

PP

APPROVAL RECORD

Planning Permission

The Nilgiris

The Nilgiris district, Tamil Nadu

APPROVAL TYPE

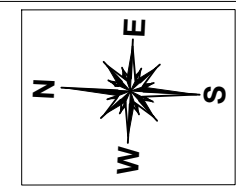
Building Plan

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.



BUILDING AND BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN R.S.NO: 4/2A3, 4/5 & 4/6 OF KENGARAI-V VILLAGE, KOTAGIRI TALUK, THE NILGIRIS DISTRICT.

SCALE : 1:100 ALL DIMENSIONS ARE IN METERS

AREA DETAILS

AS PER SITE BOUNDARY : 8015.00 SqM
AS PER DOCUMENT : 8015.00 SqM
AS PER SUPER IMPOSED(A-K) : 8683.00 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 CM 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.	Sym	Description	Dimension in M
1	GMD	GLAZED MAIN DOOR	1.90 X 2.10
2	D1	DOOR	1.80 X 2.10
3	D2	DOOR	1.00 X 2.10
4	D3	DOOR	0.90 X 2.10
5	W1	GLAZED WINDOW	2.00 X 2.10
6	W2	GLAZED WINDOW	1.90 X 2.10
7	W3	GLAZED WINDOW	1.80 X 2.10
8	W4	GLAZED WINDOW	1.30 X 1.50
9	W5	GLAZED WINDOW	0.70 X 1.37
10	V	VENTILATOR	1.20 X 0.90
11	V1	VENTILATOR	0.70 X 0.90

AREA DETAILS

TOTAL EXTENT (As per Patta)	8015.00 SqM
TOTAL BUILD UP AREA	683.00 SqM
OPEN SPACE	7332.00 SqM
PLOT COVERAGE	8.62%
F.S.I (FLOOR SPACE INDEX)	0.085

