

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

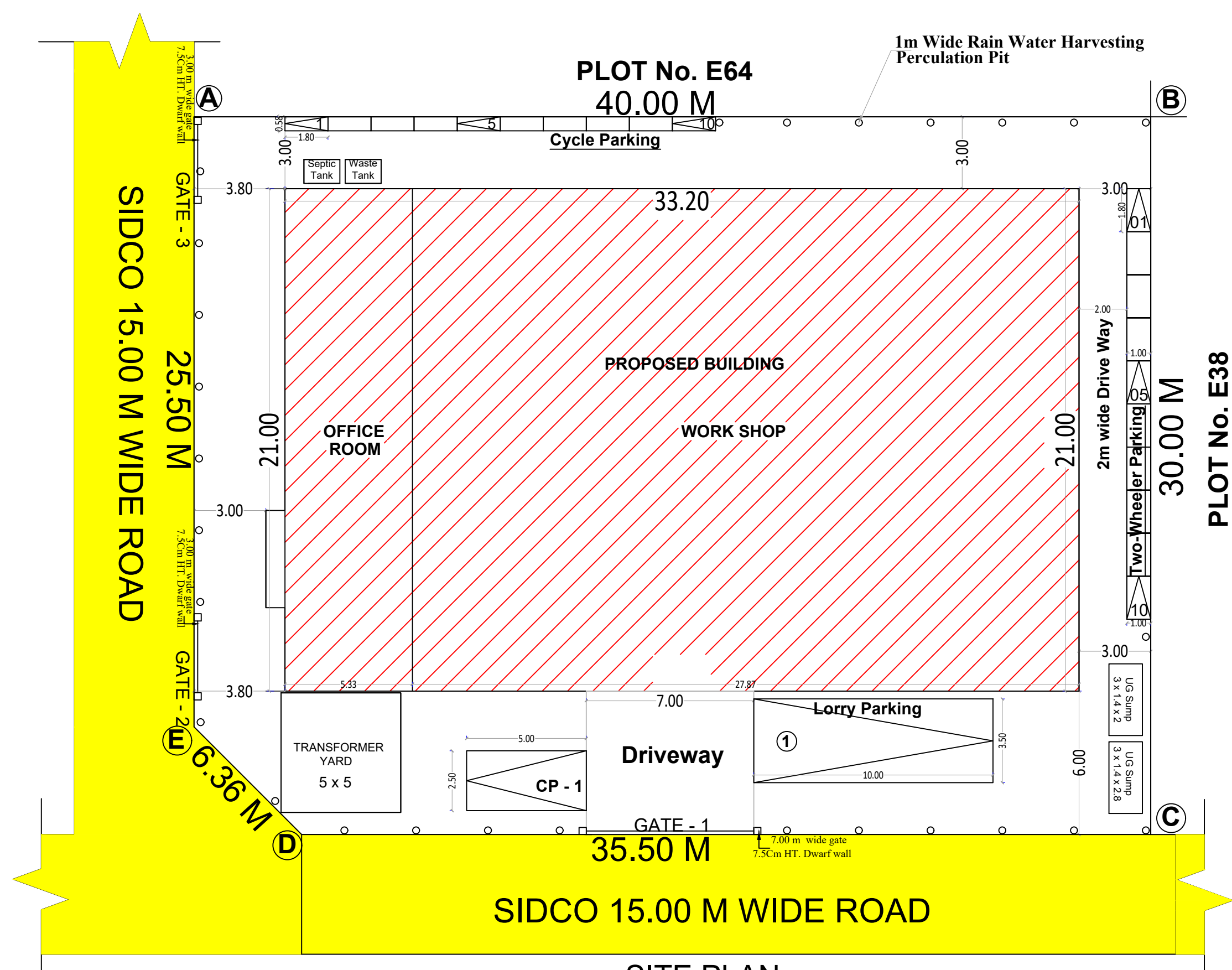
Building Plan

ISSUING AUTHORITY

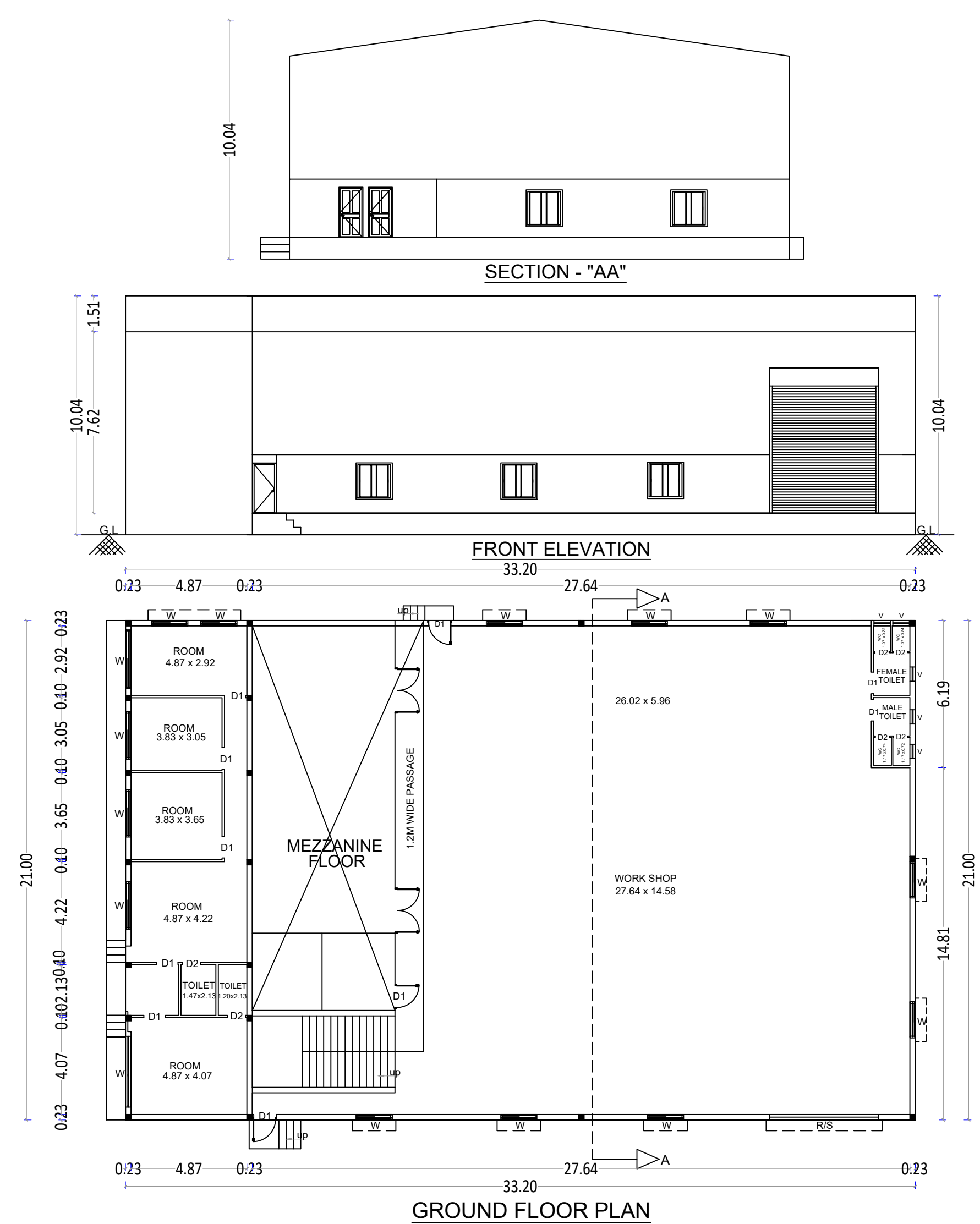
DTCP

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

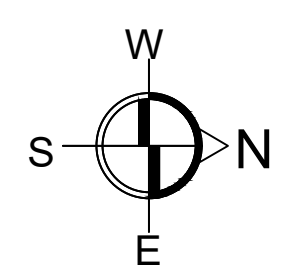
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



