

PP

APPROVAL RECORD

Planning Permission

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

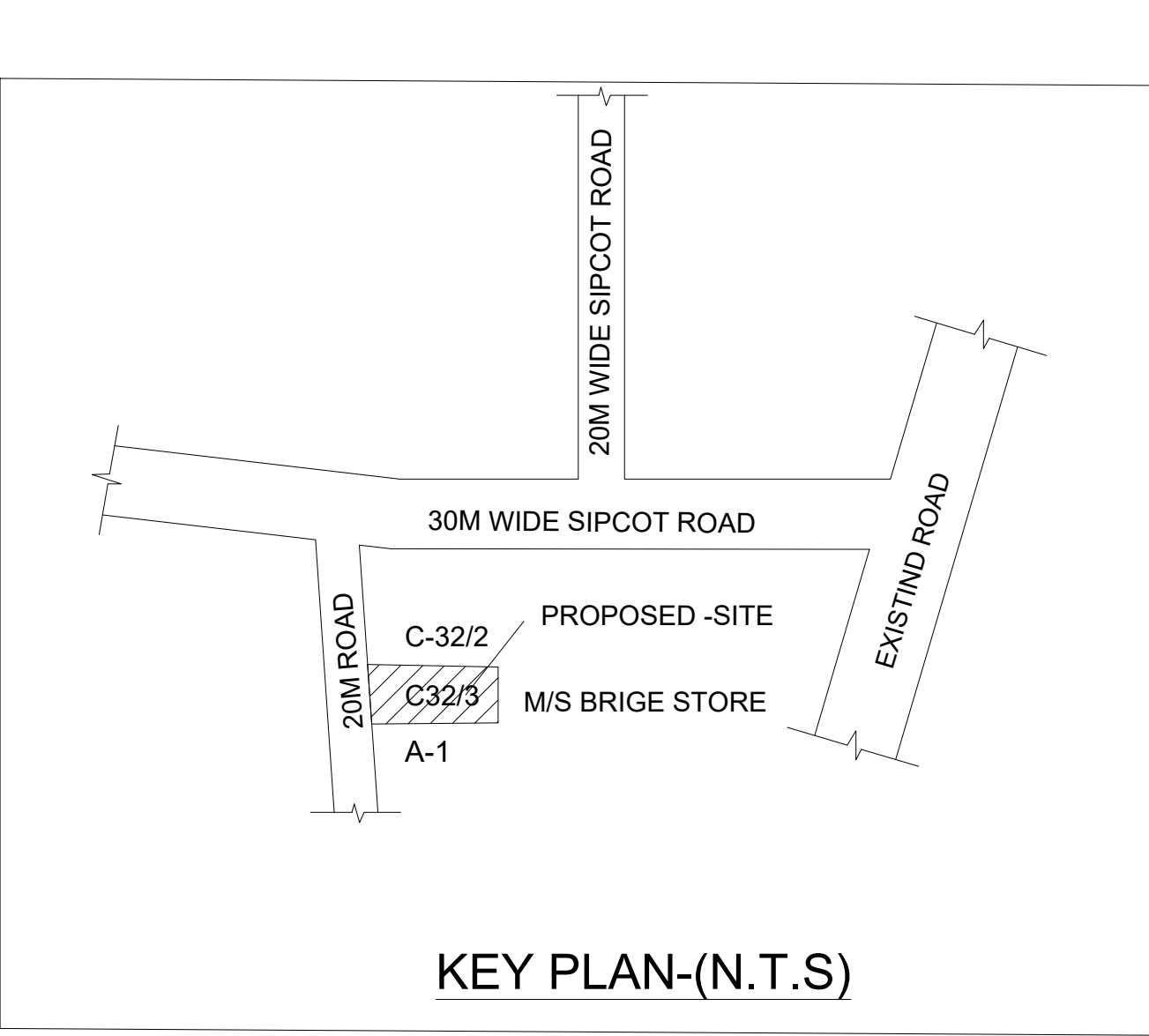
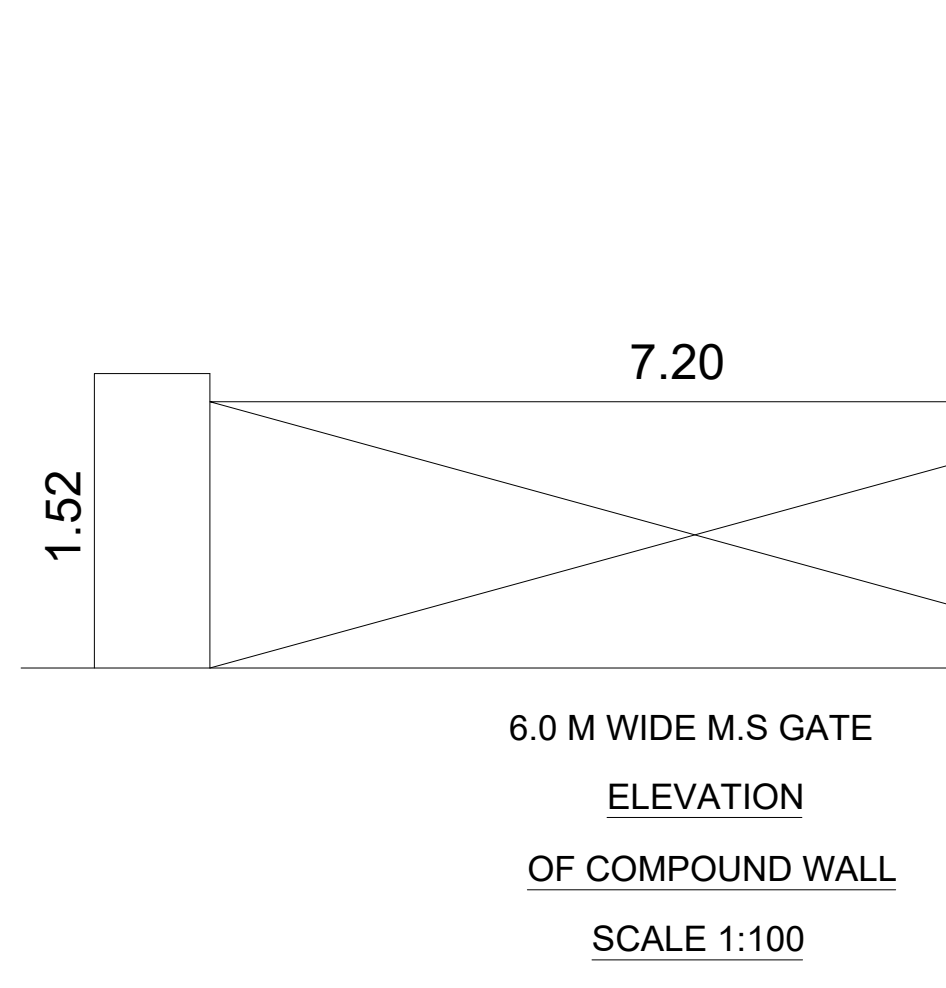
