

PP

APPROVAL RECORD

Planning Permission

The Nilgiris

The Nilgiris district, Tamil Nadu

APPROVAL TYPE

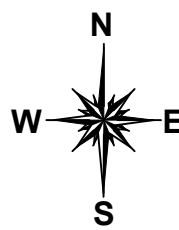
Building Plan

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.



SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL SHOP AND RESIDENTIAL BUILDING IN WARD - B, BLOCK -21 , T.S.NO - 98, 107 AT T.D.K PILLAI ROAD, COONOR MUNICIPALITY, THE NILGIRIS DISTRICT.

SCALE : 1:100 ALL DIMENSIONS ARE IN METERS

AREA DETAILS	
AS PER SITE BOUNDARY	: 309.00 SqM
AS PER DOCUMENT	: 309.00 SqM
AS PER SUPER IMPOSED(A-F)	: 320.44 SqM

SPECIFICATIONS	
FOUNDATION CONCRETE	: C.C. 1:4:10 USING 40MM METAL
FOUNDATION	: R.C.C. COLUMN IN CEMENT MORTAR 1:2:4
SUPER STRUCTURE	: BRICK WORK IN C.M 1:6 MIX
ROOF	: STEEL RAFTERS OVER GI SHEETS
PLASTERING	: CEMENT MORTAR IN CM 1:6
FLOORING	: C.C. 1:4:8 FOR 15CM THICK AND TOP PLASTERING WITH CM 1:4 MIX
DOORS & WINDOWS	: WOOD AND STEEL

DETAILS OF JOINERIES:-			
S.NO	TYPE	DISCRIPTION	SIZE
1	RS	ROLLING SHUTTER	3.10 X 2.40
2	D	DOOR	1.20 X 2.10
3	D1	DOOR	0.75 X 2.10
4	W	WINDOW	1.80 X 1.50
5	V	VENTILATOR	0.80 X 0.60

AREA DETAILS	
TOTAL EXTENT (As per TSLR)	309.00 SqM
TOTAL BUILD UP AREA	228.80 SqM
OPEN SPACE	194.60 SqM
PLOT COVERAGE	37.19%
F.S.I (FLOOR SPACE INDEX)	0.74

BUILDING AREA STATEMENT :-			
FLOOR NAME	FSI AREA IN SQ.MT	NON - FSI AREA SQ.MT	TOTAL AREA IN SQ.MT
GROUND FLOOR	114.93	-	114.93
FIRST FLOOR	114.93	7.16	122.09
TOTAL AREA	229.86	7.16	237.02

PLOT COVERAGE	: $\frac{114.93}{309.00} \times 100 = 37.19\%$
FLOOR SPACE INDEX	: $\frac{229.86}{309.00} = 0.74$

PARKING DETAILS		
	Required	Provided
Two Wheeler Parking 1.0m x 1.80m	05 Nos	07 Nos
Four Wheeler Parking 2.5m x 5.0m	02 Nos	03 Nos

