

PP

APPROVAL RECORD

# Planning Permission

Vilupuram district, Tamil Nadu

APPROVAL TYPE

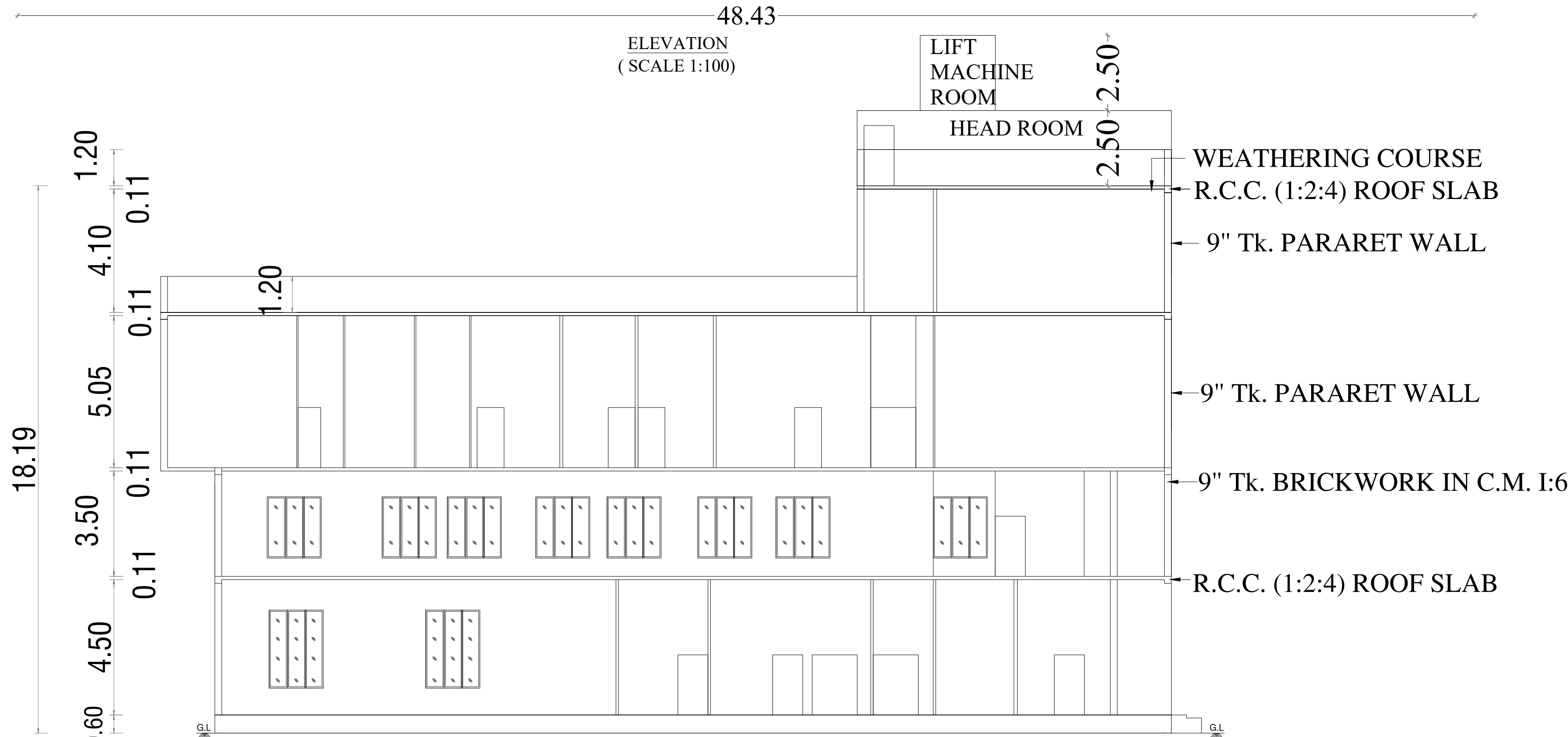
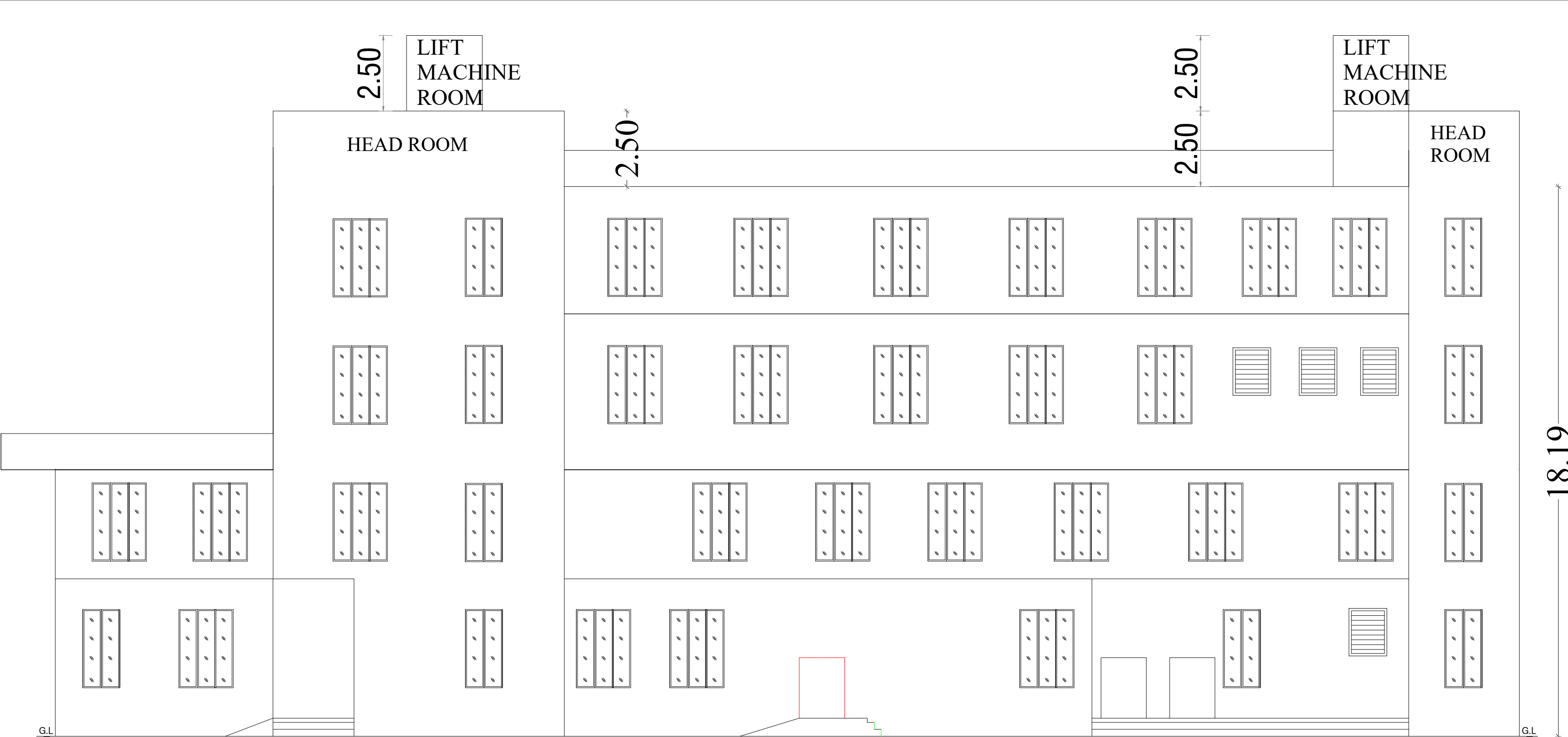
**Building Plan**

ISSUING AUTHORITY

**DTCP**

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

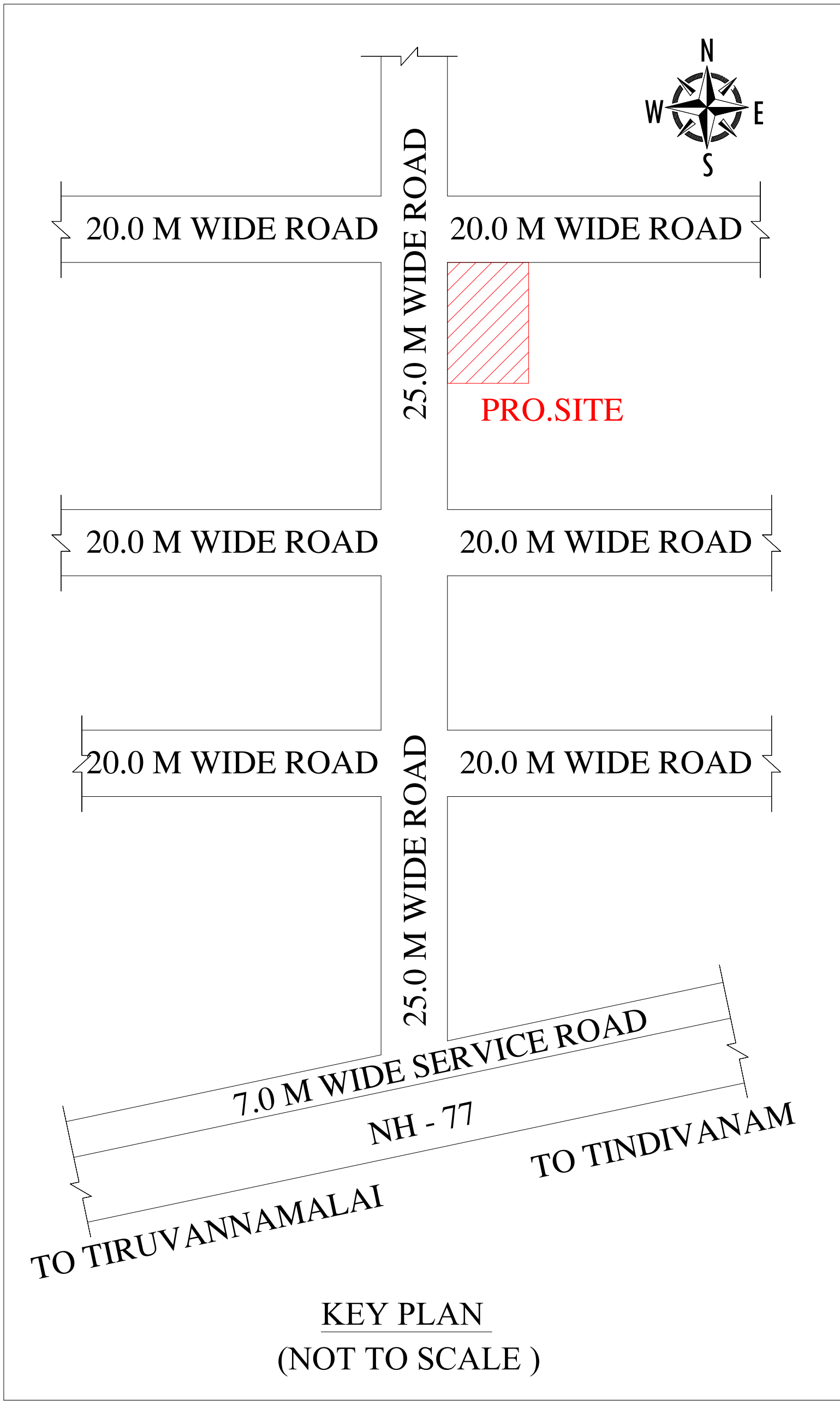
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



SECTION: A - A  
( SCALE 1:100)

APPROVED LAYOUT NO. L.P / A.D.T.V.P ( V.D ) NO. 04 / 2024.