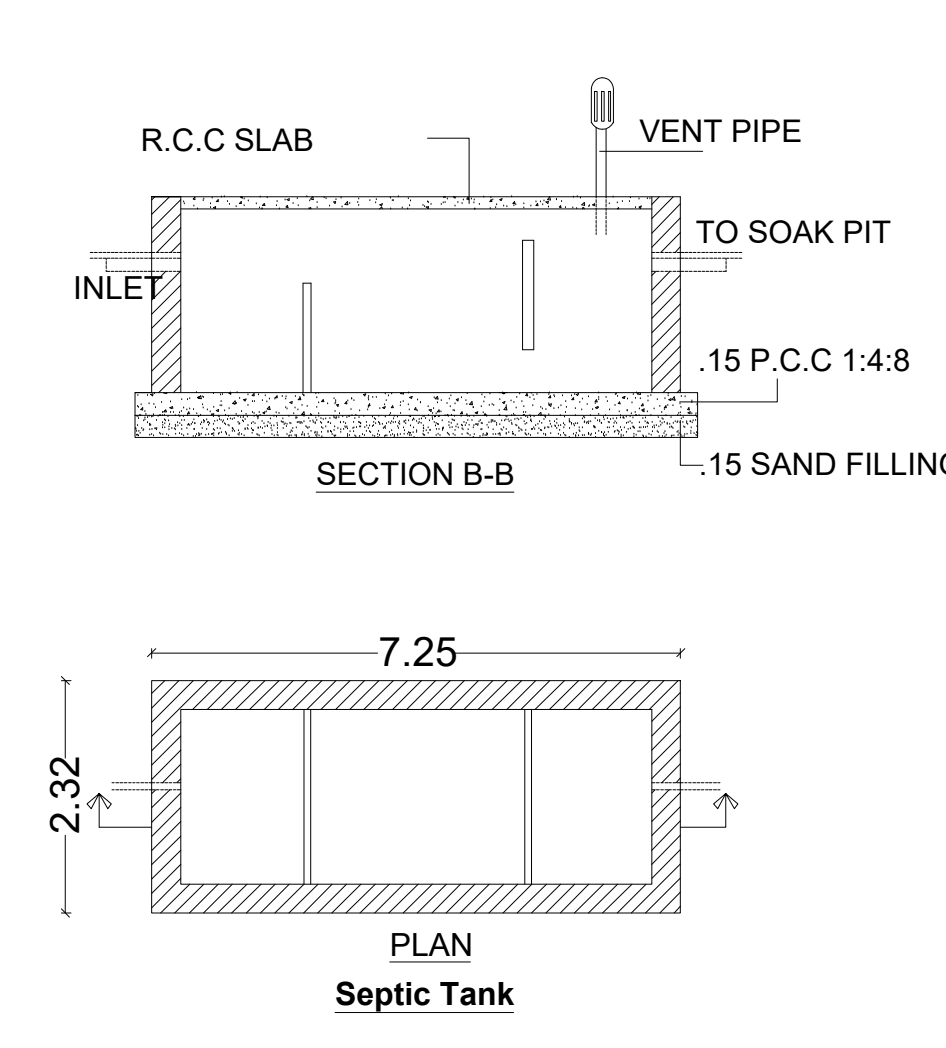
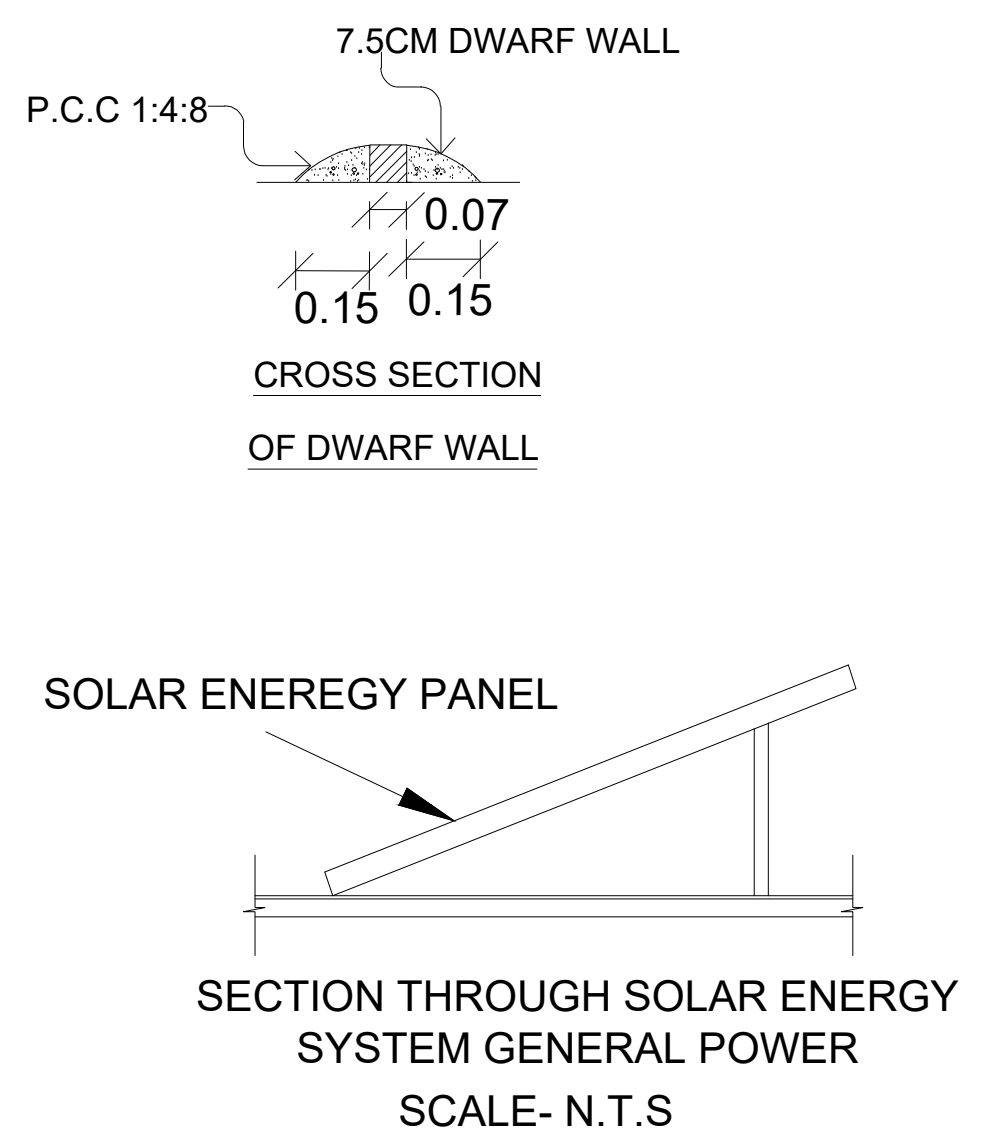
