

PP

APPROVAL RECORD

Planning Permission

The Nilgiris

The Nilgiris district, Tamil Nadu

APPROVAL TYPE

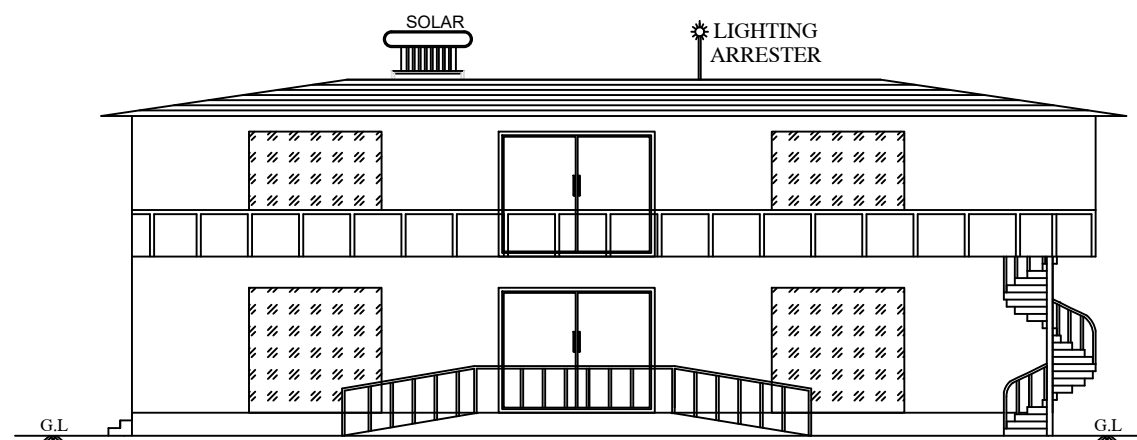
Building Plan

ISSUING AUTHORITY

