

PP

APPROVAL RECORD

Planning Permission

The Nilgiris district, Tamil Nadu

APPROVAL TYPE

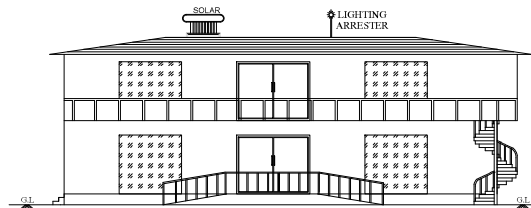
Building Plan

ISSUING AUTHORITY

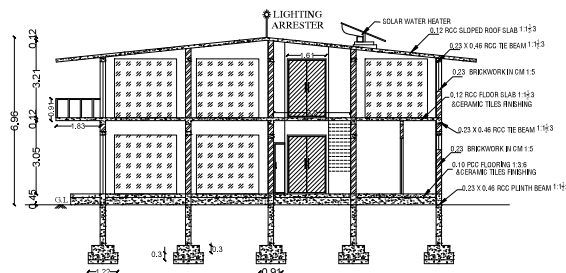
Town Panchayat

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.

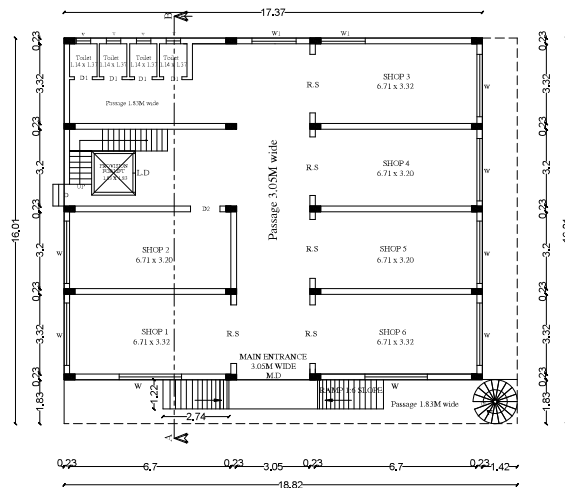


FRONT ELEVATION

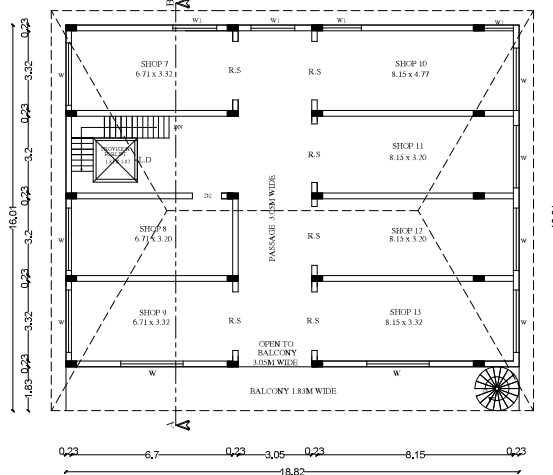


SECTION ON AB

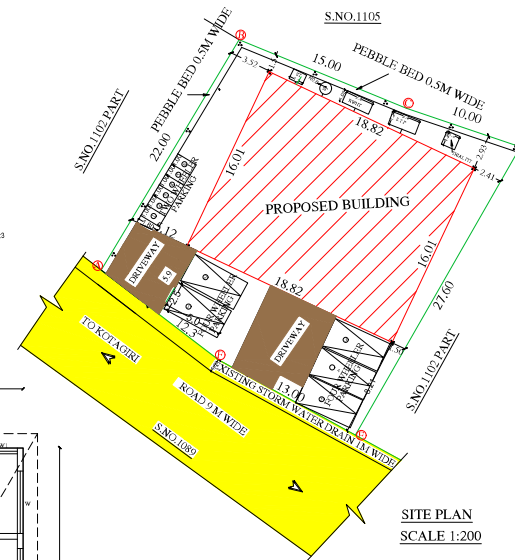
18.82



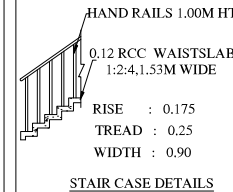
GROUND FLOOR PLAN



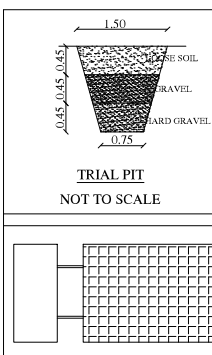
FIRST FLOOR PLAN



SITE PLAN
SCALE 1:200



HAND RAILS 1.00M HT
0.12 RCC WAISTSLAB
1:2.4, 1.53M WIDE
RISE : 0.175
TREAD : 0.25
WIDTH : 0.90
STAIR CASE DETAILS



TRIAL PIT
NOT TO SCALE
SOLAR PANEL



PLAN SHOWING THE PROPOSED COMMERCIAL BUILDING WITH SHOPS IN OLD R.S.NO. 1286/21/007, NEW R.S.NO. -1102/1B, AT KOTAGIRI TOWN PANCHAYAT, KOTAGIRI TALUK, THE NILGIRIS.

SPECIFICATIONS:	
FOUNDATION	0.23 RCC COLUMN FOOTING 1.2.4 OVER RCC MATE 1.4.8
SUPERSTRUCTURE	0.23 BRICKWORK IN CM 1.6 & PLASTERING IN CM 1.5
COLUMNS & BEAM	0.23X30 RCC 1.2.4 WITH BEAM 0.23X30 1.5 OF RISE
FLOORING	0.10 PCC 1.4.8 & CERAMIC TILES FINISHING IN CM 1.4
ROOFING	0.12 RCC SLAB 1.2.4 & CHUDDI PLASTERING IN CM 1.4
WOOD WORK	VENTILATOR DOORS AND WINDOWS PAINTING WITH 2 COATS