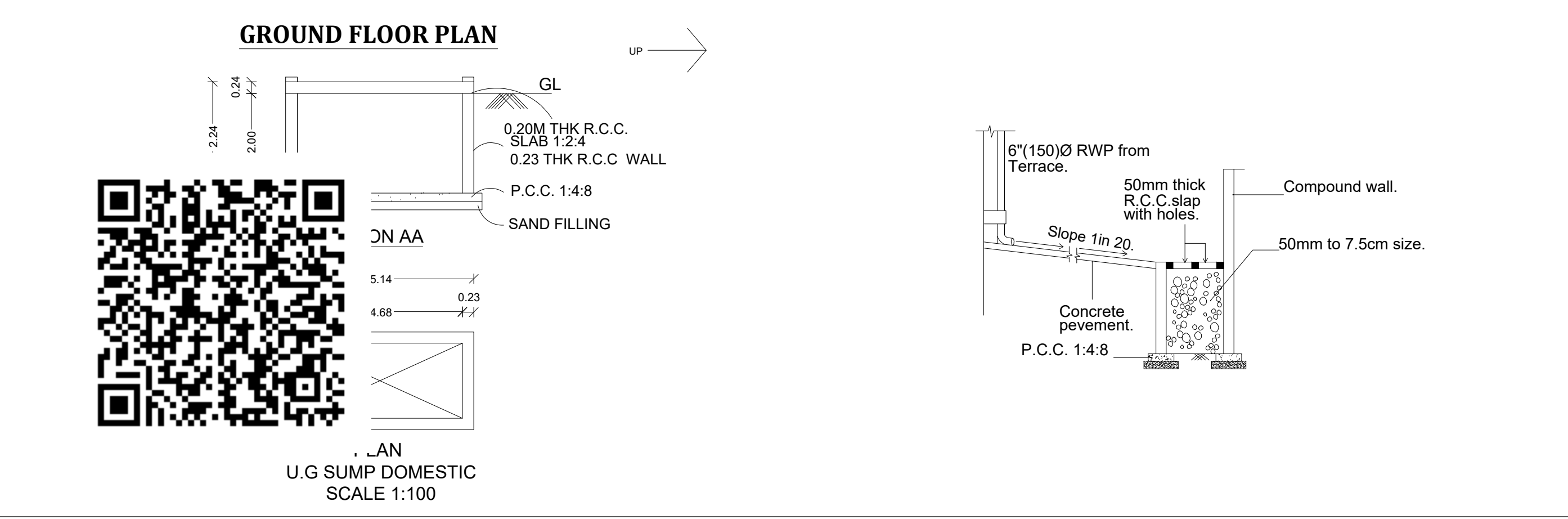
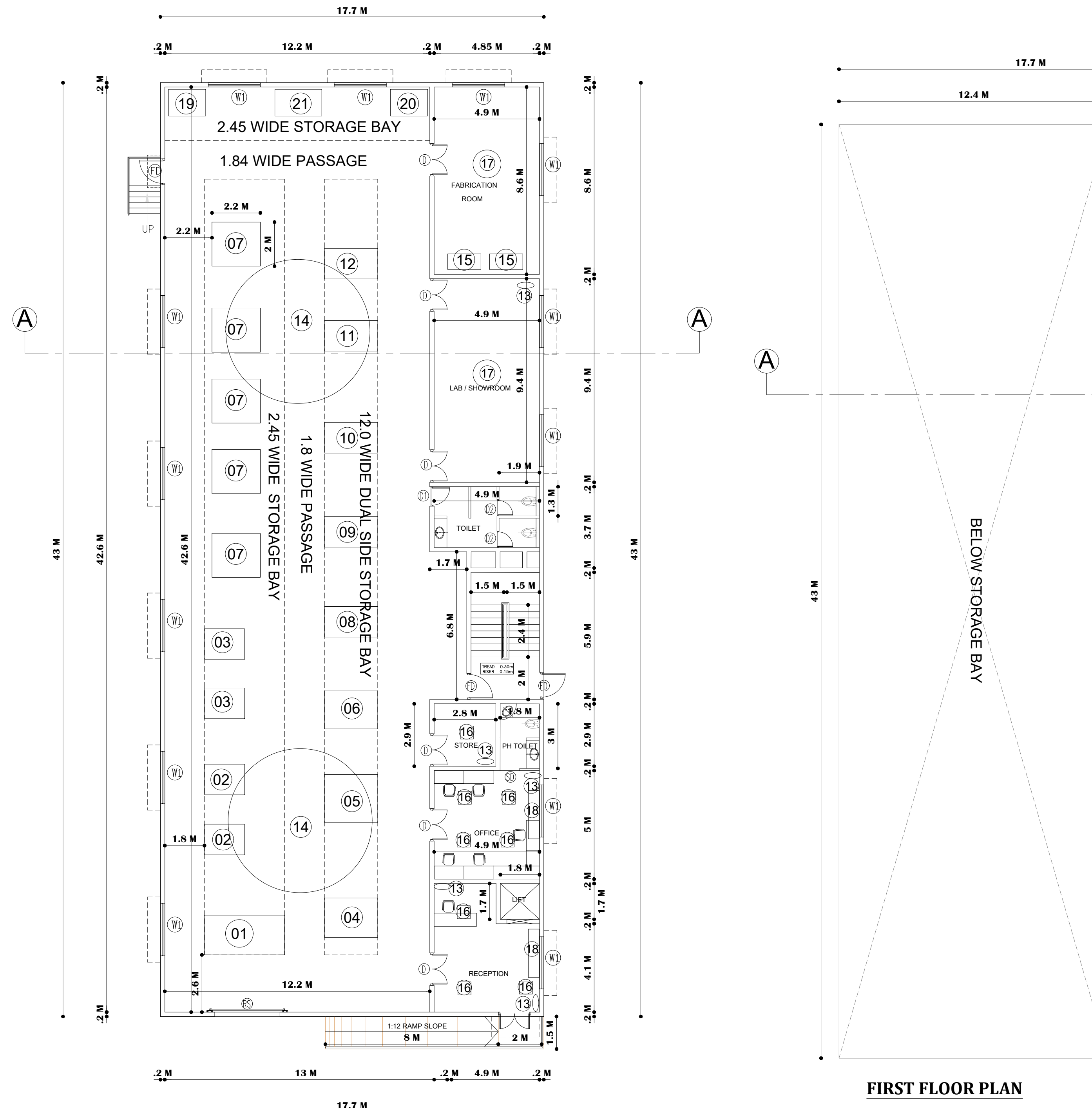
