PP APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

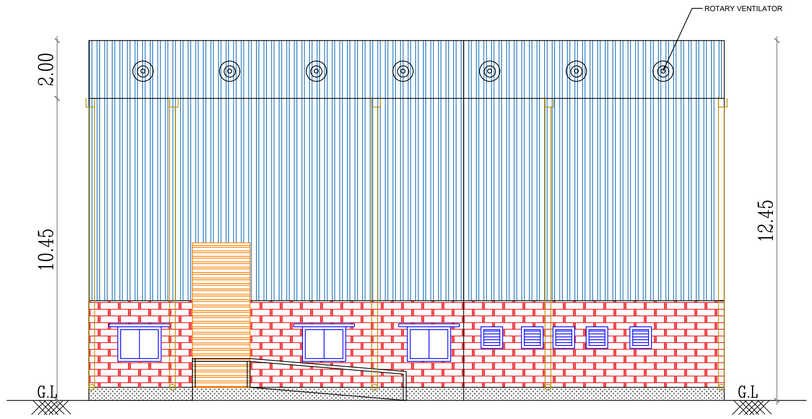
ISSUING AUTHORITY
DTCP

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.

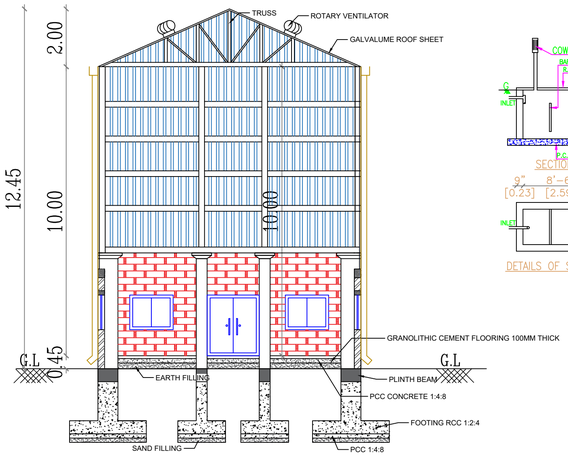
Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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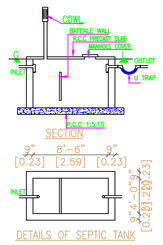


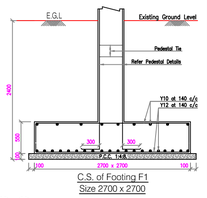
FRONT ELEVATION

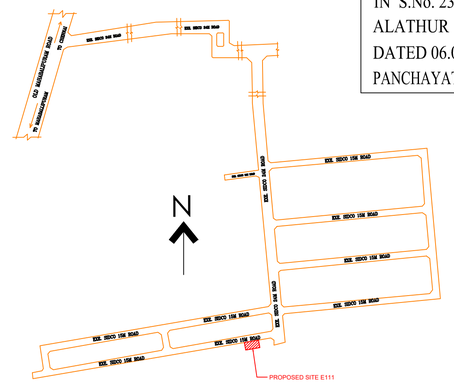
V.NO.117 KARUNKUZHIPALLAM VILLAGE



SECTION ON A-A







KEY PLAN
(NOT TO SCALE)

PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING FOR M/s. MONIKA AUTO COMPONENTS, AT PLOT NO.E111, IN S.No. 237/5 PART, IN TANSIDCO INDUSTRIAL ESTATE, ALATHUR PHASE II (DTCP APPROVAL NO.117/2023 DATED DATED 06.06.2023), IN ALATHUR VILLAGE, THIRUPORUR PANCHAYAT UNION / TALUK, CHENGALPATTU DISTRICT.

APPLICANT DETAILS:

Mrs.INDIRA.R M/s MONIKA AUTO COMPONENTS

Catagory of The Industry – WHITE

Manufacturing details:

FABRICATION – FABRICATION WITH SHEET METAL
As Per G.O(Ms)NO.154 DATED 07.10.25, AS PER Annexure –V S.NO.126)–ENGINEERING AND FABRICATION UNITS

SCALE:– 1:100 | ALL DIMENSIONS ARE IN METER

DESCRIPTION			AREA IN SQ.M
SITE AREA AS PER DOC.			461.34
FLOOR NAME	NET F.S.I AREA	NON F.S.I AREA	TOTAL BUILDUP AREA
BLOCK 1 – GROUND FLOOR	216.62	–	216.62

F.S.I $\frac{216.62}{461.34}$ = 0.469 Plot Coverage $\frac{216.62}{461.34}$ x 100 = 46.95%

PARKING CALCULATION :

