

PP

APPROVAL RECORD

Planning Permission

Beratty

The Nilgiris district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

PURPOSE

Residential

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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE RESIDENTIAL BUILDING IN S.No: 18/3A2 & 19/1A2, AT BEARHATTY VILLAGE, BEARHATTY VILLAGE PANCHAYAT, COONOR TALUK, THE NILGIRIS DISTRICT.

NAME OF THE APPLICANT :
MR. M.YOGESHWARAN

SPECIFICATIONS

1. P.C.C 1:5:10 for foundation bed and floor base.
2. R.C.C 1:2:4 for Lintel's, Sunshade & Roof slab
3. Brick work in C.M 1:6 for Superstructure.
4. Plastering with C.M 1:5 for Bothsides of the Walls.
5. Plastering in C.M 1:3 for exposed R.C.C. Surfaces.
6. Floor finishing in Cement Mortar 1:3.
7. Doors and Windows are made of country wood.
8. Roofing M tiles over R.C.C 1:2:4 slab.
9. Painting two coats over one coat of priming.
10. White washing 3 coats for room in side and ceiling.
11. Colour washing 2 coats over 1 coat of white washing

DETAILS OF JOINERIES

JOINERIES	In Ft'	In Mt
DOOR	30" X 70"	0.91 X 2.13
DOOR	30" X 70"	0.91 X 2.13
DOOR	29" X 70"	0.83 X 2.13
WINDOW	60" X 46"	1.83 X 1.37
WINDOW	50" X 46"	1.52 X 1.37
WINDOW	30" X 46"	0.90 X 1.37
FRENCH WINDOW	80" X 70"	2.44 X 2.10
VENTILATOR	30" X 20"	0.91 X 0.61

AREA STATEMENT

AREA AS PER DOCUMENTS . S.No.18/3A2 (4.00 Cents)	Sq.M
AREA AS PER DOCUMENTS . S.No.19/1A2 (1.58 Cents)	164.00
TOTAL AREA OF THE LAND AS PER CHITTA/AMB (5.58 Cents)	64.00
AREA OF THE GROUND FLOOR (874.03 Sqft)	228.00
AREA OF THE FIRST FLOOR (622.14 Sqft)	81.23
TOTAL AREA OF BUILDING (1496.17 Sqft)	57.82
AREA OF THE OPEN SPACE	139.05