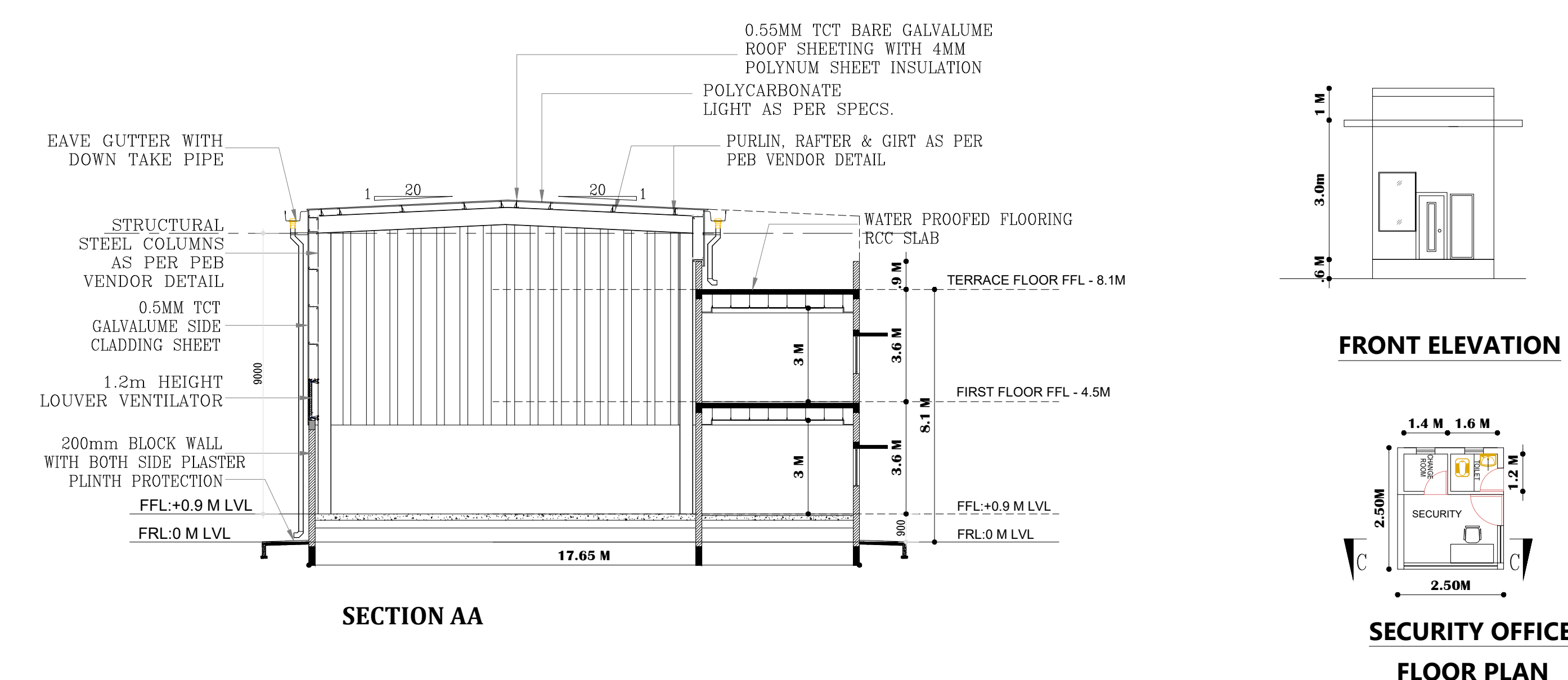
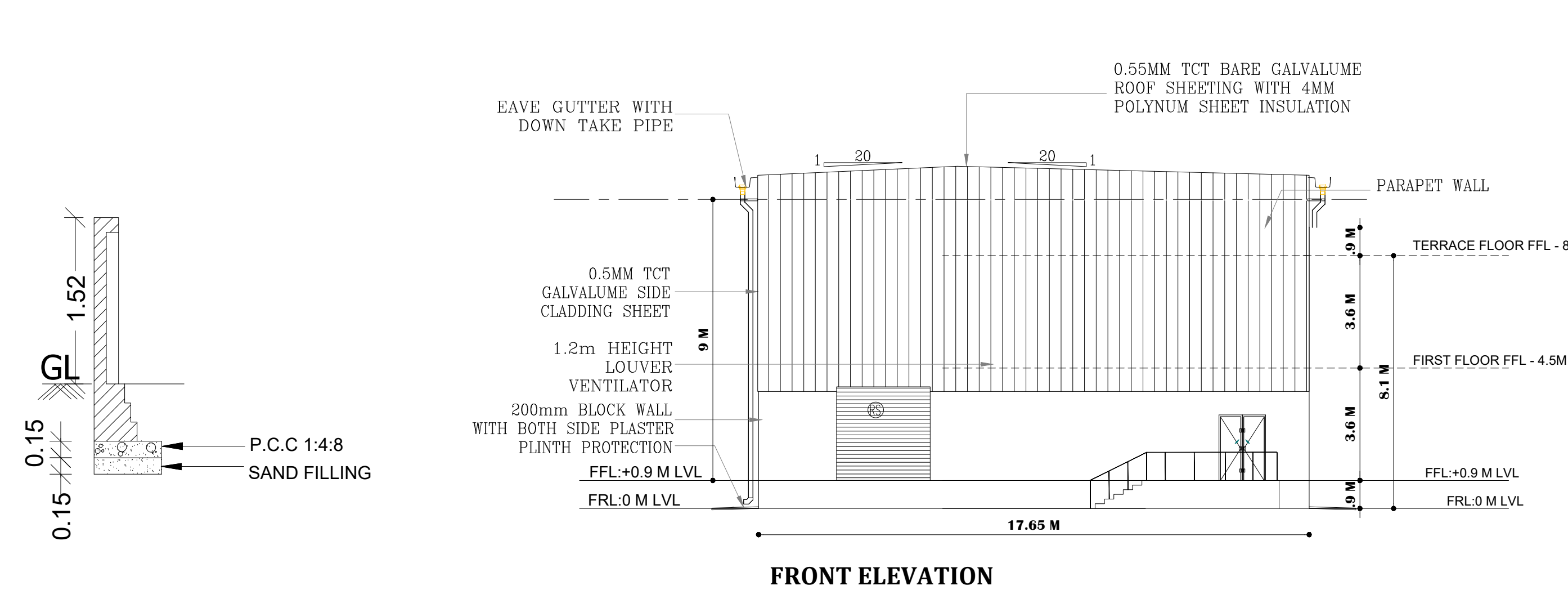
Building Plan