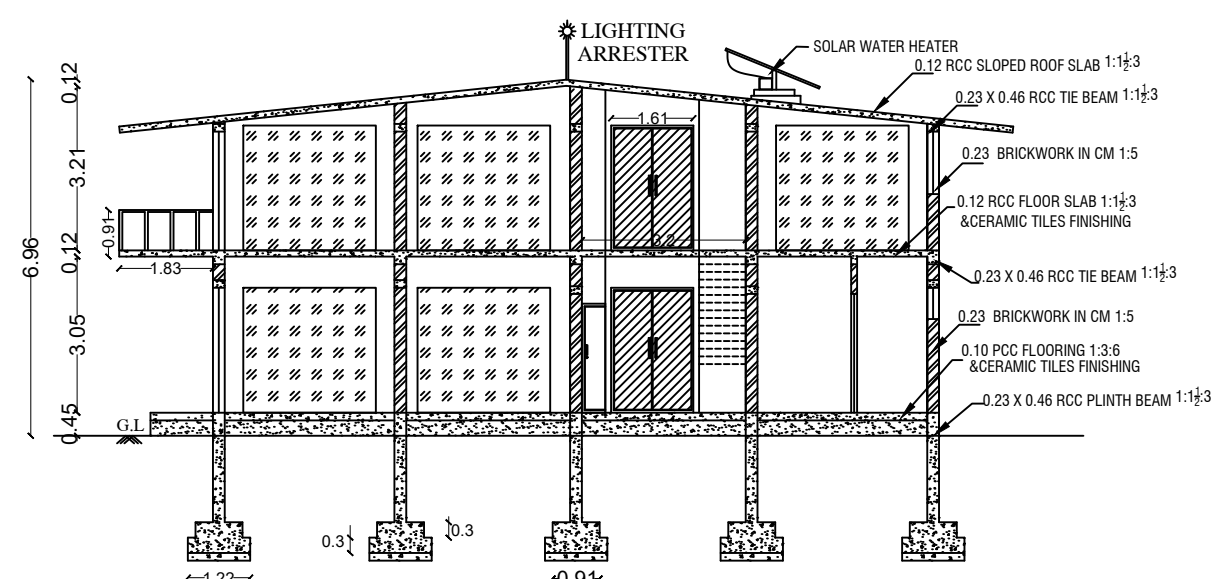
DTCP

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

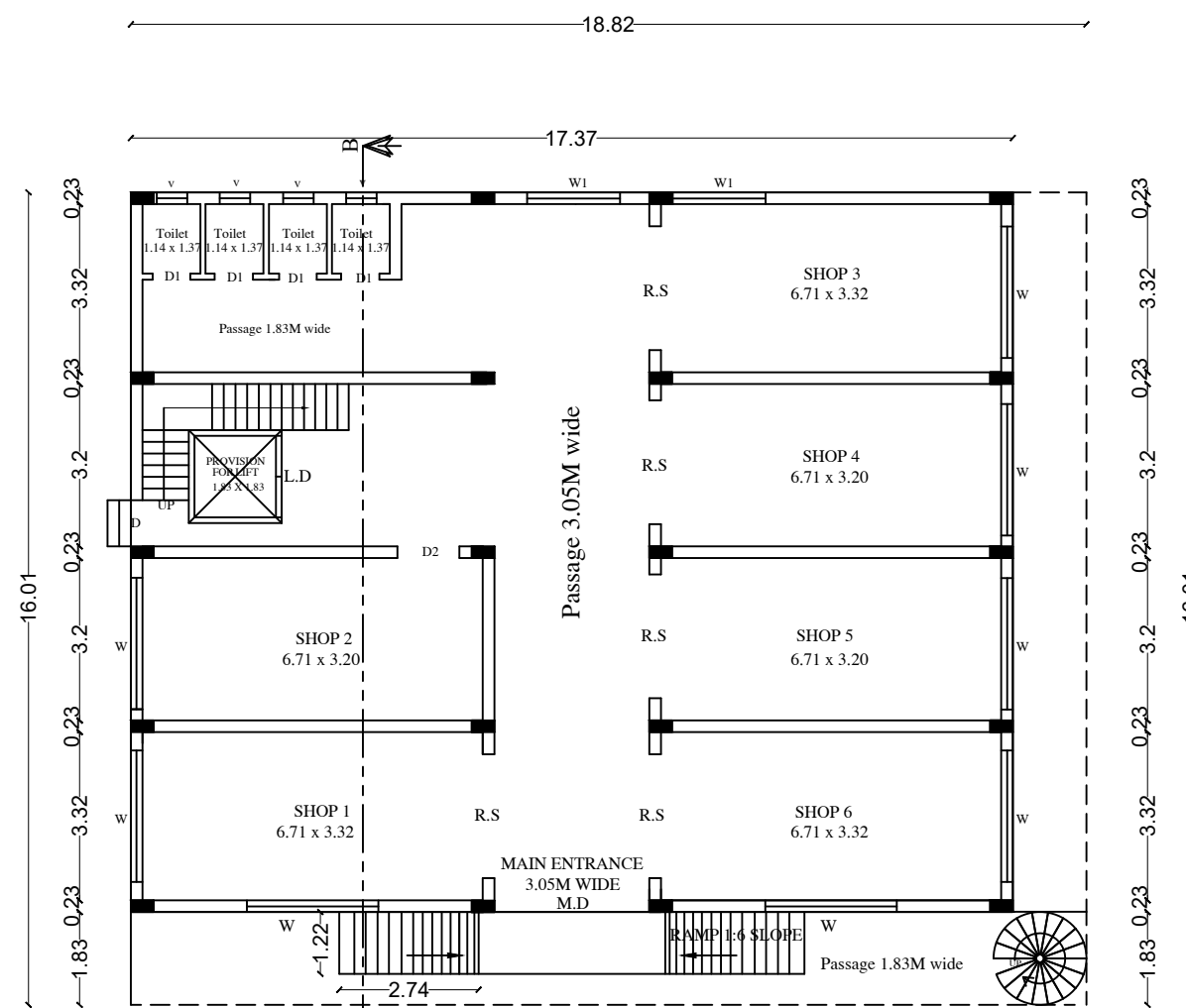
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



