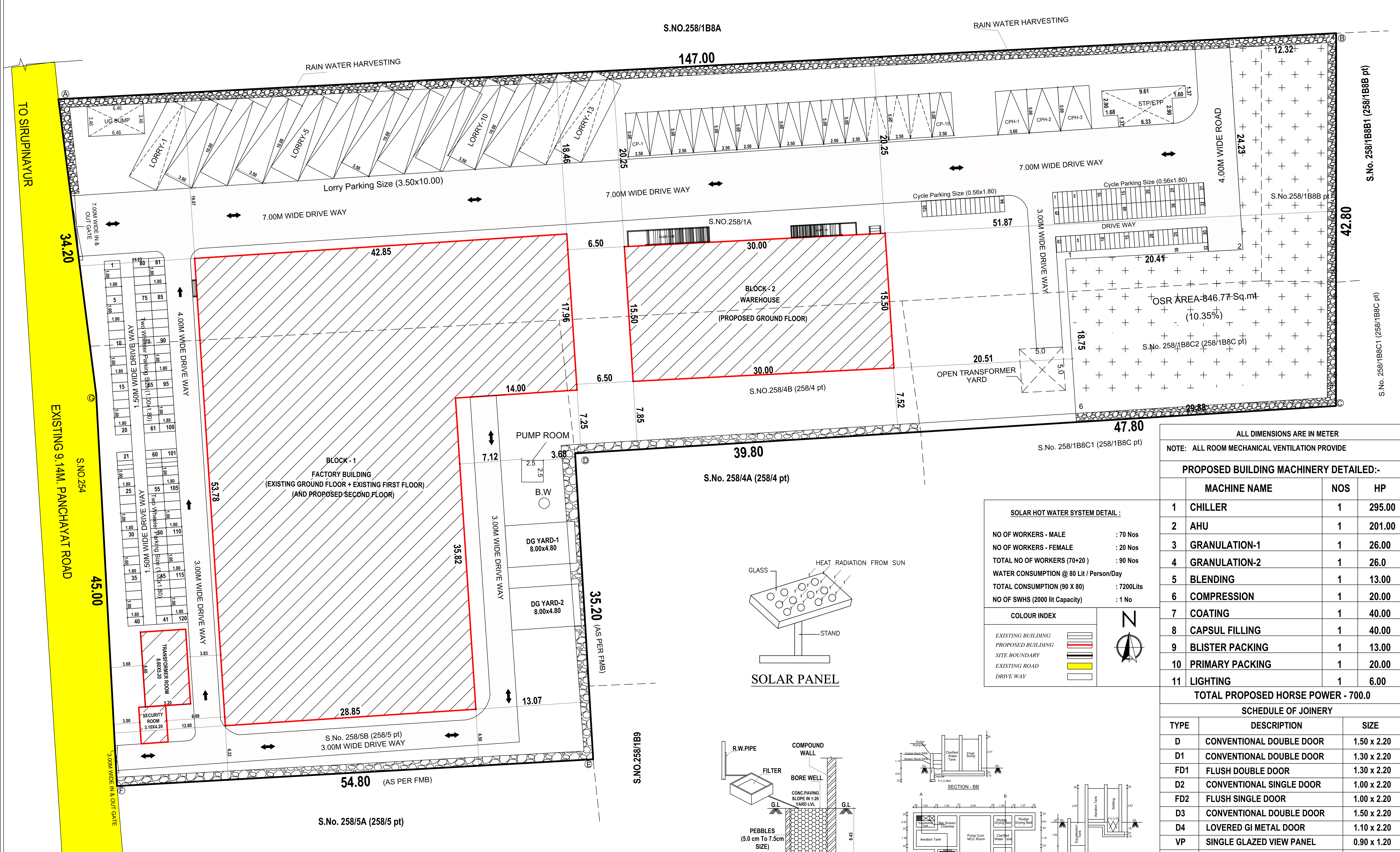
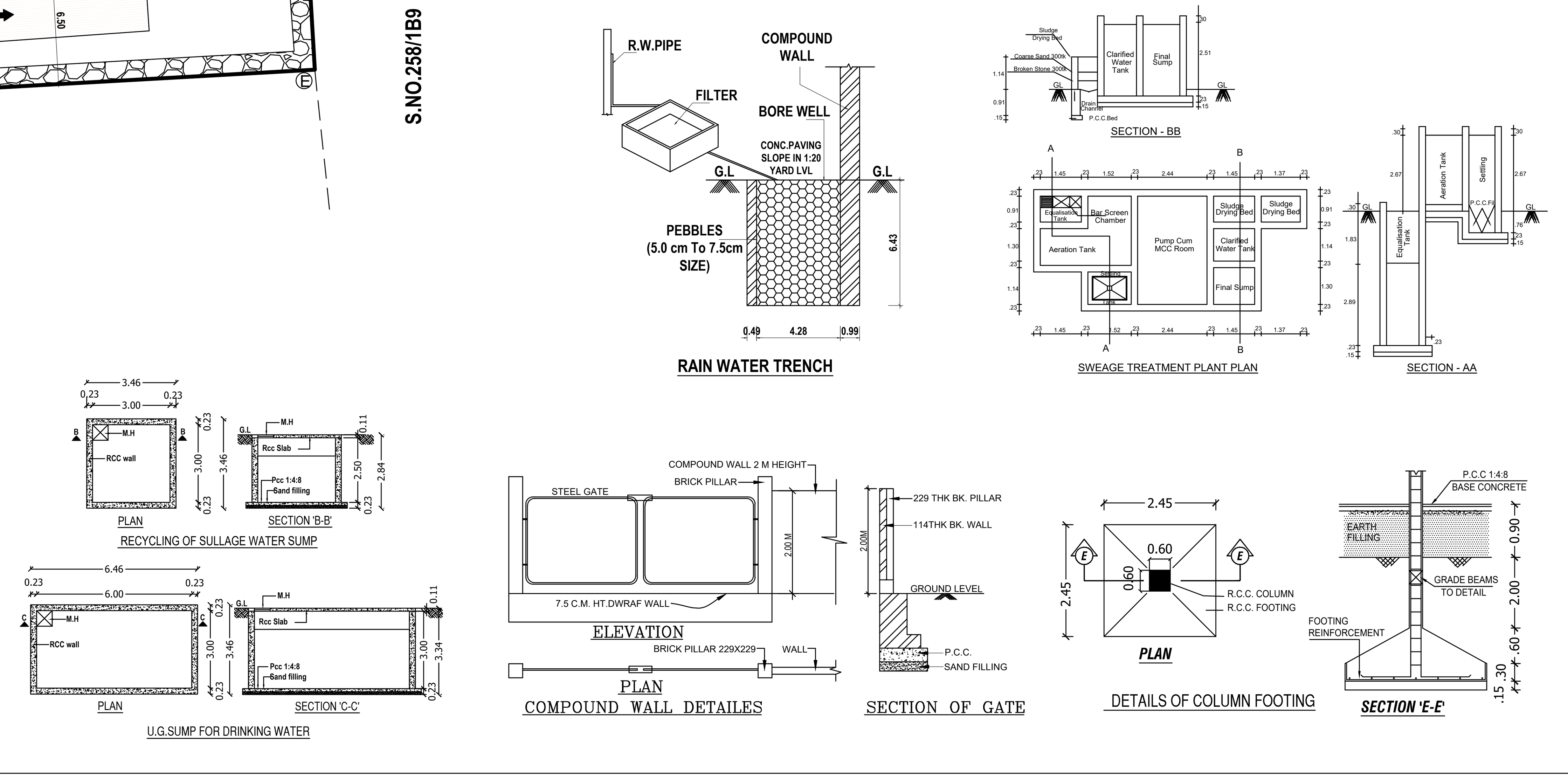
Mob: 9443101912
e-mail : anjuconstrucions05@gmail.com