ISSUING AUTHORITY

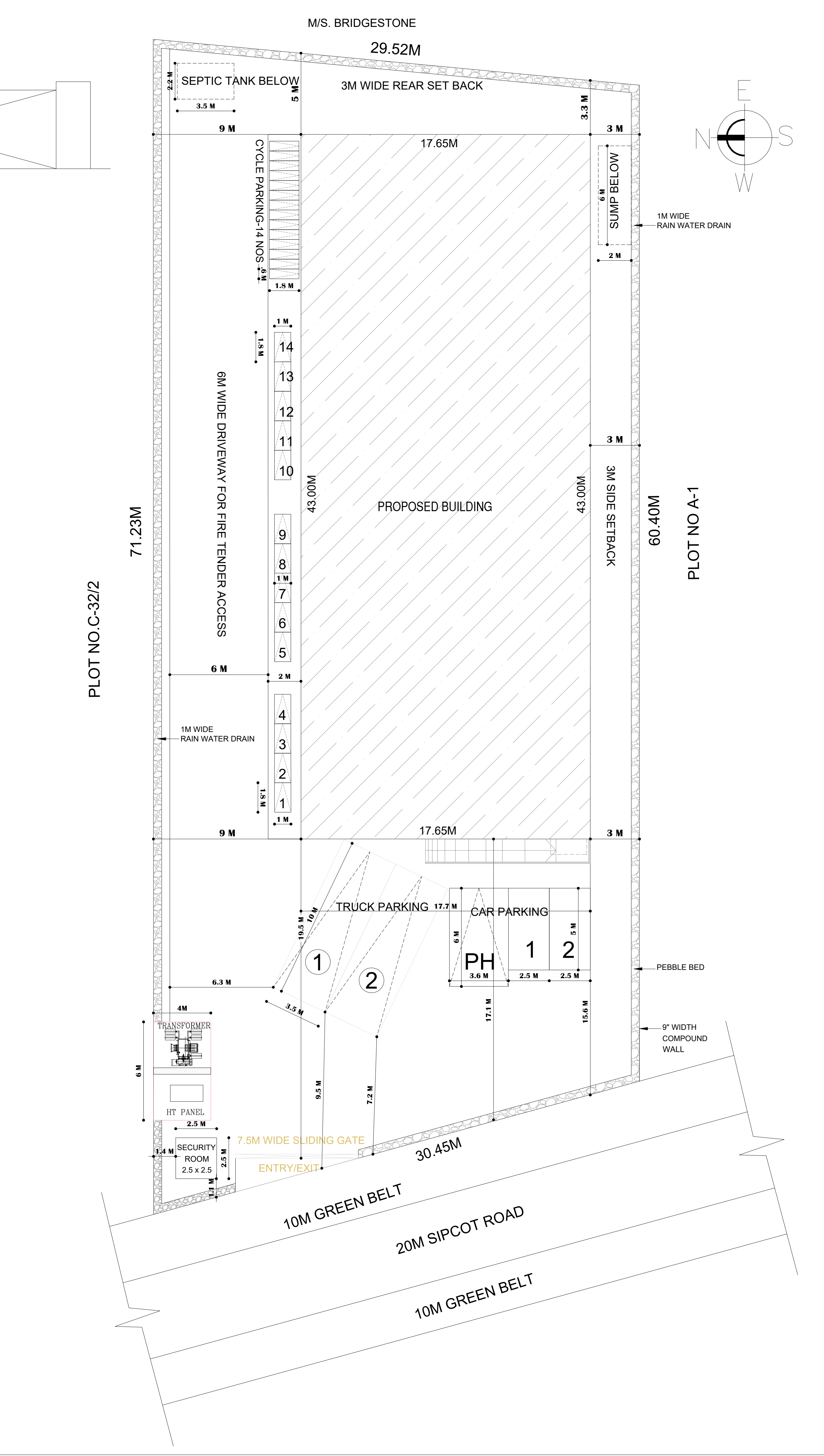