AREA OF THE OPEN SPACE 146.77

PLOT COVERAGE 35.62 %

ALL DIMENSION ARE METRE SCALE :- 1:100

APPLICANT

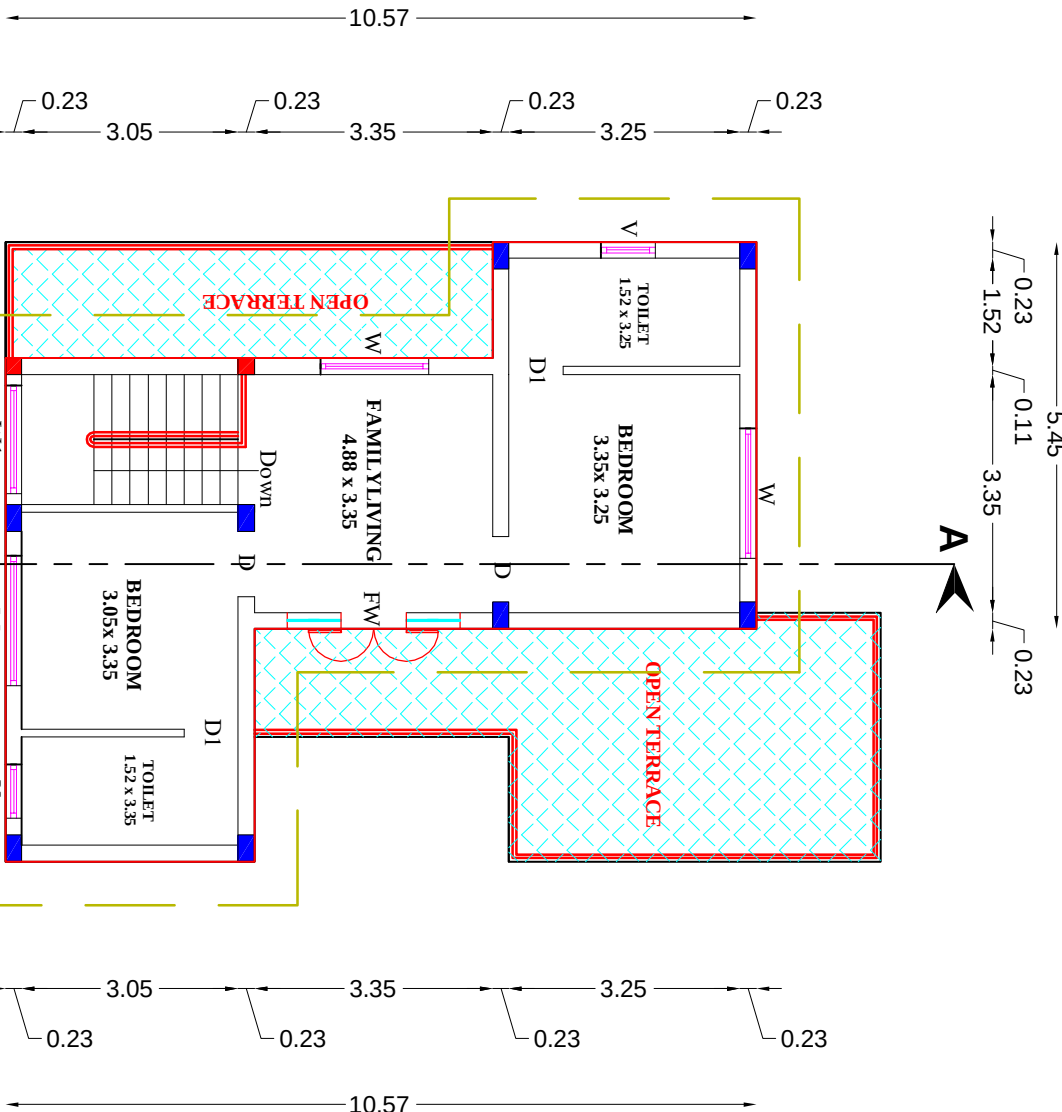
