

PP

APPROVAL RECORD

Planning Permission

Chengalpattu 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.



BLOCK/ NO	BLOCK NAME	FLOOR NAME	FSI AREA	NON FSI AREA	TOTAL BUILT-UP AREA
2	Electrical Panel Room	Ground Floor	91.49	-	91.49
		First Floor	91.49	-	91.49
3	Boiler House	Ground Floor	48.18	-	48.18
4	Pump Room	Basement	79.03	-	79.03
		Ground Floor	22.32	-	22.32
5	Security Room - 1	Ground Floor	-	6.25	6.25
6	Security Room - 2	Ground Floor	-	6.25	6.25
	TOTAL		332.51	12.50	345.01

SCHEDULE OF JOINERY

NAME	SIZE	DESCRIPTION
RS	3.00 x 3.00	ROLLING SHUTTER
D	1.00 x 2.10	DOOR
D1	0.90 x 2.10	DOOR
D2	1.20 x 2.10	DOOR
W1	1.20 x 1.40	WINDOW
W2	2.80 x 1.40	WINDOW

PROPOSED

DINESH, B.E. (CIVIL) ME. (STRUCT.)
Structural Engineer (Grade-I) DTCP
Regn No. CGLRGN/SE/GR-U2020/08/007
No. 10, New No. 16, Padmanaba Nagar
Main Road, Choolaimadu, Chennai-600 094
9840442676 Email: dinesh155@gmail.com



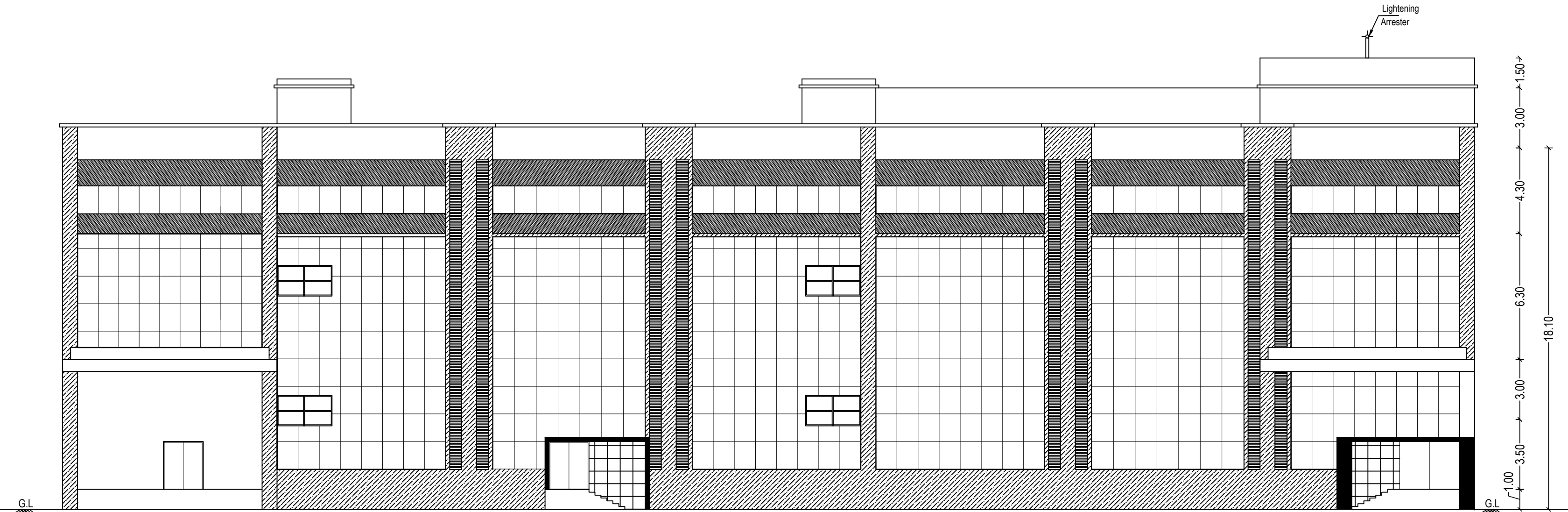
BCC/BL-3.6/E/4341/2018-19
AKSHAYA
CA/2025/183258