LORRY PARKING(Factory Area) – 216.62 SQ.M/750 SQ.M = 0.28 Nos
TWO WHEELER PARKING(Production Area) – 216.62 SQ.M/75 SQ.M = 2.88 Nos
CYCLE PARKING(Production Area) – 216.62 SQ.M/75 SQ.M = 2.88 Nos

PARKING DETAILS	REQ.	PRO.
LORRY PARKING	0	1
CAR PARKING	0	1
PH–CAR PARKING	0	0
TWO WHEELER PARKING	3	4
CYCLE PARKING	3	4

WORKER DETAILS

MALE – 10 + FEMALE – 5 = TOTAL – 15

SANITATION REQUIREMENTS

DESCRIPTION	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
WATER CLOSED	1	1	2	3
URINAL	2	–	4	–

JOINERY DETAILS

R.S 1	ROLLING SHUTTER	3.00 X 4.00
D1	DOOR	1.21 X 2.10
D2	DOOR	0.76 X 2.10
W1	SLIDING WINDOW	1.52 X 1.35
V1	VENTILATOR	0.91 X 0.61
ED	EXIT DOOR	1.80 X 0.61

LEGEND

PROPOSED BUILDING
EXISTING ROAD
SITE BOUNDARY
DRIVE WAY

NOTE: MECHANICAL VENTILATION IS PROVIDED

MACHINERY DETAILS :

ITEM No	NAME OF MACHINERY	QTY	HP	TOTAL HP
1	PLATE BENDING MACHINE	1	80.50	80.50
2	SAW LONE SEAM WELDING MACHINE	1	20.00	20.00
3	LATHE MACHINE	1	20.00	20.00
4	CO2 WELDING MACHINE	1	20.00	20.00
	TOTAL	4	-	140.50 HP

For MONIKA AUTO COMPONENTS
R. Indira
Proprietor

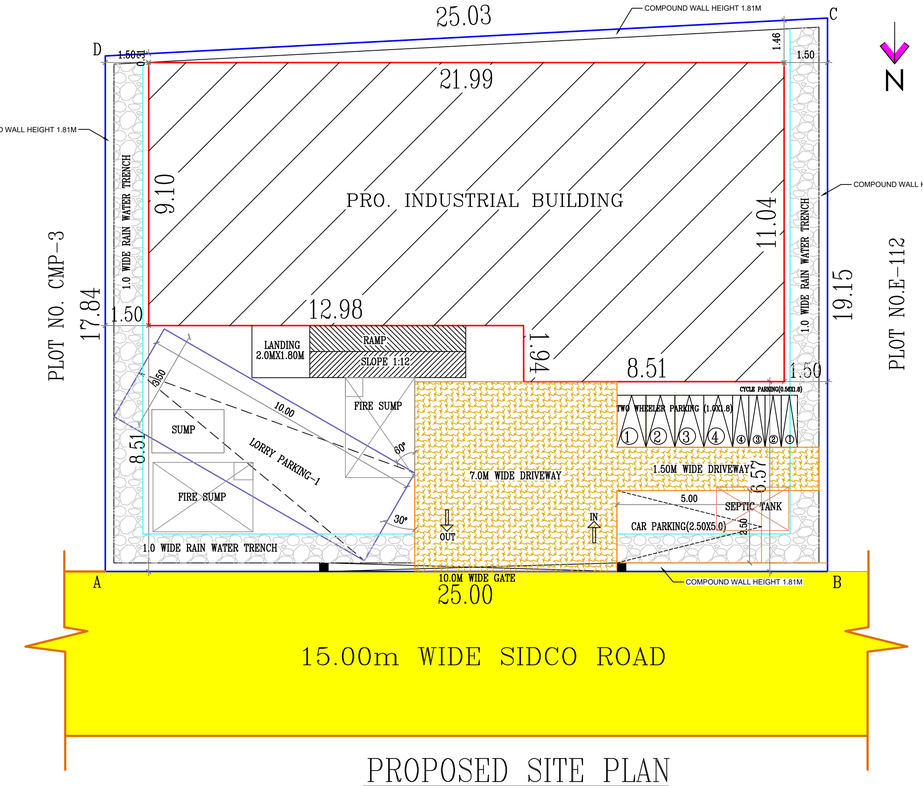
Mrs.INDIRA.R For M/s MONIKA AUTO COMPONENTS
APPLICANT / OWNER SIGNATURE:

M. KADIRVELU, M.E.,M.Sc(V).,M.I.E.,
F.I.V.,L.L.B.,L.L.M.,Cr & FS.,IBBI (Valuer)
DTCP REGISTERED STRUCTURAL ENGINEER GRADE-I(SE)
REGISTRATION No.CGL DIST /SE/GI-I / 2024 / 01 / 001 DTCP
Kamaraj Nagar, Perungalathur.