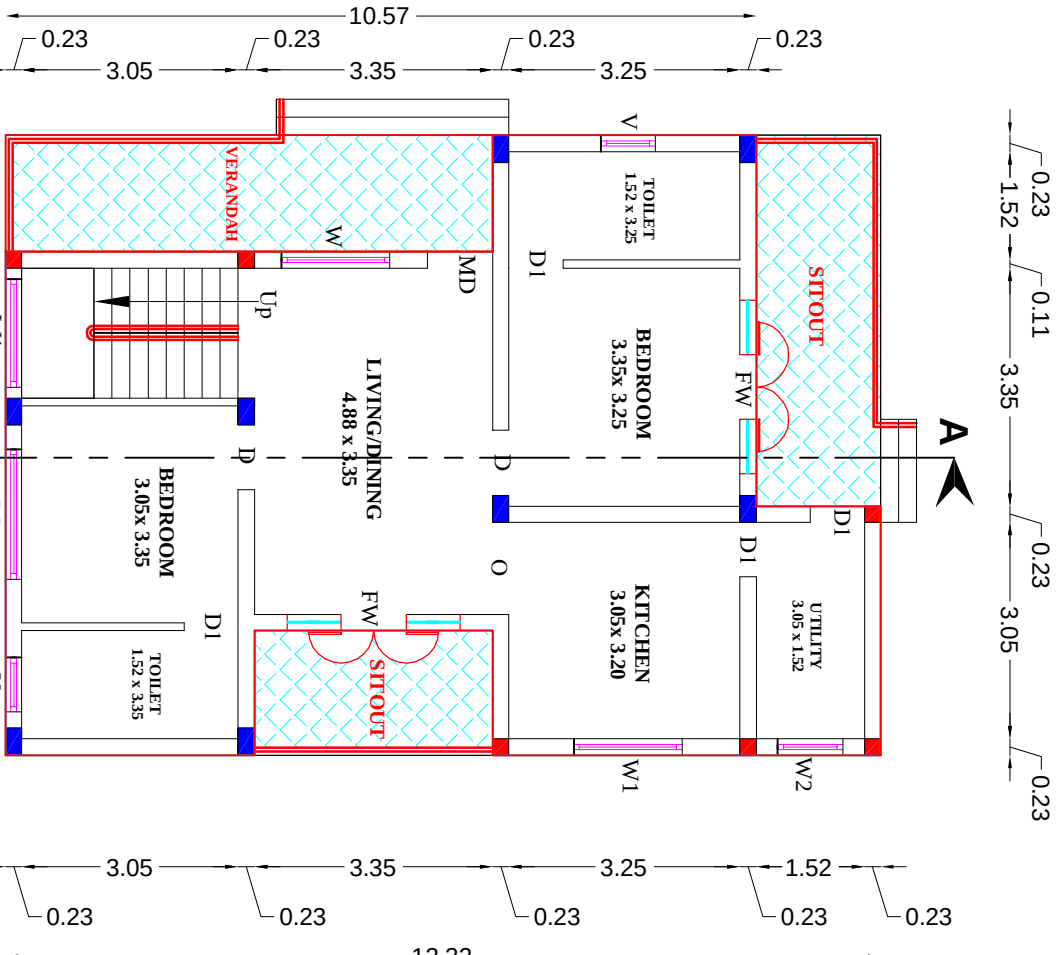
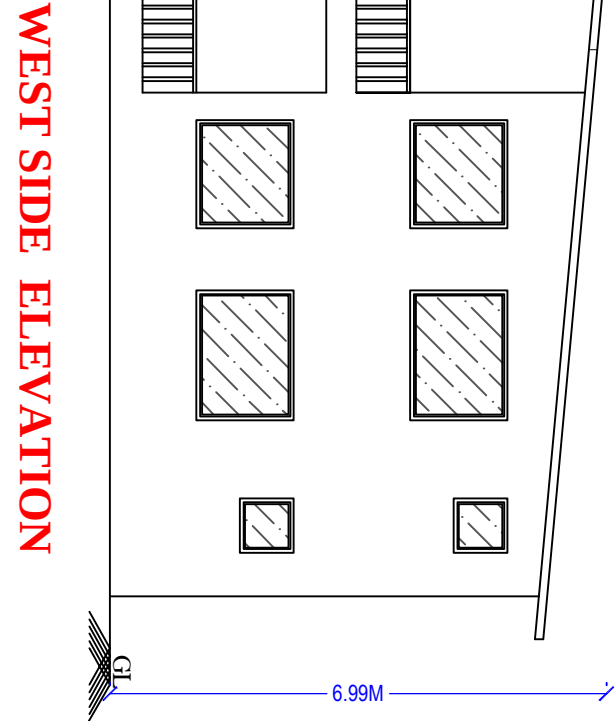
