PP APPROVAL RECORD

Planning Permission

Kancheepuram

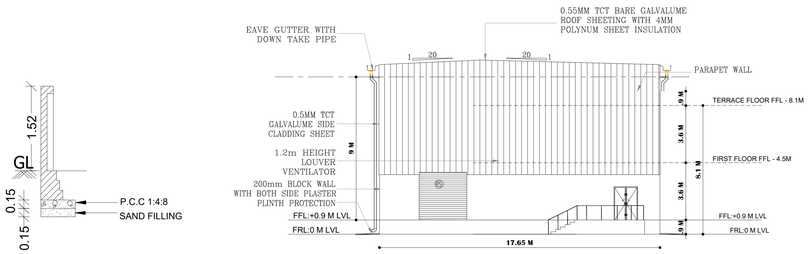
Kancheepuram district, Tamil Nadu

APPROVAL TYPE
Building Plan

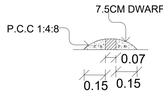
ISSUING AUTHORITY
DTCP

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

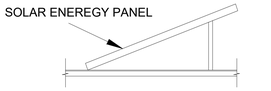
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



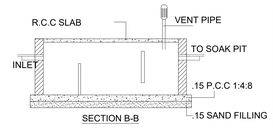
FRONT ELEVATION



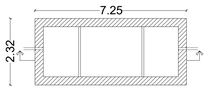
CROSS SECTION OF DWARF WALL



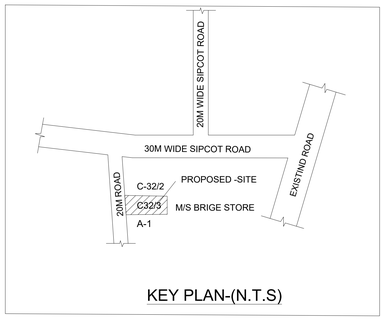
SECTION THROUGH SOLAR ENERGY SYSTEM GENERAL POWER
SCALE- N.T.S



SECTION B-B



PLAN
Septic Tank



KEY PLAN-(N.T.S)

SR NO	DESCRIPTION	Unit	QTY	HP	Total HP
1	Pedestal Drilling machine	no	1	1	1
2	Angle grinding machine	nos	2	1	2
3	Bench grinding machine	no	2	1	2
4	TG/MMA welding machine	no	1	13.5	13.5
5	Air Compressor	no	1	1	1
6	Water Pump Motor	no	1	1.5	1.5
7	Equipment Compressor- 5 nos	nos	5	1.5	7.5
8	Spot Welding	no	1	14	14
9	Model : HPB-S-40X1500Hydraulic Press	no	1	5	5
10	Model : HB-1032, 3+1 Axis, DA53T"YANGLI"	no	1	15	15
11	Model : NEAT1530-B, MAX 3000WGMT : CN	no	1	32	32
12	Screw air compressor	no	1	15	15
13	Almonard fans	nos	10	0.24	2.4
14	Industrial fan	nos	2	3	6
15	Shutter motor	nos	2	1	2
16	Ceiling lights	nos	20	1.5	30
17	Celing fans	nos	10	0.1	1
18	Air Conditioners	nos	5	1.6	8
19	ONLINE UPS 5KVA	no	1	5	5
20	PUF machine	no	1	5	5
21	Genset--10 KVA	no	1		0
					168.9

PLAN SHOWING THE PROPOSED FACTORY BUILDING M/S. CRYO SCIENTIFIC SYSTEMS PRIVATE LIMITED COMPRISED IN S.NOS. 250PT, SIPCOT INDUSTRIAL PARK, ORAGADAM PHASE -II, PLOT NO. C-32/3, VAIPUR - B VILLAGE, KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT, TAMIL NADU-600125

MANUFACTURE OF LOW TEMPERATURE EQUIPMENTS FOR BIO-MEDICAL APPLICATIONS

TNPCB CONSENT ORDER NO. 2501265764272

SIPCOT APPROVED LAYOUT NO.MA.VA/NA.VOO.THU.E.(KA.MA) NO.41/2022

BUILDING CATEGORY : GREEN INDUSTRIES

AREA STATEMENT

S.NO	DESCRIPTION	FSI (SQ.M)	NON FSI (SQ.M)	BUILD UP AREA (SQ.M)
1	INDUSTRIAL BUILDING			
	GROUND FLOOR	761.10	-	761.10
	FIRST FLOOR OFFICE AREA	225.75	-	225.75
2.	UNDER GROUND SUMP	-	12.00	12.00
3.	SEPTIC TANK(UNDER GROUND)	-	7.57	7.57
4.	SECURITY KIOSK	-	6.25	6.25
	OVERALL TOTAL	986.85	25.82	1012.67