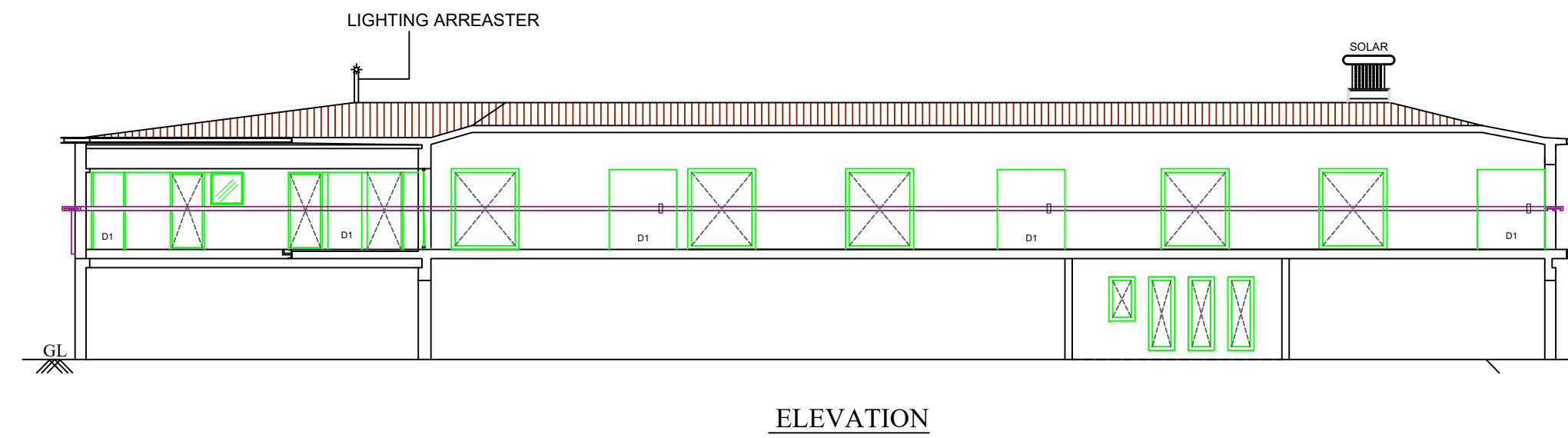
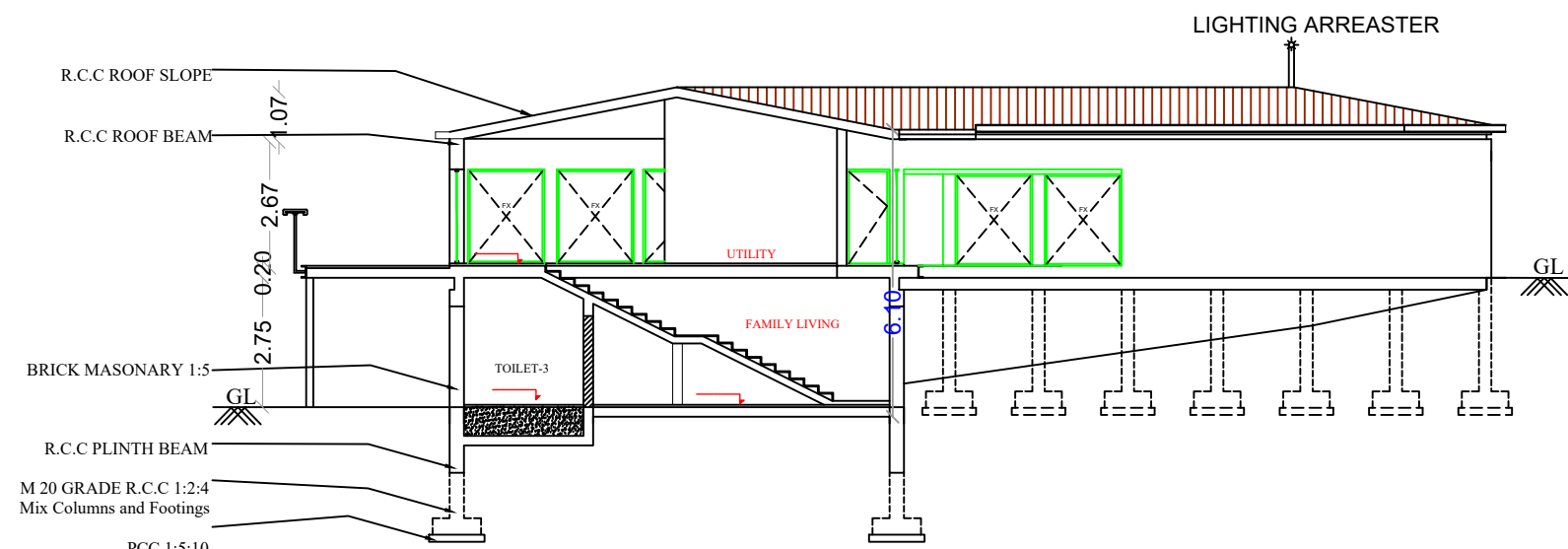