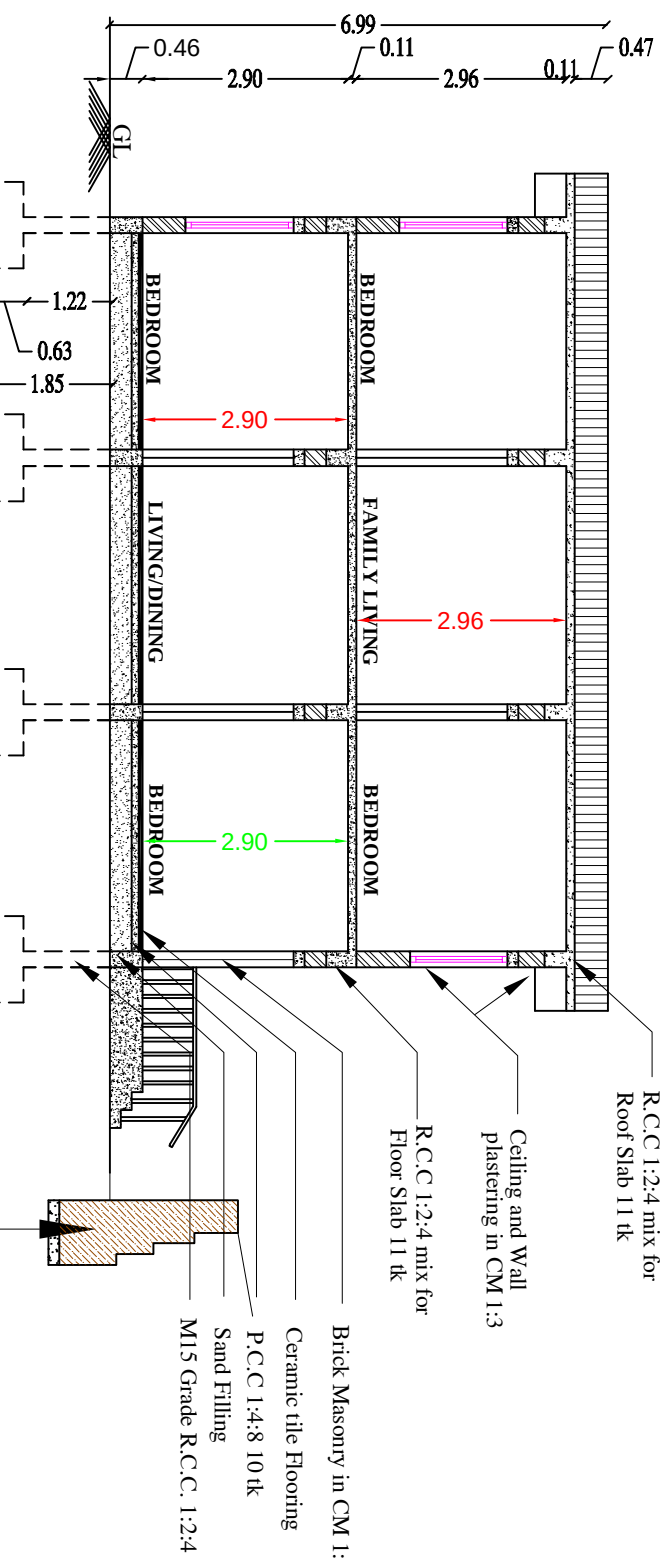
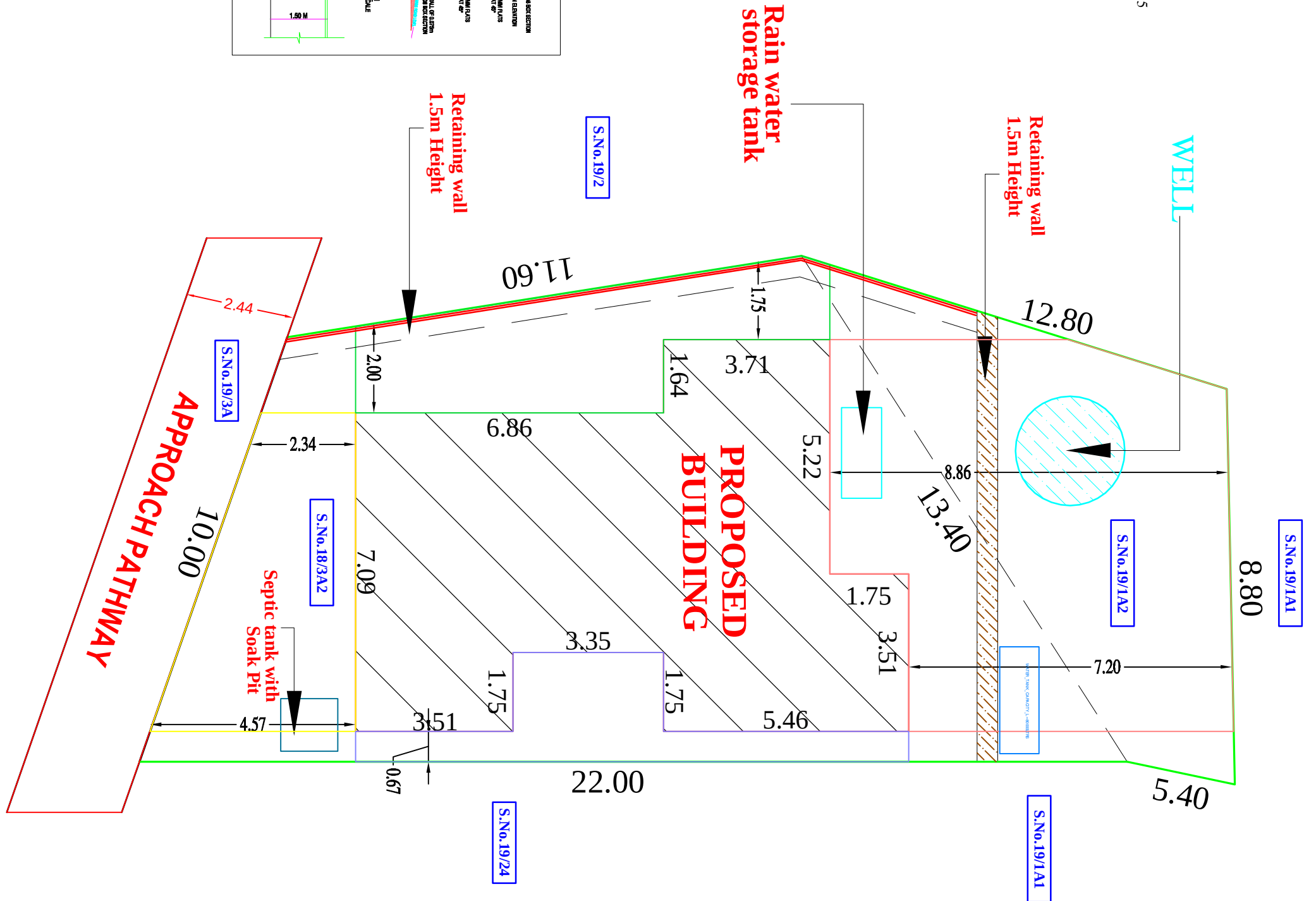
M. YOGESHWARAN

