

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.

DETAIL PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL SHOPPING COMPLEX BUILDING FOR "ATULIT BUSINESS CENTER" IN T.S. No: 1/5, WARD - B, BLOCK - 6, AT COONOR MUNICIPALITY (TOWN), NILGIRIS DISTRICT.



All Dimensions Are in Meter

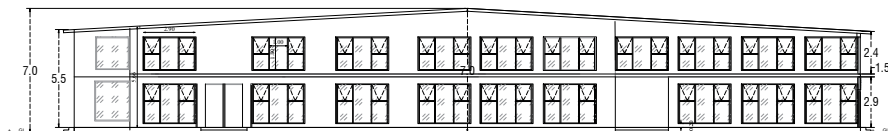
Scale 1:100

JOINERY DETAILS

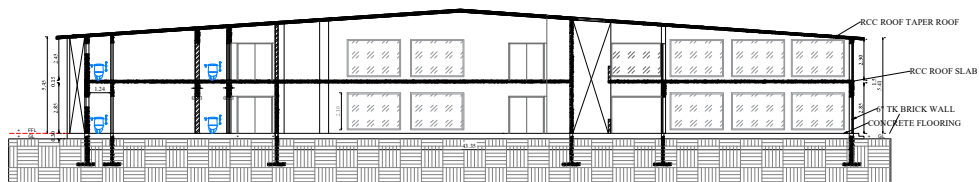
SYM	DESCRIPTION	OPENING SIZE
DD	DOUBLE DOOR	2.0 X 2.10
D	DOOR	0.91 X 2.10
D1	DOOR-1	0.75 X 2.10
LD	LIFT DOOR	0.90 X 2.10
FW	FIXED GLASS WITH TOP HUNG WINDOW	3.0 X 2.10
	FIXED GLASS TOP HUNG WINDOW	1.0 X 1.8
		0.9 X 0.9
FW1	FIXED GLASS WITH TOP HUNG WINDOW	3.0 X 1.90
	FIXED GLASS TOP HUNG WINDOW	1.0 X 1.8
		0.9 X 0.9
V	VENTILATOR	0.75 X 0.60