COLOUR INDEX :-	
SITE BOUNDARY	
PROPOSED BUILDING	
PROPOSED DRIVEWAY	
EXISTING ROAD & PATHWAY	

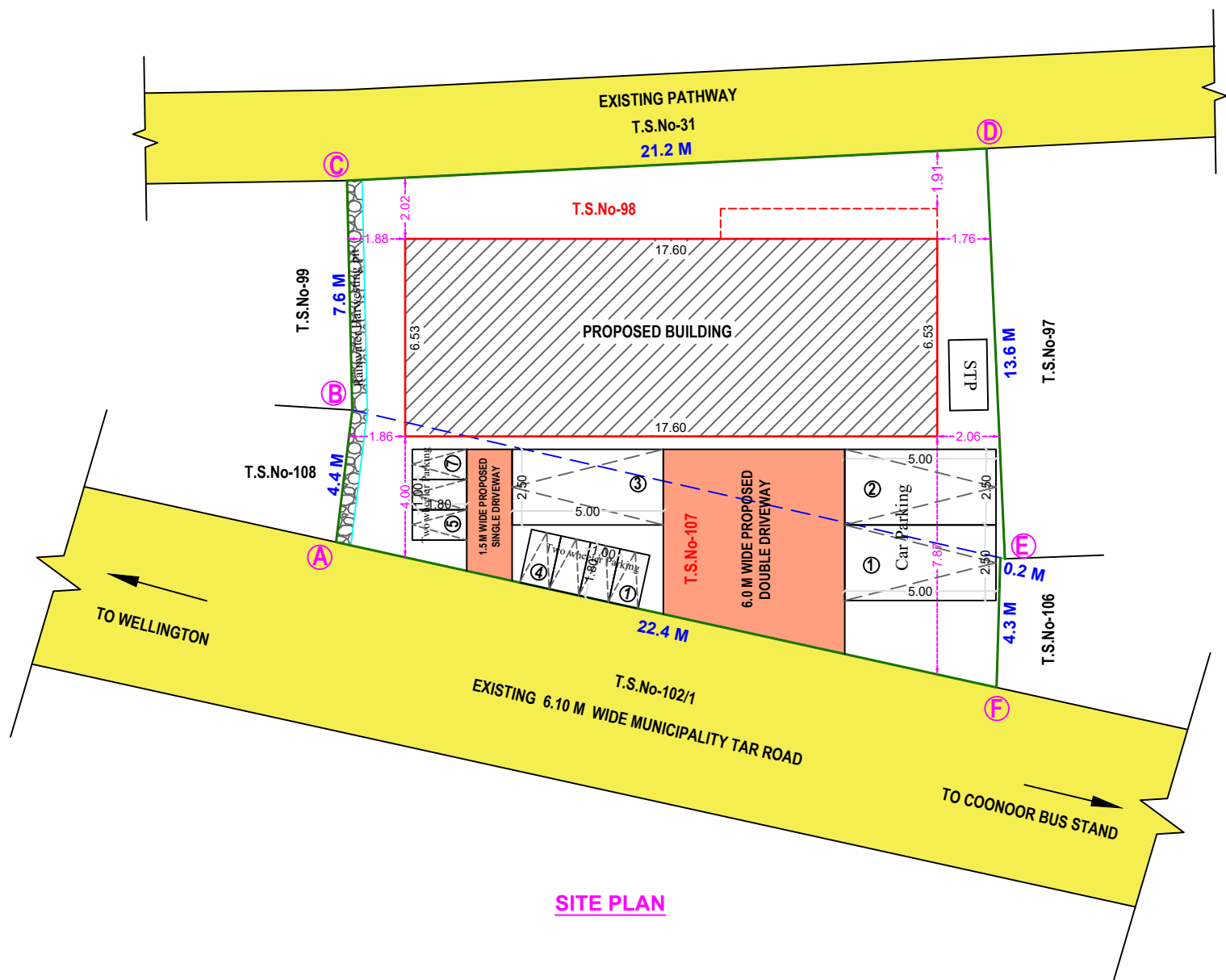
TECHNICAL CONCURRENCE
ONLINE APPLICATION NUMBER : SWP/BPA/062859/2023

BP/TCP/ NLG. NO-13/2024

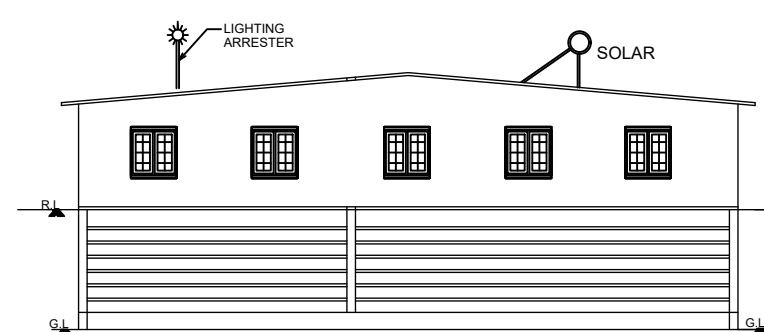
B. Kauttha
APPLICANT

S.K. KARTIC, B.E.(Civil) M.Tech. (Structures) MDS E, MIDA, Approved Valuer & Chartered Engineer, Licensed Building Surveyor, LPA/RE/GR-II/19/09/035: LPA/SE/GR-I/19/09/052 LPA/CE/19/09/113: LPA/BD/19/09/100 14, KIVIL Compound, Ooty Road, Coonoor-643102, The Nilgiris. Cell : 9474 44059