REG. ENGINEER

J. NAGARAJ
REG. ENGINEER
No.069/LS/2024/00003
RFG. DTC ENGINEER
NO.DTC/NIL/REG/OR-III/24/03/001
AVERY BUILDING
OPP. TELEPHONE EXCHANGE
SIN'S PARK ROAD,
COONOR, THE NILGIRIS
Mobile: +91 9159595107



SITE PLAN

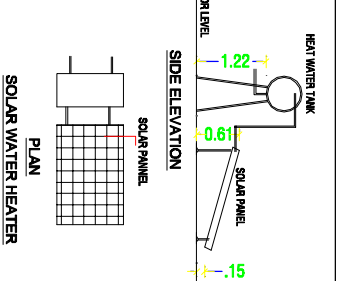
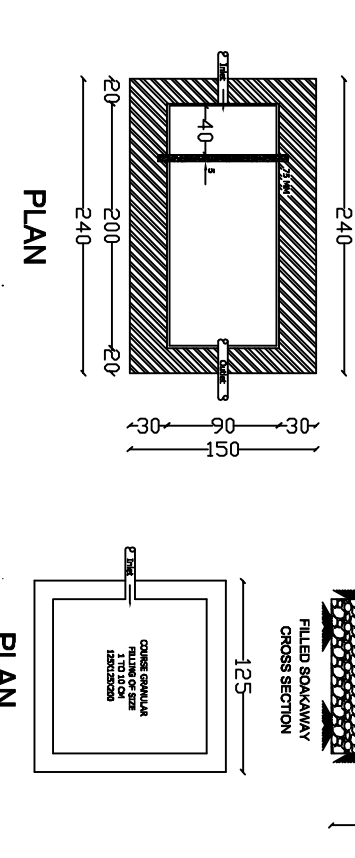
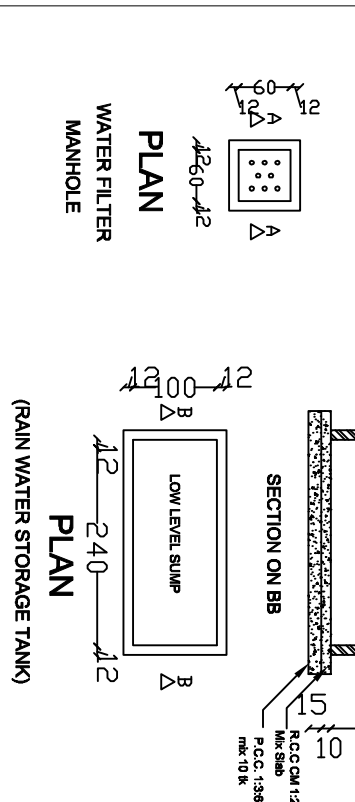
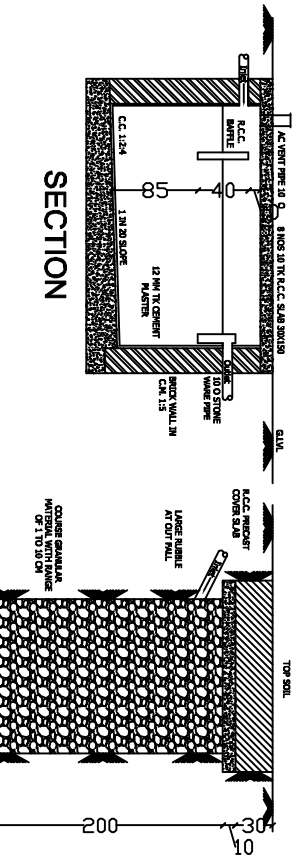
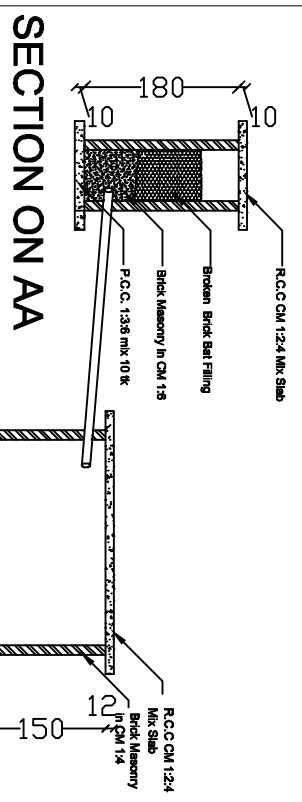