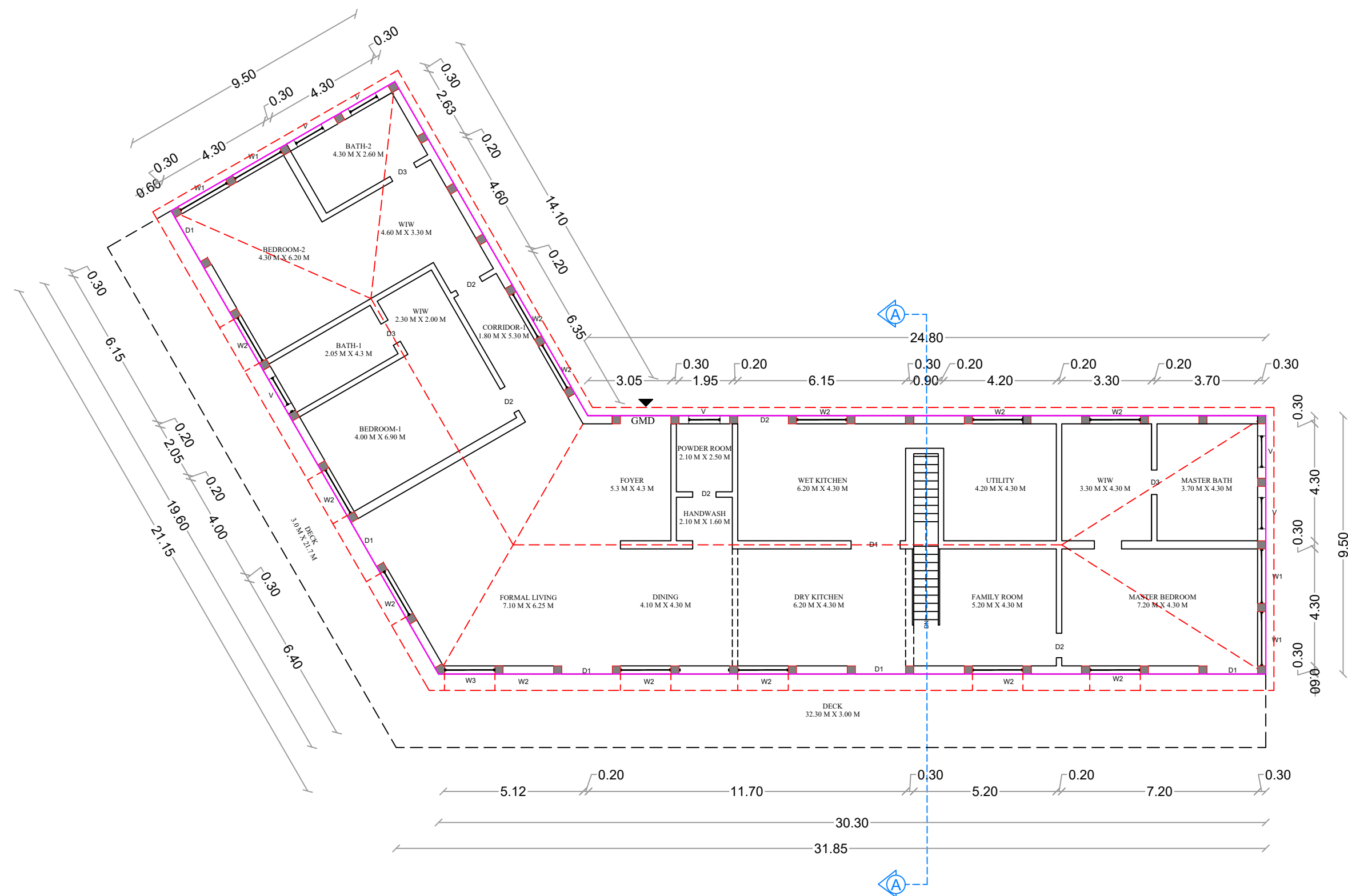
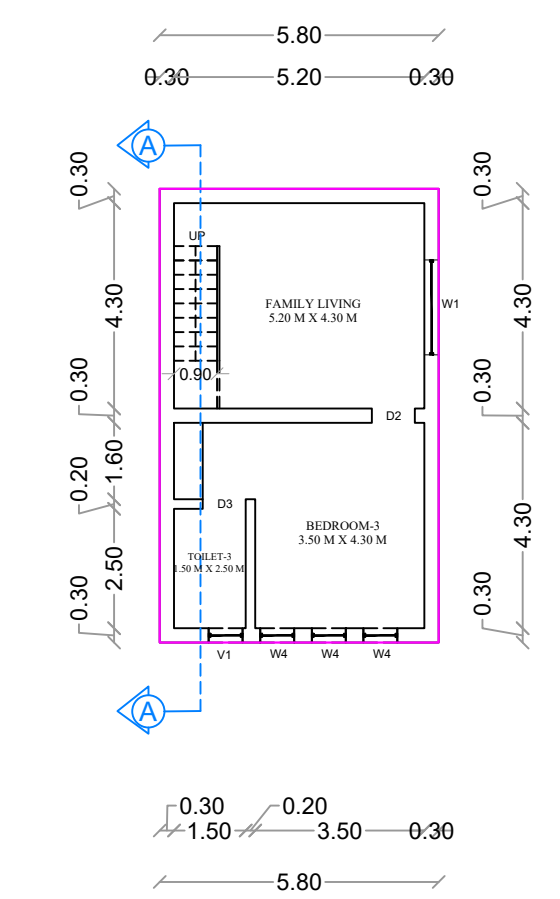
