

PP

APPROVAL RECORD

Planning Permission

Vilupuram 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.

SITE PLAN SHOWING THE PROPOSED INDUSTRIAL FACTORY BUILDING NAME OF "M/s.ZANDAS PHARMA PRIVATE LIMITED"(BLOCK-1 "PHARMA AND MEDICAL DEVICE MANUFACTURING FACTORY" (G+1)),(BLOCK-2 BOILER ROOM(G.F)) IN R.S.NO:14 PART,15 PART, 16 PART & 17 PARTDP.NO:25 AT TANSIDCO INDUSTRIAL PARK LAYOUT APPROVAL NO:04/2024 , PELLAKUPPAM VILLAGE TINDIVANAM TALUK, VILLUPURAM DISTRICT.

N

W

E

S

SHEET :1/2

Scale : 1:100

ALL DIMENSIONS ARE IN "METER"

APPLICANT NMAE : M/s.ZANDAS PHARMA PRIVATE LIMITED

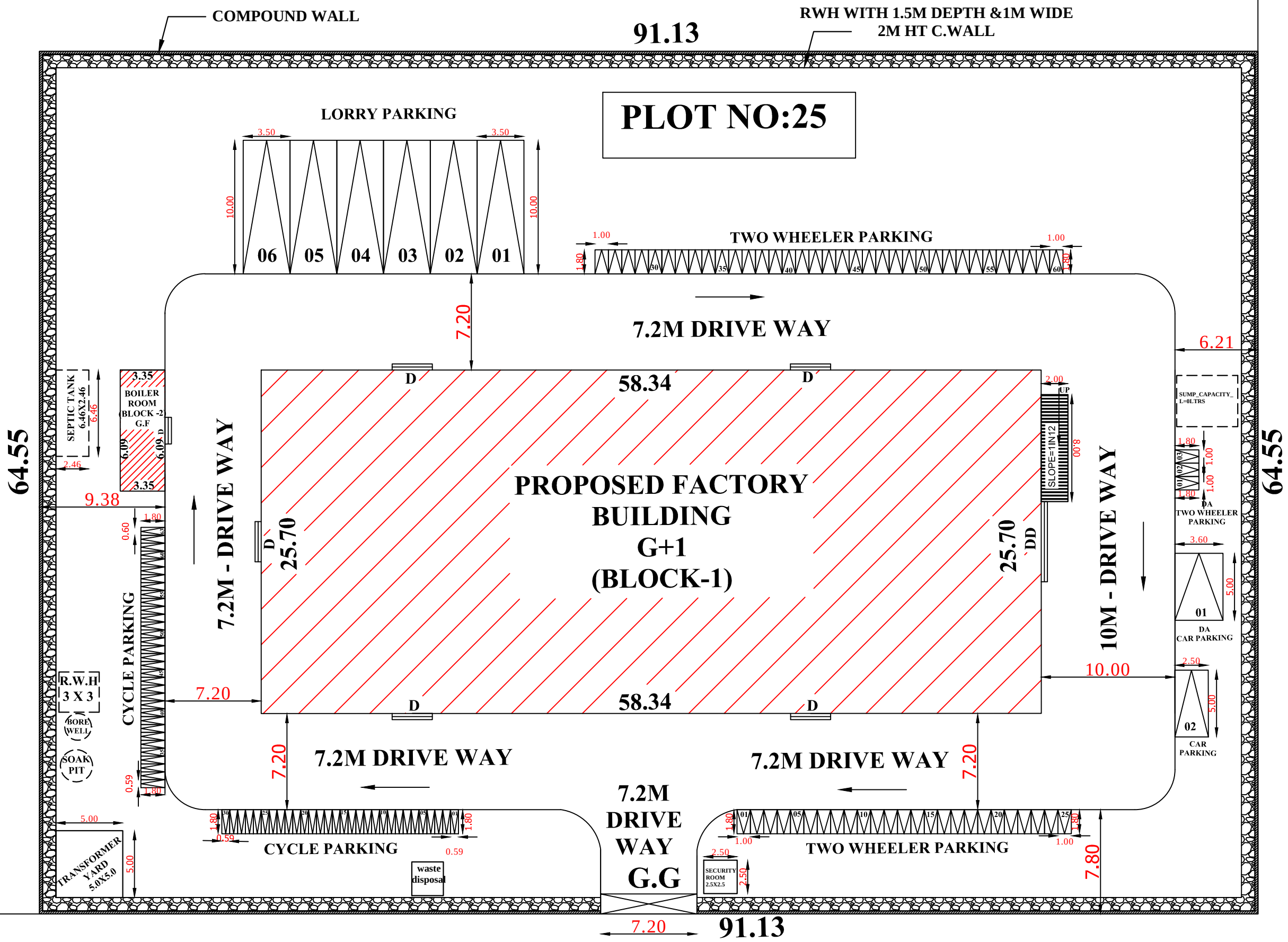
DIRECTORS: 1. Mr.M.THIRUPATHY
2.Mrs.T.BANU THIRUPATHY