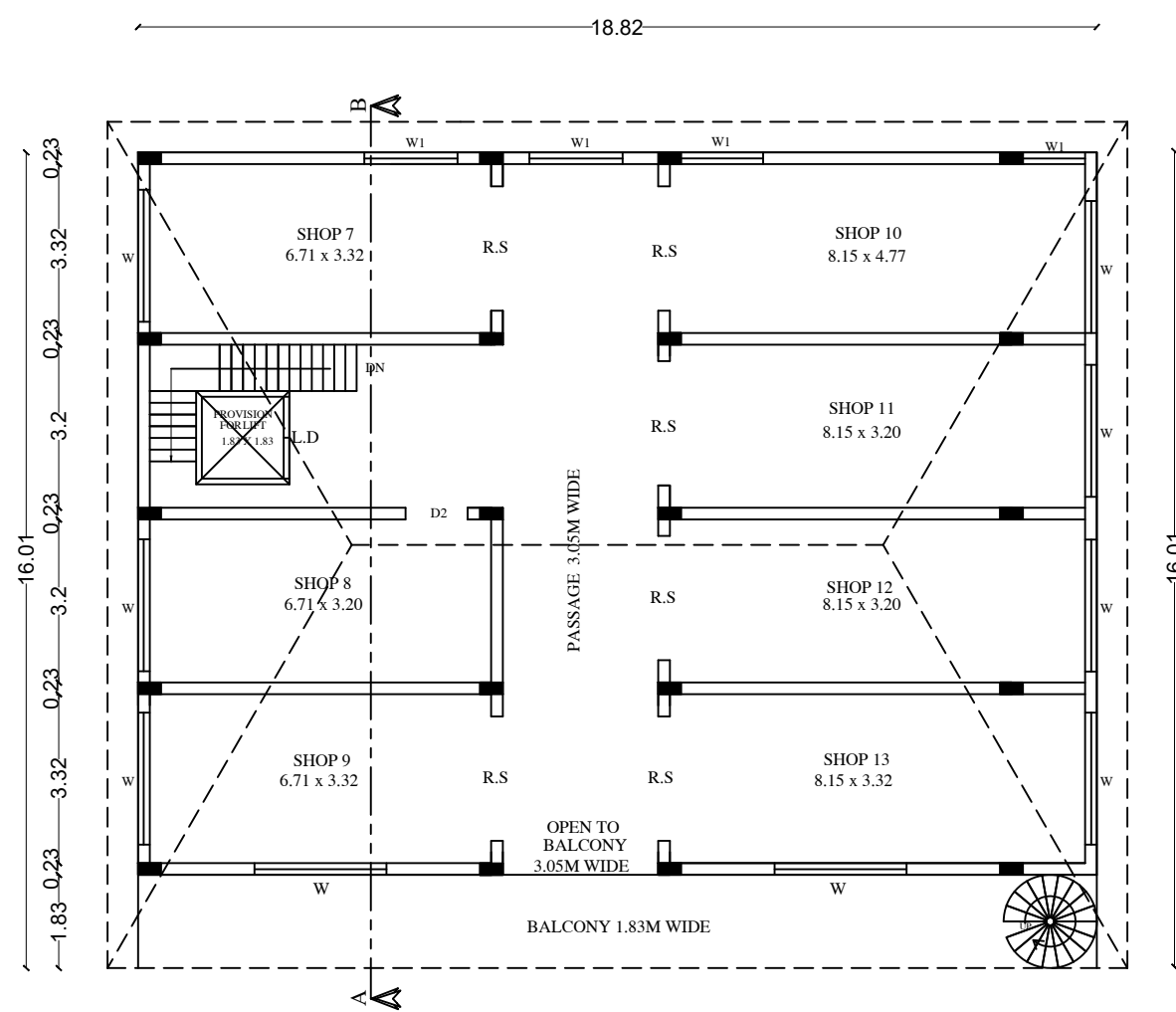
FRONT ELEVATION



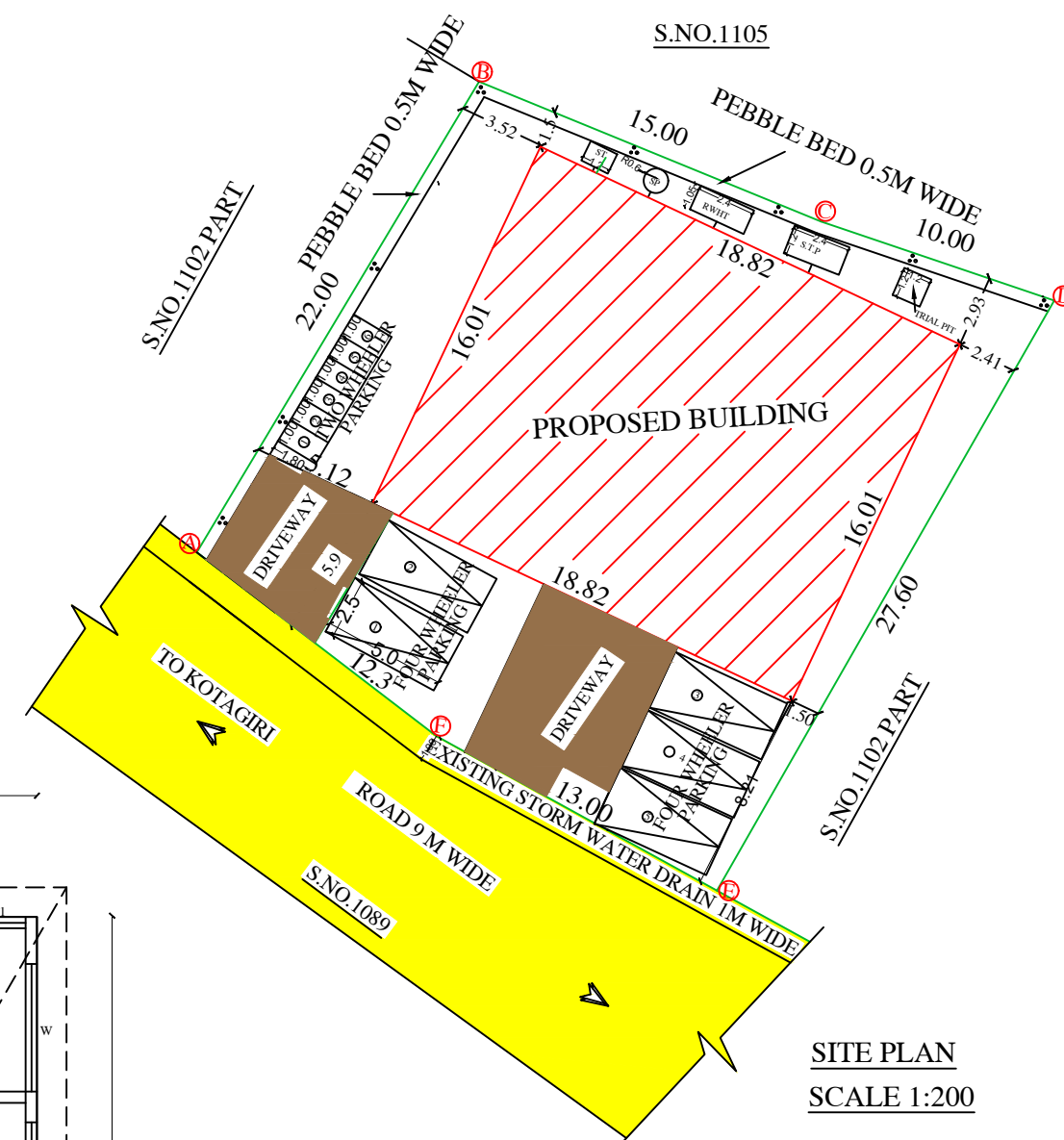
SECTION ON AB



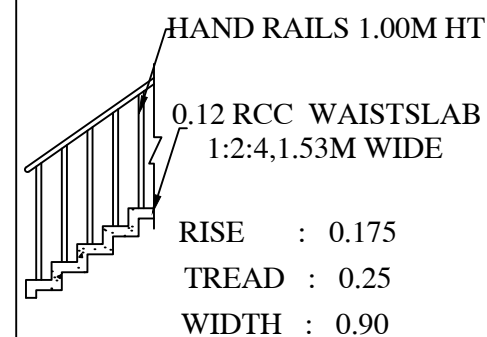
GROUND FLOOR PLAN



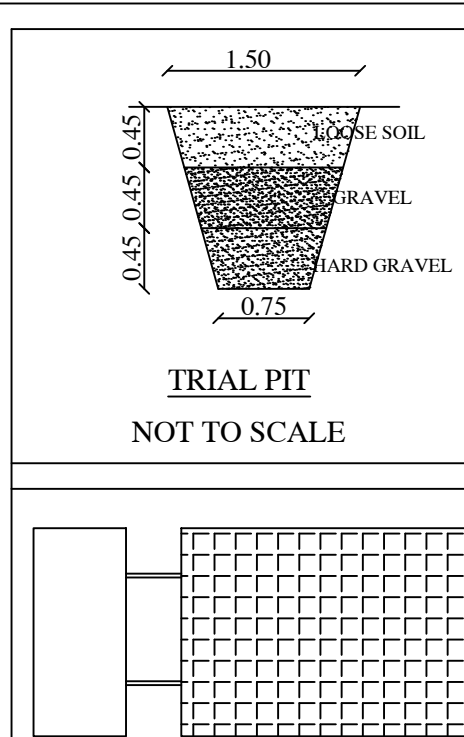
FIRST FLOOR PLAN



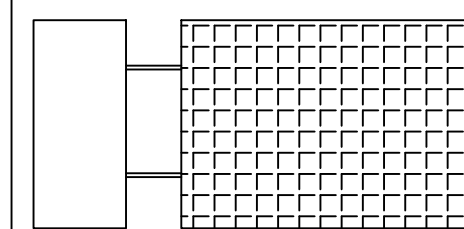
SITE PLAN
SCALE 1:200



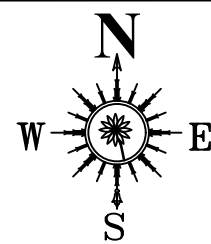
STAIR CASE DETAILS



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 : RCC COLUMN FOOTING 1:2:4 OVER PCC MATE 1:4:8
SUPERSTRUCTURE : 0.23 BRICKWORK IN CM 1:6 & PLASTERING IN CM1:5
COLUMNS & BEAM : 0.23X0.30 RCC 1:2:4, LINTEL BEAM 0.23X0.15 OF SIZE