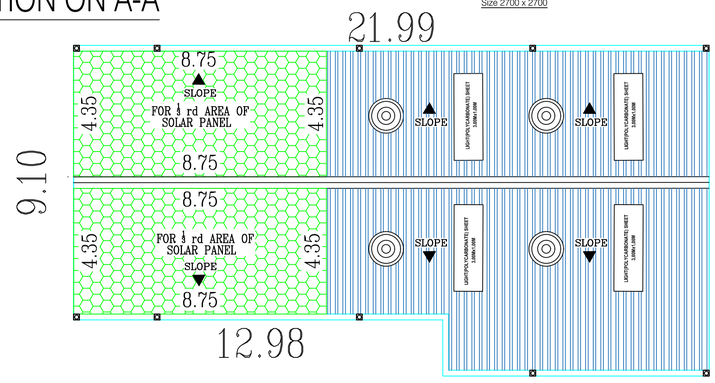
REGISTERED STRUCTURAL ENGINEER

Er.K.E.VIGNESHWARA, B.E.M.Sc(VALUER),(CE(IP))
KMC CONSTRUCTIONS
CHARTERED CIVIL ENGINEER
DTCP REGISTERED ENGINEER GRADE II
REG NO: CGLDIST/RE/II–11/2024/09/006
No: 98/55A, ANNAI INDIRA GANDHI SALAI,
KANCHIPURAM - 631 502.
CELL: 7200529511

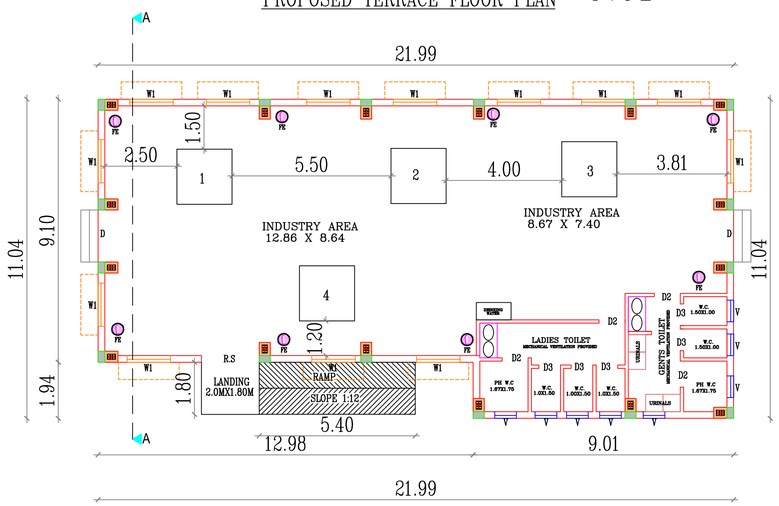
REGISTERED ENGINEER



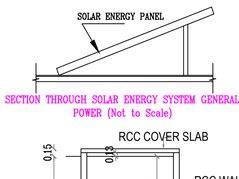
PROPOSED SITE PLAN



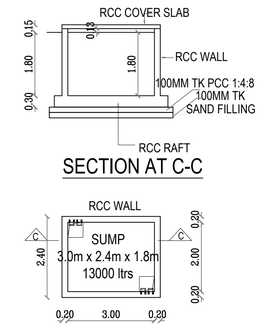
PROPOSED TERRACE FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

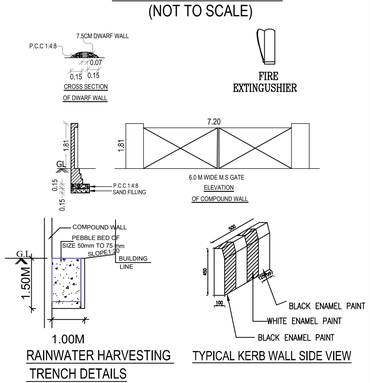


SECTION THROUGH SOLAR ENERGY SYSTEM GENERAL POWER (Not to Scale)



SECTION AT C-C

PLAN OF UG SUMP
(NOT TO SCALE)



BUILDING TECHNICAL APPROVAL DETAILS:

ONLINE SWP APPLICATION NO: SWP/BPA/0928179/2026
SCRUNITY REFERENCE NO: ZEBRMTEU
SITE BOUNDARY SHOWN AS "A to D"
BUILDING TECHNICAL APPROVAL NO:
SWP/B.P/M.L.P.A(CD-5) NO.49/2026

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.