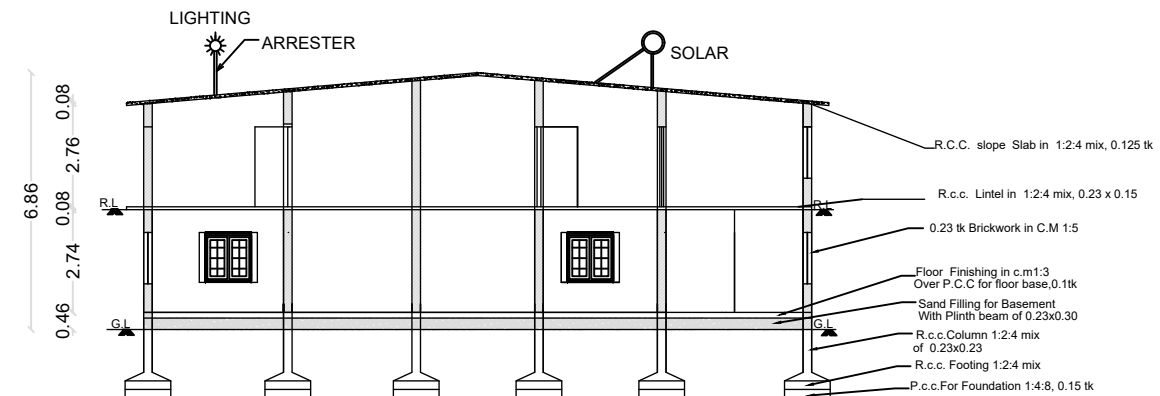
REGISTERED STRUCTURAL ENGINEER



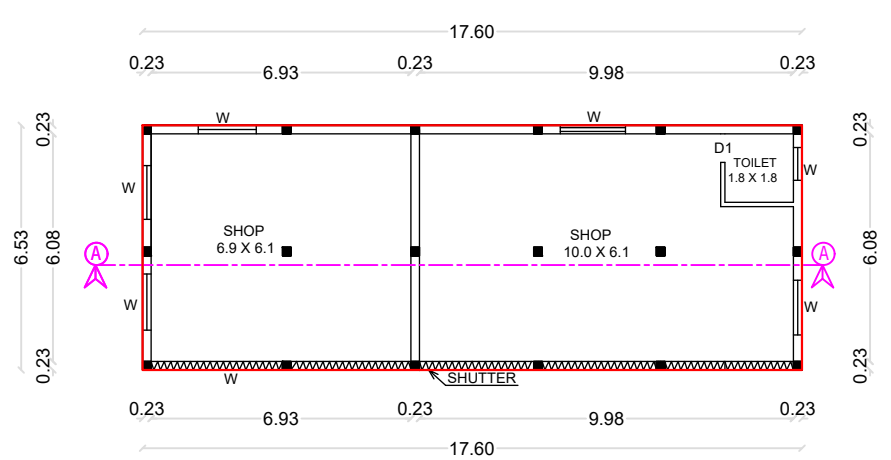
SITE PLAN



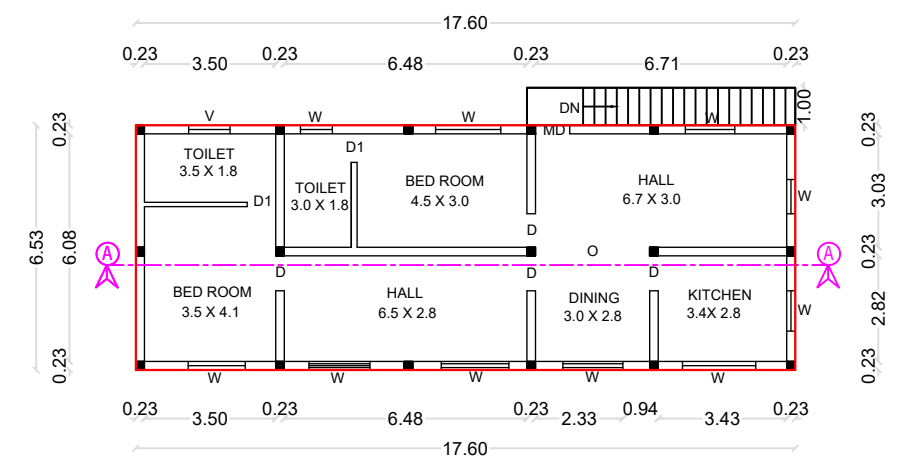
ELEVATION



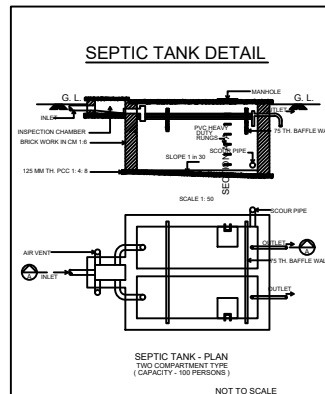
SECTION ON A-A



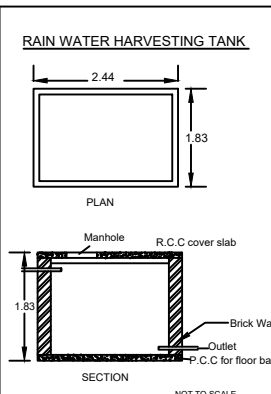
PROPOSED GROUND FLOOR PLAN



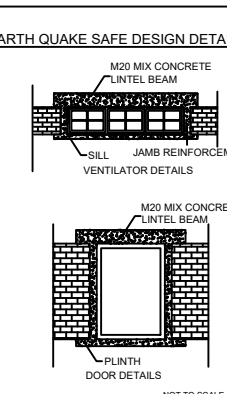
PROPOSED FIRST FLOOR PLAN



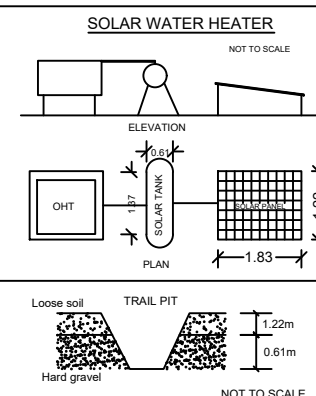
SEPTIC TANK DETAIL



