PP APPROVAL RECORD

Planning Permission

Krishnagiri 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™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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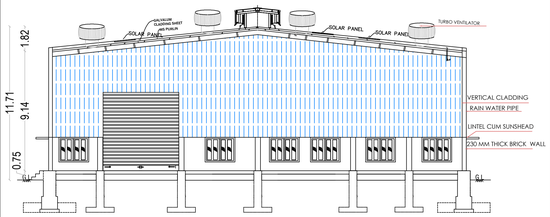
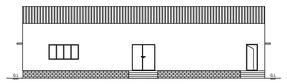


SECTION -ON-EF

BLOCK-3

BLOCK-4



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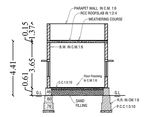

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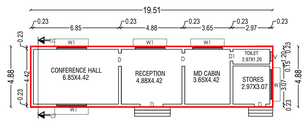
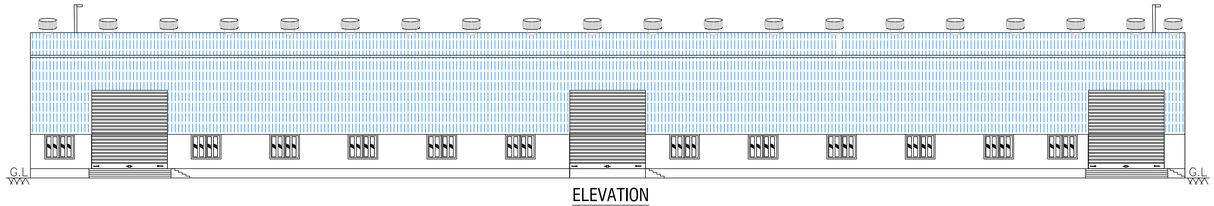


OFFICE BUILDING GROUND FLOOR PLAN

BLOCK-4



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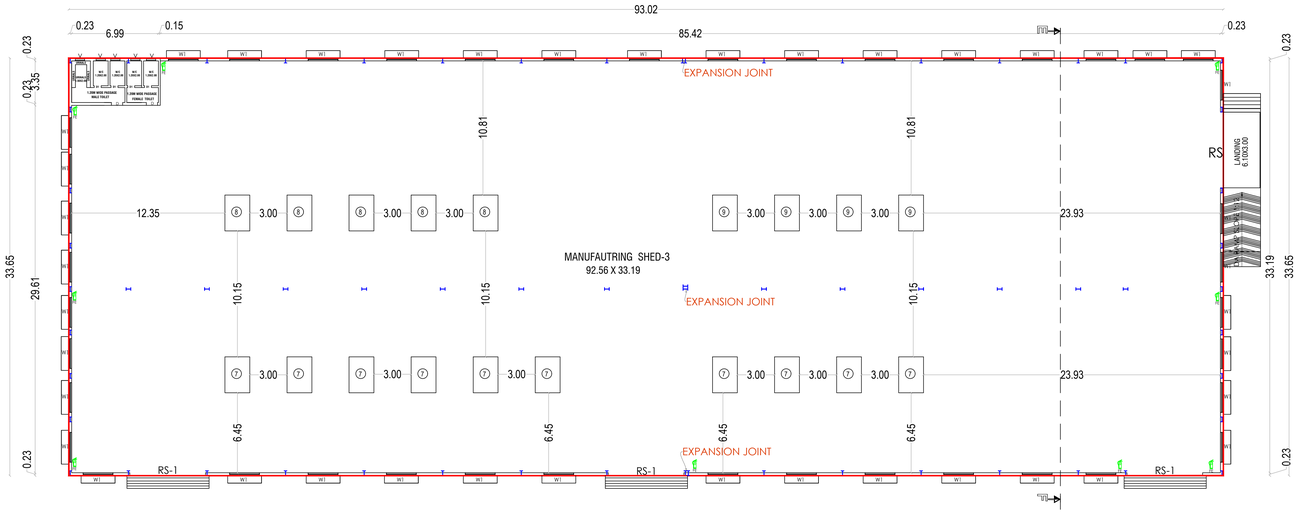
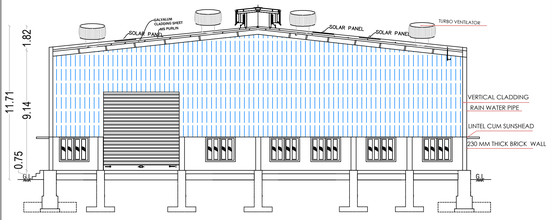