REGISTERED ENGINEER :-



SITE PLAN
SCALE-1:200



SOLAR HOT WATER SYSTEM DETAIL :

NO OF WORKERS - MALE	: 70 Nos
NO OF WORKERS - FEMALE	: 20 Nos
TOTAL NO OF WORKERS (70+20)	: 90 Nos
WATER CONSUMPTION @ 80 Lit / Person/Day	
TOTAL CONSUMPTION (90 X 80)	: 7200Lits
NO OF SWHS (2000 lit Capacity)	: 1 No

COLOUR INDEX

- EXISTING BUILDING
- PROPOSED BUILDING
- SITE BOUNDARY
- EXISTING ROAD
- DRIVE WAY

N

ALL DIMENSIONS ARE IN METER

NOTE: ALL ROOM MECHANICAL VENTILATION PROVIDE

PROPOSED BUILDING MACHINERY DETAILED:-

	MACHINE NAME	NOS	HP
1	CHILLER	1	295.00
2	AHU	1	201.00
3	GRANULATION-1	1	26.00
4	GRANULATION-2	1	26.0
5	BLENDING	1	13.00
6	COMPRESSION	1	20.00
7	COATING	1	40.00
8	CAPSUL FILLING	1	40.00
9	BLISTER PACKING	1	13.00
10	PRIMARY PACKING	1	20.00
11	LIGHTING	1	6.00

TOTAL PROPOSED HORSE POWER - 700.0

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
D	CONVENTIONAL DOUBLE DOOR	1.50 x 2.20
D1	CONVENTIONAL DOUBLE DOOR	1.30 x 2.20
FD1	FLUSH DOUBLE DOOR	1.30 x 2.20
D2	CONVENTIONAL SINGLE DOOR	1.00 x 2.20
FD2	FLUSH SINGLE DOOR	1.00 x 2.20
D3	CONVENTIONAL DOUBLE DOOR	1.50 x 2.20
D4	LOVERED GI METAL DOOR	1.10 x 2.20
VP	SINGLE GLAZED VIEW PANEL	0.90 x 1.20
FVP	DOUBLE GLAZED VIEW PANEL	0.90 x 1.20
W	DOUBLE GLAZED WINDOW	1.20 x 0.90
FD3	FLUSH DOUBLE DOOR	1.50 x 2.20

APPLICANT SIGNATURE :-

For HIBROW HEALTH CARE PVT. LTD.
Authorised Signatory

Er. S.UDHAYAKUMAR, B.E.,M.Tech(Struct),M.Sc(Rev),FIV
Reg. Structural Eng. DTCP - CGLRGN/SE/GR - 1/2019/05/003
No : 20, 4th Cross Street, Anna Nagar, Chengalpattu
Mob : 9443101912

STRUCTURAL ENGINEER

SCALE- 1:400	SITE PLAN	SHEET. 1 OF 2

PLAN SHOWING THE REVISED SITE WITH PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING FOR "M/s. HIBROW HEALTH CARE Pvt. Ltd.," IN OLD S.No:258/1A, 258/1B8BPt, 258/1B8C Pt, 258/4 Pt, 258/5 Pt, NEW S.No. 258/1A, 1B8BPt, 1B8C2,4B,5B OF SIRUPINAYUR VILLAGE, UTHIRAMERUR PANCHAYAT UNION / TALUK, KANCHEEPURAM DISTRICT.