ALLOTTEMENT ORDER H.O Lr. NO. 2029 / EG2 / 2024 - 60, DATE: 07.03.2024.



| COLOUR REFERENCE |  |                   |  |
|------------------|--|-------------------|--|
| APPROACH ROAD    |  | PROPOSED BUILDING |  |
| SITE BOUNDARY    |  | PROPOSED SITE     |  |
| DRIVEWAY         |  |                   |  |

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRY BUILDING AT PLOT NO. 34A, TANSIDCO PHARMA INDUSTRIAL PARK, COMPRISED IN S.NO. 1 PART OF PELLAKUPPAM VILLAGE, TINDIVANAM TALUK, VILLUPURAM DISTRICT.

REF: CATEGORY OF INDUSTRY : ORANGE  
MANUFACTURING TYPE :  
( ANNEXURE - VII - S.NO. 33)  
FORMULATIONS OF PHARMACEUTICALS

| SHEET - 7 / 7       |                 |             |
|---------------------|-----------------|-------------|
| SCHEDULE OF JOINERY |                 |             |
| TYPE                | DESCRIPTION     | METRE       |
| RS                  | ROLLING SHUTTER | 6.0 x 3.05  |
| MD                  | DOOR            | 1.00 x 2.10 |
| D1                  | DOOR            | 0.75 x 2.10 |
| D2                  | DOOR            | 1.0X2.10    |
| D3                  | DOOR            | 1.50 x 2.10 |
| LD                  | LIFT DOOR       | 1.0X2.10    |
| W                   | WINDOW          | 2.0X4.0     |
| W1                  | WINDOW          | 1.25X2.50   |
| V                   | VENTILATOR      | 1.25X0.75   |

| AREA STATEMENT             |          |         |
|----------------------------|----------|---------|
| DESCRIPTION                | SQ.FT    | SQ.MT   |
| PLOT AREA                  | 81024.00 | 7527.38 |
| PRO.GROUND FLOOR           | 18579.20 | 1726.05 |
| PRO.GROUND MEZZANINE FLOOR | 7808.42  | 725.42  |
| PRO.FIRST FLOOR ( PART )   | 7749.76  | 719.97  |
| PRO.SECOND FLOOR ( PART )  | 4371.69  | 406.14  |
| TOTAL FSI AREA             | 38509.07 | 3577.58 |
| NON - FSI AREA             |          |         |
| EB ROOM                    | 310.11   | 28.81   |
| SECURITY ROOM              | 67.28    | 6.25    |
| HEAD ROOM AREA             | 791.48   | 73.53   |
| LIFT ROOM AREA             | 64.37    | 5.98    |
| TOTAL BUILDUP AREA         | 39742.30 | 3692.15 |

For AARUX PHARMACEUTICALS PVT LTD

DIRECTORS

OWNER SIGNATURE

Er.S.KARTHIKEYAN, B.E.,M.E.,MIE.,FIV.,  
Consulting Civil Engineer  
DTCP: CGLRGN/RE/GR-I/2019/12/027,  
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REGISTERED ENGINEER

Er. K. MURALI, BE (Civil), M.E (Struct)  
Registered Structural Engineer, Grade-I (SE) DTCP  
Chengalpattu Reg. No.: CGLRGN/SE/Gr-I/2019/09/ 038  
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Mobile: 97890 18902, Off: 044-2434 0048  
Email: muralirasi1971@gmail.com

STRUCTURAL ENGINEER

APPROVED LAYOUT NO. L.P / A.D.T.V.P ( V.D ) NO. 04 / 2024.

ALLOTTEMENT ORDER H.O Lr. NO. 2029 / EG2 / 2024 - 60, DATE: 07.03.2024.

PLAN SHOWING THE PROPOSED  
CONSTRUCTION OF INDUSTRY BUILDING AT  
PLOT NO. 34A, TANSIDCO PHARMA INDUSTRIAL  
PARK, COMPRISED IN S.NO. 1 PART OF  
PELLAKUPPAM VILLAGE, TINDIVANAM TALUK,  
VILLUPURAM DISTRICT.

REF: CATEGORY OF INDUSTRY : ORANGE  
MANUFACTURING TYPE :  
( ANNEXURE - VII - S.NO. 33)  
FORMULATIONS OF PHARMACEUTICALS

SHEET - 6 / 7

### SCHEDULE OF JOINERY

| TYPE | DESCRIPTION     | METRE       |
|------|-----------------|-------------|
| RS   | ROLLING SHUTTER | 6.0 x 3.05  |
| MD   | DOOR            | 1.00 x 2.10 |
| D1   | DOOR            | 0.75 x 2.10 |
| D2   | DOOR            | 1.0X2.10    |
| D3   | DOOR            | 1.50 x 2.10 |
| LD   | LIFT DOOR       | 1.0X2.10    |
| W    | WINDOW          | 2.0X4.0     |
| W1   | WINDOW          | 1.25X2.50   |
| V    | VENTILATOR      | 1.25X0.75   |

### AREA STATEMENT

| DESCRIPTION | SQ.FT    | SQ.MT   |
|-------------|----------|---------|
| PLOT AREA   | 81024.00 | 7527.38 |

|                               |          |         |
|-------------------------------|----------|---------|
| PRO.GROUND FLOOR              | 18579.20 | 1726.05 |
| PRO.GROUND<br>MEZZANINE FLOOR | 7808.42  | 725.42  |
| PRO.FIRST FLOOR<br>( PART )   | 7749.76  | 719.97  |
| PRO.SECOND FLOOR<br>( PART )  | 4371.69  | 406.14  |
| TOTAL FSI AREA                | 38509.07 | 3577.58 |

|                       |          |         |
|-----------------------|----------|---------|
| <u>NON - FSI AREA</u> |          |         |
| EB ROOM               | 310.11   | 28.81   |
| SECURITY ROOM         | 67.28    | 6.25    |
| HEAD ROOM AREA        | 791.48   | 73.53   |
| LIFT ROOM AREA        | 64.37    | 5.98    |
| TOTAL BUILDUP AREA    | 39742.30 | 3692.15 |

For AARUX PHARMACEUTICALS PVT LTD

**DIRECTORS**

OWNER SIGNATURE

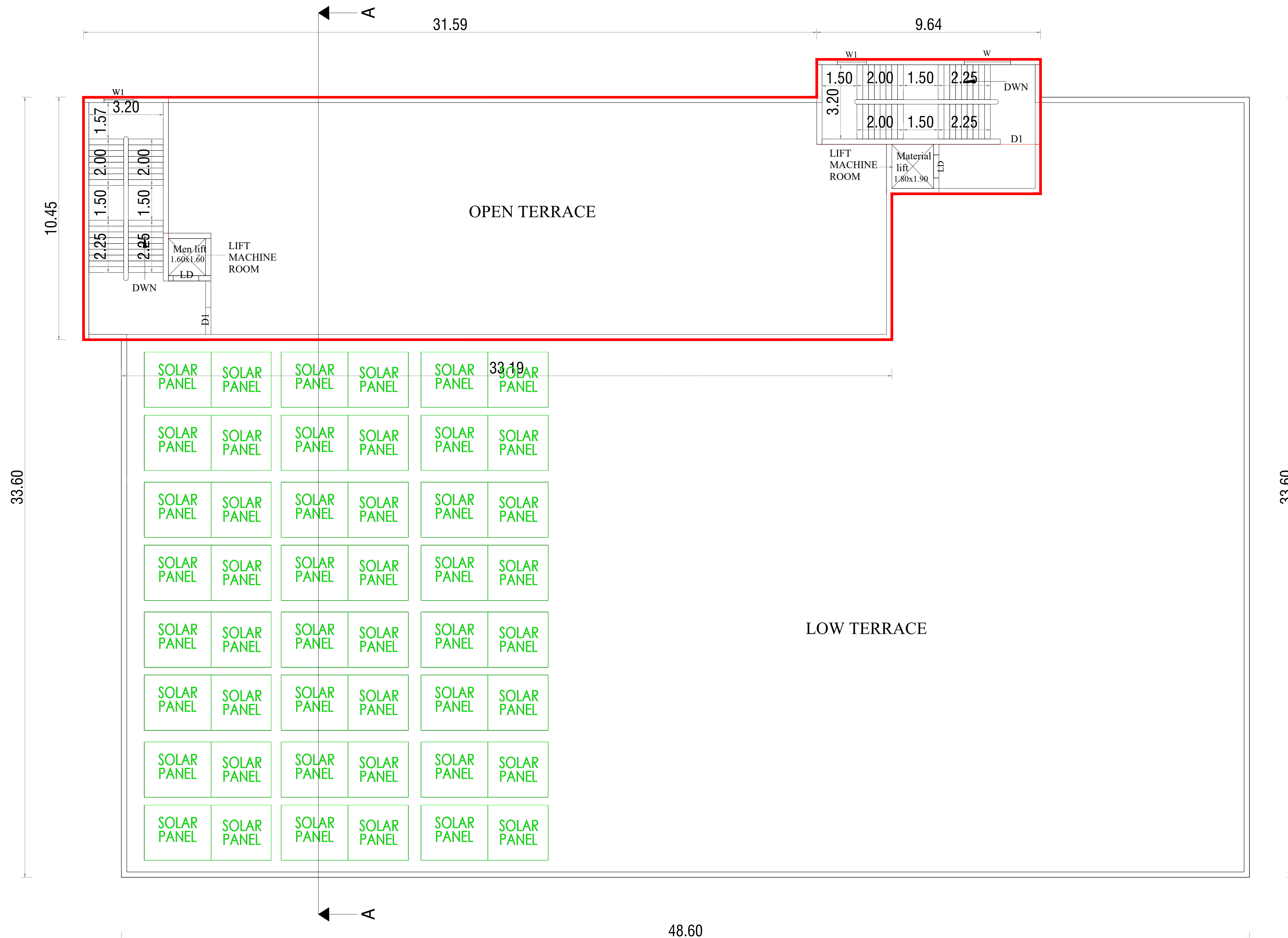
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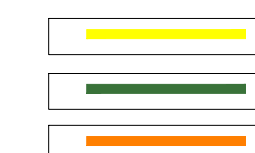
STRUCTURAL ENGINEER