Note

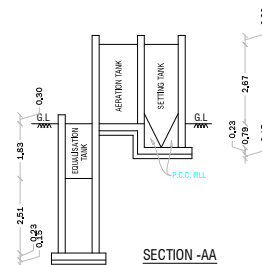
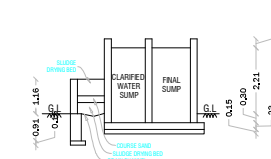
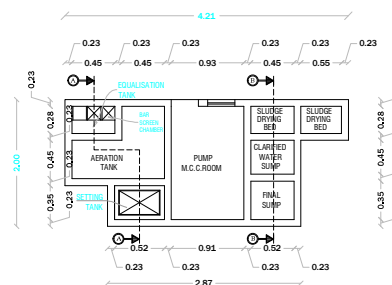
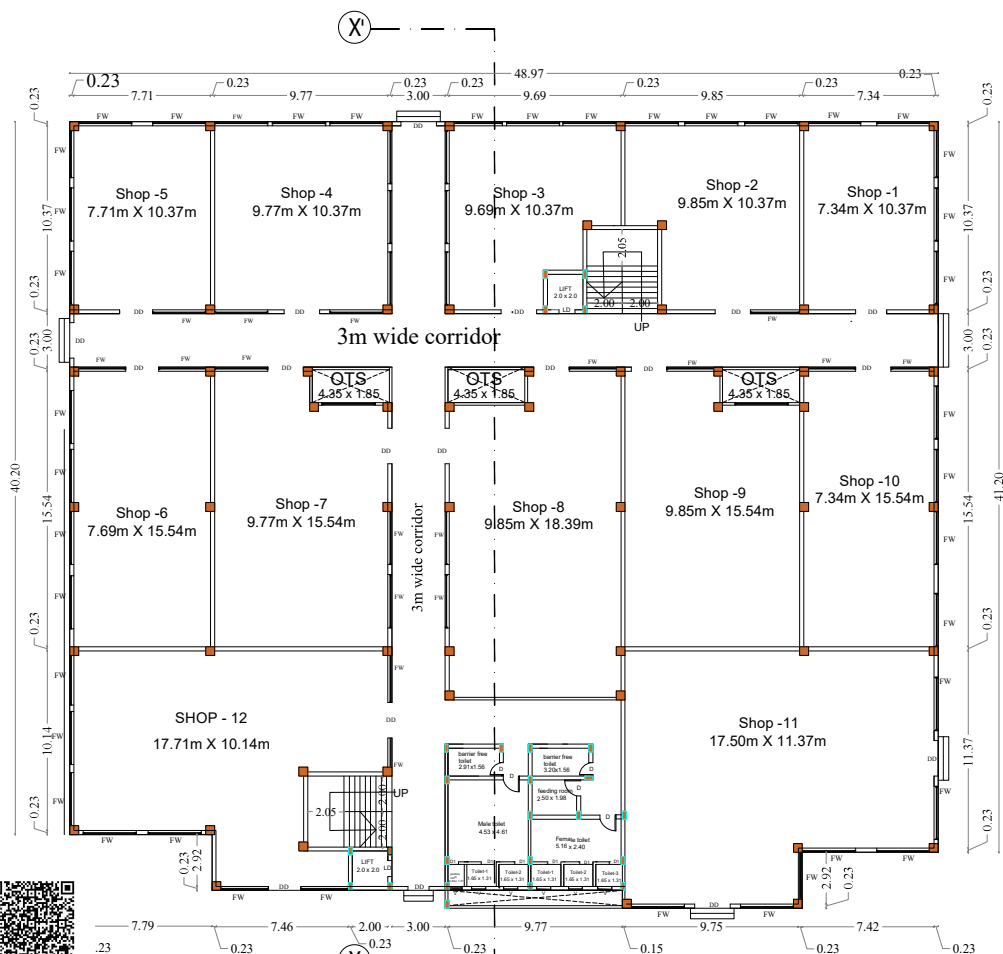
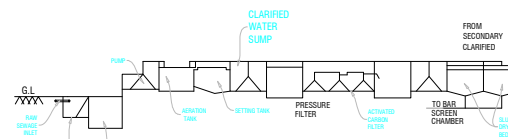
All metric dimensions are in metre
Capacity of the septic tank-450 Glns
Horizontal Distance From Elec If Any - Nil



EAST ELEVATION - A



SECTION XX'

SECTION - AA
SCALE: 1:100SECTION - BB
SCALE: 1:100SEWAGE TREATMENT PLANT PLAN
HYDRAULIC FLOW DIAGRAM
SCALE: 1:100DOMESTIC EFFLUENT TREATMENT PLANT
HYDRAULIC FLOW DIAGRAM

ATULIT DEVELOPERS LLP

REGISTERED PARTNER

APPLICANT

Dr. BA. KANNA CHOICKALINGAM
REGISTERED ENGINEER
Reg. No: COB/2019/LR/RE/GR/108/2022
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New Bidrapur, Coimbatore - 641 044,
Pin: 6422 - 350260 Mob: +91 9363135772