DP NO:39

PLOT NO:25

30M WIDE - TANSIDCO ROAD

DP NO:25A



20M WIDE- TANSIDCO ROAD

JOINERY DETAILS

G.G	-	GRILL GATE	:	7.20 X 2.44
DD	-	DOUBLE DOOR	:	6.00 X 2.13
D	-	DOOR	:	(2.3.00 X 2.13)
D1	-	DOOR	:	0.75 X 2.13
D2	-	DOOR	:	1.00 X 2.13
D3	-	DOOR	:	1.50 X 2.13
D4	-	DOOR	:	0.75 X 2.13
D5	-	DOOR	:	1.20 X 2.13
W	-	WINDOW	:	2.00 X 2.00
V	-	VENTILATION	:	0.60 X 0.90
FE	-	FIRE EXTINGUISHER	:	△
FA	-	FIRE ALARM	:	▽
SB	-	SAND BUCKET	:	☹☹

AREA DETAILS

AREA OF DOCUMENT : 1.45 ACRES - 5867.95 SQ.M
AREA OF PLOT : 1.45 ACRES - 5882.44 SQ.M

BLOCK -1: PHARMA BUILDING

FLOOR DETAILS	FSI Area	Non-FSI Area	Built Up Area Sq.m
AREA OF GROUND FLOOR	1499.34	-	1499.34
AREA OF FIRST FLOOR	1499.34	-	1499.34
HEAD ROOM	-	60.04	60.04
TOTAL BUILT UP AREA	2998.68	-	3058.72

BLOCK -2: BOILER BUILDING

FLOOR DETAILS	FSI Area	Non-FSI Area	Built Up Area Sq.m
AREA OF GROUND FLOOR	30.35	-	30.35
TOTAL BUILT UP AREA	30.35	-	30.35

TOTAL BUILDUP AREA = 3089.07 Sq.m

TOTAL FSI AREA = 3029.03 Sq.m

FSI =(3029.03/5882.44) = 0.51<1.5

PC = (3029.03/5882.44)X100 = 51.49 %

PARKING DETAILS:

PARKING :	REQUIRED	PROVIDED
CYCLE SPACE	- 60 NOS	63 NOS
TWO WHEELER	- 60 NOS	60 NOS
LORRY PARKING	- 05 NOS	06 NOS
TWO WHEELER(DA)	- 02 NOS	03 NOS
CAR PARKING	- 01 NOS	01 NOS
CAR PARKING (DA)	- 01 NOS	01 NOS

PARKING CALCULATION:

TWO WHEELER PARKING	:	TOTAL FSI AREA EVERY 50 Sq.m (1 two wheeler parking / cycle parking)
		$\frac{3029.03}{50} = 63 \text{ nos}(\text{two wheeler}) / \frac{3029.03}{50} = 63 \text{ nos}(\text{cycle})$
LORRY PARKING :		TOTAL FSI AREA EVERY 500 Sq.m 1 lorry parking
		$\frac{3029.03}{500} = 6 \text{ nos}$

COLOUR CODE

BOUNDARY	-	
PROPOSED BUILDING	-	
EXG.ROAD	-	
DRIVE WAY	-	

SPECIFICATION:

FOUNDATION: R.C.C COLUMN FOOTING. BRICK WORK - C.M 1:6 FOR SUPER STRUCTURE. PLASTERING - C.M 1:5 FOR WALLS & 1:3 FOR CEILING. FLOORING- MOSAIC FLOORING. CEMENT PAINT - 2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING. R.C.C - M25 GRADE FOR ALL CONCRETE WORKS. WOOD WORK - USING BEST QUALITY TIMBER. WEATHERING COARSE AS PER NATIONAL BUILDING CODE.