TERRACE FLOOR PLAN  
PROPOSED

COLOUR REFERENCE

APPROACH ROAD  
SITE BOUNDARY  
DRIVEWAY



PROPOSED BUILDING  
PROPOSED SITE



APPROVED LAYOUT NO. L.P / A.D.T.V.P ( V.D ) NO. 04 / 2024.

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REF: CATEGORY OF INDUSTRY : ORANGE  
MANUFACTURING TYPE :  
( ANNEXURE - VII - S.NO. 33)  
FORMULATIONS OF PHARMACEUTICALS

SHEET - 5 / 7

| SCHEDULE OF JOINERY |                 |             |
|---------------------|-----------------|-------------|
| TYPE                | DESCRIPTION     | METRE       |
| RS                  | ROLLING SHUTTER | 6.0 x 3.05  |
| MD                  | DOOR            | 1.00 x 2.10 |
| D1                  | DOOR            | 0.75 x 2.10 |
| D2                  | DOOR            | 1.0X2.10    |
| D3                  | DOOR            | 1.50 x 2.10 |
| LD                  | LIFT DOOR       | 1.0X2.10    |
| W                   | WINDOW          | 2.0X4.0     |
| W1                  | WINDOW          | 1.25X2.50   |
| V                   | VENTILATOR      | 1.25X0.75   |

AREA STATEMENT

| DESCRIPTION                | SQ.FT    | SQ.MT   |
|----------------------------|----------|---------|
| PLOT AREA                  | 81024.00 | 7527.38 |
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| PRO.SECOND FLOOR ( PART )  | 4371.69  | 406.14  |
| TOTAL FSI AREA             | 38509.07 | 3577.58 |
| NON - FSI AREA             |          |         |
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| SECURITY ROOM              | 67.28    | 6.25    |
| HEAD ROOM AREA             | 791.48   | 73.53   |
| LIFT ROOM AREA             | 64.37    | 5.98    |
| TOTAL BUILDUP AREA         | 39742.30 | 3692.15 |

For AARUX PHARMACEUTICALS PVT LTD

  
DIRECTORS

OWNER SIGNATURE

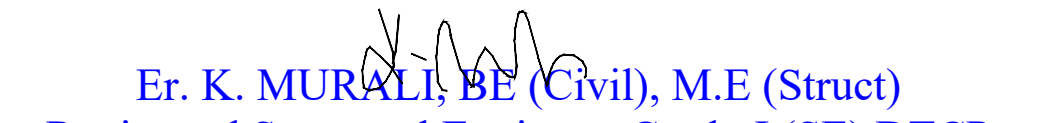


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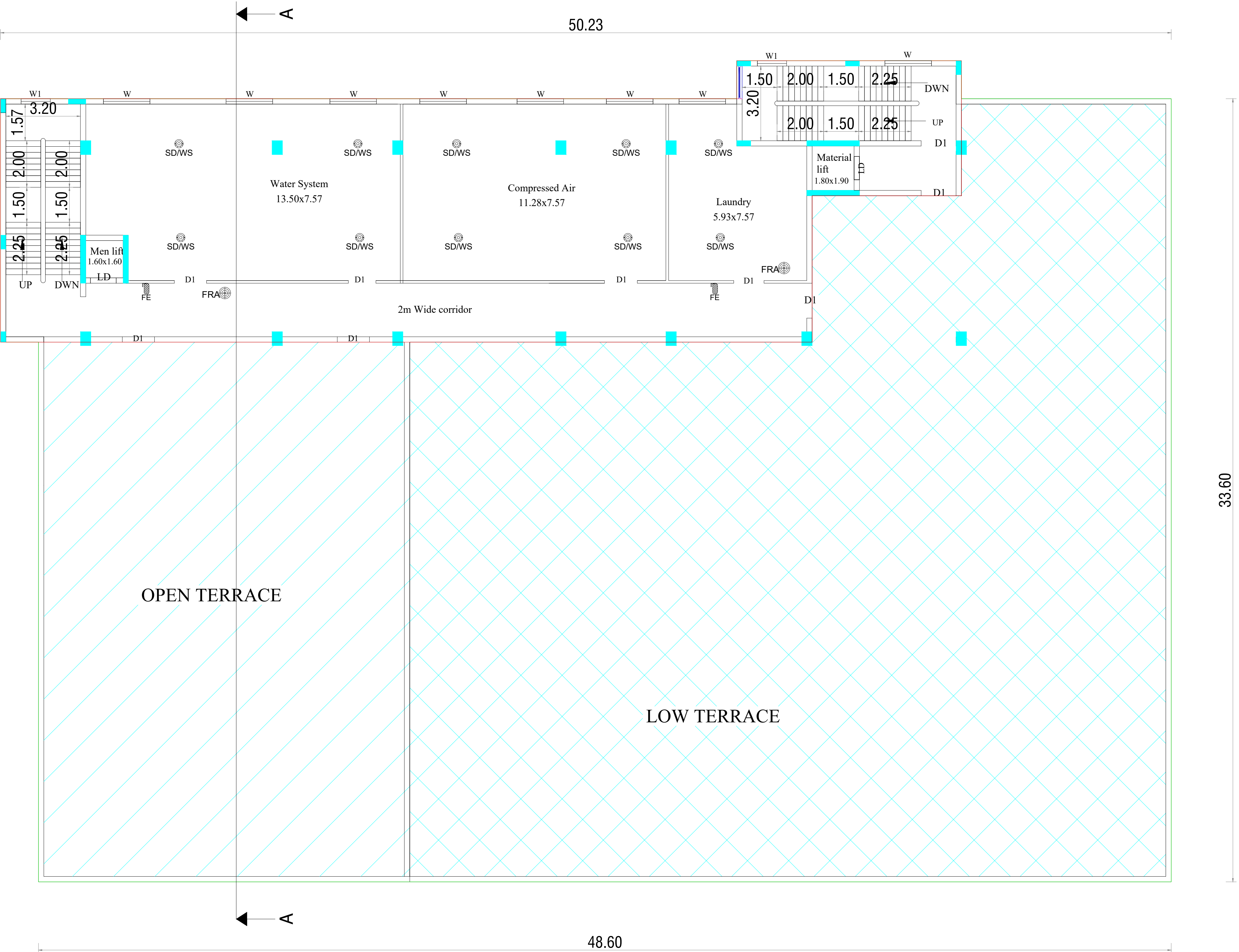
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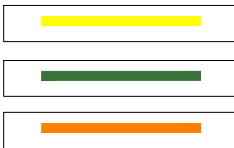
STRUCTURAL ENGINEER



SECOND FLOOR ( PART ) PLAN  
PROPOSED

COLOUR REFERENCE

APPROACH ROAD  
SITE BOUNDARY  
DRIVEWAY



PROPOSED BUILDING  
PROPOSED SITE



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REF: CATEGORY OF INDUSTRY : ORANGE  
MANUFACTURING TYPE :  
( ANNEXURE - VII - S.NO. 33)  
FORMULATIONS OF PHARMACEUTICALS

SHEET - 4 / 7

SCHEDULE OF JOINERY

| TYPE | DESCRIPTION     | METRE       |
|------|-----------------|-------------|
| RS   | ROLLING SHUTTER | 6.0 x 3.05  |
| MD   | DOOR            | 1.00 x 2.10 |
| D1   | DOOR            | 0.75 x 2.10 |
| D2   | DOOR            | 1.0X2.10    |
| D3   | DOOR            | 1.50 x 2.10 |
| LD   | LIFT DOOR       | 1.0X2.10    |
| W    | WINDOW          | 2.0X4.0     |
| W1   | WINDOW          | 1.25X2.50   |
| V    | VENTILATOR      | 1.25X0.75   |

AREA STATEMENT

| DESCRIPTION                | SQ.FT    | SQ.MT   |
|----------------------------|----------|---------|
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| TOTAL FSI AREA             | 38509.07 | 3577.58 |
| NON - FSI AREA             |          |         |
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| LIFT ROOM AREA             | 64.37    | 5.98    |
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For AARUX PHARMACEUTICALS PVT LTD

