

PP

APPROVAL RECORD

Planning Permission

The Nilgiris

The Nilgiris district, Tamil Nadu

APPROVAL TYPE

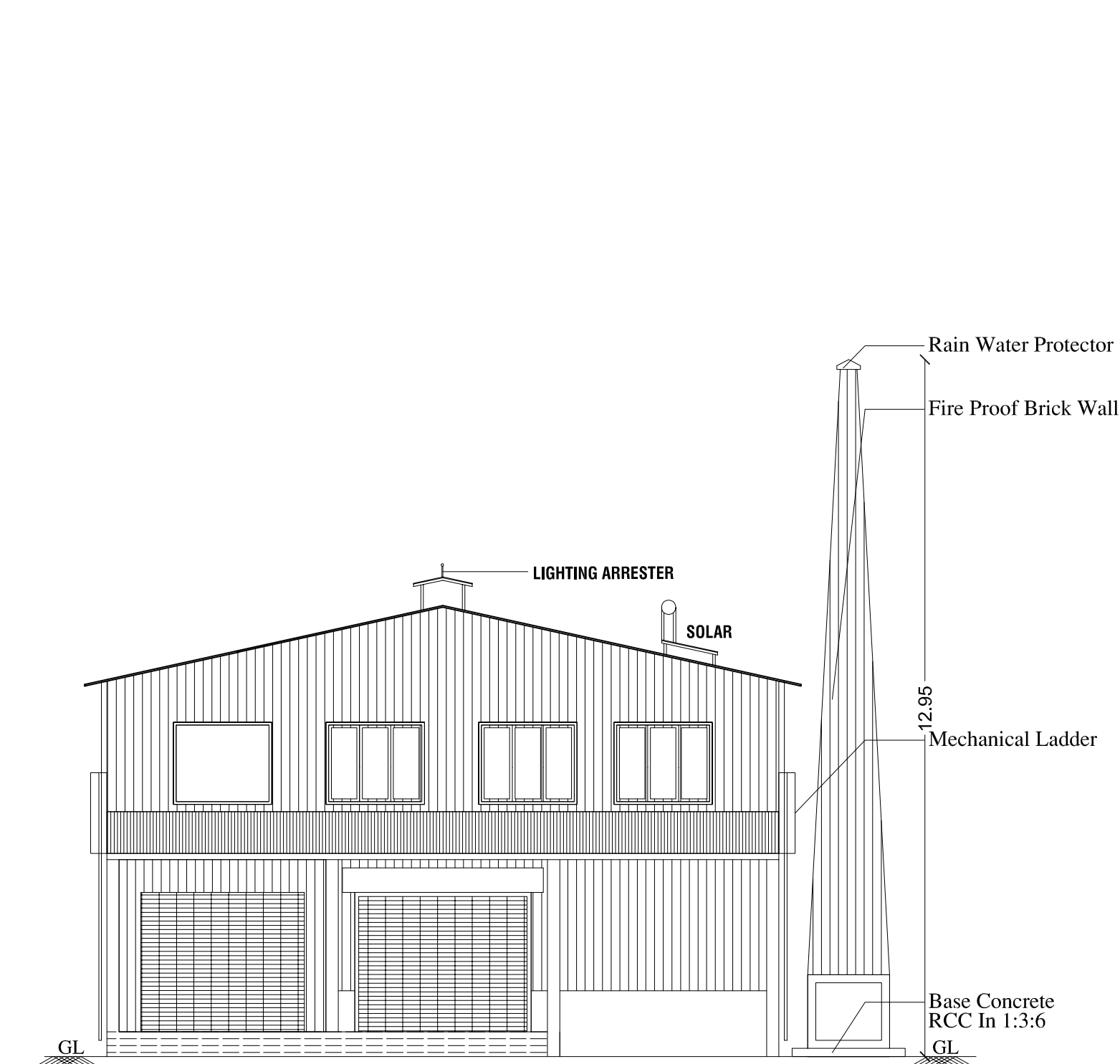
Building Plan

ISSUING AUTHORITY

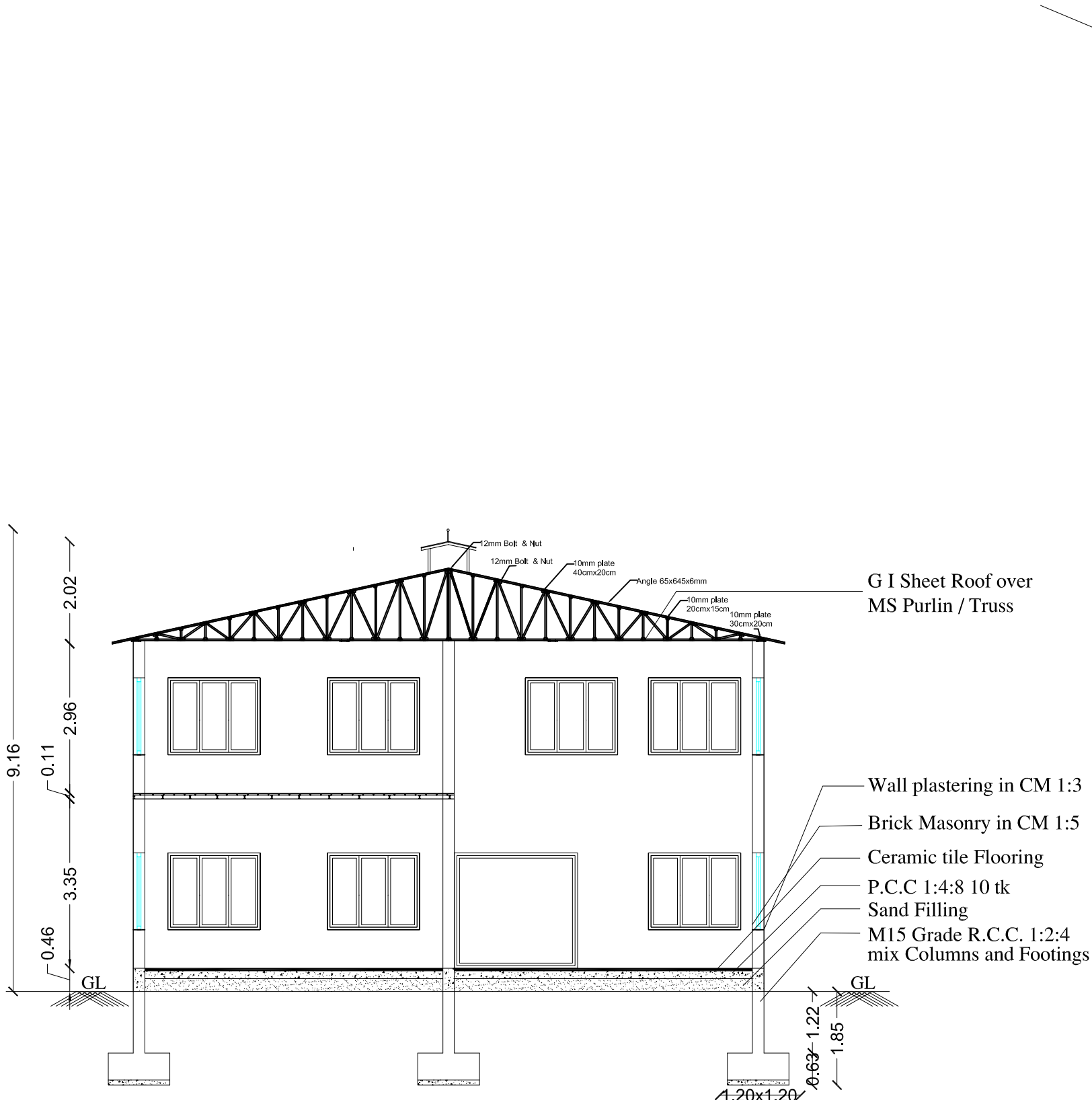
DTCP