GROUND FLOOR PLAN

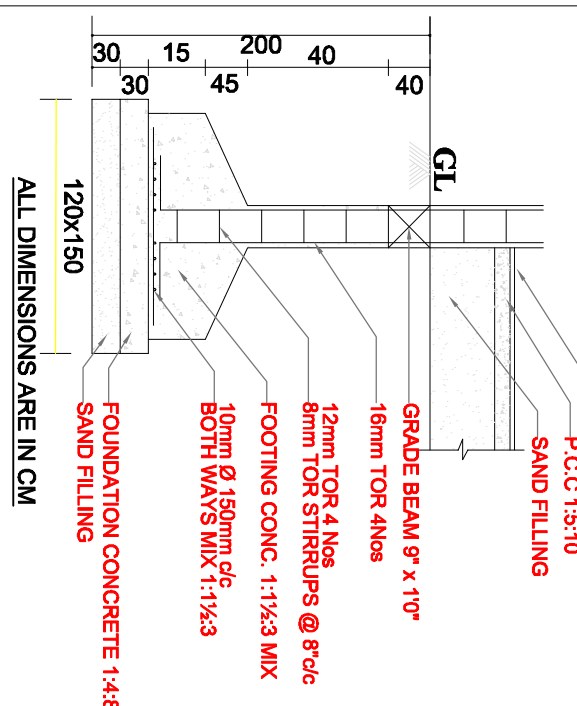
FIRST FLOOR PLAN

RAIN WATER HARVESTING TANK

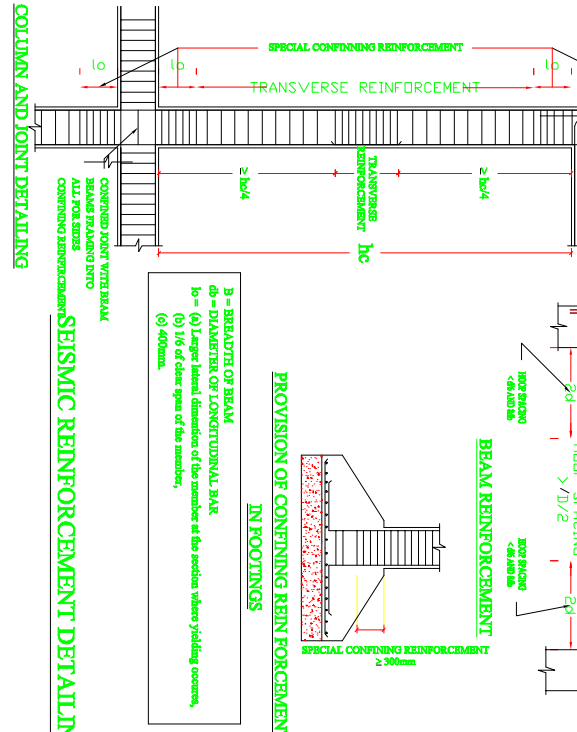
SEPTIC TANK WITH SOAK AWAY
(TYPE DESIGN)



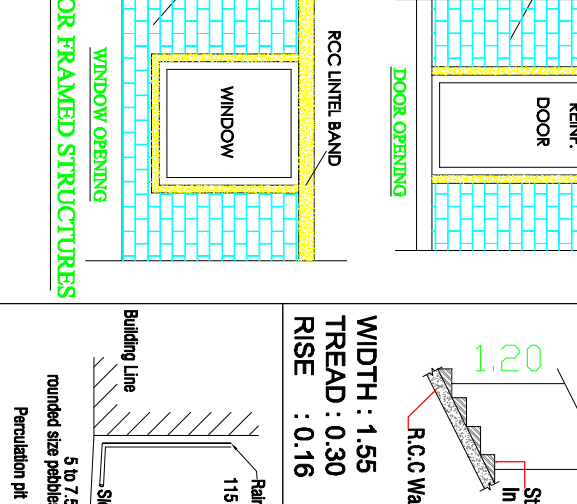
RCC COLUMN
FOUNDATION DETAILS
(NOT TO SCALE)