For ZANDAS PHARMA PRIVATE LIMITED
T. Banu
Director

APPLICANT

Dr. S. MURUGAVEL
RE / GR - III / VD / NOV - 2024 / 086
No.47, Trichy Main Road,
Near Thanthal Periyar Nagar,
Salem, Villupuram - 605 401.
Cell: 99944 71361

REGISTERED ENGINEER

District Town And Country Planning Office
Villupuram District

Online Application No: SWP/BPA/0519519 /2025

BUILDING APPROVAL :
B.P/A.D.T.C.P.(V.D) No:18/2025

Industrial Building Approval Issued.

APPROVAL

Er.M.FAGURUDEEN MOHAMED
B.E., M.Tech.(Struc) PG. D.O.S.V., MIE.F.V.
Chartered Engineer
Structural Engineer Grade-1 (RSE)
Reg. No: RSE/GR-IV/D/AUGUST-2024/000
DTCP Villupuram Regional Office(VO)
Cell: 7010771257, 9150370364

STRUCTURAL ENGINEER

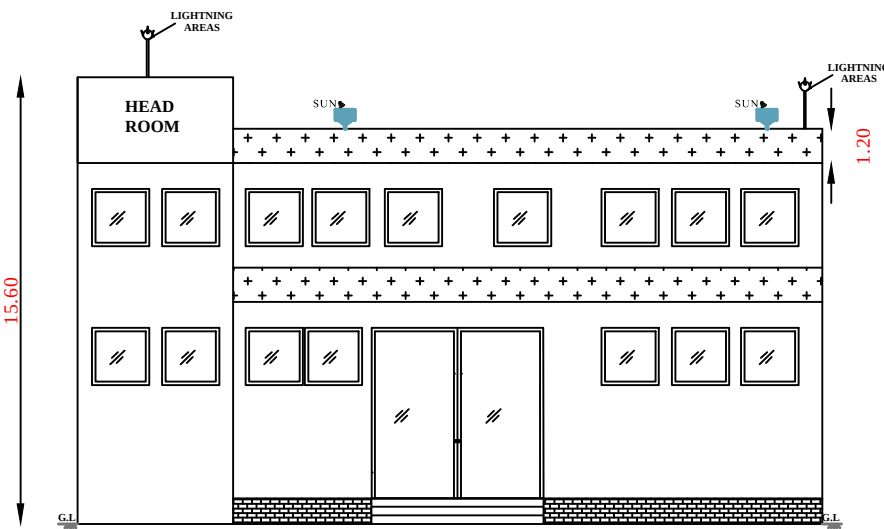
Dr.MATHAN KANNANK, M.Arch, Ph.D.,
REGISTERED ARCHITECT
Reg.No: RA/VD/SEPTEMBER-2024/010
Mobile: 91505 00689

ARCHITECT

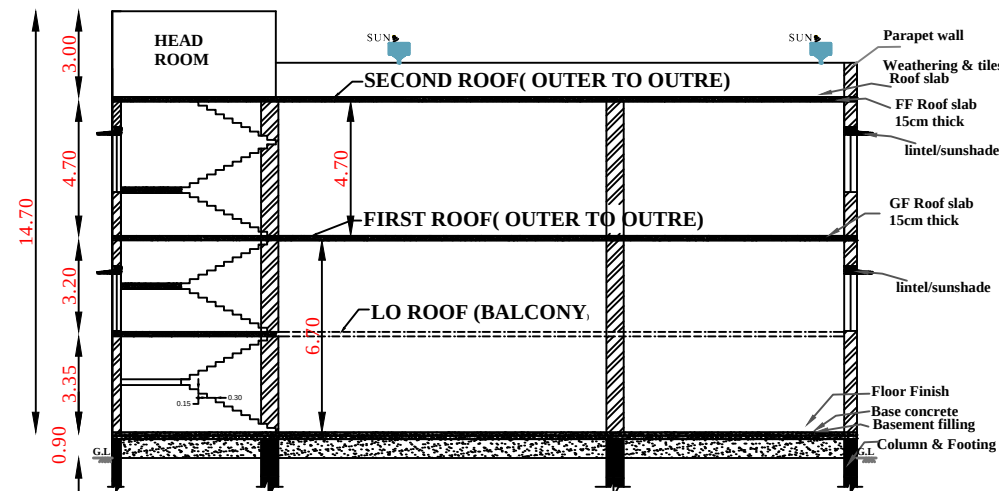
PLAN SHOWING THE PROPOSED INDUSTRIAL FACTORY BUILDING NAME OF "M/s.ZANDAS PHARMA PRIVATE LIMITED"(BLOCK-1 "PHARMA AND MEDICAL DEVICE MANUFACTURING FACTORY" (G+1)), (BLOCK-2 BOILER ROOM(G.F)) IN R.S.NO:14 PART,15 PART, 16 PART & 17 PART,DP.NO:25 AT TANSIDCO INDUSTRIAL PARK LAYOUT APPROVAL NO:04/2024, PELLAKUPPAM VILLAGE TINDIVANAM TALUK, VILLUPURAM DISTRICT.