FLOORING : 0.10 PCC 1:4:8 & CERAMIC TILES FINISHING IN CM 1:4
ROOFING : 0.12 RCC SLAB 1:2:4 & CEILING PLASTERING IN CM 1:4
WOOD WORK : VENTILATE DOORS & WINDOWS, PAINTING WITH 2 COATS
ENAMEL PAINT WITH PRIMER COAT
COLOUR WASHING : OUTSIDE : 2 COATS OF OBD WHITE COLOUR
INSIDE : 2 COATS OF OBD PISTA GREEN 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

AREA OF THE SITE	SQ.M
PROPOSED GROUND FLOOR	600.00
FIRST LEVEL	246.64
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 - 2.50X5.00m	- 5 Nos
TWO WHEELER PARKING	- 6 Nos
	1.00X1.80m

REFERENCE

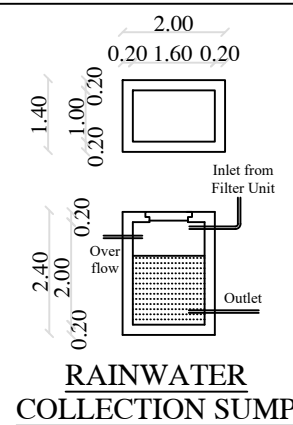
- GREEN SITE BOUNDARY
RED PROPOSED BUILDING
YELLOW ROAD / RIGHT OF WAY

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

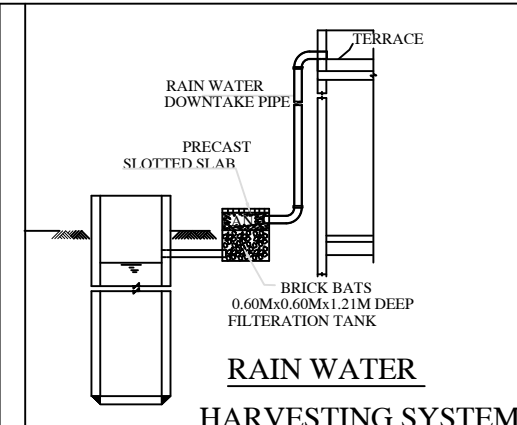
TECHNICAL CONCURRENCE

ONLINE APPLICATION NUMBER: SWP/BPA/060435/2023

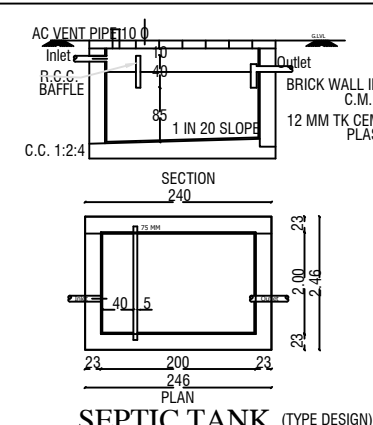
BP/TCP/NLG.NO.15/2024



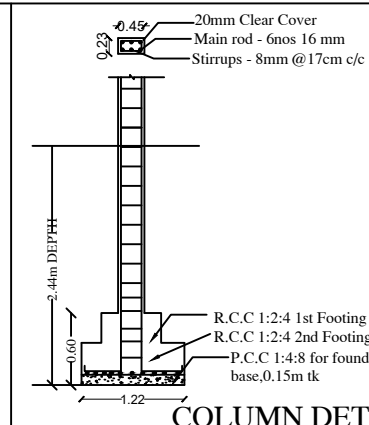
RAINWATER
COLLECTION SUMP



RAIN WATER
HARVESTING SYSTEM



SEPTIC TANK (TYPE DESIGN)



COLUMN DETAILS

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.