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

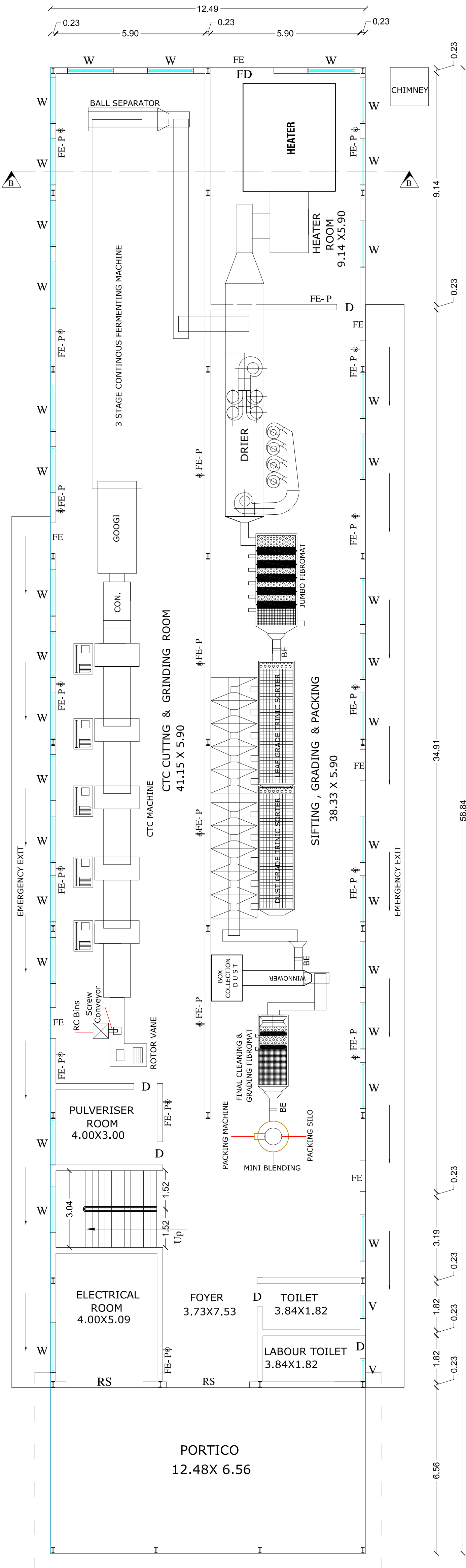
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