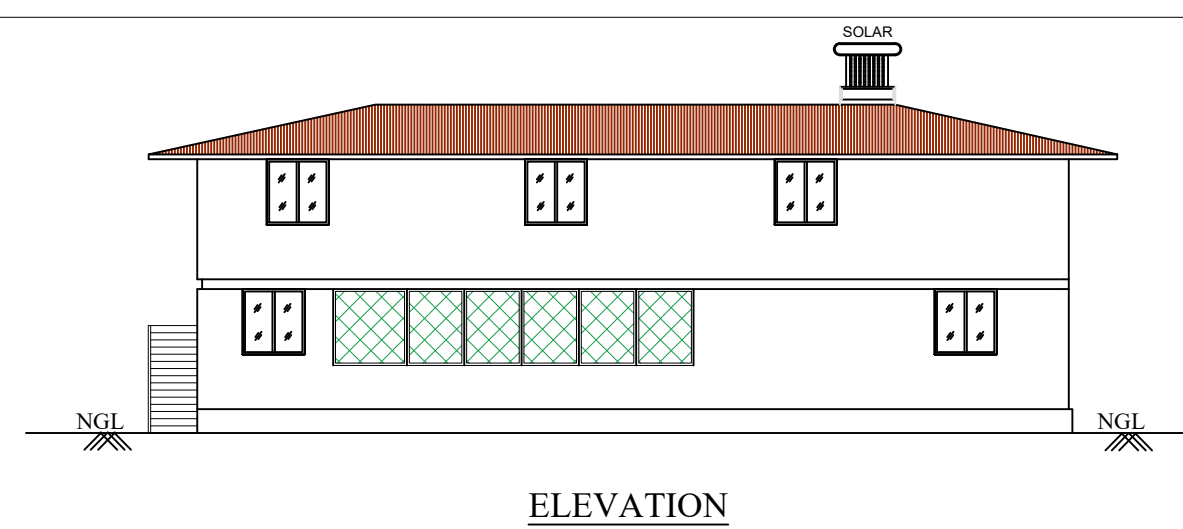
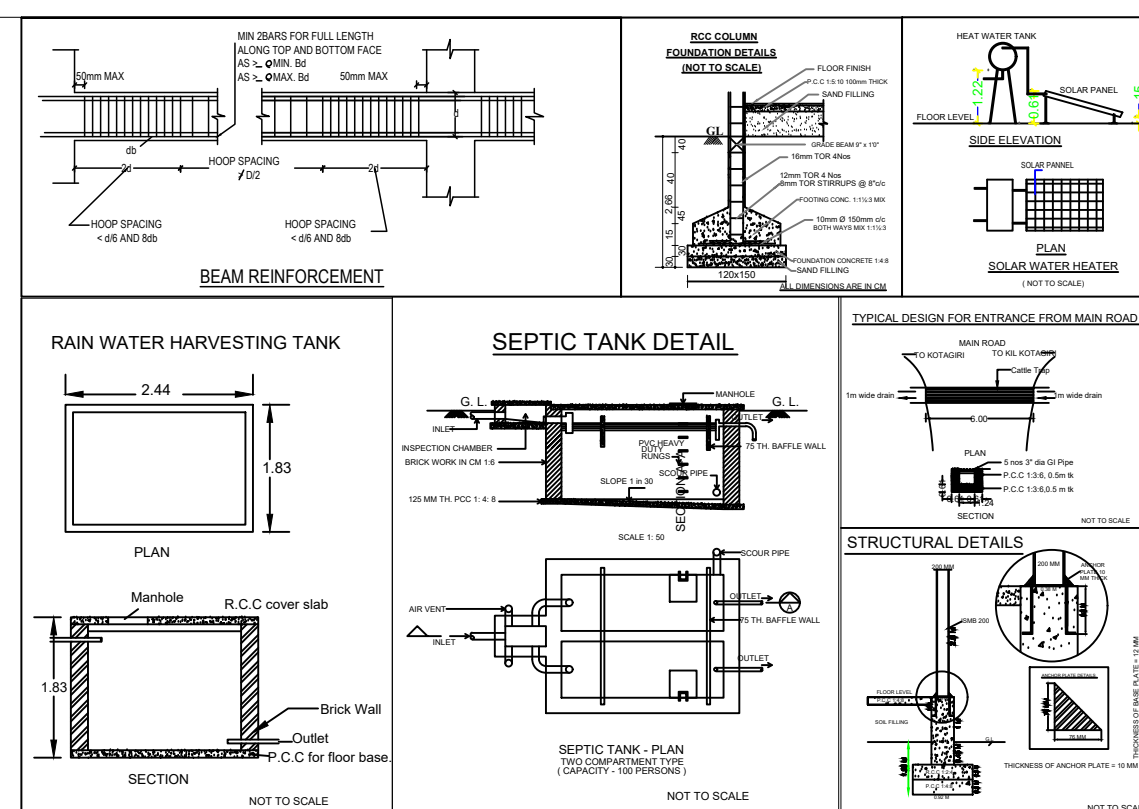
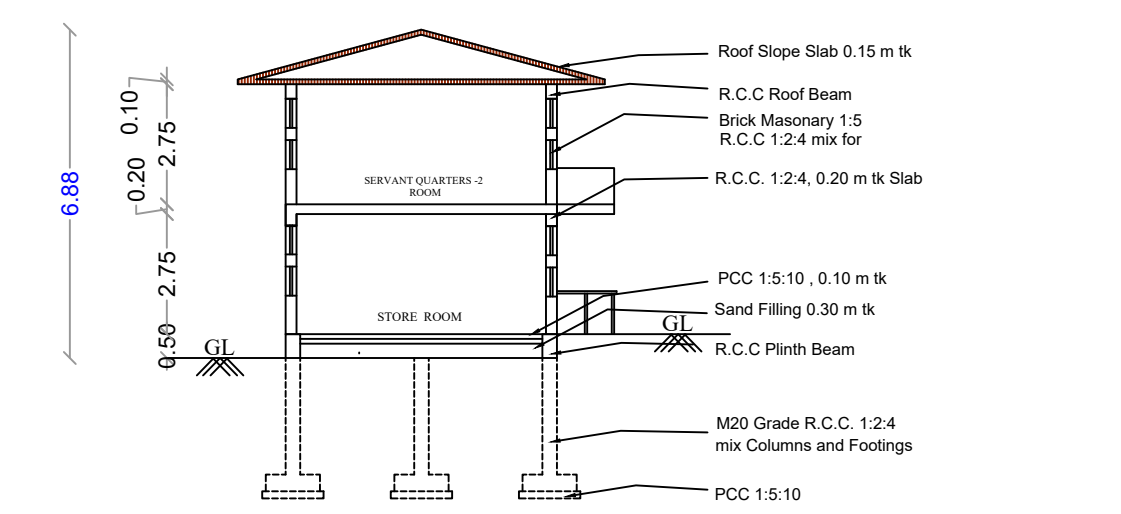