  
DIRECTORS

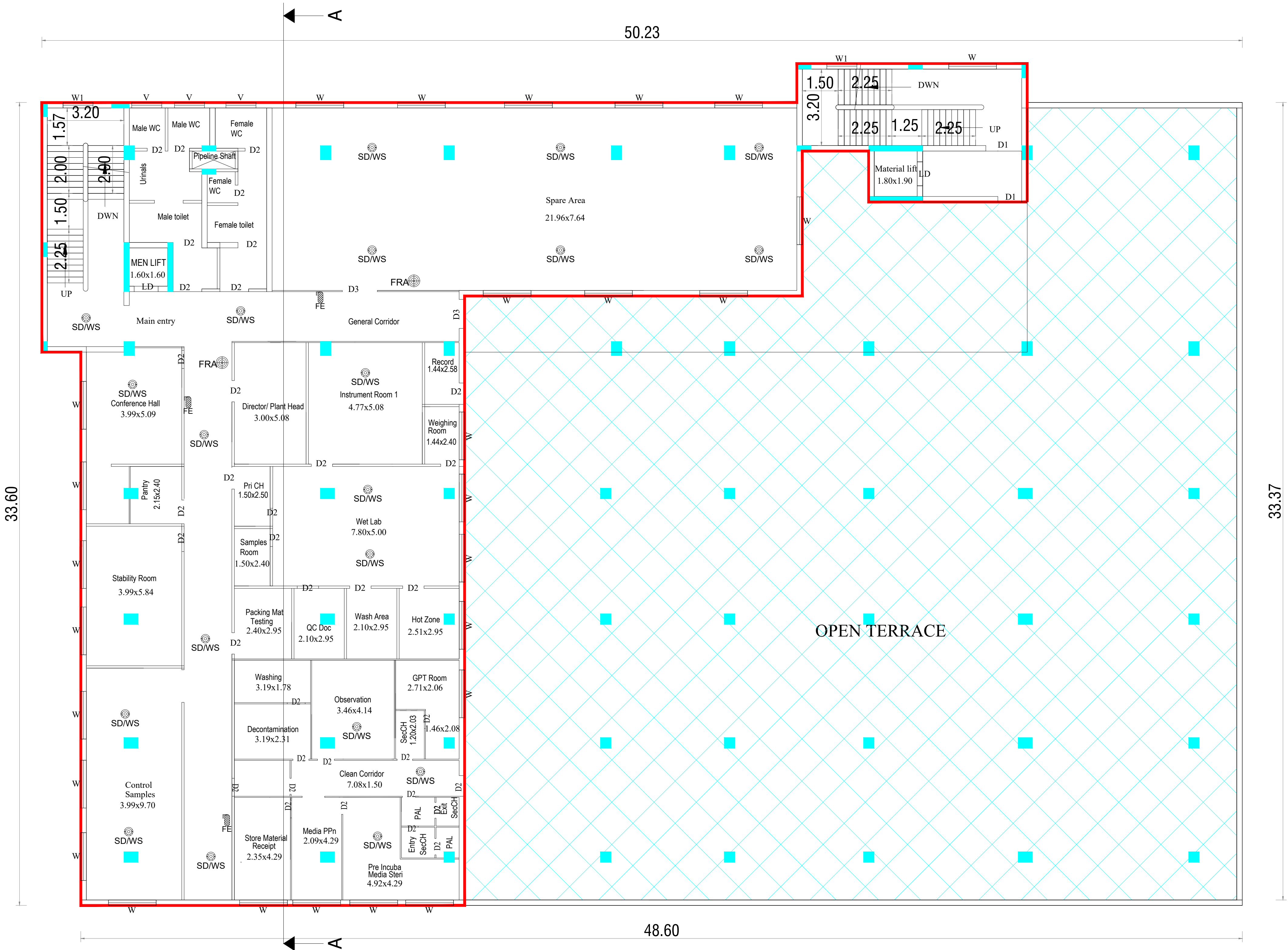
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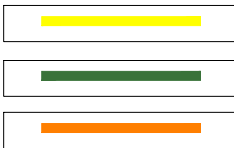
STRUCTURAL ENGINEER



FIRST FLOOR ( PART ) PLAN  
PROPOSED

COLOUR REFERENCE

APPROACH ROAD  
SITE BOUNDARY  
DRIVEWAY



PROPOSED BUILDING  
PROPOSED SITE



APPROVED LAYOUT NO. L.P / A.D.T.V.P ( V.D ) NO. 04 / 2024.

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MANUFACTURING TYPE :  
( ANNEXURE - VII - S.NO. 33)  
FORMULATIONS OF PHARMACEUTICALS

SHEET - 3 / 7

SCHEDULE OF JOINERY

| TYPE | DESCRIPTION     | METRE       |
|------|-----------------|-------------|
| RS   | ROLLING SHUTTER | 6.0 x 3.05  |
| MD   | DOOR            | 1.00 x 2.10 |
| D1   | DOOR            | 0.75 x 2.10 |
| D2   | DOOR            | 1.0X2.10    |
| D3   | DOOR            | 1.50 x 2.10 |
| LD   | LIFT DOOR       | 1.0X2.10    |
| W    | WINDOW          | 2.0X4.0     |
| W1   | WINDOW          | 1.25X2.50   |
| V    | VENTILATOR      | 1.25X0.75   |

AREA STATEMENT

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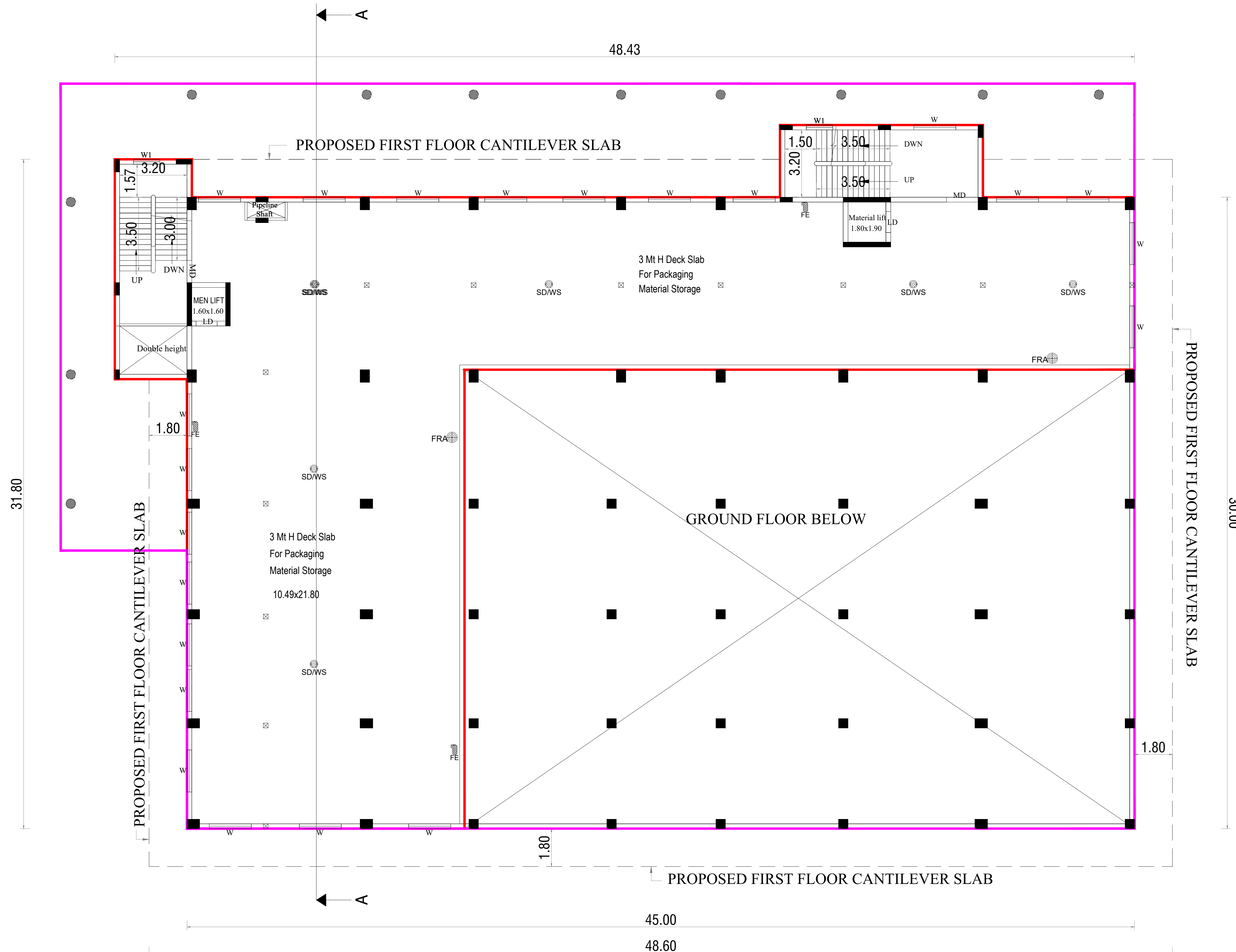
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STRUCTURAL ENGINEER



GROUND MEZZANINE FLOOR PLAN  
PROPOSED

COLOUR REFERENCE

APPROACH ROAD  
SITE BOUNDARY  
DRIVEWAY



PROPOSED BUILDING  
PROPOSED SITE



APPROVED LAYOUT NO. L.P / A.D.T.V.P ( V.D ) NO. 04 / 2024.