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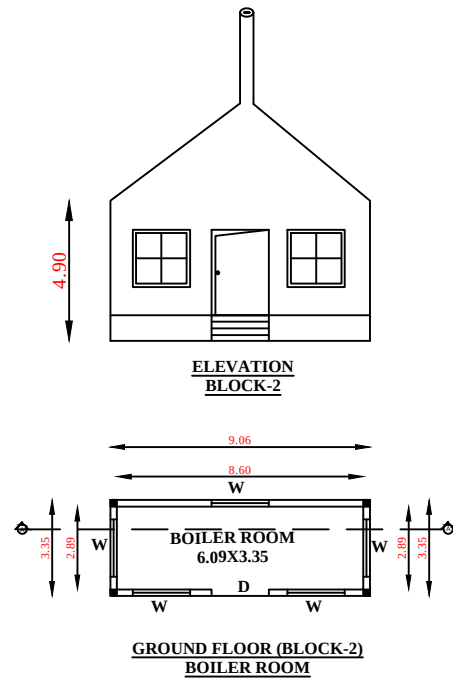
DIRECTORS: 1. Mr.M.THIRUPATHY
2.Mrs.T.BANU THIRUPATHY



ELEVATION
BLOCK-1



SECTION AA'
BLOCK-1



GROUND FLOOR (BLOCK-2)
BOILER ROOM

List of machinery and its power .

SL.No	Description of Machinery	HORSE POWER (Kw)	HORSE POWER(HP)
1	Boiler	11.50	15.4215
2	PW Water System	5.00	6.705
3	Pure Steam Generator	1.00	1.341
4	Looping System	10.0	13.41
5	Autoclave	7.50	10.0575
6	Terminal Sterilizer	15.5	20.7855
7	WFI Water System	2.00	2.682
8	Mixing Vessels&Holding Vessels	10.00	13.41
9	Eye Drops Filling Machine	1.50	2.0115
10	Labelling Machine	3.00	4.023
11	PFS Filling Machine	1.00	1.341
12	Vial Washing Machine	2.75	3.68775
13	Tunnel Steriliser	17.0	22.797
14	Vial Filling and Stoppering Machine	1.50	2.0115
15	Cap Sealing Machine	1.00	1.341
16	Hvac System	100.0	134.10
17	LAF	20.0	26.82
18	Compressor	15.0	20.115
19	Pressing Machine	3.00	4.023
20	Cutting Machine	3.00	4.023
21	EO Sterilizer	5.00	6.705
22	Autoclave	15.0	20.115
23	Stability Chamber		
TOTAL			340.95

WORKERS DETAILS:

1. UN SKILLED WORKERS : 35 nos
2. SKILLED WORKERS : 15 nos
3. SUPERVISOR : 1 nos
4. MANAGER : 1 nos

JOINERY DETAILS

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DD	-	DOUBLE DOOR	: 6.00 X 2.13
D	-	DOOR	: (2.300 X 2.13)
D1	-	DOOR	: 0.75 X 2.13
D2	-	DOOR	: 1.00 X 2.13
D3	-	DOOR	: 1.50 X 2.13
D4	-	DOOR	: 0.75 X 2.13
D5	-	DOOR	: 1.20 X 2.13
W	-	WINDOW	: 2.00 X 2.00
V	-	VENTILATOR	: 0.60 X 0.90
FE	-	FIRE EXTINGUISHER	: 1
FA	-	FIRE ALARM	: 1
SB	-	SAND BUCKET	: 1