REGISTER ENGINEER

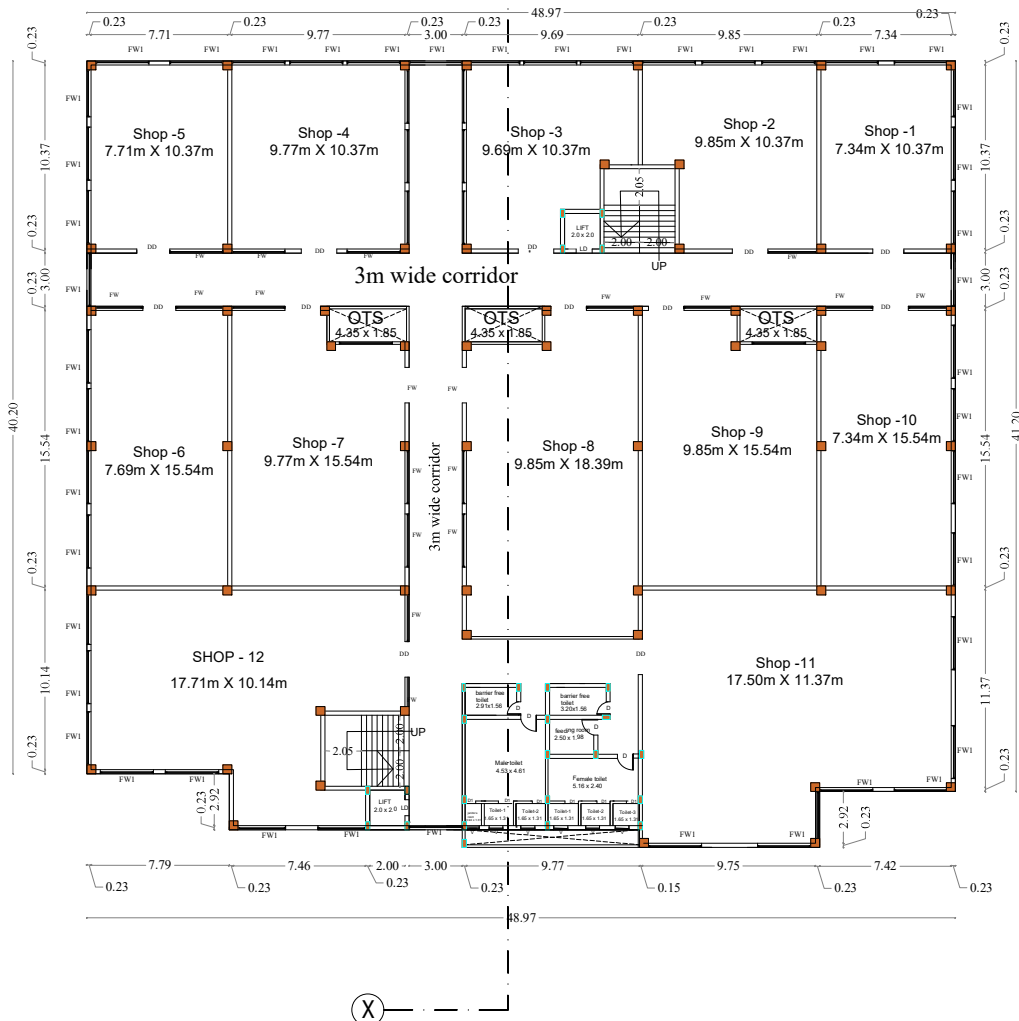
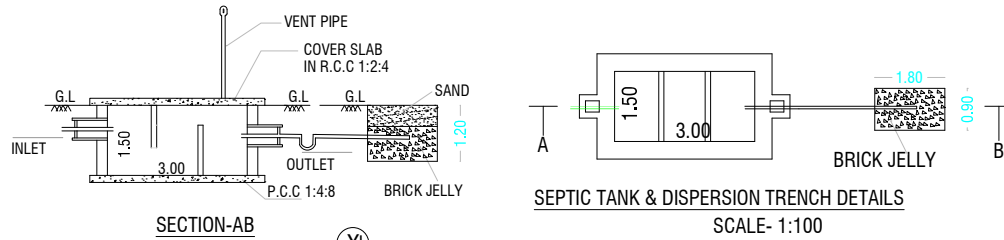
DETAIL PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL SHOPPING COMPLEX BUILDING FOR "ATULIT BUSINESS CENTER" IN T.S. No: 1/5, WARD - B, BLOCK - 6, AT COONDOOR MUNICIPALITY (TOWN), NILGIRIS DISTRICT.