SITE AREA(AS PER DOCUMENT) = 1942.00 sqm - 0.479 Acres

SITE AREA(AS PER SITE) = 1942.00 sqm - 0.479 Acres

F.S.I = 986.85 SQ.M / 1942.00 SQ.M = 0.508

PLOT COVERAGE = 786.92 SQM / 1942.00 SQ.M X 100 = 40.52 %

TOTAL NO.OF TRUCK PARKING REQUIRED = 761.10(INDUSTRIAL AREA) / 750.00 SQ.M = 2.0

NO OF TRUCK PARKING PROVIDED : 2 NOS

TOTAL NO.OF CAR PARKING REQUIRED = 225.75 SQ.M(OFFICE AREA) / 150.00 SQ.M = 2.0

NO OF CAR PARKING PROVIDED : 2 NOS

PH CAR PARKING PROVIDED = 1 NOS

TOTAL NO.OF TWO WHEELER PARKING REQUIRED = 986.85(INDUSTRIAL AREA) / 75.00 SQ.M = 14

TOTAL NO.OF TWO WHEELER PARKING PROVIDED = 14 NOS

TOTAL NO.OF CYCLE PARKING AREA REQUIRED = 986.85(INDUSTRIAL AREA) / 75.00 SQ.M = 14

TOTAL CYCLE PARKING AREA PROVIDED = 14

TOTAL NO OF EMPLOYEES = 150

TOTAL HP = 168.9 HP

PARKING DETAILS :

FACTORY AREA :
1 LORRY PARKING SPACE FOR EVERY 500.00 SQ.M(FACTORY AREA)

FACTORY AREA :
1 TWO WHEELER & CYCLE SPACE FOR EVERY 50.00 SQ.M(FACTORY AREA)

OFFICE AREA :
1 CAR PARKING SPACE FOR EVERY 100.00 SQ.M(OFFICE AREA)

PARKING DIMENSIONS :

LORRY PARKING WITH DIMENSION 3.60 x 10.0M

CAR PARKING WITH DIMENSION 2.50 x 5.0M

BIKE PARKING WITH DIMENSION 1.20 x 1.80M

CYCLE PARKING WITH DIMENSION 0.60 x 1.80M

PH CAR PARKING WITH DIMENSION 3.60 x 6.0M

NOTES:
ALL DIMENSIONS ARE IN "M"

COLOUR INDEX
- PROPOSED
- ROAD
- SITE BOUNDRY

JOINERY SCHEDULE

RS	3.40x4.00m	Steel Rolling Shutter
W	2.00x1.20m	Aluminium Steel Window
V	2.00x0.46m	Aluminium Steel Ventilator
D	0.91x2.240m	Aluminium Steel Door
MD	1.50x2.240m	GLASS DOOR
D	1.50x2.240m	Aluminium Steel Door
D1	0.90x2.240m	Aluminium Steel Door
D2	0.75x2.40m	Aluminium Steel Door

APPLICANT:-

CRYO SCIENTIFIC SYSTEMS (P) LTD. CHENNAI 600128

AUTHORIZED SIGNATORY

REGISTERED STRUCTURAL ENGINEER SIGNATURE:-

Er. R. KUMARESAN, M.E(Struct), AMIE.,
DTCP Registered Structural Engineer Grade-I(SE)
Chartered Engineer (India) - AM - 1914440
RSE/GR-I/2022/07/011
No. 1, Krishnama Road, Mashkur Building,
1st Floor, Nungambakkam, Chennai - 600 034.
Mobile: +91 - 97900 92504