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AREA OF DOCUMENT : 1.45 ACRES - 5867.95 SQ.M
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TWO WHEELER	- 60 NOS	60 NOS
LORRY PARKING	- 06 NOS	07 NOS
TWO WHEELER(DA)	- 02 NOS	03 NOS
CAR PARKING	- 01 NOS	01 NOS
CAR PARKING(DA)	- 01 NOS	01 NOS

PARKING CALCULATION:

TWO WHEELER PARKING : TOTAL FSI AREA : EVERY 50 Sq.m (1 two wheeler parking/ cycle parking)
 $\frac{3029.03}{50} = 60.58$ (two wheeler) / $\frac{3029.03}{50} = 60.58$ (cycle)

LORRY PARKING : TOTAL FSI AREA : EVERY 500 Sq.m 1 lorry parking
 $\frac{3029.03}{500} = 6.058$ = 6 nos

SPECIFICATION:

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For ZANDAS PHARMA PRIVATE LIMITED
APPLICANT

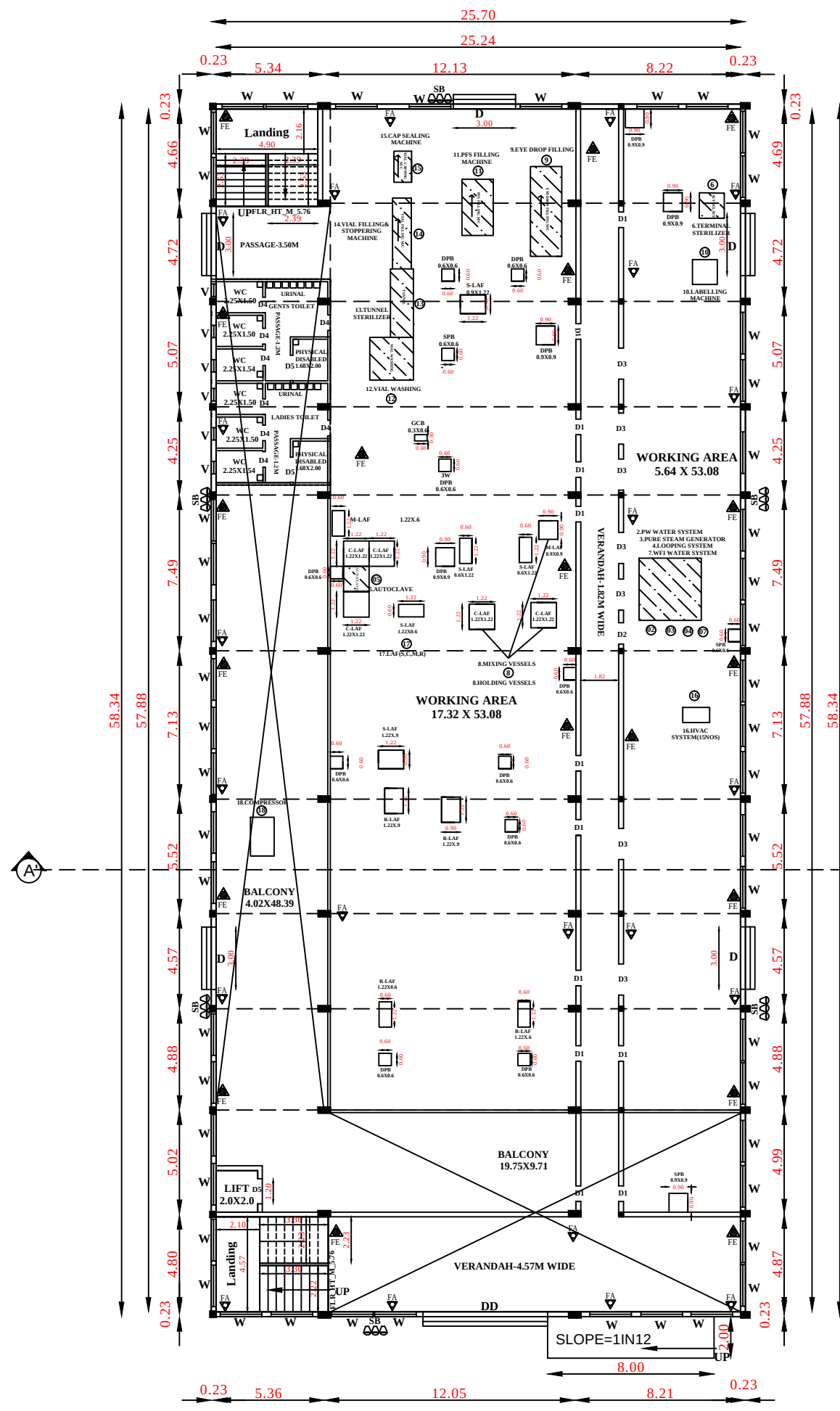
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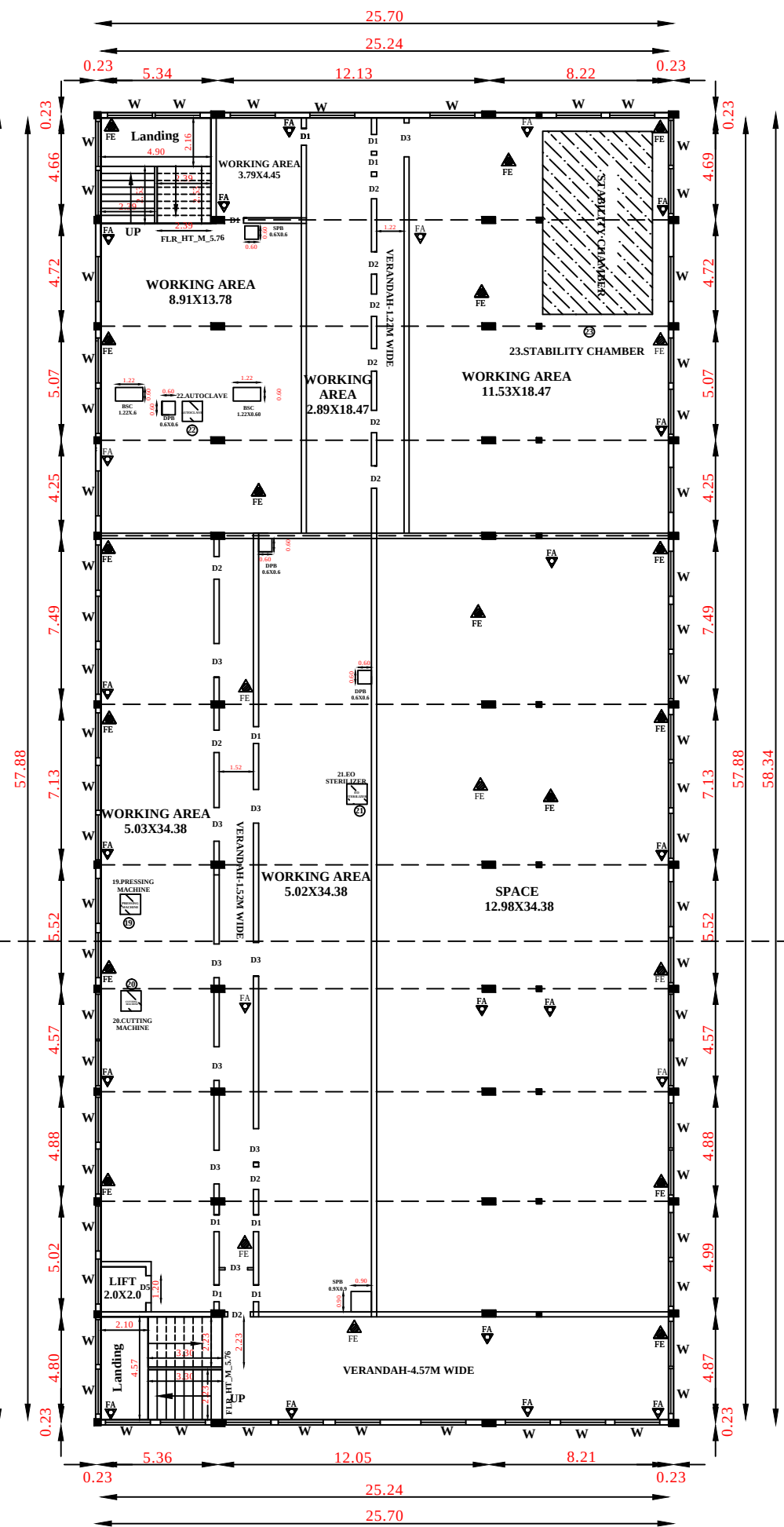
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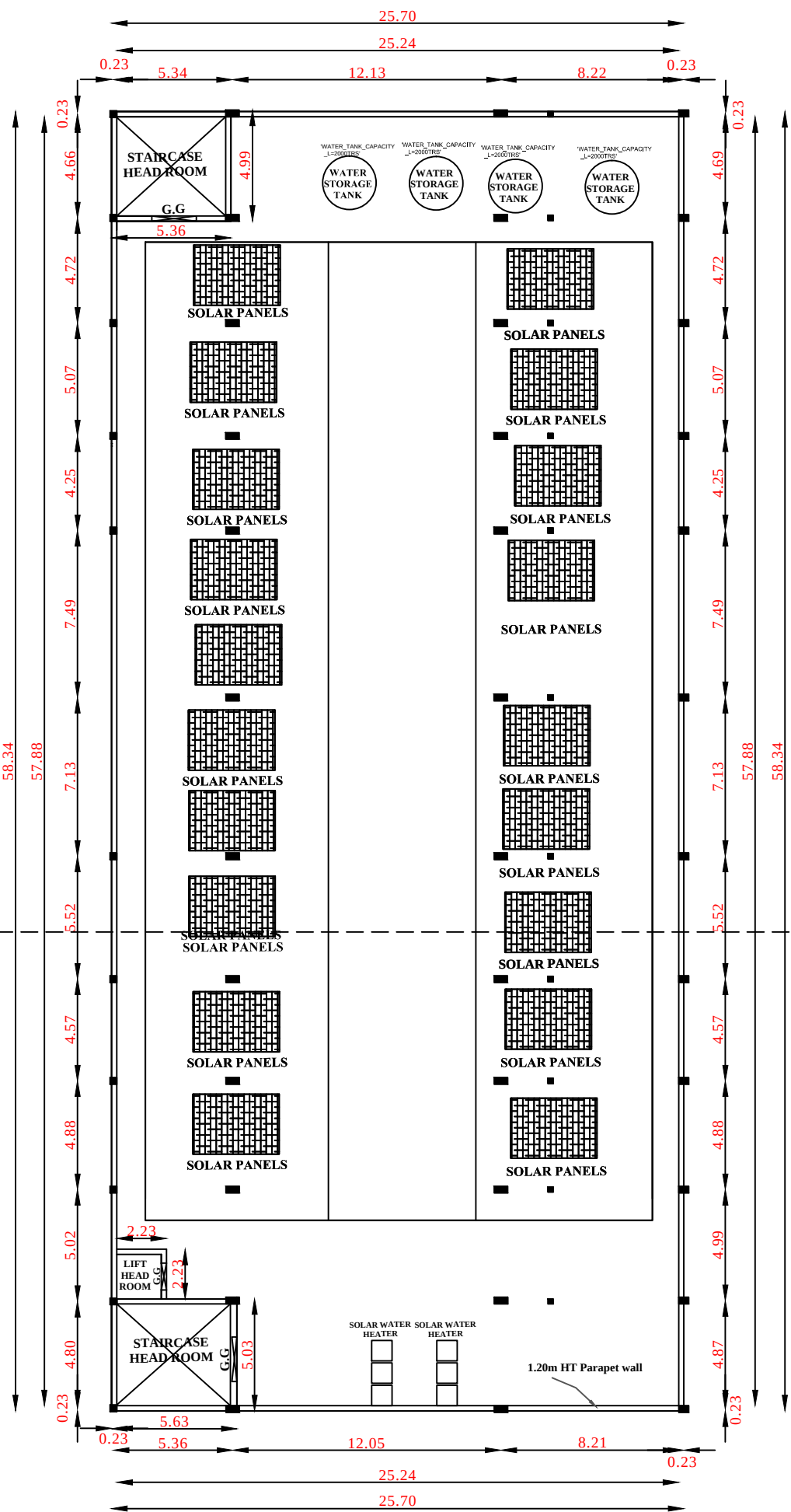
STRUCTURAL ENGINEER