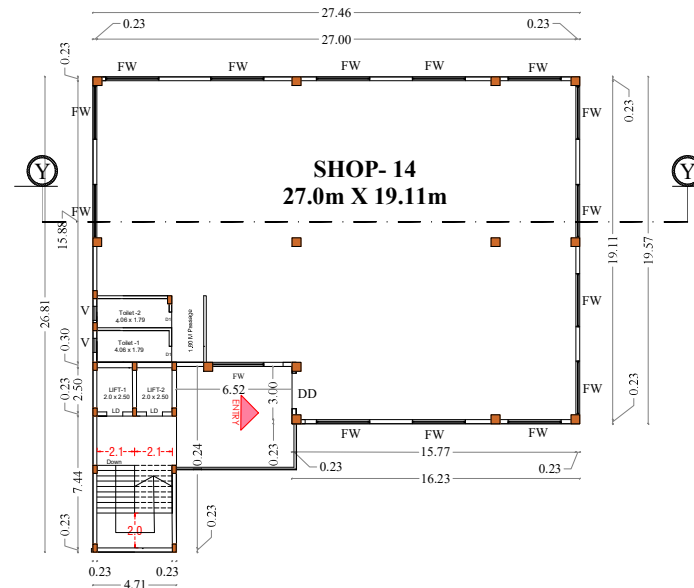
All Dimensions are in Metre
Scale 1:100

JOINERY DETAILS		
SYM	DESCRIPTION	OPENING SIZE
DD	DOUBLE DOOR	2.0 X 2.10
D	DOOR	0.91 X 2.10
DD	DOOR-1	0.75 X 2.10
LD	LIFT DOOR	0.90 X 2.10
FW	FIXED GLASS WITH TOP HUNG WINDOW	1.0 X 1.8
FW1	FIXED GLASS WITH TOP HUNG WINDOW	1.0 X 1.80
FW1	FIXED GLASS WITH TOP HUNG WINDOW	1.0 X 1.8
V	VENTILATOR	0.75 X 0.60

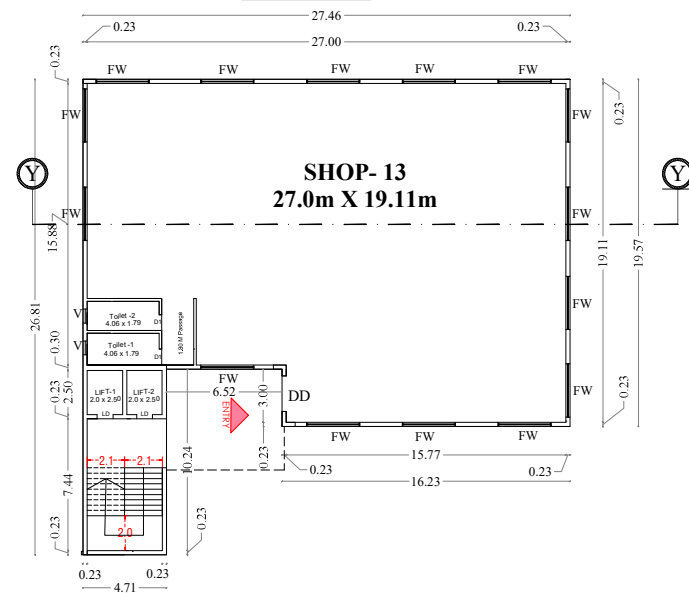
Note
All metric dimensions are in metre
Capacity of the septic tank-400 Gms
Horizontal Distance From Elec If Any - Nil



FIRST FLOOR PLAN (Mechanical Ventilator Provided)
2083.72 Sq.M



BLOCK-2 FIRST FLOOR
550.49 Sq.M



BLOCK-2 GROUND FLOOR PLAN
550.49 Sq.M

ATULIT DEVELOPERS LLP

REGISTERED PARTNER

APPLICANT

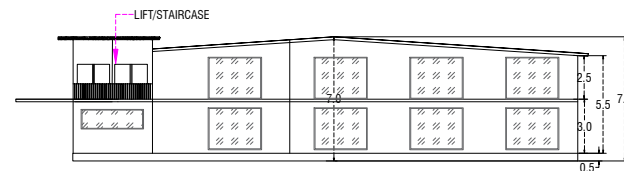
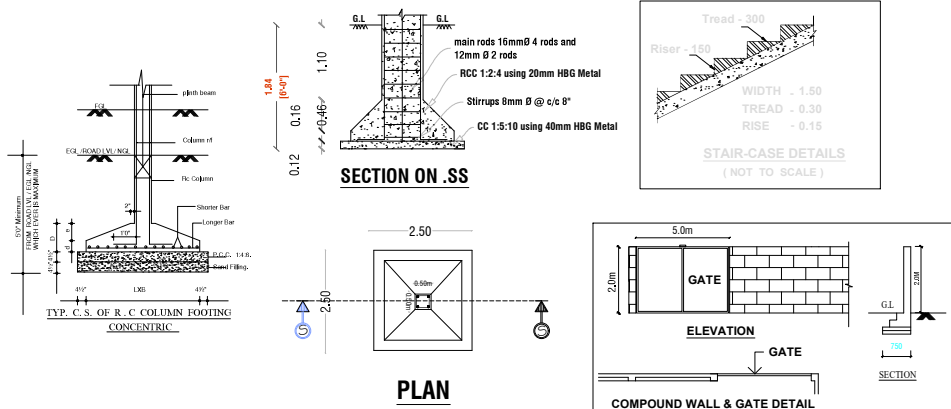
Handwritten signature
E: BA KANNA CHOCKKALINGAM
M: 8200000000, AN: 985 181818
REGISTERED ENGINEER
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REGISTER ENGINEER