SITE PLAN

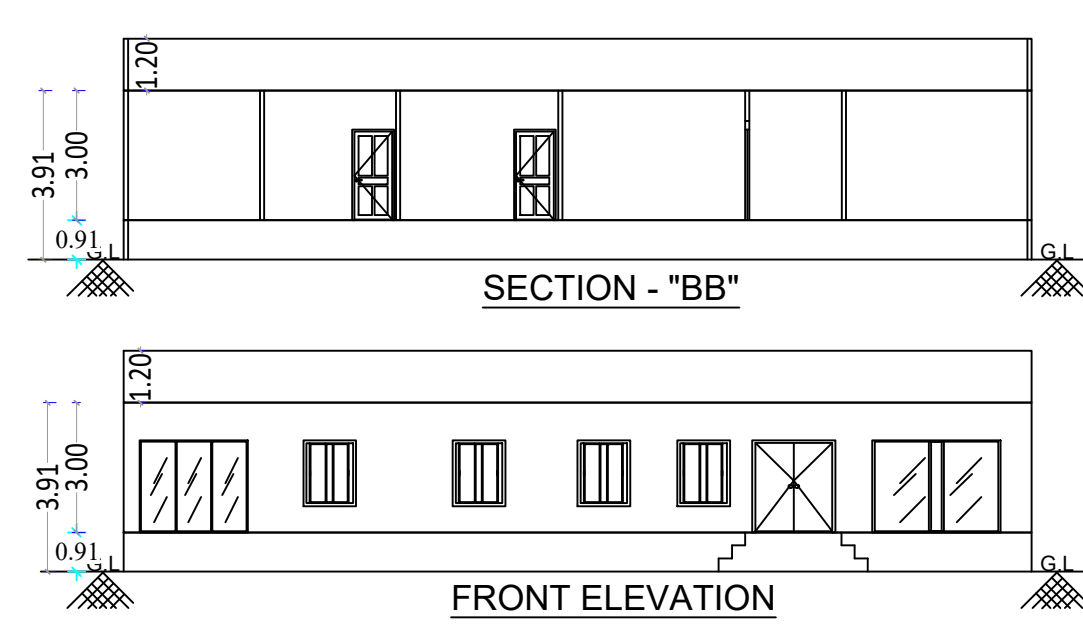
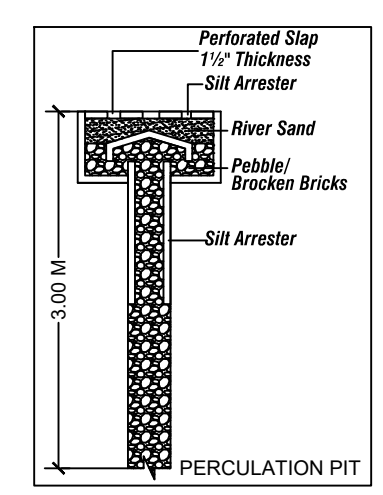
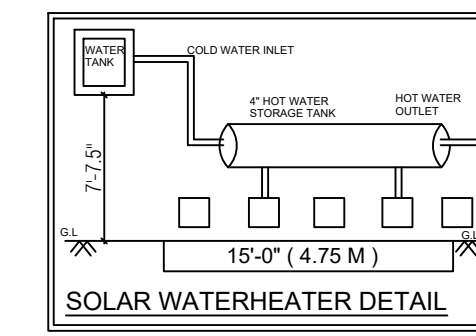
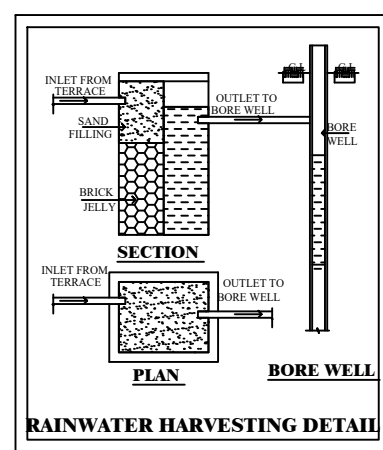