For Esys Pharmaceutical Private Limited
Managing Director

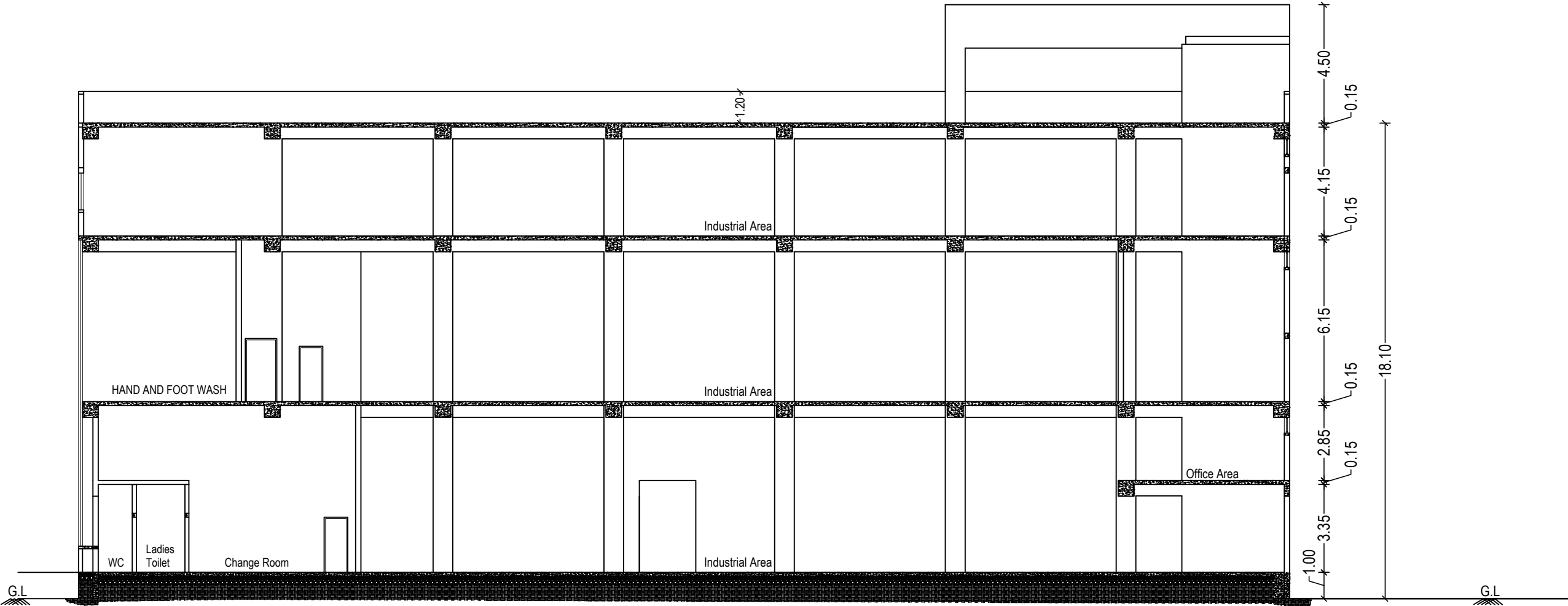
SCALE - 1:100

SHEET NO : 4/4

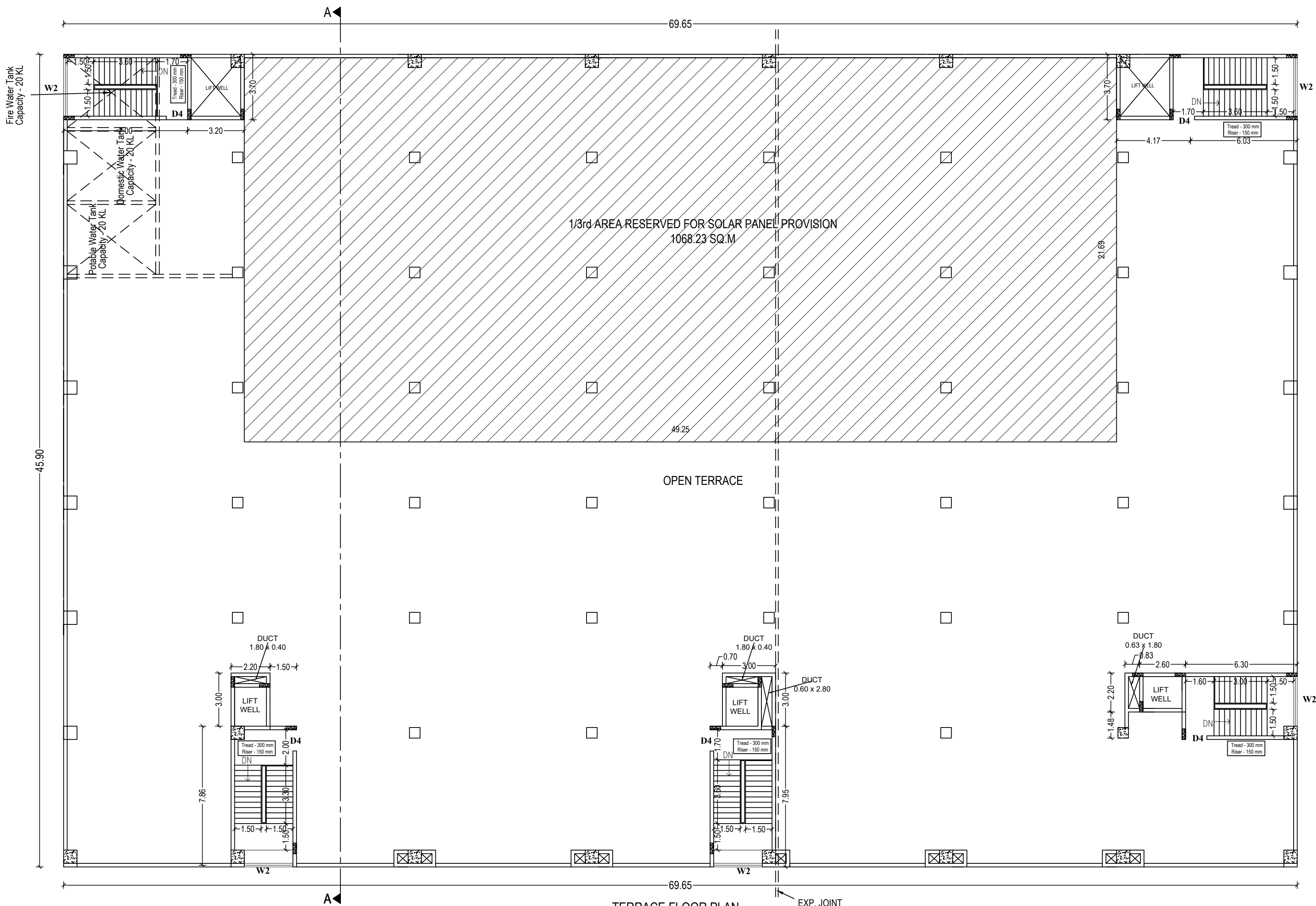




FRONT ELEVATION
FACTORY BUILDING



SECTION - AA
FACTORY BUILDING



TERRACE FLOOR PLAN
FACTORY BUILDING

PLAN SHOWING THE PROPOSED
CONSTRUCTION OF INDUSTRIAL BUILDING FOR
M/s. EYSYS PHARMACEUTICAL PRIVATE LIMITED
AT PLOT NO. E-184, E-185, E-186, E-187, SIDCO
INDUSTRIAL ESTATE, ALATHUR PHASE II,
APPROVED SIDCO LAYOUT NO.21/2020, SURVEY
NO.237/5 Part, ALATHUR VILLAGE, THIRUPORUR
TALUK, CHENGALPATTU DISTRICT

Online Application No : SWP/BPA/584918/2025

BLOCK NO	BLOCK NAME	FLOOR NAME	FSI AREA	NON FSI AREA	TOTAL BUILT-UP AREA
1	Factory & Office Building	Headroom	-	141.50	141.50
TOTAL			-	141.50	141.50

SCHEDULE OF JOINERY

NAME	SIZE	DESCRIPTION
ED	1.00 x 2.40	METAL FIRE DOOR
D1	1.00 x 2.10	DOOR
D2	0.75 x 2.10	DOOR
D3	2.00 x 2.40	DOOR
D4	1.20 x 2.40	DOOR
W1	8.45 x 11.65	WINDOW
W2	2.75 x 11.65	WINDOW
W3	4.15 x 1.40	WINDOW
W4	1.50 x 1.40	ALU. WINDOW
V1	0.90 x 0.60	ALU. VENTILATOR
V2	0.70 x 0.45	ALU. VENTILATOR

COLOUR INDEX :

PROPOSED

STRUCTURAL ENGINEER :