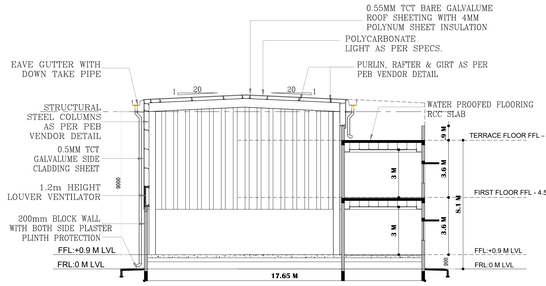
AUTHORIZED SIGNATORY

ARCHITECT / REGISTERED ENGINEER :-

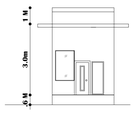
S. RANJITH BABU, B.Arch
Registered Architect Grade - 1
CMDA Reg No. RA/GR - 1 / 1903 / 105
Corp Reg No. RA / 10012 / 2019
COA No. CA / 2009 / 44506
No.7/4, Anderson Road, Ayanavaram,
Chennai-600 023. Mobile : 9840753965
E-mail: ar.ranjithrshub@gmail.com

AUTHORIZED SIGNATORY

DWG NO : SITE-AR-APP-01	SCALE - 1 : 400	DATE :08.01.2025	SHEET - 01

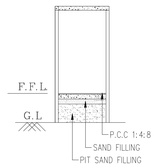


SECTION AA

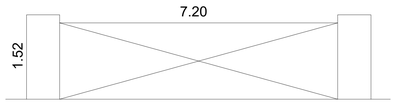


FRONT ELEVATION

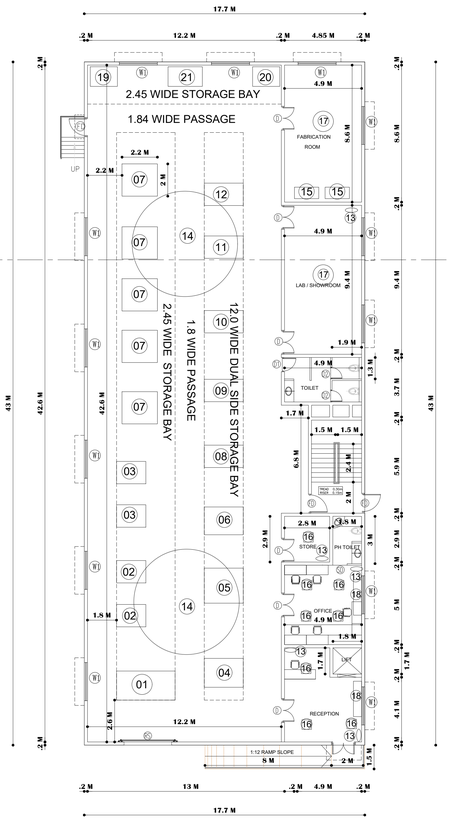
SECURITY OFFICE FLOOR PLAN



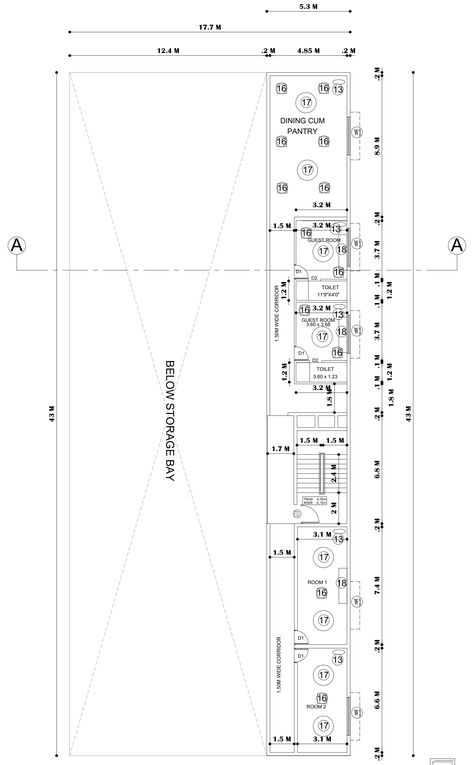
SECTION ON 'CC'



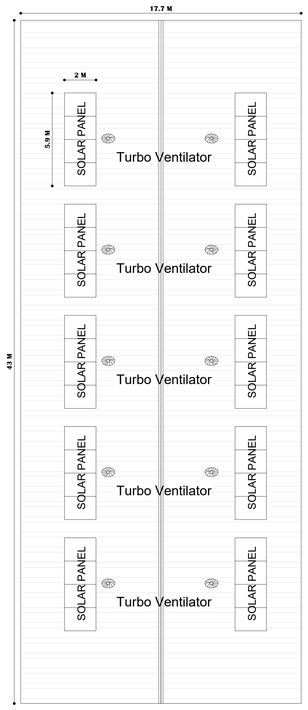
6.0 M WIDE M.S GATE ELEVATION OF COMPOUND WALL
SCALE 1:100