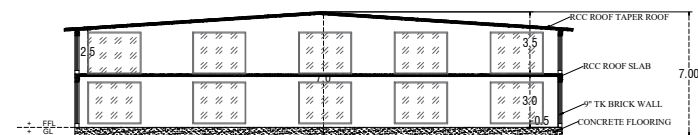


JOINERY DETAILS		
SYM	DESCRIPTION	OPENING SIZE
DD	DOUBLE DOOR	2.0 X 2.10
D	DOOR	0.91 X 2.10
DI	DOOR-I	0.75 X 2.10
LD	LIFT DOOR	0.90 X 2.10
FW	FIXED GLASS WITH TOP HUNG WINDOW	3.0 X 2.10
	FIXED GLASS TOP HUNG WINDOW	1.0 X 1.8 0.9 X 0.9
FWI	FIXED GLASS WITH TOP HUNG WINDOW	3.0 X 1.90
	FIXED GLASS TOP HUNG WINDOW	1.0 X 1.8 0.9 X 0.9
V	VENTILATOR	0.75 X 0.60

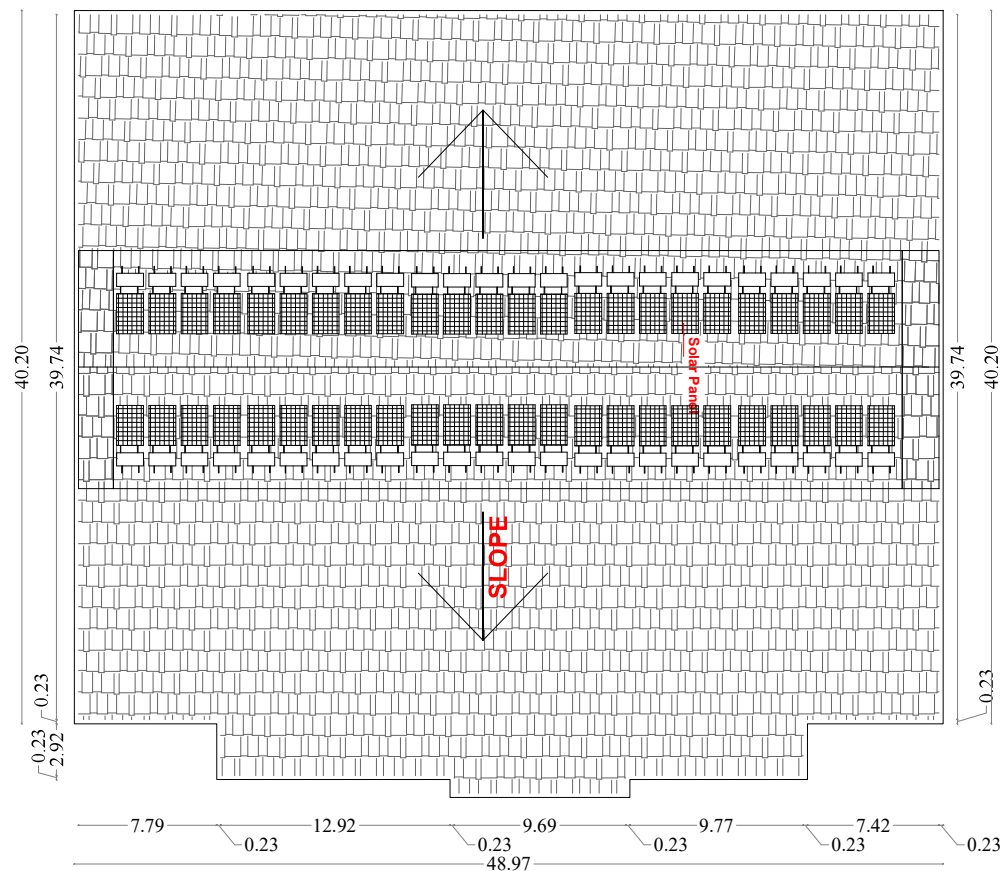
Note
All metric dimensions are in metre
Capacity of the septic tank-450 Glns
Horizontal Distance From Elec If Any - Nil