GROUND FLOOR PLAN

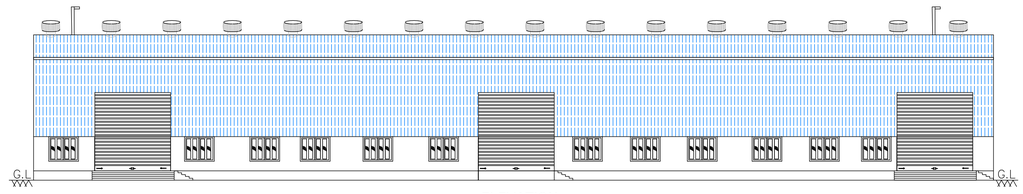
BLOCK-3

BLOCK-2



SECTION -ON-CD

BLOCK-2



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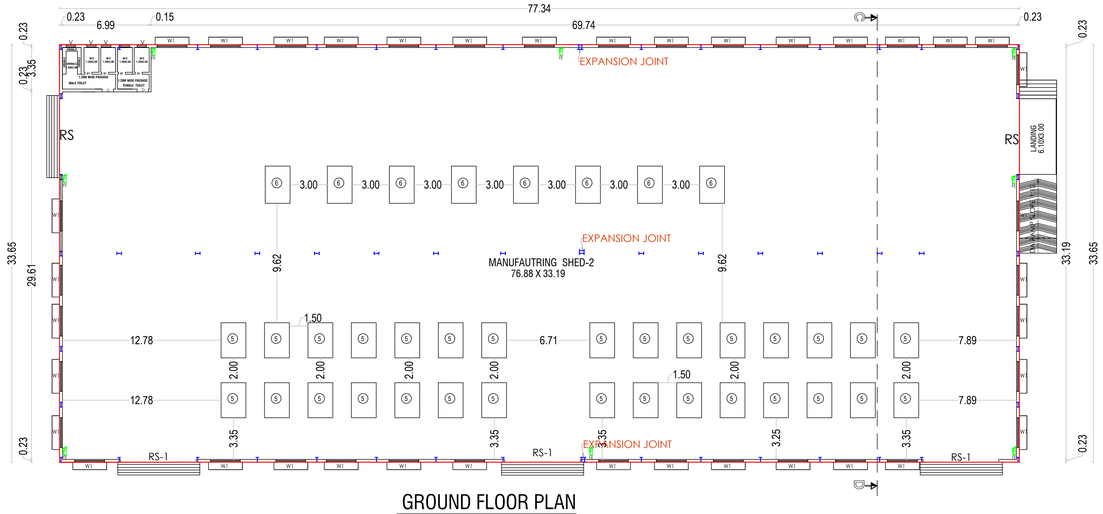


GROUND FLOOR PLAN

BLOCK-2

OFFICE USE

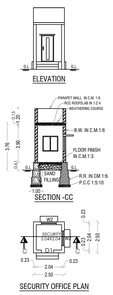
TECHANICAL APPROVAL

SWP/BPA/894180/2026, DATED : 30 .07.2026

BUILDING PLAN NUMBER AS B.P/D.D.T.C.P (K.D) No:116/2026

PLANNING PERMISSION ISSUED.

GURD ROOM



DRAWING TITLE	SHEET NO-1/2
MANUFAUTRING SHED	ALL DIMENSIONS ARE IN METER SCALE- 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC AND G.I SHEET ROOF INDUSTRIAL BUILDING FOR M/s." MGK AUTO PISTON RODS IN PLOT NO - B-3, S.F.No: 92/3 (PT), 92/4(PT), 93(PT), 100/1(PT), AT SIPCOT INDUSTRIAL PARK - BARGUR , OLAIPATTI VILLAGE AND SALAMARATHUPATTI PANCHAYAT,MATHUR PANCHAYAT UNION, UTHANGARAI TALUK, KRISHNAGIRI DISTRICT.