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MANUFACTURING TYPE :  
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FORMULATIONS OF PHARMACEUTICALS

SHEET - 2 / 7

SCHEDULE OF JOINERY

| TYPE | DESCRIPTION     | METRE       |
|------|-----------------|-------------|
| RS   | ROLLING SHUTTER | 6.0 x 3.05  |
| MD   | DOOR            | 1.00 x 2.10 |
| D1   | DOOR            | 0.75 x 2.10 |
| D2   | DOOR            | 1.0X2.10    |
| D3   | DOOR            | 1.50 x 2.10 |
| LD   | LIFT DOOR       | 1.0X2.10    |
| W    | WINDOW          | 2.0X4.0     |
| W1   | WINDOW          | 1.25X2.50   |
| V    | VENTILATOR      | 1.25X0.75   |

AREA STATEMENT

| DESCRIPTION                | SQ.FT    | SQ.MT   |
|----------------------------|----------|---------|
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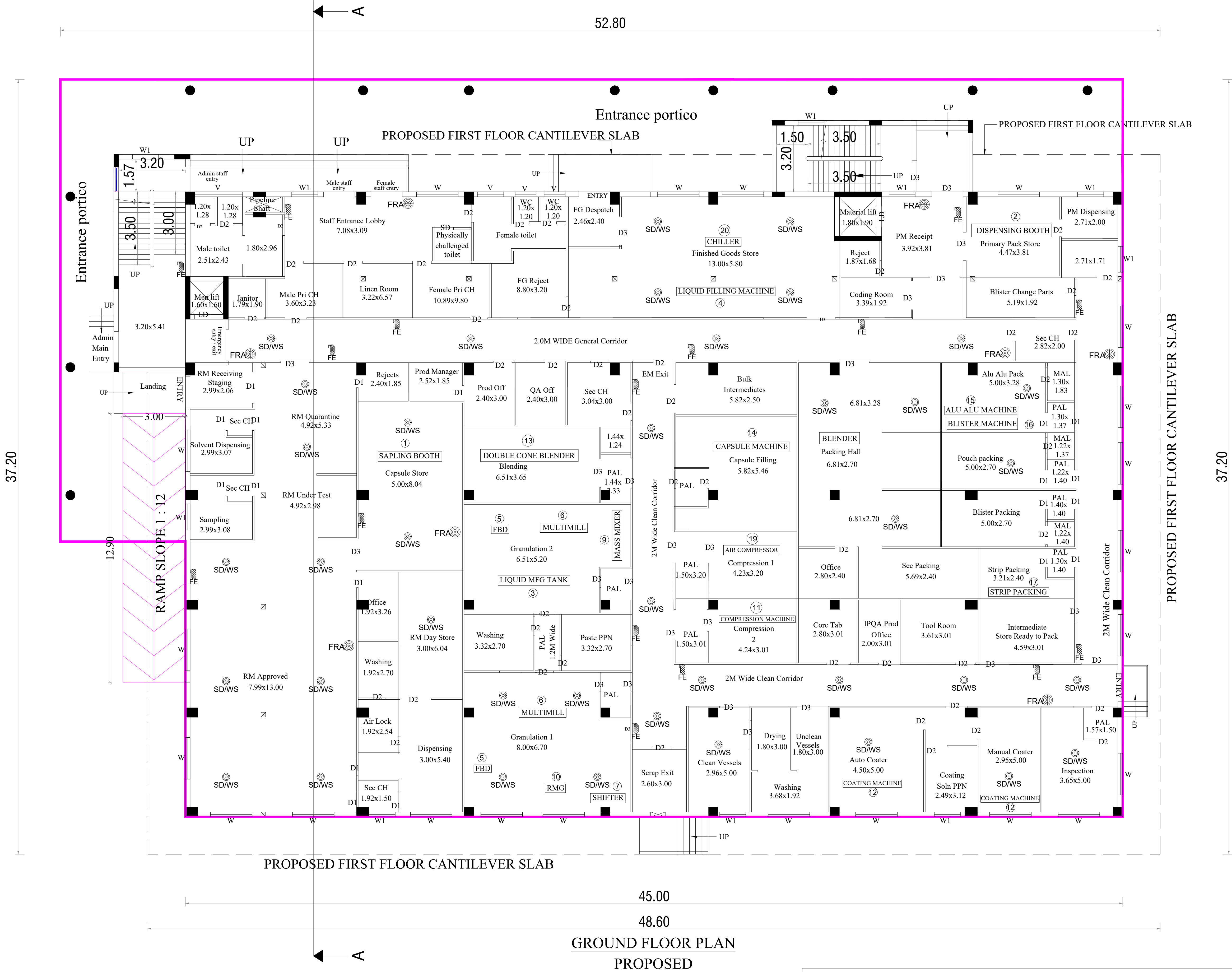
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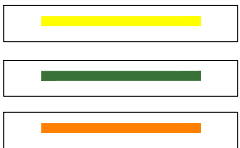
STRUCTURAL ENGINEER



GROUND FLOOR PLAN  
PROPOSED

COLOUR REFERENCE

APPROACH ROAD  
SITE BOUNDARY  
DRIVEWAY



PROPOSED BUILDING  
PROPOSED SITE



APPROVED LAYOUT NO. L.P / A.D.T.V.P ( V.D ) NO. 04 / 2024.

ALLOTTEMENT ORDER H.O Lr. NO. 2029 / EG2 / 2024 - 60, DATE: 07.03.2024.

OWNER NAME:  
M/S. AARUX PHARMACEUTICALS PRIVATE LIMITED  
Directors,  
Mrs. SEENA GIRIKUMAR, Mr. R. GIRIKUMAR

PLAN SHOWING THE PROPOSED  
CONSTRUCTION OF INDUSTRY BUILDING AT  
PLOT NO. 34A, TANSIDCO PHARMA  
INDUSTRIAL PARK, COMPRISED IN S.NO. 1  
PART OF PELLAKUPPAM VILLAGE,  
TINDIVANAM TALUK, VILLUPURAM DISTRICT.

REF: CATEGORY OF INDUSTRY : ORANGE  
MANUFACTURING TYPE :  
( ANNEXURE - VII - S.NO. 33)  
FORMULATIONS OF PHARMACEUTICALS

SHEET - 1 / 7

SCHEDULE OF JOINERY

| TYPE | DESCRIPTION     | METRE       |
|------|-----------------|-------------|
| RS   | ROLLING SHUTTER | 6.0 x 3.05  |
| MD   | DOOR            | 1.00 x 2.10 |
| D1   | DOOR            | 0.75 x 2.10 |
| D2   | DOOR            | 1.0X2.10    |
| D3   | DOOR            | 1.50 x 2.10 |
| LD   | LIFT DOOR       | 1.0X2.10    |
| W    | WINDOW          | 2.0X4.0     |
| W1   | WINDOW          | 1.25X2.50   |
| V    | VENTILATOR      | 1.25X0.75   |

AREA STATEMENT

| DESCRIPTION               | SQ.FT    | SQ.MT   |
|---------------------------|----------|---------|
| PLOT AREA                 | 81024.00 | 7527.38 |
| PRO.GROUND FLOOR          | 18579.20 | 1726.05 |
| PRO.GROUND                | 7808.42  | 725.42  |
| MEZZANINE FLOOR           | 7749.76  | 719.97  |
| PRO.FIRST FLOOR ( PART )  | 4371.69  | 406.14  |
| PRO.SECOND FLOOR ( PART ) |          |         |
| TOTAL FSI AREA            | 38509.07 | 3577.58 |
| NON - FSI AREA            |          |         |
| EB ROOM                   | 310.11   | 28.81   |
| SECURITY ROOM             | 67.28    | 6.25    |
| HEAD ROOM AREA            | 791.48   | 73.53   |
| LIFT ROOM AREA            | 64.37    | 5.98    |
| TOTAL BUILDUP AREA        | 39742.30 | 3692.15 |

REFERENCE

| DESCRIPTION      | CALCULATION                          | PROPOSED        |
|------------------|--------------------------------------|-----------------|
| PLOT COVERAGE    | $\frac{1726.05}{7527.38} \times 100$ | 22.93           |
| FLOOR AREA RATIO | $\frac{3577.58}{7527.38}$            | 0.48            |
| PARKING AREA     | REQUIRED                             | PROVIDED        |
|                  | LORRY = 2 NO's                       | LORRY = 2 NO's  |
|                  | T.W = 19 NO's                        | T.W = 24 NO's   |
|                  | C.P = 2 NO's                         | C.P = 7 NO's    |
|                  | CYCLE = 19 NO's                      | CYCLE = 20 NO's |
|                  | DA CAR = 2 NO's                      | DA CAR = 2 NO's |
|                  | DA T.W = 2 NO's                      | DA T.W = 2 NO's |