M. DINESH, S.E.
Structural Engineer (Grade-I) DCP
Regn. No. CGLGN/SE/GR-42220/06/007
No. 10, New No. 12, Padmanaba Nagar
Main Road, Choolaimedu, Chennai-600 094
9840448767 Email: dinesh52@gmail.com

ARCHITECT :



BCC/BL-3.6/E/4341/2018-19.
AKSHAYA
CA/2025/183258

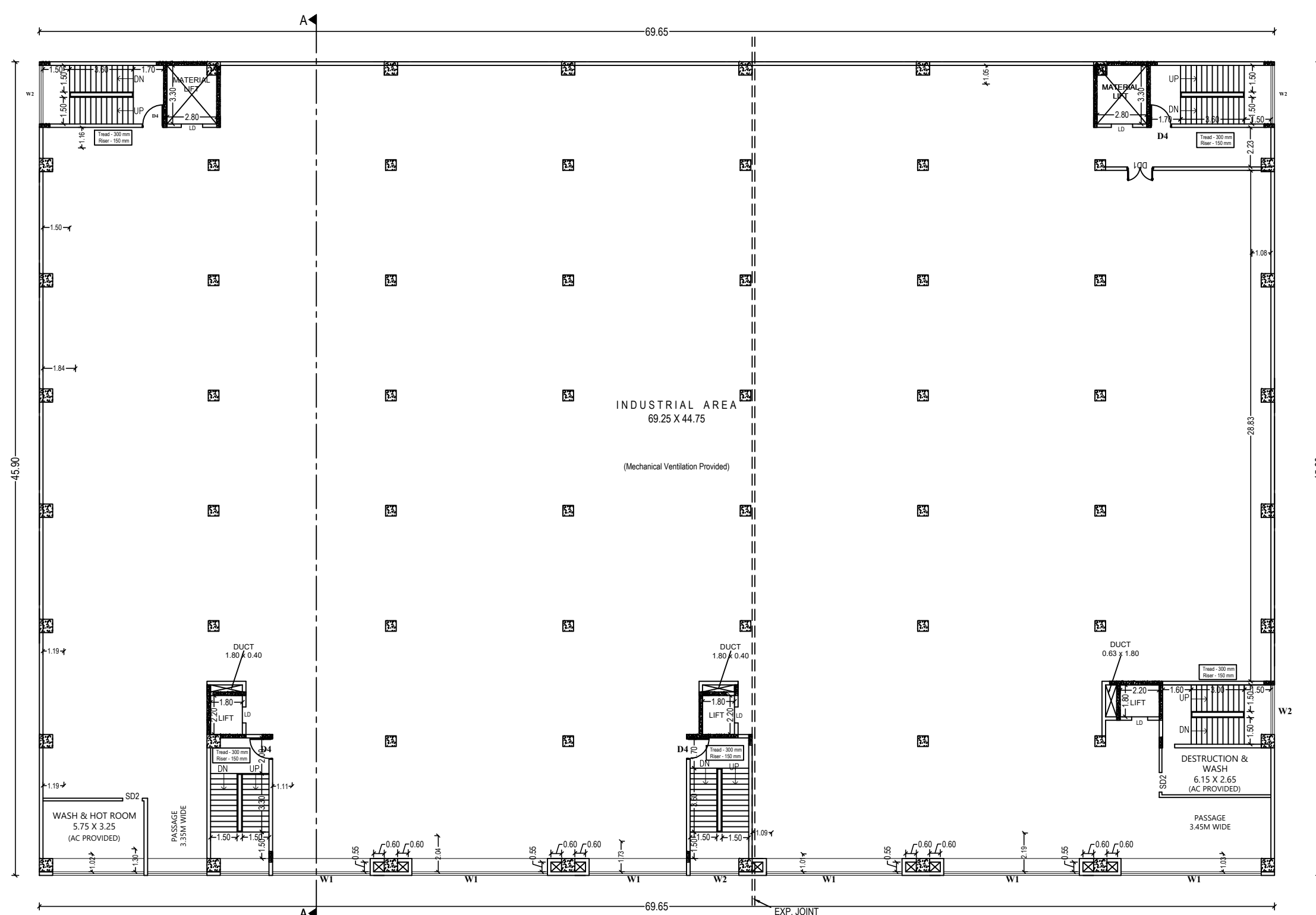
OWNER :