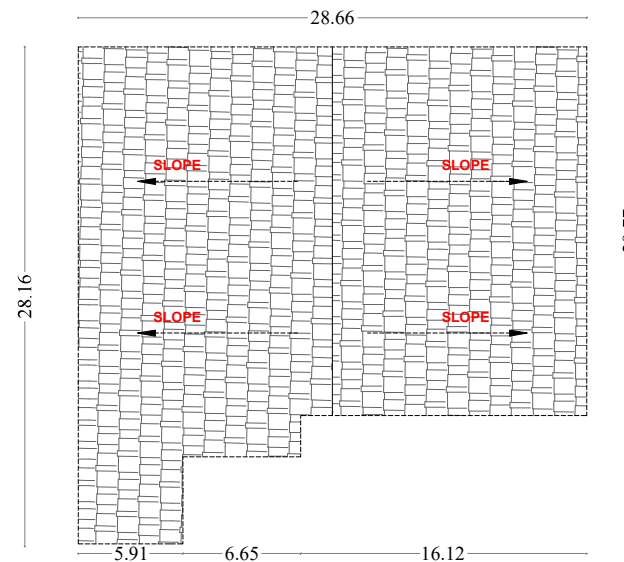
BLOCK -2 NORTHEAST ELEVATION



BLOCK - 2 SECTION ON 'YY'



BLOCK -1 TERRACE FLOOR PLAN



BLOCK -2 TERRACE FLOOR PLAN

ATULIT DEVELOPERS LLP.

DESIGNATED PARTNER

APPLICANT

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REGISTER ENGINEER

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL SHOPPING COMPLEX BUILDING FOR 'ATULIT BUSINESS CENTER' IN T.S. No: 1/5, WARD - 8, BLOCK - 6, AT COONOR MUNICIPALITY (TOWN), NILGIRIS DISTRICT.



All Dimensions Are in Meter
Scale 1:100

Area Details : Patta
T.S.No: 1/5 0.83.06 Hect
Total 0.83.06 Hect (or) 8306.00 Sq.M

AREA DETAILS

Descriptions	Total Build up Area (Sq.M)	NOS FSI Area (Sq.M)	FSI Area (Sq.M)
BLOCK-1 GROUND FLOOR	2083.72	-	2083.72
BLOCK-1 FIRST FLOOR	2083.72	-	2083.72
BLOCK-2 GROUND FLOOR	550.49	-	550.49
BLOCK-2 FIRST FLOOR	550.49	-	550.49
TOTAL AREA	5268.42	-	5268.42

JOINERY DETAILS

JOINERY DESCRIPTION	OPENING SIZE
DD DOUBLE DOOR	2.0 X 2.10
D DOOR	0.91 X 2.10
DI DOOR-1	0.75 X 2.10
LD LIFT DOOR	0.90 X 2.10
FW FIXED GLASS WITH TOP HUNG WINDOW	3.0 X 2.10
FG FIXED GLASS TOP HUNG WINDOW	1.0 X 1.8
FW1 FIXED GLASS WITH TOP HUNG WINDOW	3.0 X 1.90
FG1 FIXED GLASS TOP HUNG WINDOW	1.0 X 1.8
V VENTILATOR	0.75 X 0.60

Floor Space Index :

$$FSI = 5268.42 / 8306.00 = 0.63 \leq 2.0$$

Parking Details : (Including PHP)

	Required	Provided
Two - Wheeler	158 NOS	180 NOS
Car Parking	79 NOS	96 NOS

Note

All metric dimensions are in metre
Capacity of the septic tank-450 Gms
Horizontal Distance From Elec If Any - Nil