TNPCB CATEGORY : ORANGE INDUSTRIAL ,
CONSENT ORDER NO. 2408258760313
PROCEEDINGS NO.F.1988SPR/OL/DEE/TNPCB/SPR/A/2024

TNPCB MANUFACTURE OF PRODUCTS,
1.Tablets (Steroid & Non Steroid)

AS PER DOCUMENT EXTENT - 2.02 Acre / 8174.65 Sq.mt

AS PER PATTA EXTENT - 8179 Sq.mt

OSR - 846.77 Sq.mt - 10.35 %

ந.க.எண்-24059/2018
தொ.வ./ந.ஊ.து.இ.(செ.மா) எண்:80/2018, தேதி-10/12/2018

APPROVED NO-80/2018 APPROVAL BUILDING AREA STATEMENT DETAIL :-

AREA STATEMENT OF THE PROPOSED BUILDING DETAIL :-

SURVEY NUMBER	EXTENT (As per Patta)
258/1A	0.38.50
258/1B8B Pt (258/1B8B2) 258/1B8B -258/1B8B1 (0.27.50 - 0.25.08)	0.02.42
258/1B8C2	0.07.28
258/4B	0.06.07
258/5B	0.27.52
TOTAL SITE EXTENT	0.81.79

SL.NO	DESCRIPTION	FSI AREA. SQ.M	NON FSI AREA. SQ.M	TOTAL BUILD-UP AREA. SQ.M
	EXISTING BUILDING			
	BLOCK-1 GROUND FLOOR (FACTORY)	1798.01	14.06	1812.07
	BLOCK-1 FIRST FLOOR (FACTORY)	1798.01	5.06	1803.07
	TOTAL	3596.02	19.12	3615.14
	PROPOSED BUILDING			
	BLOCK-1 SECOND FLOOR (FACTORY)	1546.35	-	1546.35
	BLOCK-2 GROUND FLOOR (WAREHOUSE)	465.00	-	465.00
	ELECTRICAL TRANSFORMER ROOM	44.72	-	44.72
	PUMP ROOM	6.25	-	6.25
	SECURITY ROOM	13.02	-	13.02
	OPEN TRANSFORMER YARD		25.00	25.00
	DG YARD-1	-	38.40	38.40
	DG YARD-2	-	38.40	38.40
	UG SUMP	-	22.35	22.35
	SEWAGE TREATMENT PLANT	-	34.00	34.00
	TOTAL (PROPOSED)	2075.34	158.15	2233.49
	TOTAL AREA (PROPOSED AND EXISTING)	5671.36	177.27	5848.63

Floor Space Index :- 5671.36 / 8174.65   FSI ARCHIVED = 0.693

PARKING DETAILS:

PARKING DESCRIPTION	REQUIRED	PROVIDED
Lorry Parking- Industrial Building Area/500 =5142.37/500 = 10.284	11 Nos	13 Nos
Lorry Parking- Warehouse Building Area/300 =465.00/300 = 1.550	2 Nos	2 Nos
Car Parking- Office Area/100	14 Nos	15 Nos
	CPH-02 Nos	CPH-03 Nos
Two Wheelers Parking- Industrial Building Area/50 =5142.37/50 = 102.84	103 Nos	120 Nos
Cycle Parking- Industrial Building Area/50 =5394.03/50 = 102.84	103 Nos	120 Nos

Sanitary Requirements As Per TNCBDR-2019

DESCRIPTION	REQUIRED	PROVIDED
WATER CLOSET	08	08
URINAL	04	04
WASH TAPS	08	
DRINKER WATER FOUNTAINS	03	

EXISTING HORSE POWER - 490.0 H.P

EXISTING NOS OF WORKERS - 50, Male - 40 Nos & Female- 10

PROPOSED HORSE POWER - 700.00 H.P

PROPOSED NOS OF WORKERS - 40, (Male - 30 Nos & Female - 10 Nos).

S. UDHAYAKUMAR,
B.E.,M.Tech(Struct),M.Tech(GeoTech),M.Sc(Rev),MIE,FIV
Chartered Engineer, Reg. Valuer-IBBI
DTCP Reg. No: CGL.DIST/RE/ Gr-I/2021/11/011
P.No: A24, D. No: 17, 6th Cross Street,
Anna Nagar, Chengalpattu - 603 001.
Mob: 9443101912

REGISTERED 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

hello@verified.realestate · +91 9996 12 9996

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
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OMR Thoraipakkam,
Chennai 600 097, India
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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.