Eysys Pharmaceutical Private Limited
Managing Director

FACTORY BUILDING - TERRACE PLAN, ELEVATION & SECTION

SCALE - 1:100

SHEET NO : 3/4



PLAN SHOWING THE PROPOSED
CONSTRUCTION OF INDUSTRIAL BUILDING FOR
M/s. EYSYS PHARMACEUTICAL PRIVATE LIMITED
AT PLOT NO. E-184, E-185, E-186, E-187, SIDCO
INDUSTRIAL ESTATE, ALATHUR PHASE II,
APPROVED SIDCO LAYOUT NO.21/2020, SURVEY
NO.237/5 Part, ALATHUR VILLAGE, THIRUPURUR
TALUK, CHENGALPATTU DISTRICT

LIST OF MACHINERY :

BLOCK NO	BLOCK NAME	FLOOR NAME	FSI AREA	NON FSI AREA	TOTAL BUILT-UP AREA
1	Factory & Office Building	Ground Floor	3180.95	-	3,180.95
		Mezzanine Floor	125.24	-	125.24
		First Floor	3191.53	-	3,191.53
		Second Floor	3191.53	-	3,191.53
TOTAL			9689.25	-	9689.25

SCHEDULE OF JOINERY	
---------------------	--

COLOUR INDEX :

STRUCTURAL ENGINEER :

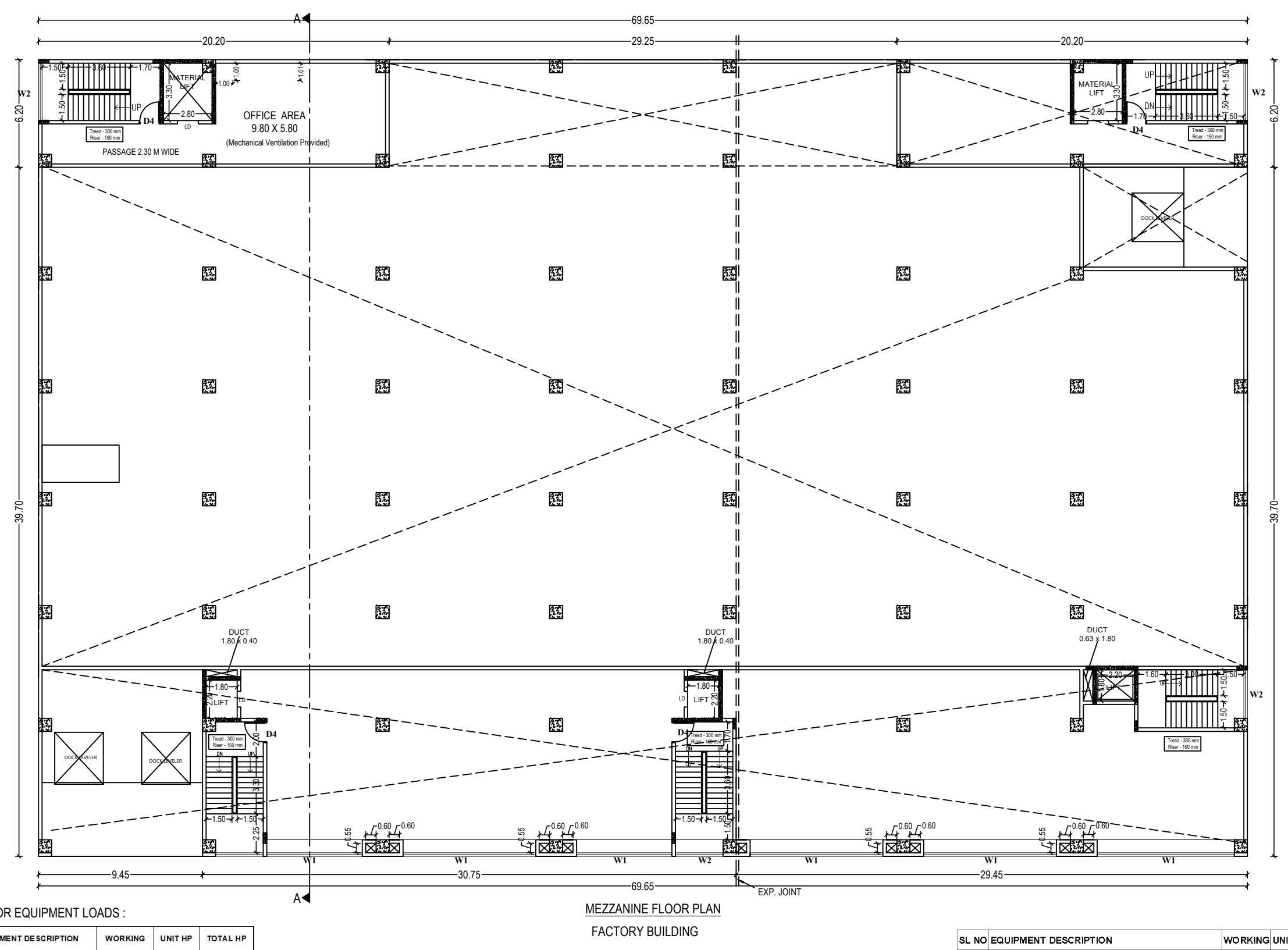
ARCHITECT :