1, NUMBER OF WORKERS MALE : 20 No's  
2, NUMBER OF WORKERS FEMALE : 10 No's  
TOTAL NUMBER OF WORKERS : 30 No's

FIRE FIGHTING SYSTEM  
FE - FIRE EXTINGUISHER  
SDWS - SMOKE DETECTOR WITH FIRE WATER SPRAY  
FRA - FIRE ALARM

COLOUR REFERENCE

APPROACH ROAD  
SITE BOUNDARY  
DRIVEWAY

For AARUX PHARMACEUTICALS PVT LTD

DIRECTORS

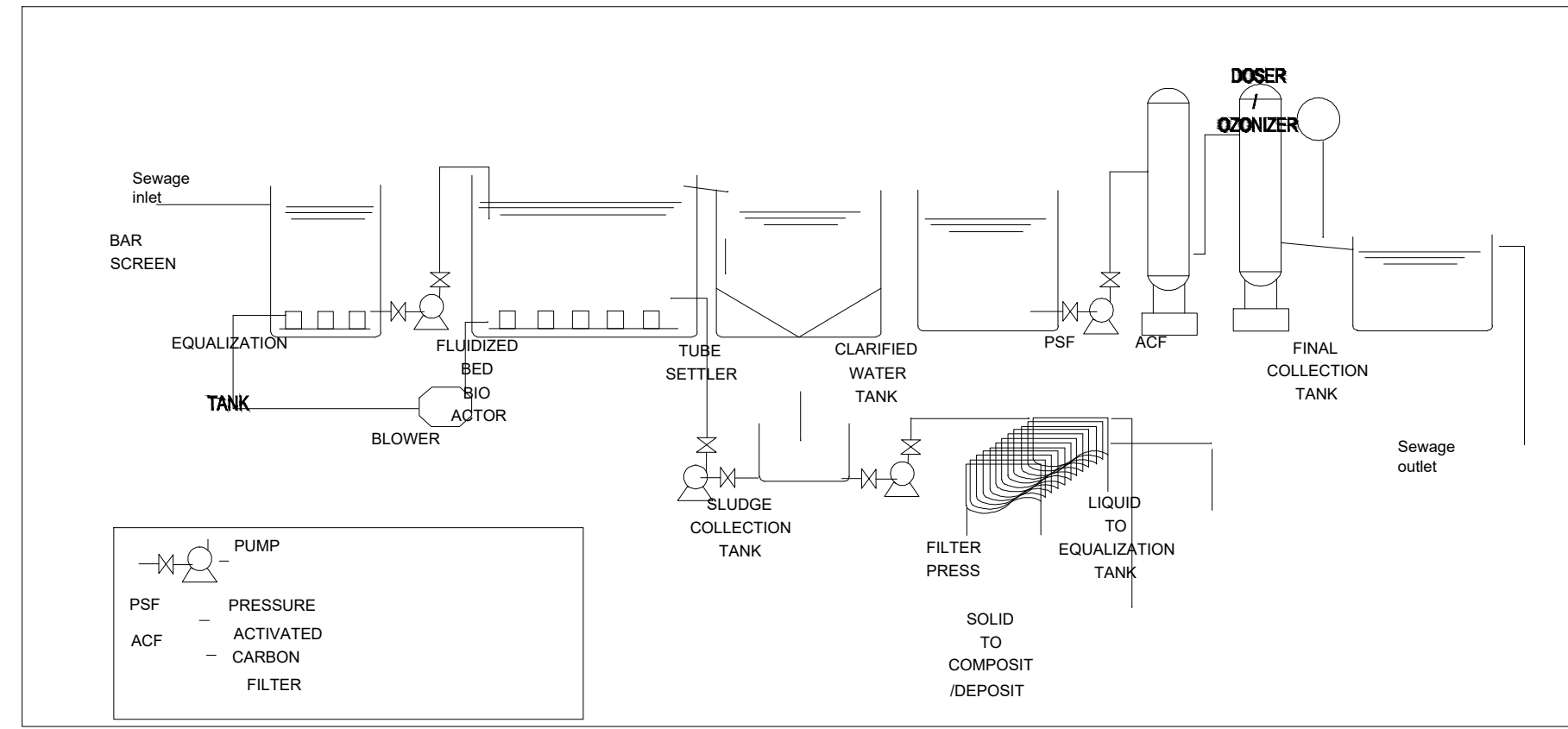
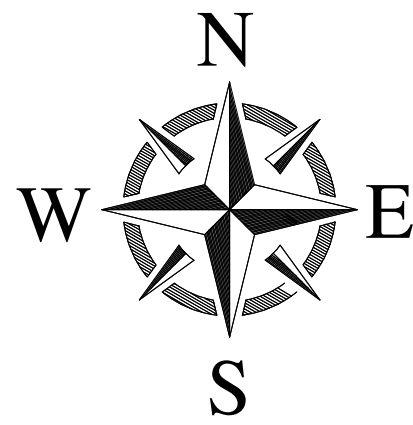
OWNER SIGNATURE

Er.S.KARTHIKEYAN, B.E.,M.E.,MIE.,FIV.,  
Consulting Civil Engineer  
DTCP: CGLRGN/RE/GR-I/2019/12/027,  
No. 11/67, 1st Floor, Vadakkupattu RToad,  
Kovilambakkam, Chennai - 600 129.  
Karthik.uvindia@gmail.com  
Cell: 91766 69771 / 9626172849

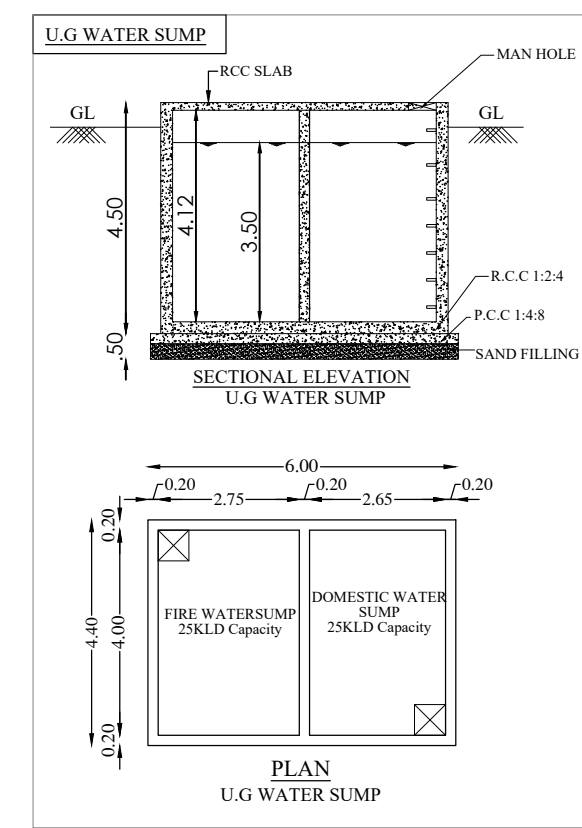
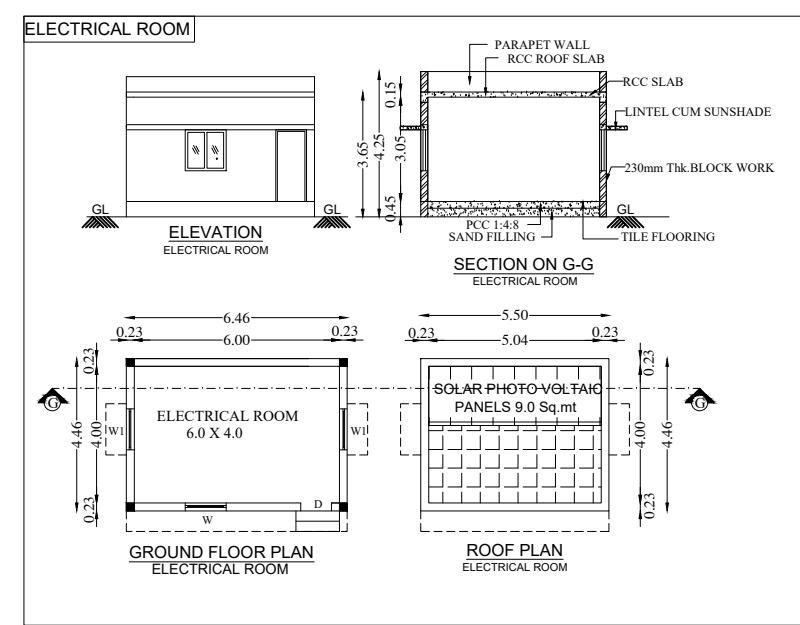
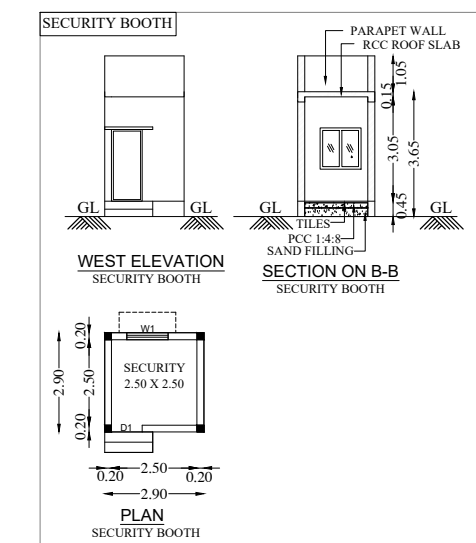
REGISTERED ENGINEER

Er. K. MURALI, BE (Civil), M.E (Struct)  
Registered Structural Engineer, Grade-I (SE) DTCP  
Chengalpattu Reg. No.: CGLRGN/SE/Gr-I/2019/09/ 038  
New No. 14, Old No. 34, Damodaran Street,  
T. Nagar, Chennai - 17  
Mobile: 97890 18902, Off: 044-2434 0048  
Email: muralirasi1971@gmail.com