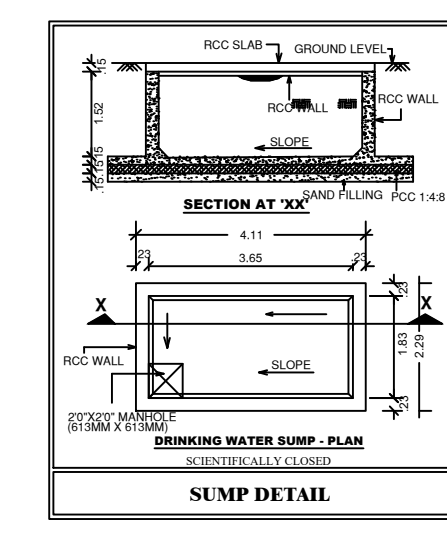
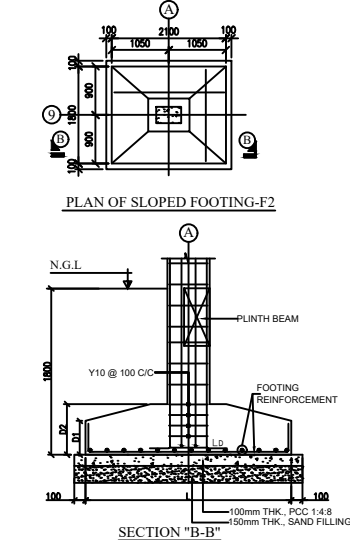
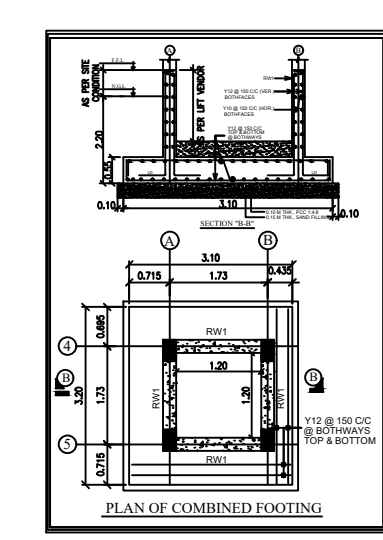
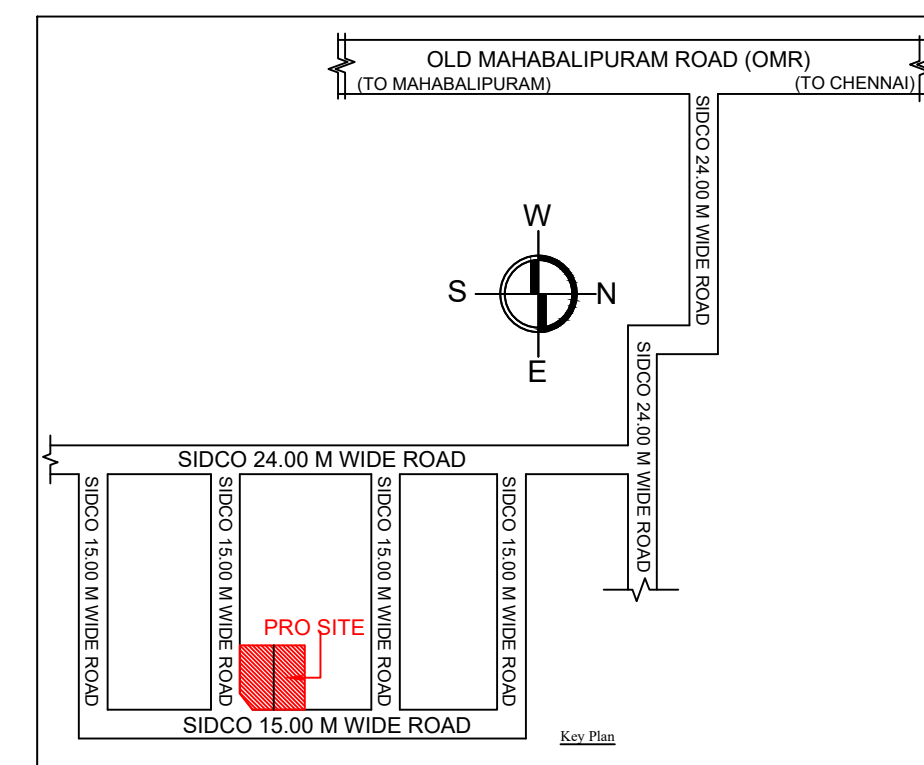