Existing Road	
Site boundary	
Prop. Building	
FMB Line Measurement	
Actual Site Boundary	

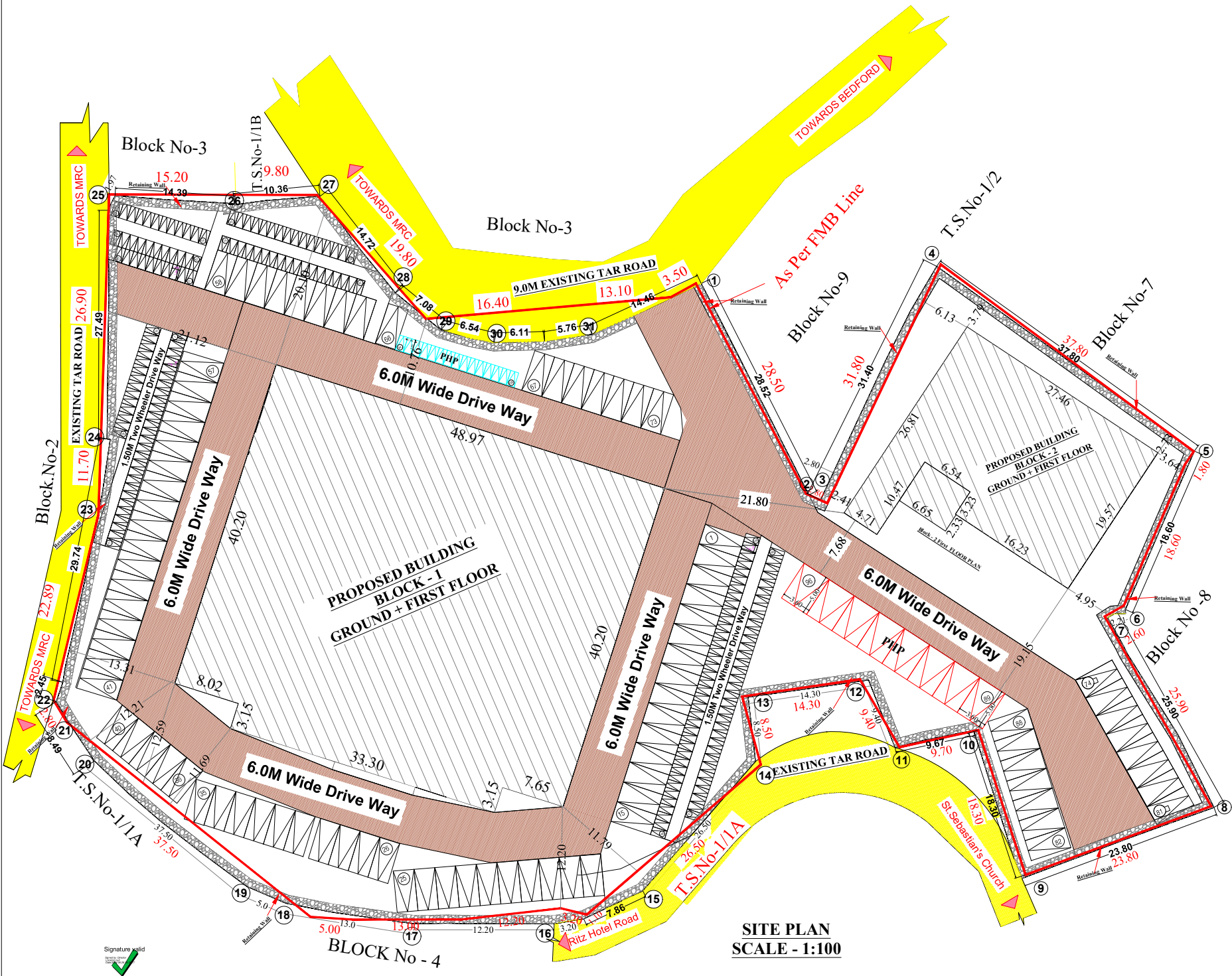
ATULIT DEVELOPERS LLP.

REGISTERED PARTNER

APPLICANT

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Ph. 0422 - 305569 Mob. +91 9362115772

REGISTER 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

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.