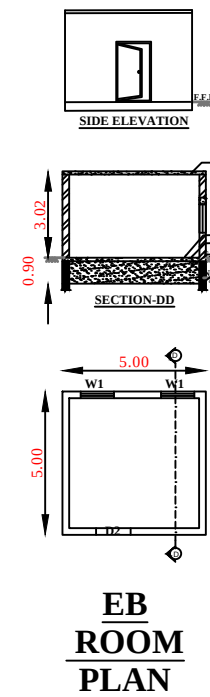
GROUND FLOOR (BLOCK-1)
FACTORY BUILDING



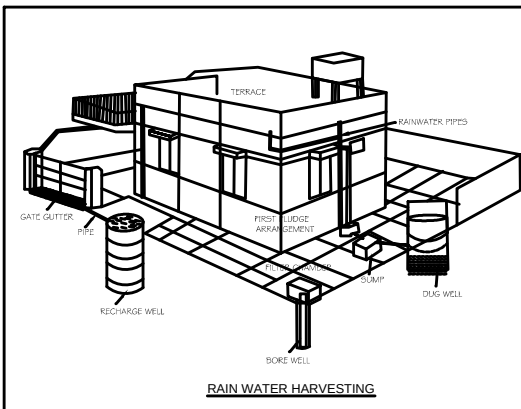
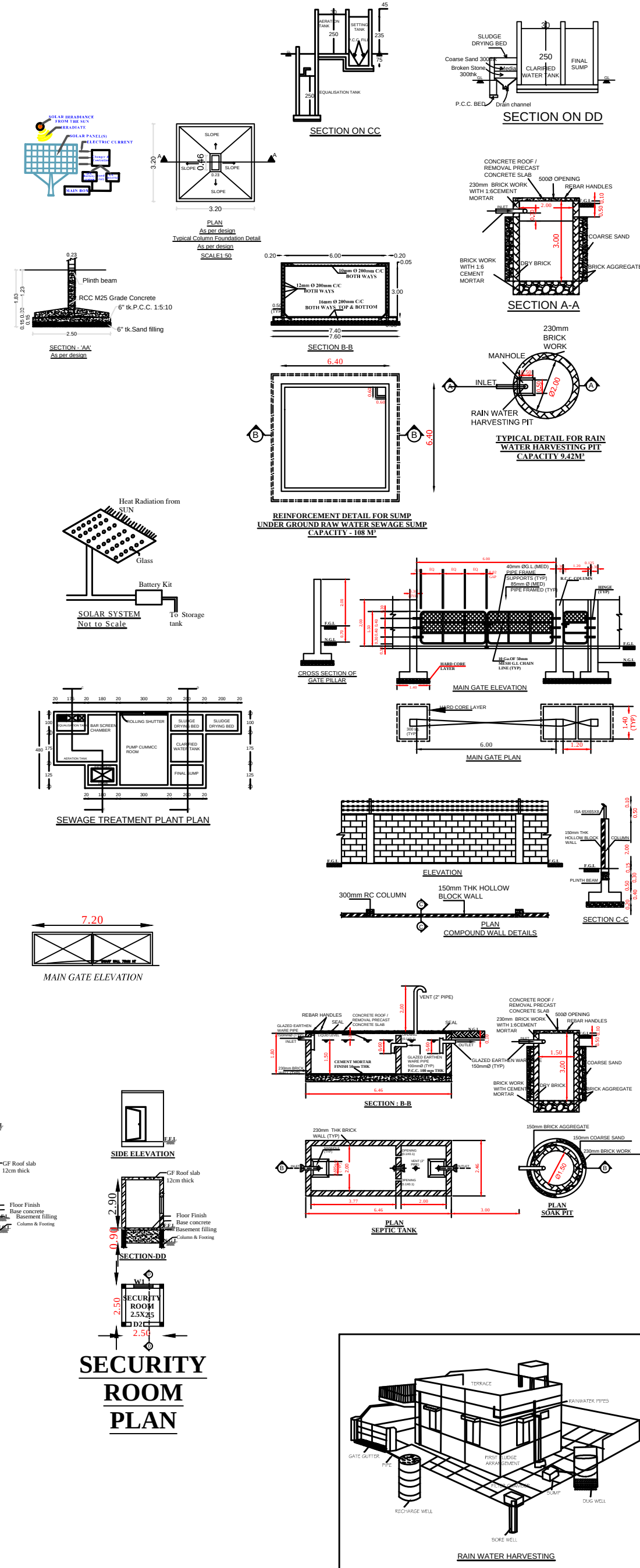
FIRST FLOOR (BLOCK-1)
FACTORY BUILDING



ROOF PLAN (BLOCK-1)
FACTORY BUILDING



EB ROOM PLAN



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.