SIPCOT LAYOUT APPROVED No:L.P/D.D.T.C.P(K.D)-175/2023

INDUSTRY CATEGORY - RED-AUTOMOBILE MANUFACTURING PLANTS (INTEGRATED FACILITES) HAVING EITHER ONE OR COMBINATIONS OF POLLUTING ACTIVITIES NAMELY WASHING, METAL SURFACE FINSIHING OPERATIONS, PICKING, PLATING, ELECTROPLATING, PHOSPHATING, PAINTING, HEAT TREATMENT ETC., HEAVY ENGINEERING AND SHIP BUILDING ARE MERGED IN THIS CATEGORY.

TOTAL AREA OF SITE - 4.85 (ACRES) OR 19627.25 SQ.MT

BUILDING AREA DETAILS

BLOCK No.	PARTICULARS	FSI (SQ.M.)	NON-FSI (SQ.M.)	TOTAL BUILT-UP AREA(SQ.M.)
1	MANUFACTURING SHED-1	1133.58	-	1133.58
2	MANUFACTURING SHED-2	2602.49	-	2602.49
3	MANUFACTURING SHED-3	3130.12	-	3130.12
4	OFFICE ROOM	95.21	-	95.21
5	GUARD ROOM	-	6.25	6.25
	TOTAL BUILTUP AREA	6961.40	6.25	6967.65

PLOT COVERAGE (PC) = (6961.40/ 19627.25) X100
= 35.46 %
FLOOR SPACE INDEX (FSI) = (6961.40 /19627.25) = 0.35 < 2.00

KEY

- FE FIRE EXTINGUISHER
- LONG BELL
- EL EMERGENCY LIGHT
- FA FIRE ALARM

REFERENCE

REF. ID	DESCRIPTIONS	SIZES
RS	ROLLING SHUTTER	6.10X 6.70
RS-1	ROLLING SHUTTER	6.10X 3.05
D1	DOOR	0.76 X 2.13
W1	WINDOW	2.44 X 2.44
V	VENTILATOR	0.90 X 0.60

SANITATION DETAILS (INDUSTRIES)

S.No	PARTICULERS	REQUIRED	PROVIDED
1	WATER CLOSET(MALE-125)	5	6
2	WATER CLOSET(FEMALE-25)	2	6
3	DRINKING WATER	4	4
4	WASH BASIN	4	4
5	URINALS	5	24

MACHINERY DETAILS

S.No	MACHINE NAME	Nos	HP	TOTAL H.P.
1	CUTTING MACHINE	4	10.00	40.00
2	BEND REMOVAL MACHINE	5	5.00	25.00
3	HARDENING MACHINE	7	50.00	350.00
4	GRINDING MACHINE	6	75.00	450.00
5	CNC MACHINE	30	15.00	450.00
6	THREAD ROLLING MACHINE	8	10.00	80.00
7	MILLING MACHINE	10	5.00	50.00
8	OVEN MACHINE	5	30.00	150.00
9	MPI MACHINE	5	20.00	100.00
	TOTAL HP			1695.00 HP
	NO. OF . WORKERS			150

APPLICANT

For MGK AUTO PISTON RODS

C. Kishore Kumaar
Proprietor

M/S."MGK AUTO PISTON RODS"

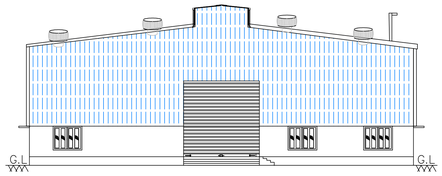
REGISTERED ENGINEER

Er.S.SAKTHIVEL,M.E.(Stru).,
TN.Govt. Registered Professional of DTCP,
Registered Engineer Grade-II-01/2024,
Registered Construction Engineer-01/2024,
Registered Structural Engineer Grade-II-02/2022,
R.E.(G-3) DMC. No-037/LS/2022/00006,
CIVIL INFO
No-24/3, Second Floor, Opp:Nagaraj Hospital,
Chathiram Street, Dharmapuri-636 701,
Cell: 8098094769,
Email:civilinfo.dpi@gmail.com.