PROVISION OF CONCRETE REINFORCEMENT
IN FOOTINGS



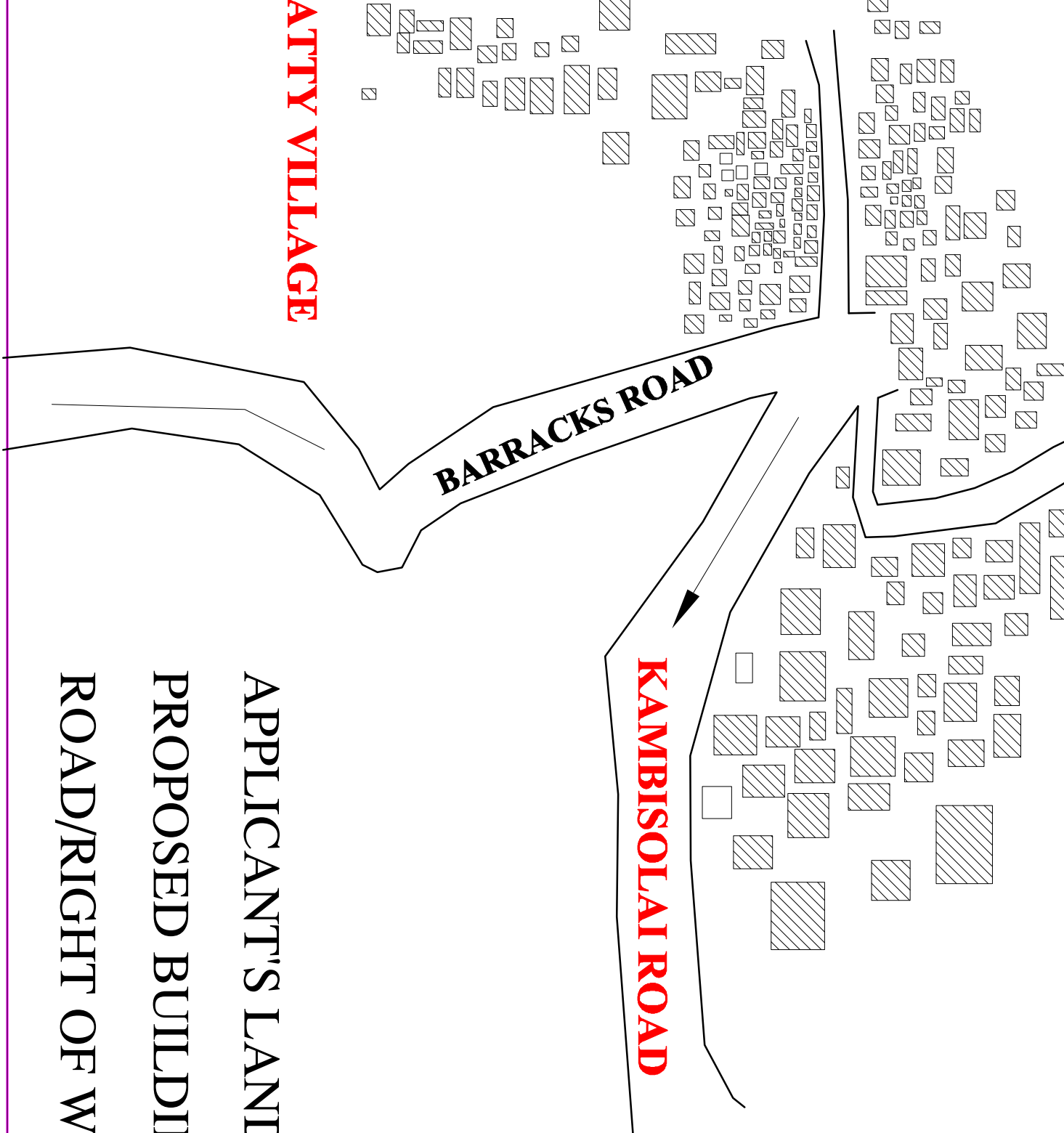
STAIRCASE DETAILS
(NOT TO SCALE)



BEARHATTY VILLAGE

APPLICANT'S LAND

TOPO SKETCH



APPLICANT'S LAND

PROPOSED BUILDING

ROAD/RIGHT OF WAY

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.