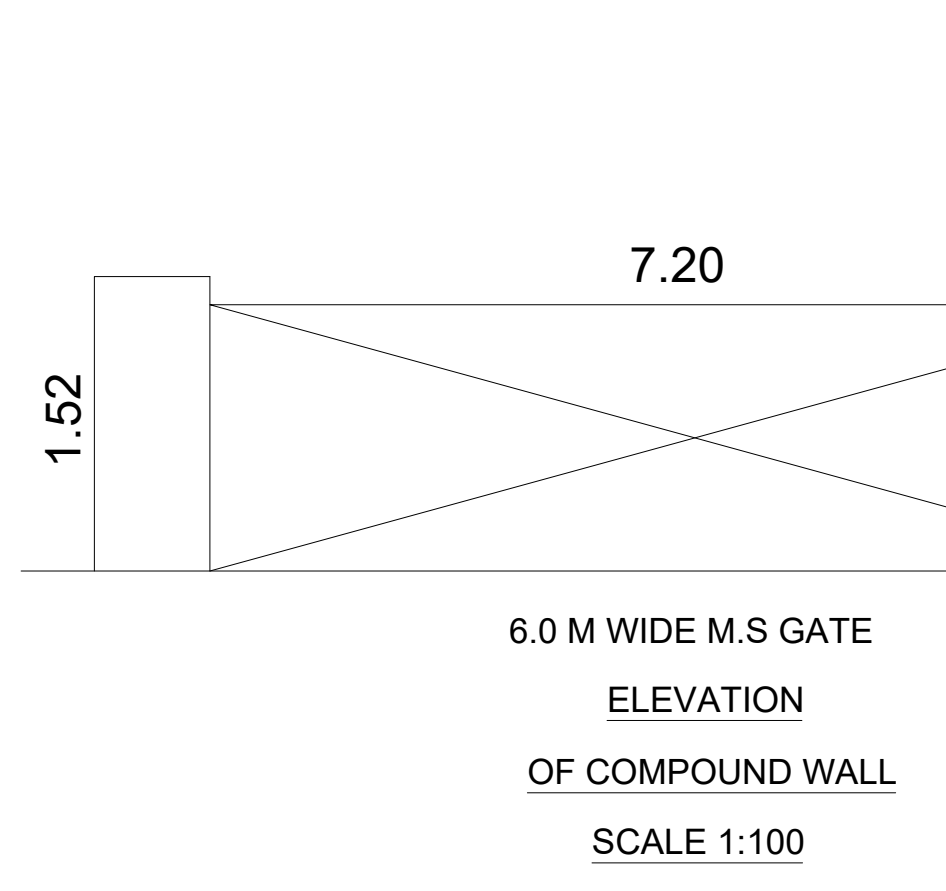
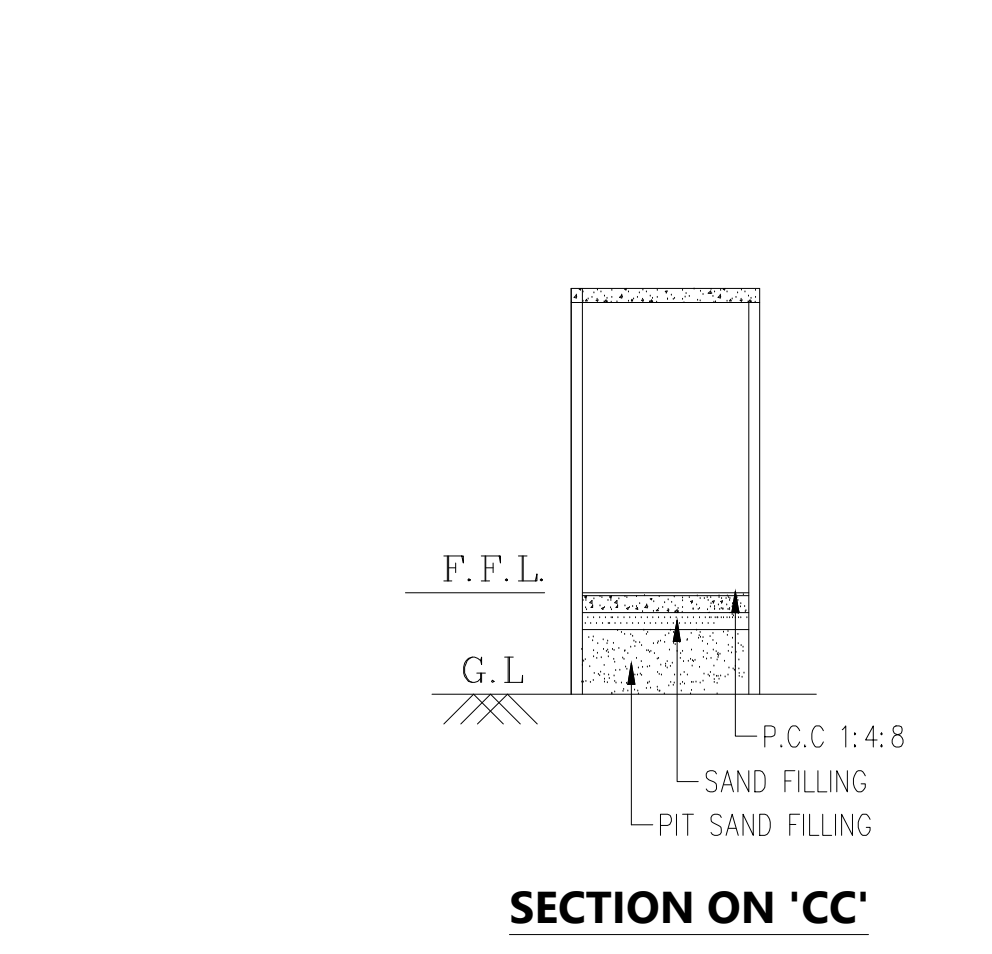
Rural Panchayat