GROUND FLOOR PLAN

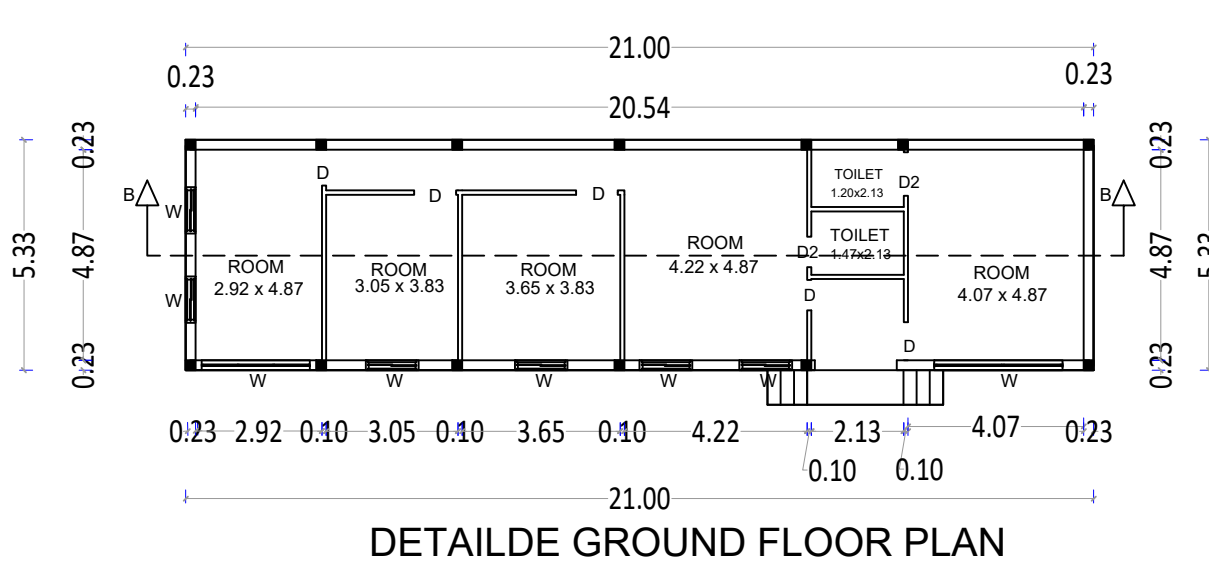


NOTE: EXISTING DTCP APPROVAL NO: 21/2020,
DATED: 09/12/2020.

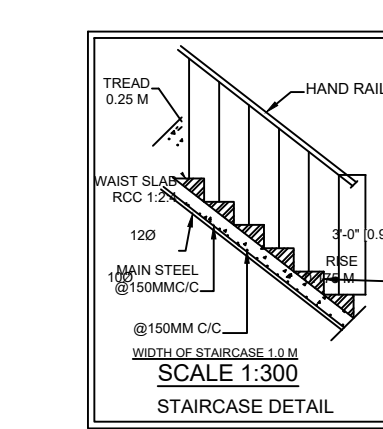
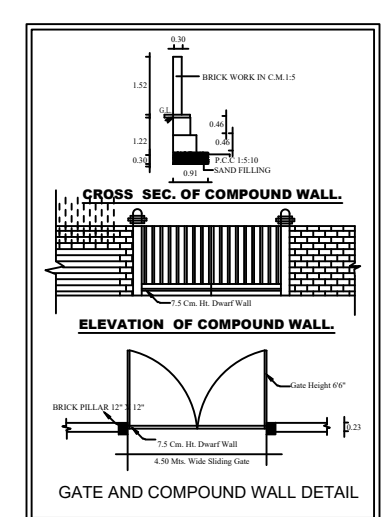
Building Planning Permission Approval
Online Application No: SWP/BPA/0811522/2026
Online Scrutiny No: 4X7K1GAJ
SWP/B.P/M.L.P.A.(CD-5) No: 33/2026



SECTION - "BB"



DETAILDE GROUND FLOOR PLAN



PLAN SHOWING THE PROPOSED GROUND FLOOR
CONSTRUCTION OF A INDUSTRIAL BUILDING WITH
10.04 M HEIGHT IN PLOT NO: E65 & E66, SIDCO
INDUSTRIAL ESTATE, ALATHUR PHASE-II, THIRUPORUR,
COMPRISED IN OLD S.NO: 237/5 PART, OF ALATHUR
VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT,
THIRUPORUR PANCHAYAT UNION LIMITS.