COLOUR WASHING	ENAMEL PAINT WITH PRIMER COAT OUTSIDE - 2 COATS OF OIL WHITE COLOUR INSIDE - 2 COATS OF OIL WHITE COLOUR

SCHEDULE OF JOINERIES	
R.S	Rolling Shutter 2.44 X 2.44
L.D	Lift Door 1.61 X 2.44
M.D	Main Door 3.05 X 2.44
D	Door 0.91 X 2.13
D1	Door 0.75 X 2.13
D2	Door 1.22 X 2.13
W	Window 2.59 X 2.44
W1	Window 1.83 X 2.44
V	Ventilators 0.60 X 0.60

AREA DETAILS	SQM
AREA OF THE SITE	600.00
PROPOSED GROUND FLOOR	246.64
FIRST LEVEL	266.87
TOTAL PLINTH AREA	513.51
AREA LEFT OPEN	353.36
FIRST FLOOR NON FSI	34.44
PLOT COVERAGE =	41.10%
FSI -	0.85
CAR PARKING- 2.50X3.00m -	5 Nos
TWO WHEELER PARKING -	6 Nos
	1.00X1.80m

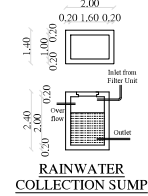
REFERENCE	
	SITE BOUNDARY
	PROPOSED BUILDING
	ROAD / RIGHT OF WAY

B. B. Joghjee
Mr. B. JOGHEE
S/o. Late Sri. BATHIRAN
NAME OF THE APPLICANT

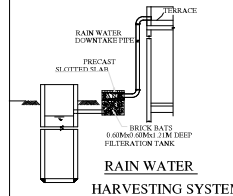
TECHNICAL CONCURRENCE

ONLINE APPLICATION NUMBER: SWP/BPA/060435/2023

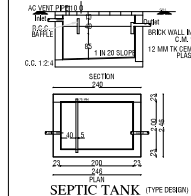
BP/TCP/NLG.NO.15/2024



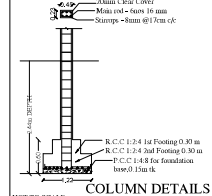
RAINWATER COLLECTION SUMP



RAINWATER HARVESTING SYSTEM



SEPTIC TANK (TYPE DESIGN)



COLUMN DETAILS

B. B. Joghjee
Er M. MUHAMMIL B.E.
REGISTERED ENGINEER
DTCP/INDIA: GR 1/23/05/001
BABU CONSTRUCTIONS
SBI LANE, COOTY-1
Mob: 98993 33922
ENGINEER

Signature valid

Signed by: Assistant
Location: The Nilgiris
Date: 11.23.2024



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.