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.



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-5-40X1500Hydraulic Press	no	1	5	5
10	Model : HB-1032, 3+1 Axis, DA53T"YANGU"	no	1	15	15
11	Model : NEAT1530-8, MAX 3000WGMF: CN	no	1	32	32
12	Screw air compressor	no	1	15	15
13	Almondard 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	Ceiling fans	nos	10	0.1	1
18	Air Conditioners	nos	5	1.6	8
19	ONLINE UPS 5KVA	no	1	5	5
20	Puff 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, KUNDRAATHUR TALUK, KANCHEEPURAM DISTRICT, TAMIL NADU-600125

MANUFACTURE OF LOW TEMPERATURE EQUIPMENTS FOR BIO-MEDICAL APPLICATIONS

TNPB 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 = 0.508

1942.00 SQ.M

PLOT COVERAGE = 786.92 SQ.M X 100 = 40.52 %

1942.00 SQ.M

TOTAL NO OF TRUCK PARKING REQUIRED = 761.10(INDUSTRIAL AREA) = 2.0

750.00 SQ.M

NO OF TRUCK PARKING PROVIDED : 2 NOS

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

150.00 SQ.M

NO OF CAR PARKING PROVIDED : 2 NOS

PH CAR PARKING PROVIDED = 1 NOS

TOTAL NO OF TWO WHEELER PARKING REQUIRED = 986.85(INDUSTRIAL AREA) = 14

75.00 SQ.M

TOTAL NO OF TWO WHEELER PARKING PROVIDED = 14 NOS

TOTAL NO OF CYCLE PARKING AREA REQUIRED = 986.85(INDUSTRIAL AREA) = 14

75.00 SQ.M

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 10.00M

CAR PARKING WITH DIMENSION 2.50 x 5.00M

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 6.00M

NOTES:

ALL DIMENSIONS ARE IN "M"

JOINERY SCHEDULE

COLOUR INDEX	RS	3.40x4.00m	Steel Rolling Shutter
PROPOSED	W	2.00x1.20m	Aluminium Steel Window
ROAD	V	2.00x0.46m	Aluminium Steel Ventilator
SITE BOUNDARY	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:-

CHENNAI 600128

AUTHORIZED SIGNATORY

REGISTERED STRUCTURAL ENGINEER SIGNATURE:-

ER. R. KUMARESAN, M.E.(Struct), AME, DTCP Registered Structural Engineer Grade-I(SE) Chartered Engineer (India) -AM - 1914440 RSE/GR-1/2022/07/011 No. 1, Krishna Road, Mashur Building, 1st Floor, Nungambakam, Chennai - 600 034. Mobile: +91 - 97900 82504

AUTHORIZED SIGNATORY

ARCHITECT / REGISTERED ENGINEER :-

S. RANJITH BABU, B.Arch Registered Architect Grade - 1 CMDA Reg No. RA/R-1/1903/105 Corp Reg No. RA/1/10012/2018 COA No. CA/2009/44508 No 7/4, Anderson Road, Ayerampet, Chennai-600 033. Mobile : 9840763065 E-mail: sr.ranjithbabu@gmail.com

AUTHORIZED SIGNATORY

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

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

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



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.