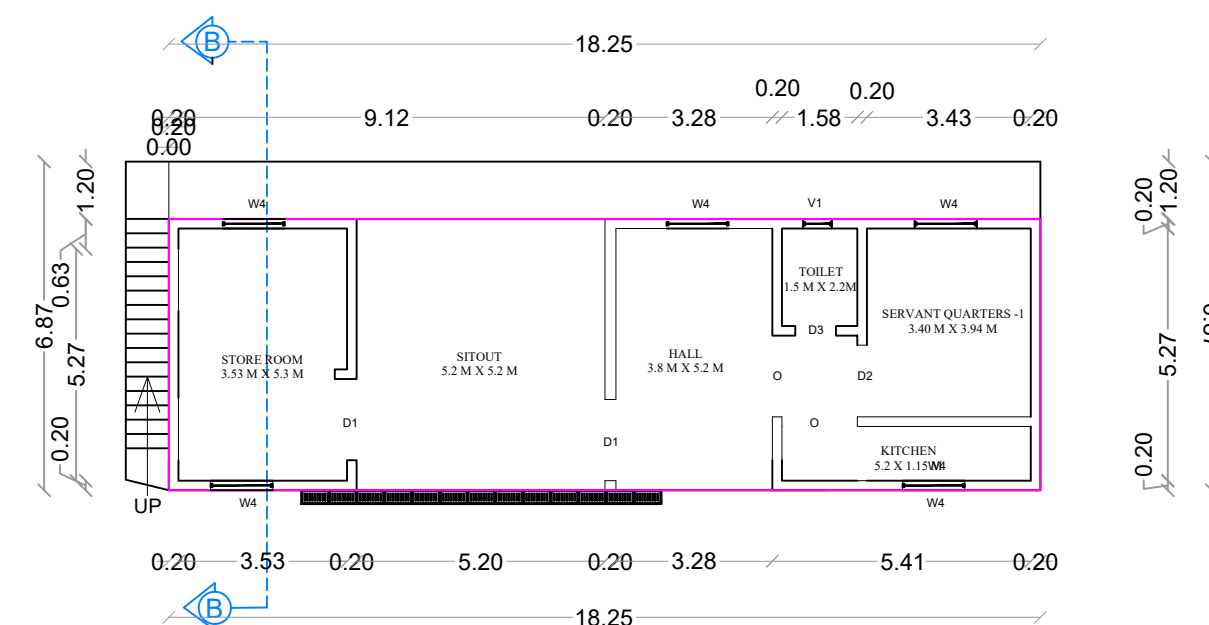
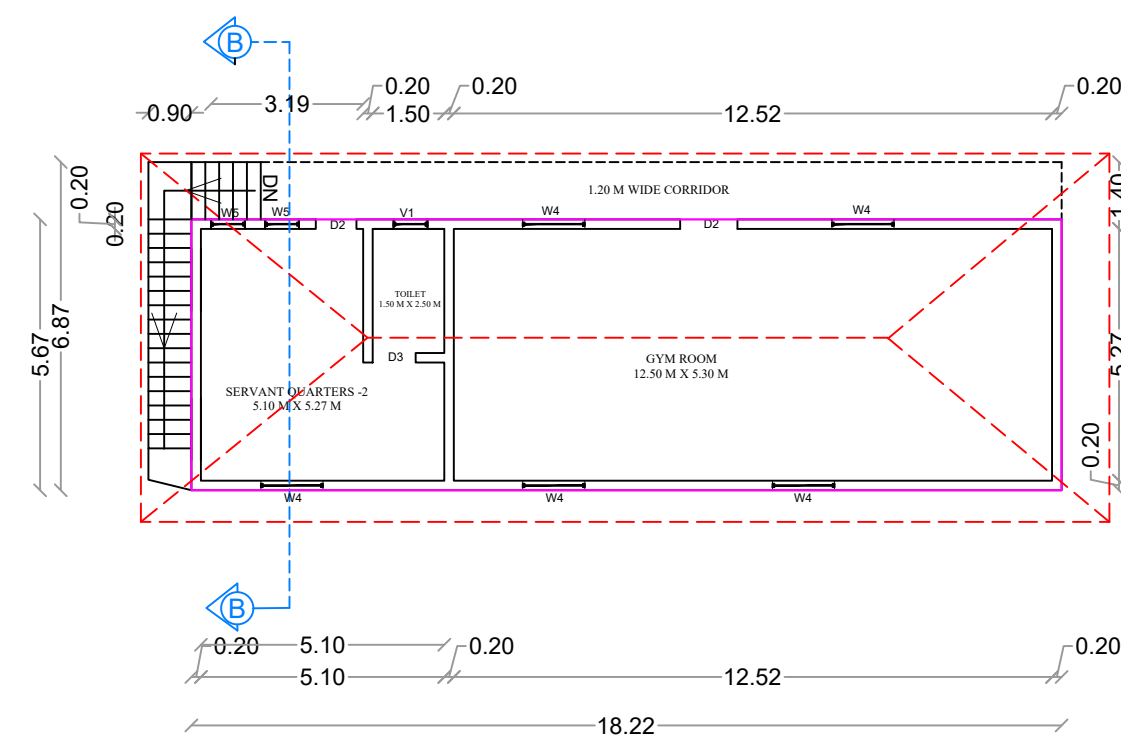
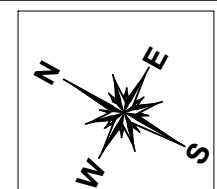
PROPOSED BUILDING AREA DETAILS:-**DWELLING-1**