OWNER :

FACTORY BUILDING - FLOOR PLANS

SCALE - 1:150	SHEET NO : 2/4
---------------	----------------



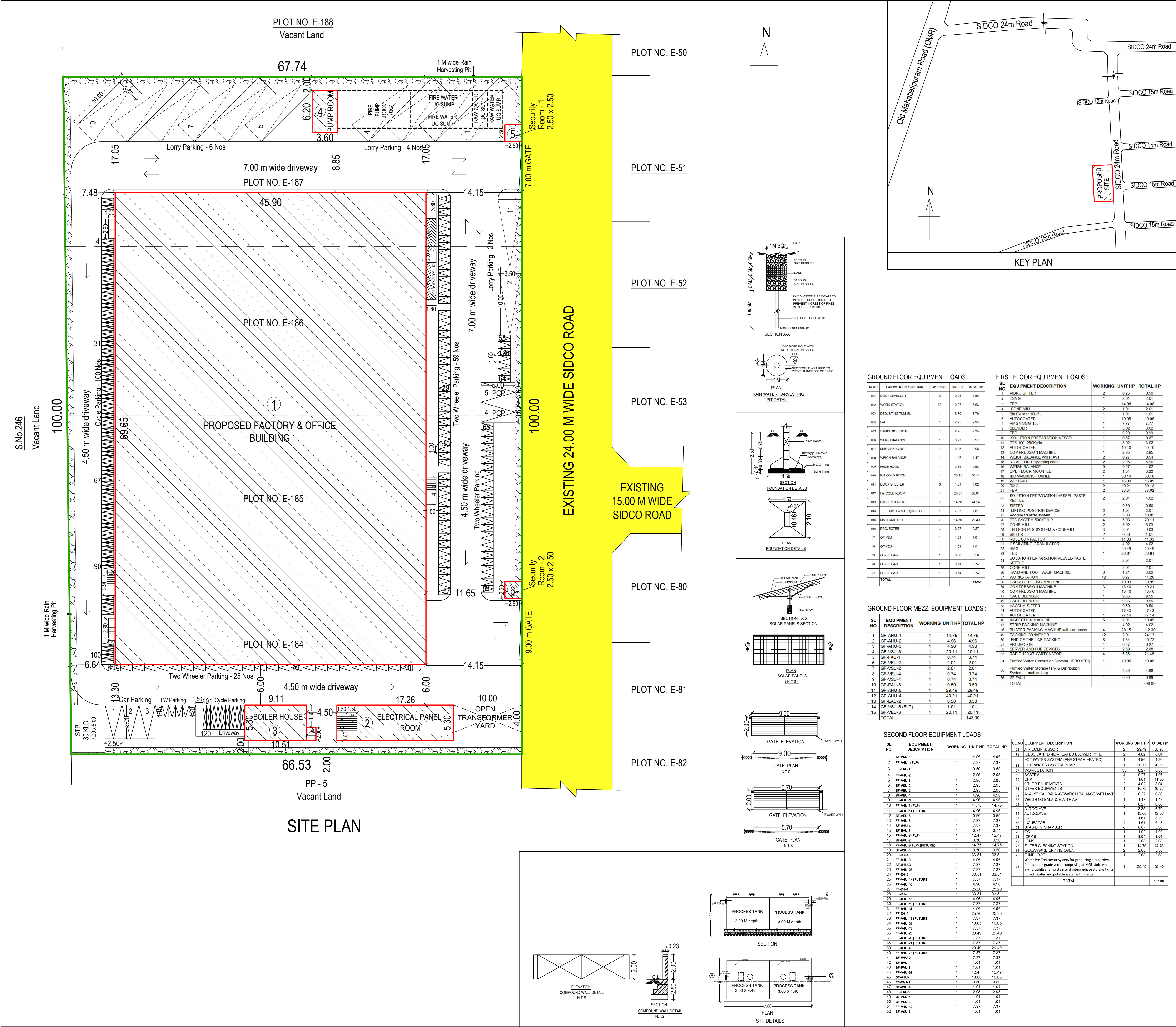
GROUND FLOOR EQUIPMENT LOADS

GROUND FLOOR MEZZ. EQUIPMENT LOADS :