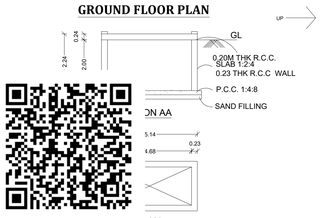
GROUND FLOOR PLAN



FIRST FLOOR PLAN

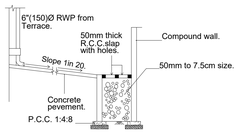


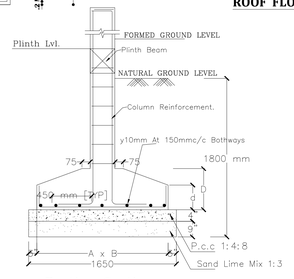
ROOF FLOOR PLAN



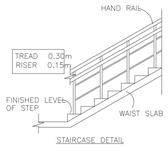
...ON AA

...LAN
U.G SUMP DOMESTIC
SCALE 1:100

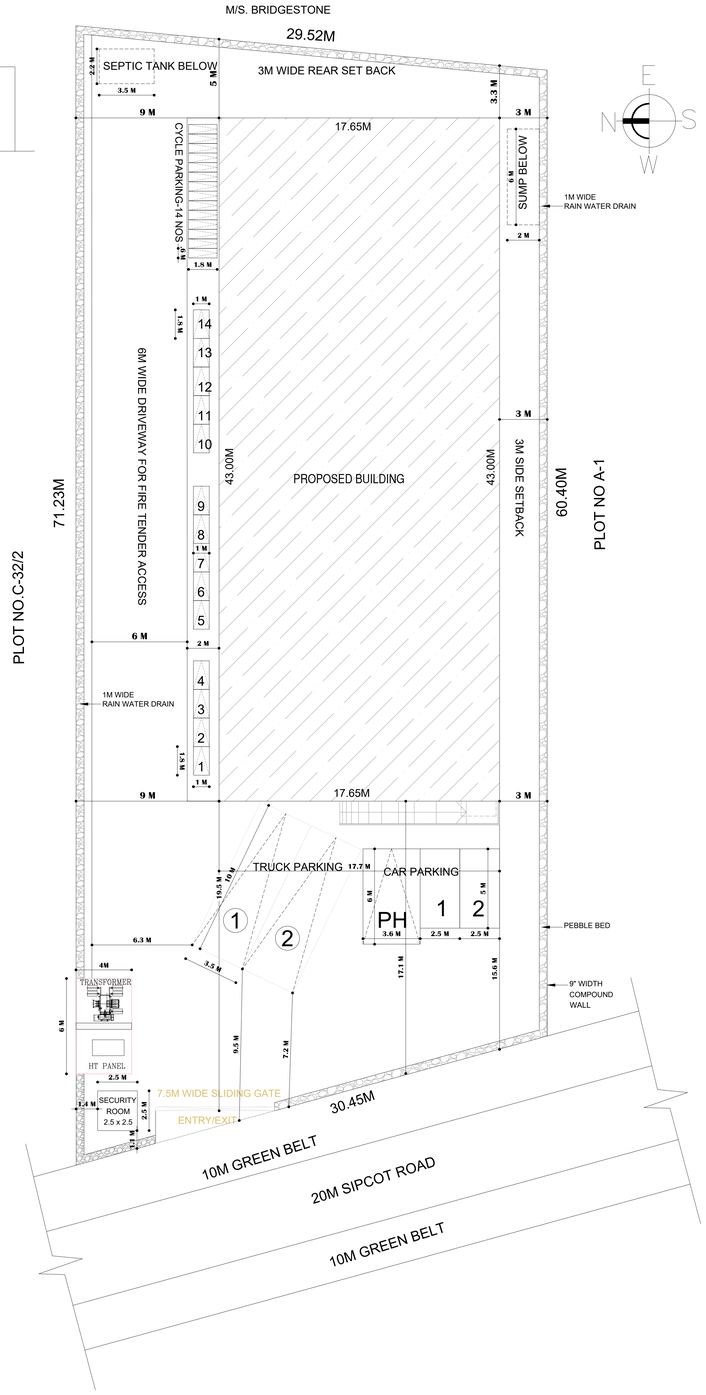




Footing Section



STAIRCASE DETAIL



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

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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.