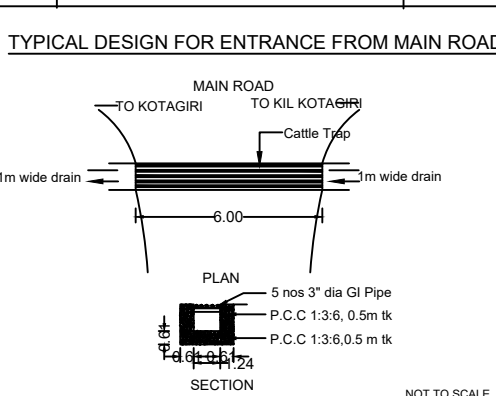
RAIN WATER HARVESTING TANK



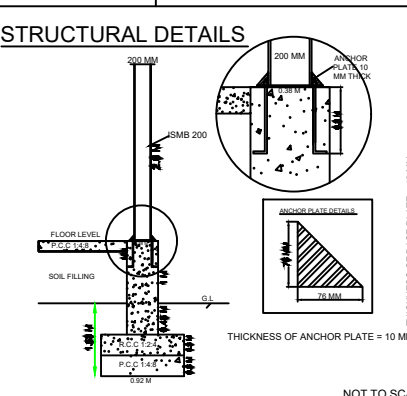
EARTH QUAKE SAFE DESIGN DETAILS



SOLAR WATER HEATER



TYPICAL DESIGN FOR ENTRANCE FROM MAIN ROAD



STRUCTURAL DETAILS



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

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

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

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.