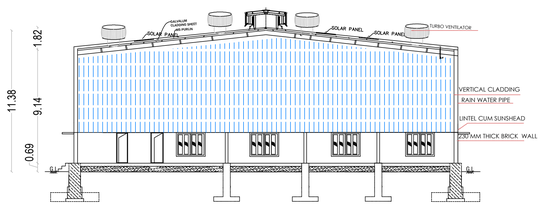
REGISTERED STRUCTURAL ENGINEER

Er.M.SANJEEVAMOORTHY.ME.(Struct),AMIE.,
Chartered Engineer & Consulting Civil Engineer,
Govt.Regd.Engineer Grade I(RE),
(DTCP No.23/2024,HCMC No.04/2024)
Govt.Regd.Construction Engineer (CE),
(DTCP No.12/2019,HCMC No.016/2019)
Govt.Regd.Developer (DTCP No.25/2025)
Govt.Regd.Structural Engineer Grade I(SE),(DTCP No.21/2024.

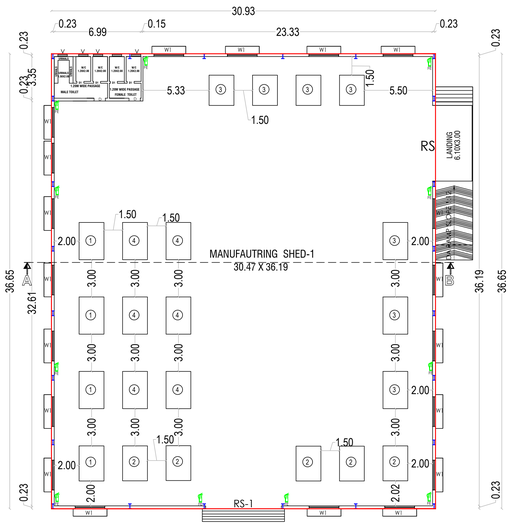
BLOCK-1



ELEVATION



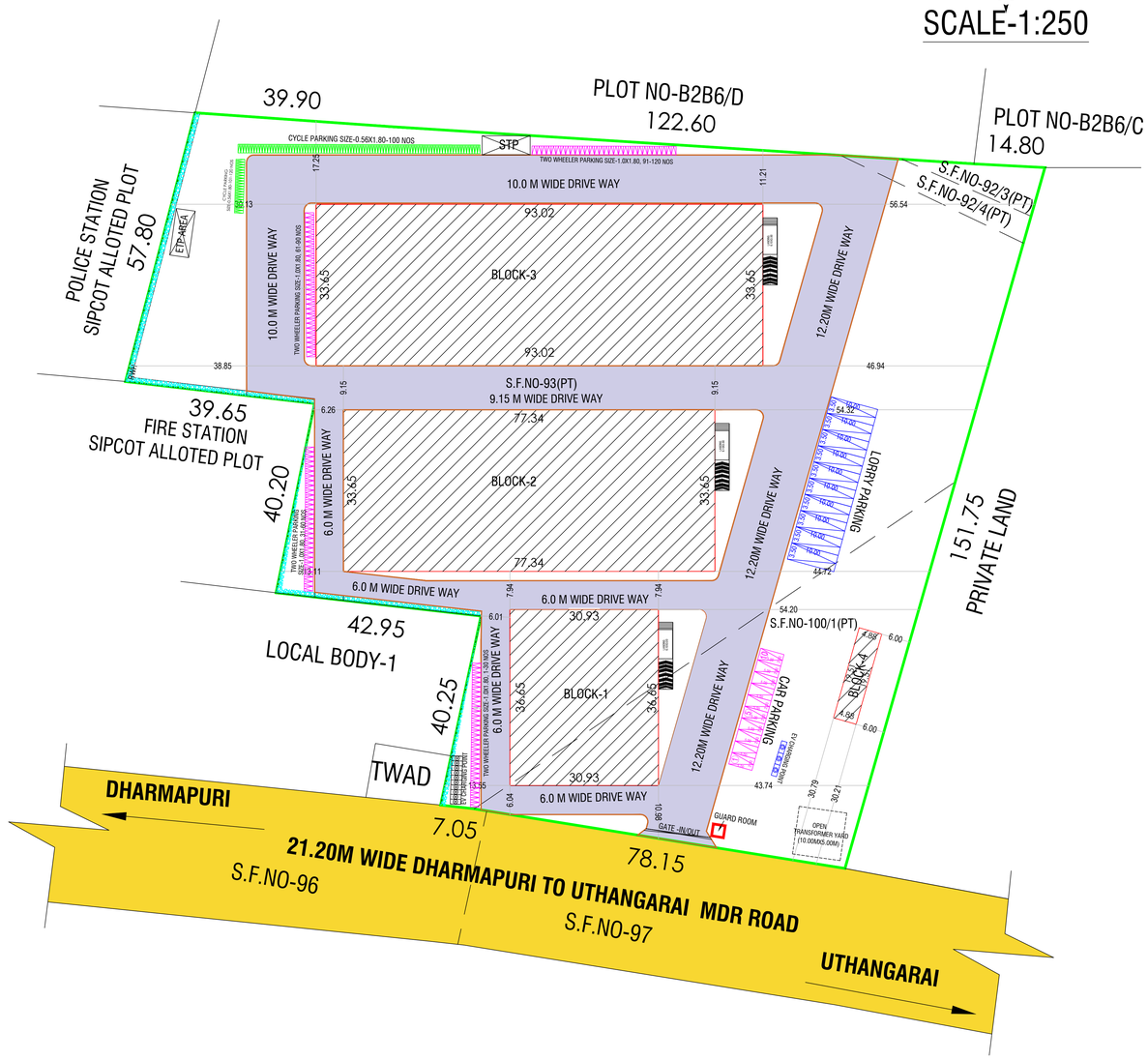
SECTION -ON-AB



GROUND FLOOR PLAN
BLOCK-1

SITE PLAN

SCALE-1:250



	DRAWING TITLE	SHEET NO-2/2
N	MANUFAUTRING SHED	ALL DIMENSIONS ARE IN METER SCALE- 1:100

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SIPCOT LAYOUT APPROVED No:L.P/D.D.T.C.P(K.D)-175/2023

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5	CNC MACHINE	30	15.00	450.00
6	THREAD ROLLING MACHINE	8	10.00	80.00
7	MILLING MACHINE	10	5.00	50.00
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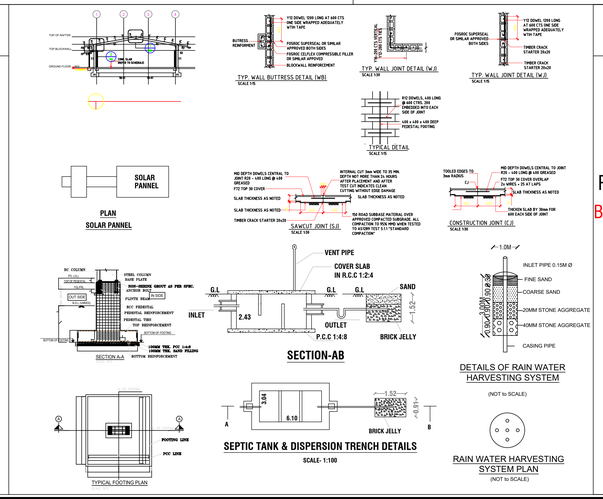