CATEGORY OF INDUSTRY = ORANGE
G.O.(Ms).NO.154, DATED: 07.10.2025
ANNEXURE - VII, S.NO: 28
FERROUS AND NON-FERROUS METAL EXTRACTION
INVOLVING DIFFERENT FURNACES THROUGH MELTING,
REFINING, RE-PROCESSING,CASTING AND ALLOY MAKING
SECONDARY PRODUCTION OF FERROUS AND NONFERROUS
METALS (EXCLUDING LEAD) UPTO 1 MT/HR PRODUCTION

PLOT EXTENT = 1189.87 SQ.M			
AREA STATEMENT			
DESCRIPTION	FSI AREA (IN SQ.M)	NON FSI AREA (IN SQ.M)	TOTAL BUILTUP AREA (IN SQ.M)
GROUND FLOOR (G.I SHEET AREA)	585.27	---	585.27
GROUND FLOOR (R.C.C AREA)	111.93	---	111.93
TOTAL FSI AREA	697.20	---	697.20
PLOT COVERAGE	58.59%		
FLOOR SPACE INDEX	0.586		

PARKING DETAILS			
DESCRIPTION	REQUIRED	PROVIDED	
Cycle Parking	585.27 / 75SQ.M	08 No's	10 No's
Two-wheeler	585.27 / 75SQ.M	08 No's	10 No's
Car Parking	111.93 / 150SQ.M	01 No's	01 No's
Lorry Parking	585.27 / 750SQ.M	---	01 No's

SANITATION DETAILS

NO OF WORKERS (FEMALE- 08, MALE-22) TOTAL- 30 NOS.				
DESCRIPTION	FEMALE		MALE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	02	02 NOS	02	02 NOS
ABLUTION TAP	02	02 NOS	02	02 NOS
URINALS	---	---	02	02 NOS
WASH BASIN	01	01 NOS	01	01 NOS

HP

DESCRIPTION	NOS	HP
FURNACE	2 NOS	70
PRESS	8 NOS	70
COMPRESSOR	1 NOS	30
LIGHT AND FAN	20 NOS	10
TOTAL NOS OF HP		180 HP

JOINERY DETAILS

RS	ROLLING SHUTTER	4.57 X 2.13
D1	DOOR	0.91 X 2.13
D2	DOOR	0.76 X 2.13
W	WINDOW	1.22 X 1.80
V	VENTILATOR	0.76 X 0.91

SPECIFICATION :
BRICK WORK SUPER STRUCTURE WITH MAIN WALL USING CM 1:5
SHORTER PARAPET WALL CM 1:4 MORTAR.
WOOD WORK MAIN DOOR TEAK, AND OTHER DOORS KONGU WOOD
RCC WORK MINIMUM GRADE OF CONCRETE M25 (1:1:2)
FLOORING ALL ROOM CEILING'S TILES FLOORING
PLASTERING WORK PLASTERING WORK IN CM 1:4
WEATHERING COURSE WEATHERING COURSE IN BRICK JELLY CONCRETE CM
WITH TWO COURSES OF FLAT TILES Laid TO DETAIL

For SINTERING SOLUTIONS PVT. LTD.
G. Manoj Kumar
For SINTERING SOLUTIONS PVT. LTD.
G. Manoj Kumar

OWNER
G. MANOJ KUMAR M.E.,
Registered Geotechnical Engineer
GTE/19/03/2012-CMDAAGTE/19/01/2019-DTCP
GLOBE GEOTECHNIQUES
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globegeotechniques@gmail.com

GEO TECHNICAL ENGINEER
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AURA ENGINEERING CONSULTANTS
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Ashok Nagar, Chennai - 600 093
Ph: 944-48597100 Cell: 9790791278

STRUCTURAL ENGINEER
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2nd Main Road, Ulagaram,
Puducherry, Chennai - 605 001
Mobile: 9551151234 / 9551213123

REGISTER ENGINEER



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.