STRUCTURAL ENGINEER



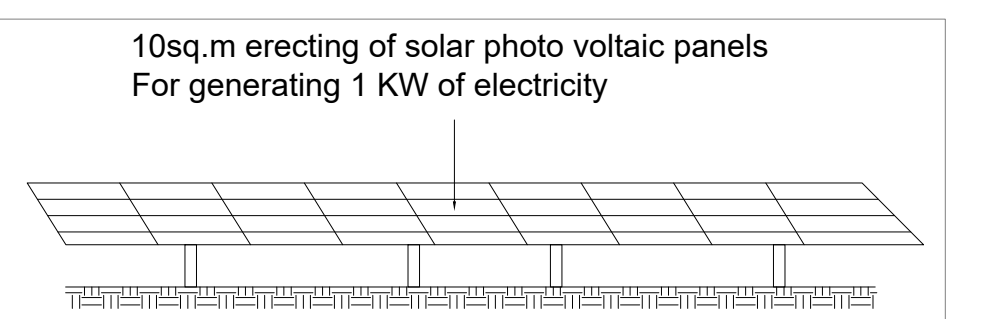
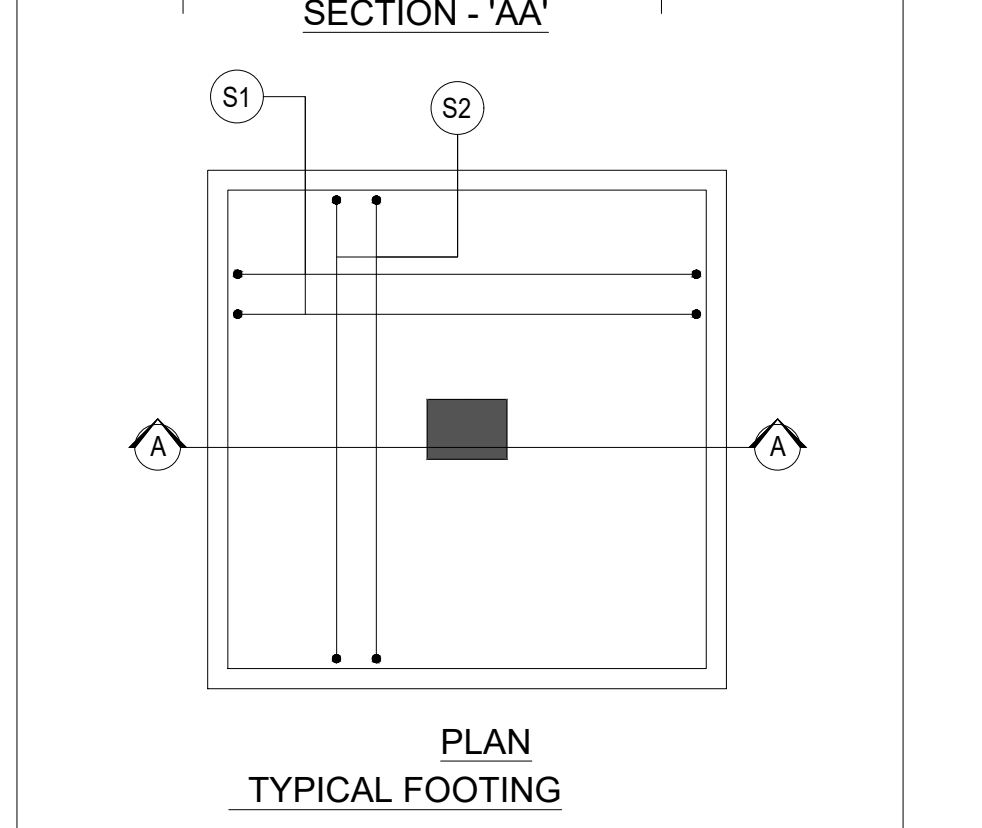
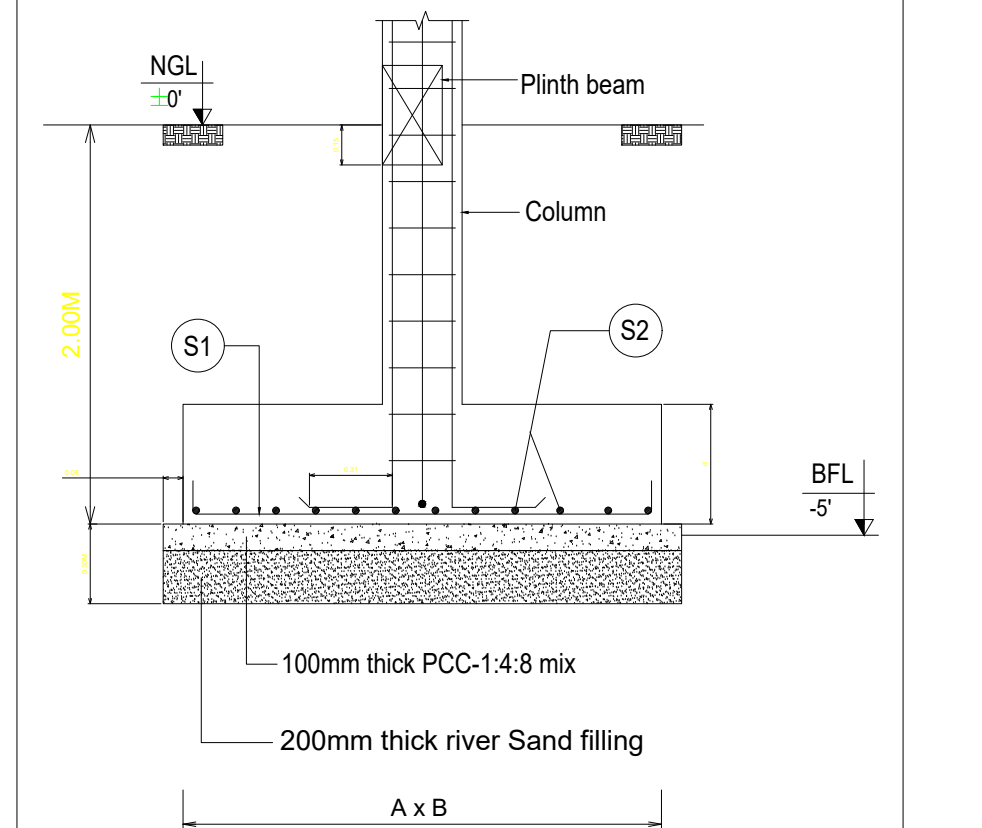
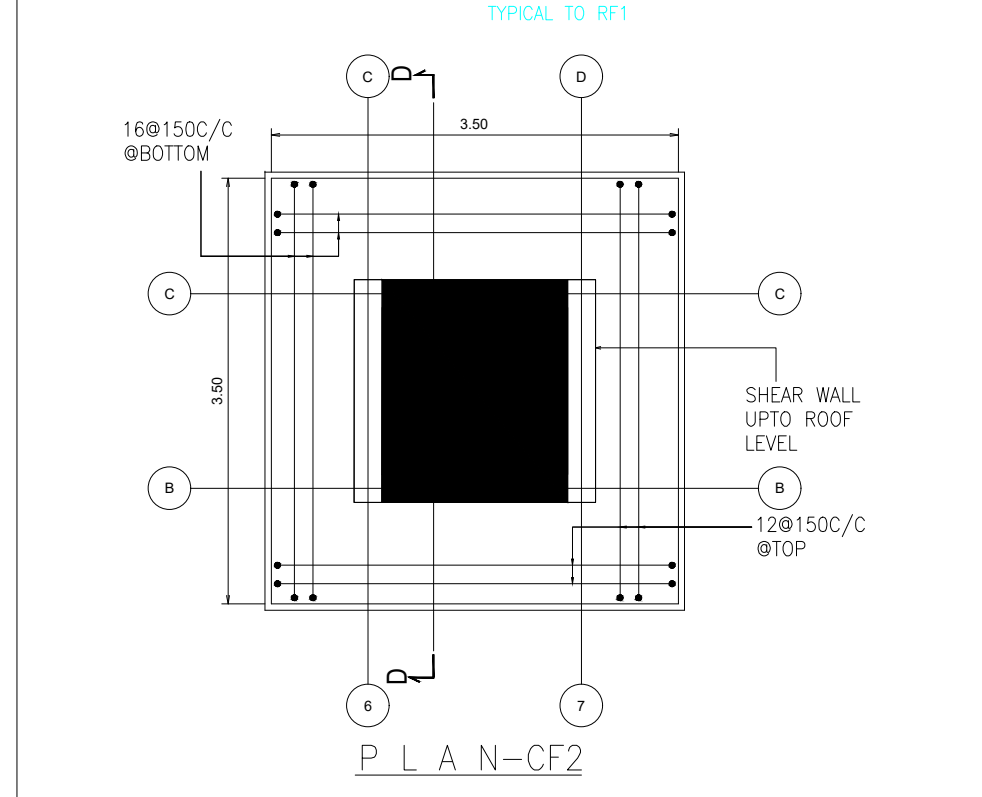
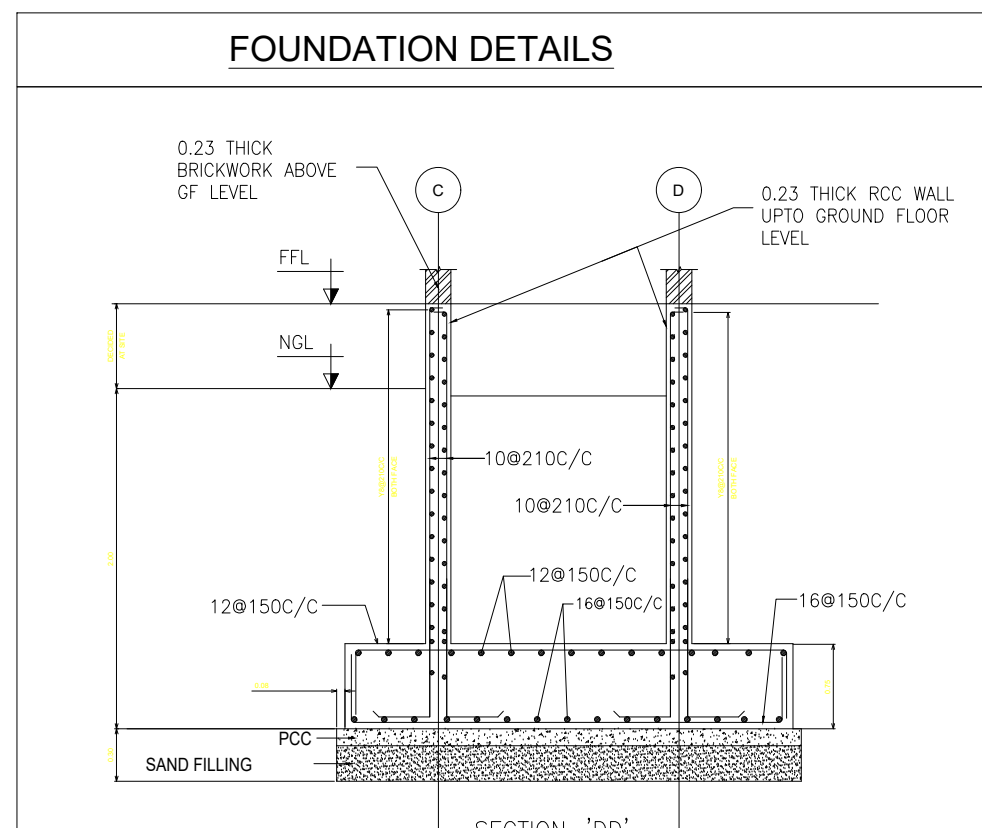
SEWERAGE TREATMENT  
PLANT (STP)



### SPECIFICATION:

- 1) SUPER STRUCTURE : 9"TK B.W. IN C.W 1:5
- 2) FOUNDATION : RCC COLUMN FOUNDATION
- 3) SLAB : RCC 1:2:4 4.5"TK
- 4) BEAM LINTEL SUNSHADE : RCC 1:2:4
- 5) WEATHERING COURSE / WE WITH PRESSED TILES
- 6) ELECTRIFICATION WORK CONCEALED WIRING
- 7) WWT - WASTE WATER TANK
- 8) OHT - OVER HEAD TANK
- 9) RWH- RAIN WATER HARVESTING
- 10) SWHS- SOLAR WATER HEATING SYSTEM
- 11) FE- FIRE EXTINGUISHER
- 12) EA- EMERGENCY ALARM
- 13) SB- SAND BUCKET

| S. No    | Description            | HP    |
|----------|------------------------|-------|
| 1        | SAPLING BOOTH          | 2.0   |
| 2        | DISPENSING BOOTH       | 3.0   |
| 3        | LIQUID MFG TANK        | 3.0   |
| 4        | LIQUID FILLING MACHINE | 5.0   |
| 5        | FBD                    | 40.0  |
| 6        | MULTIMILL              | 5.0   |
| 7        | SHIFTER                | 5.0   |
| 8        | BLENDER                | 5.0   |
| 9        | MASS MIXER             | 5.0   |
| 10       | RMG                    | 30.0  |
| 11       | COMPRESSION MACHINE    | 10.0  |
| 12       | COATING MACHINE        | 10.0  |
| 13       | DOUBLE CONE BLENDER    | 5.0   |
| 14       | CAPSULE MACHINE        | 10.0  |
| 15       | ALU ALU MACHINE        | 10.0  |
| 16       | BLISTER MACHINE        | 10.0  |
| 17       | STRIP PACKING          | 10.0  |
| 18       | DIESEL GENERATOR       | 70.0  |
| 19       | AIR COMPRESSOR         | 15.0  |
| 20       | CHILLER                | 10.0  |
| TOTAL HP |                        | 263.0 |