SL NO	EQUIPMENT DESCRIPTION	WORKING UNIT	HP	TOTAL HP
53	AIR COMPRESSOR	2	6.8	6.8
54	DESSICANT DRIER/HEATED BLOWER TYPE	2	0.02	0.04
55	HOT WATER SYSTEM (HOT STEAM HEAT)	1	4.96	4.96
56	HOT WATER SYSTEM PUMP	1	20	20.11
57	WORK STATION	33	0.27	8.85
58	HOT WATER	4	0.27	10.07
59	WORK STATION	1	1.61	11.58
60	OTHER EQUIPMENTS	2	0.02	0.04
61	OTHER EQUIPMENTS	1	10.72	10.72
62	ANALYTICAL BALANCE/WEIGH BALANCE WITH AWT	0	0.27	0.27
63	WEIGHING BALANCE WITH AWT	1	1.47	1.47
64	PC	3	0.27	0.80
65	AUTOCLAVE	2	3.35	6.70
66	AUTOCLAVE	1	12.06	12.06
67	LAF	2	1.61	3.22
68	INCUBATOR	1	1.61	6.43
69	STABILITY CHAMBER	8	0.67	5.36
70	GC	1	4.02	4.02
71	HPLMS	8	8.04	3.04
72	LOWS	3	2.68	2.68
73	WATER CLEANING STATION	14	14.75	14.75
74	GLASSWARE DRYING OVEN	2	2.68	3.36
75	FUEHOOD	1	2.68	2.68
76	Water Treatment Plant for producing bio buffer	1	29.40	29.40
Free available grade water: comprising of MGF, Softener and Utilization system and intermediate storage tanks for soft water and possible water with pumps				
TOTAL				857.00

SECOND FLOOR EQUIPMENT LOADS

SL NO	EQUIPMENT DESCRIPTION	WORKING	UNIT HP	TOTAL HP
1	SEV-BU-1	1	4.96	4.96
2	FFAN-FLP-1	1	7.37	7.37
3	FFAN-BU-1	1	0.50	0.50
4	FFAN-U-2	1	2.95	2.95
5	FFAN-U-3	1	2.95	2.95
6	SEV-BU-2	1	2.95	2.95
7	FFAN-H-0	1	4.96	4.96
8	FFAN-U (FUTURE)	1	4.96	4.96
9	SEV-BU-3	1	0.50	0.50
10	FFAN-U-4	1	7.37	7.37
12	SEV-BU-4	1	7.37	7.37
13	FFAN-U-5	1	0.74	0.74
14	FFAN-FLP (FLP)	1	12.47	12.47
17	SEB-U-2	1	0.50	0.50
18	FFAN-FLP-2 (FUTURE)	1	14.75	14.75
19	SEV-BU-5	1	0.50	0.50
20	FFAN-1	1	33.51	33.51
22	SEB-U-3	1	4.96	4.96
23	SEB-U-4	1	7.37	7.37
24	FFAN-U-6	1	7.37	7.37
25	FFAN-2	1	33.51	33.51
26	FFAN-FLP (FUTURE)	1	7.37	7.37
27	FFAN-U-7	1	4.96	4.96
28	FFAN-4	1	25.20	25.20
29	FFAN-3	1	33.51	33.51
30	FFAN-U-8	1	4.96	4.96
30	FFAN-U-9	1	7.37	7.37
31	FFAN-14	1	4.96	4.96
32	FFAN-15	1	25.20	25.20
33	FFAN-U-10	1	7.37	7.37
34	FFAN-U-11	1	7.37	7.37
34	FFAN-U-12	1	10.05	10.05
36	FFAN-16	1	7.37	7.37
37	FFAN-17	1	26.49	26.49
38	FFAN-18	1	7.37	7.37
38	FFAN-U-13 (FUTURE)	1	7.37	7.37
39	FFAN-4	1	26.49	26.49
40	FFAN-19	1	7.37	7.37
41	FFAN-U-2	1	7.37	7.37
42	SEB-U-1	1	1.01	1.01
43	SEB-U-1	1	1.01	1.01
44	FFAN-U-13	1	12.47	12.47
45	FFAN-21	1	10.05	10.05
46	SEB-U-2	1	0.50	0.50
47	SEB-U-4	1	1.01	1.01
48	SEB-U-5	1	2.95	2.95
49	SEV-BU-4	1	1.01	1.01
50	SEV-BU-3	1	1.01	1.01
51	SEV-BU-2	1	7.37	7.37
52	SEV-BU-3	1	1.01	1.01



PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR M/s. EYSYS PHARMACEUTICAL PRIVATE LIMITED AT PLOT NO. E-184, E-185, E-186, E-187, SIDCO INDUSTRIAL ESTATE, ALATHUR PHASE II, APPROVED SIDCO LAYOUT NO.21/2020, SURVEY NO.237/5 Part, ALATHUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT						
Online Application No : SWP/BPA/584918/2025						
INDUSTRY TYPE : ORANGE						
MANUFACTURING OF : TABLETS AND CAPSULES						
AREA STATEMENT						
A	PLOT AREA - 6717.78 SQ.M (1.66 ACRES)					
B	BUILDING AREA STATEMENT					
	BLOCK NO	BLOCK NAME	FLOOR NAME	FSI AREA	NON FSI AREA	TOTAL BUILT-UP AREA
1		Factory & Office Building	Ground Floor	3180.95	-	3,180.95
			Mezzanine Floor	125.24	-	125.24
			First Floor	3191.53	-	3,191.53
			Second Floor	3191.53	-	3,191.53
			Headroom	-	141.50	141.50
2		Electrical Panel Room	Ground Floor	91.49	-	91.49
			First Floor	91.49	-	91.49
3		Boiler House	Ground Floor	48.18	-	48.18
4		Pump Room	Basement	79.03	-	79.03
			Ground Floor	22.32	-	22.32
5		Security Room - 1	Ground Floor	-	6.25	6.25
6		Security Room - 2	Ground Floor	-	6.25	6.25
TOTAL				10021.76	154.00	10175.76
C F.S.I = FSI AREA / TOTAL PLOT AREA = 10021.76 / 6717.78 = 1.49 < 2.00						
D LIST OF MACHINERY :						
	SL.No.	DESCRIPTION			LOAD IN Hp	
	1	GROUND FLOOR EQUIPMENT LOAD			174	
	2	GROUND FLOOR MEZZANINE EQUIPMENT LOAD			143	
	3	FIRST FLOOR EQUIPMENT LOAD			496	
	4	SECOND FLOOR EQUIPMENT LOAD			687	
	TOTAL				1500	
E	SANITATION CALCULATION				COLOUR INDEX :	
		REQUIRED		PROVIDED		
		MALE	FEMALE	MALE	FEMALE	
	Water Closet	6	2	6	7	
	Ablution Taps	6	2	6	7	
	Urinals	6	-	6	-	
	Washing Taps with draining arrangement	8		8		
	Drinking Water Fountains	4		4		
	Emergency shower and eye wash fountain	1		1		
F	MAN POWER DETAILS					
	EMPLOYMENT	200 (Male - 160, Female - 40)				
	TOTAL HORSEPOWER	1500 HP				
	PARKING CALCULATION				REQUIRED	PROVIDED
G	LORRY PARKING	= 8978.15 / 750	= 11.97	12	12	
H	TWO WHEELER PARKING	= 8978.15 / 75	= 119.71	120	120	
I	CYCLE PARKING	= 8978.15 / 75	= 119.71	120	120	
J	CAR PARKING	= OFFICE AREA / 150	= 711.10 / 150 = 4.74	5	5 (Including 2 Nos PCP Parking)	
ARCHITECT :				STRUCTURAL ENGINEER :		
 BCC/BL-3.6/E/4341/2018-19 AKSHAYA CA/2025/183258				 I, DINESH. B. CALIWE, STRUCTURAL Engineer (Grade-I) DTCP Regn No. CCLRN/SE/GR-12020/08007, No. 10, New No. 15, Padmanaba Nagar, Main Road, Choolaimedu, Chennai-600 094, 9840447676 Email dinesh115@gmail.c		
OWNER :						
 For Eysys Pharmaceutical Private Limited						
Managing Director						
SITE PLAN						
SCALE - 1:300				SHEET NO - 1/4		

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.