S.No	FLOOR	TOTAL	NON-FSI	FSI
1	GROUND FLOOR	56.00	-	56.00
2	FIRST FLOOR	560.00	139.00	421.00
	TOTAL	616.00	139.00	477.00

DWELLING-2

S.No	FLOOR	TOTAL	NON-FSI	FSI
1	GROUND FLOOR	131.00	28.00	103.00
2	FIRST FLOOR	131.00	28.00	103.00
	TOTAL	262.00	56.00	206.00

GRAND TOTAL	878.00	195.00	683.00
PLOT COVERAGE	691.00	8015.0	x100 = 8.62%
FLOOR SPACE INDEX	683.00	8015.0	= 0.085

**ELEVATION****SECTION ON - AA****DWELLING-1 - FIRST FLOOR****DWELLING-1 GROUND FLOOR****ELEVATION****SECTION ON -BB****DWELLING-2 - GROUND FLOOR****DWELLING-2 - FIRST FLOOR**

TECHNICAL CONCURRENCE
ONLINE APPLICATION NUMBER : SWP/BPA/120349/2024

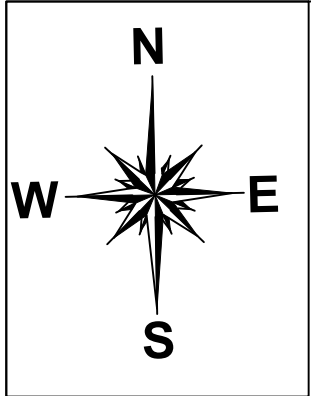
BP/TCP/ NLG. NO-04/2025

APPLICANT

(Signature)
Dr. S. PRADEEP, B.E., M.E.(ST)
REGISTERED STRUCTURAL ENGINEER Grade-II
DTCP/NAMANKAL/RSE-II/001/2022
First Floor, No. 02, MIG-2208, Gandhimas Nagar,
Peelamedu, Coimbatore - 641 004.
Ph: 96550 08064

REGISTERED ENGINEER





SHEET NO : 2/2

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN R.S.NO: 4/2A3, 4/5 & 4/6 OF KENGARAI-VILLAGE, KOTAGIRI TALUK, THE NILGIRIS DISTRICT.

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PARKING DETAILS		
	Required	Provided
Two Wheeler Parking 1.0m x 1.80m	12 Nos	18 Nos
Four Wheeler Parking 2.5m x 5.0m	07 Nos	08 Nos

COLOUR INDEX:-	
Boundary of the Site	:
Existing roads	:
Proposed Buildings	:
Proposed Driveway	:
Village Boundary	:
Proposed Footpath	:

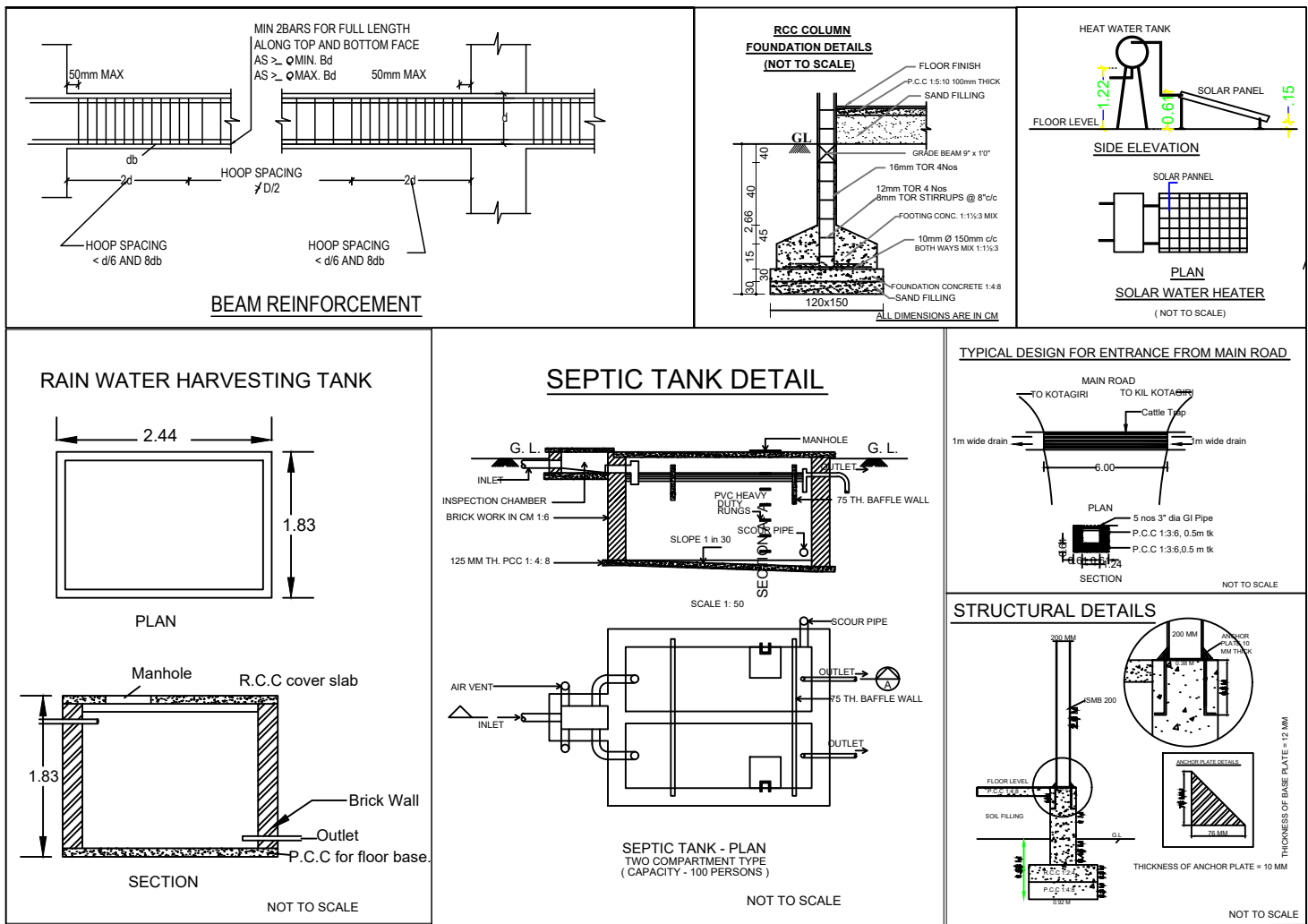
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(Signature)

APPLICANT

ET. S. PRADEEP, B.E., M.E.(ST)
REGISTERED STRUCTURAL ENGINEER - II
DTCN / NAMAkkal / RSE-II / 001 / 2022
First Floor, No. 02, MIG-2208, Gandhimaa Nagar,
Peelamedu, Coimbatore - 641 004.
ph: 96550 08064

REGISTERED 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.