9	MPI MACHINE	5	20.00	100.00
	TOTAL HP			1695.00 HP
	NO. OF . WORKERS			150

QR CODE



OFFICE USE

TECHANICAL APPROVAL

ROC No:SWP/BPA/894180/2026, DATED : 30 .07.2026
BUILDING PLAN NUMBER AS B.P/D.D.T.C.P (K.D) No:116/2026
PLANNING PERMISSION ISSUED.

PARKING DETAILS

S.No	PARTICULARS	REQUIRED IN NOS.	PROVIDED IN NOS.
1	TWO WHEELER PARKING	93	105
2	EV TWO WHEELER PARKING	14	15
3	CYCLE PARKING	105	120
4	LORRY PARKING	09	10
5	CAR PARKING	01	07
6	EV CAR PARKING	01	03

COLOR INDEX

SITE BOUNDARY	
DRIVEWAY	
EXISTING ROAD	
PROPOSED BUILDING	

APPLICANT

For MGK AUTO PISTON RODS
C. Kishore Kumaar
Proprietor

M/S."MGK AUTO PISTON RODS"

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Cell: 8098094769,
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Govt.Regd.Developer (DTCP No.25/2025)
Govt.Regd.Structural Engineer Grade I(SE),(DTCP No.21/2024.

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

Verified RealEstate
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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.