District Town And Country Planning Office,  
Villupuram District

Online Application No: SWP/BPA/830946/2026

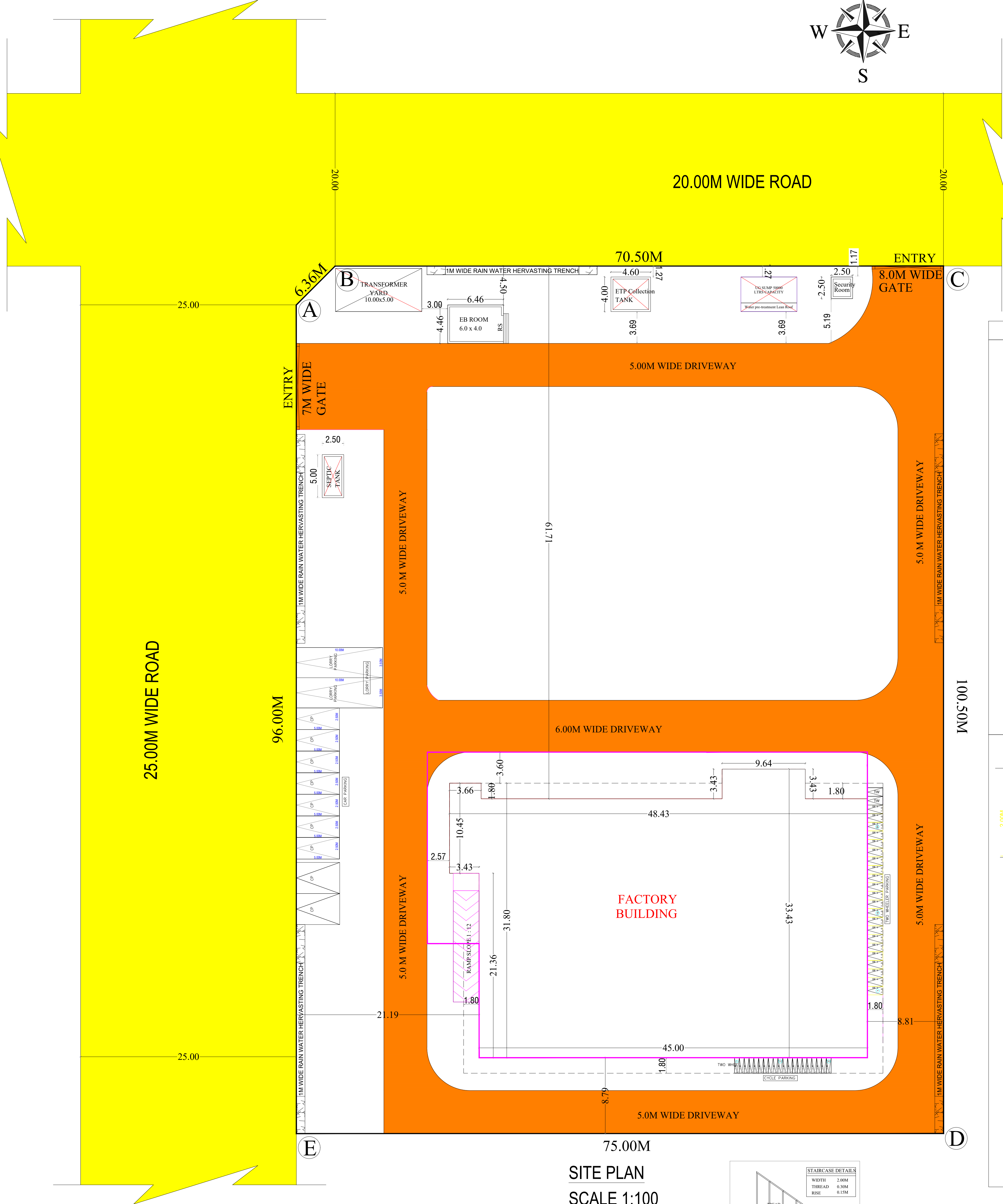
BUILDING APPROVAL :

B.P/A.D.T.C.P.(V.D) No:22/2026

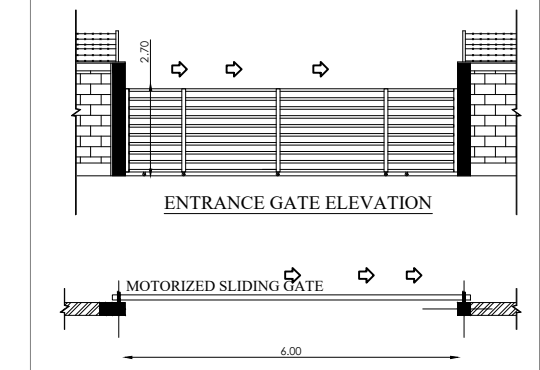
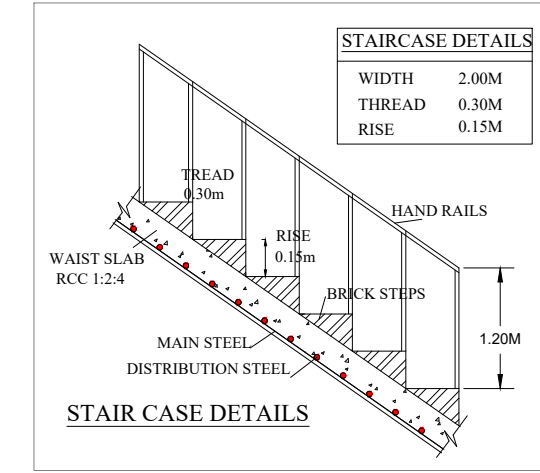
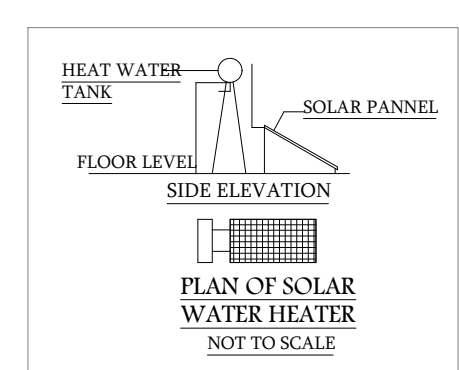
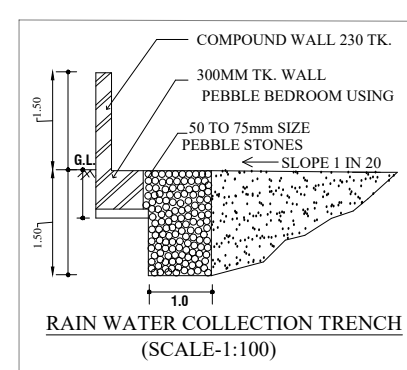
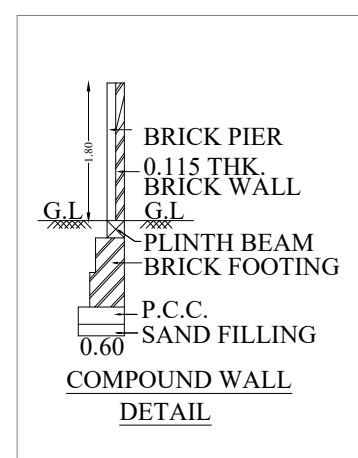
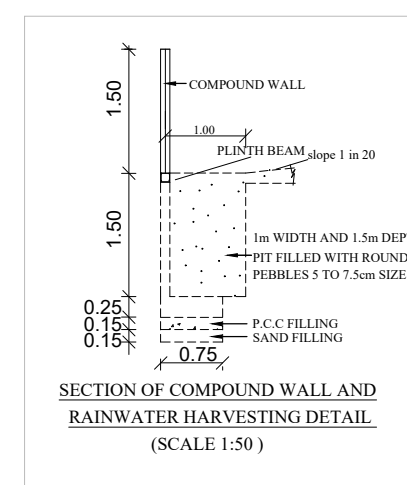
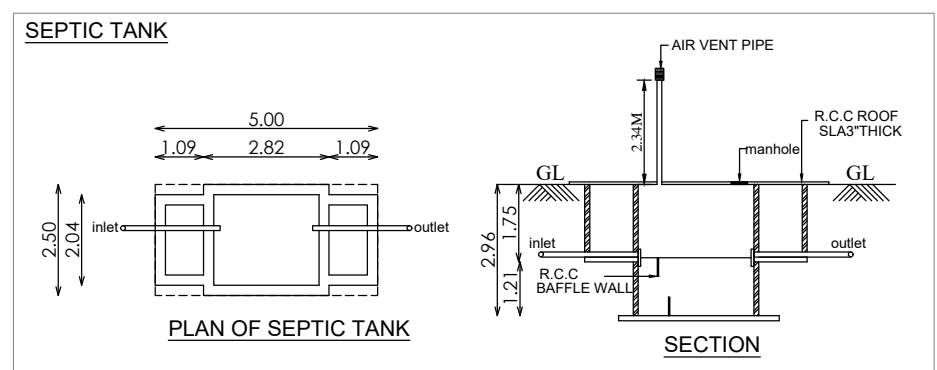
Industrial Building Technical Approval Issued.

SITE APPROVAL :

Site Bounded By "A to E"



SITE PLAN  
SCALE 1:100



# 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.

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Legal opinions, due diligence and title verification

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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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Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