FRONT ELEVATION

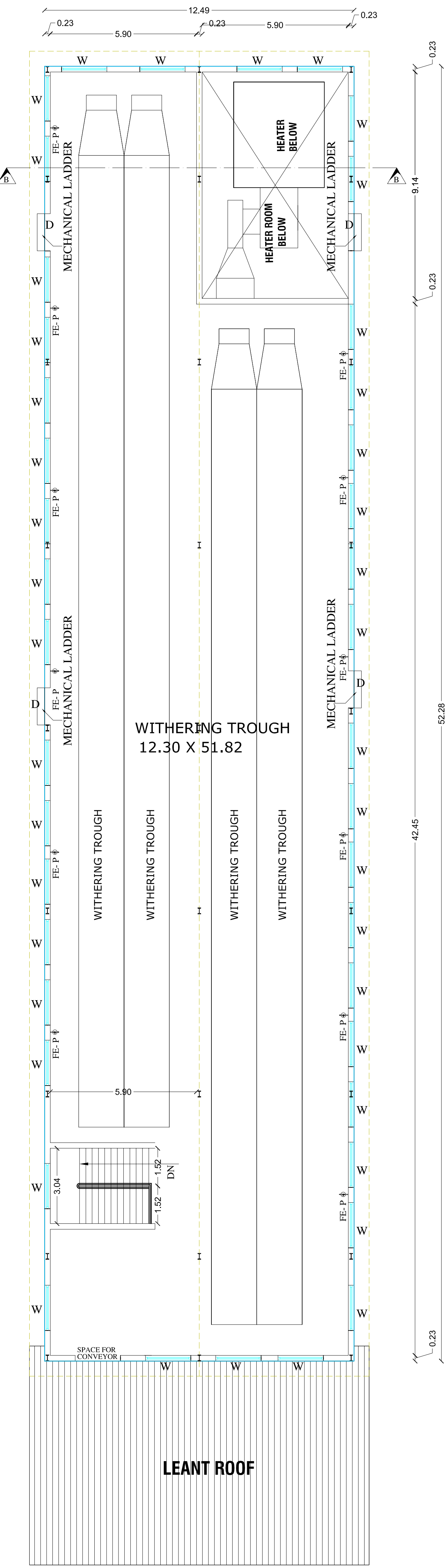
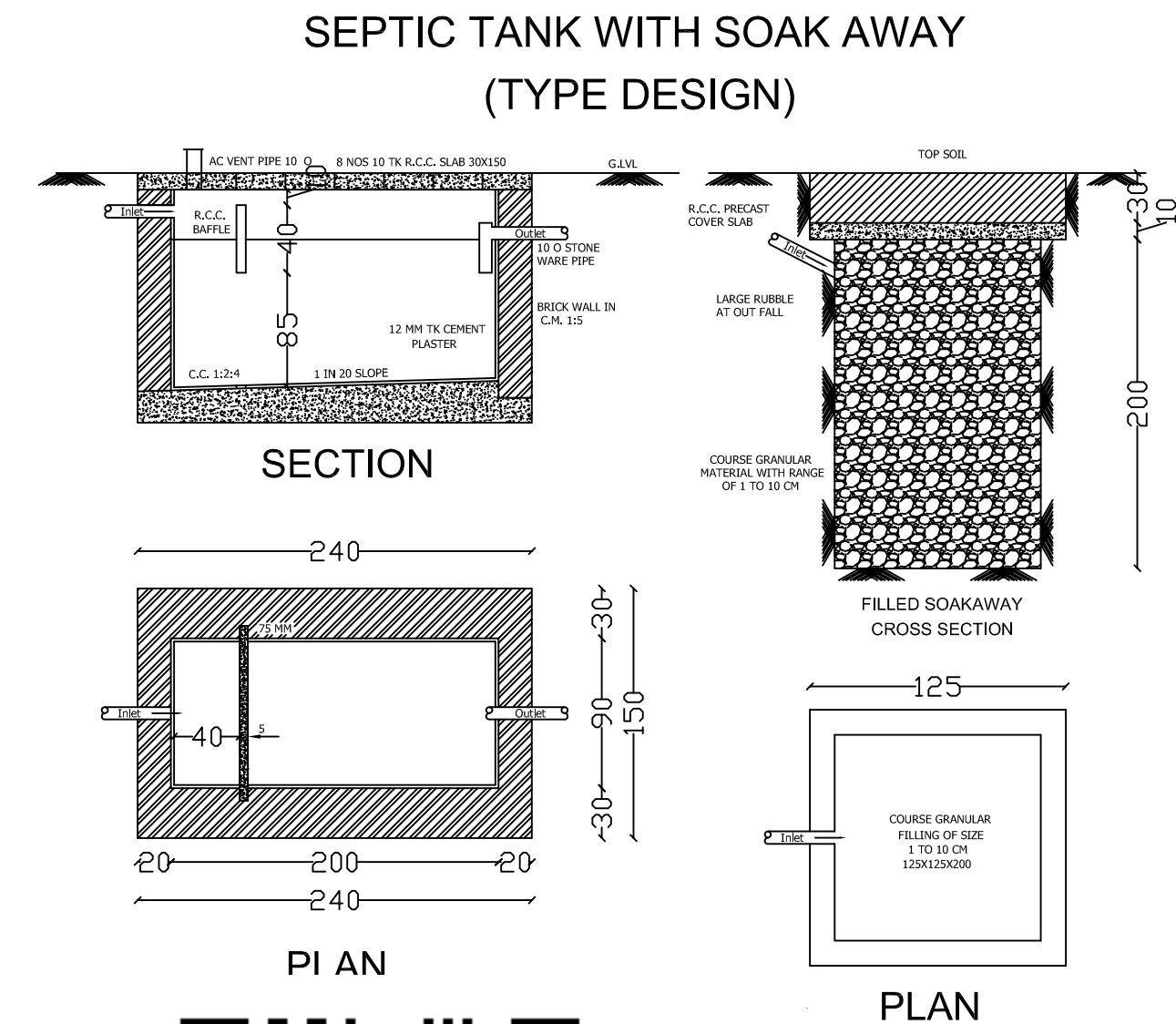


SECTION ON BB

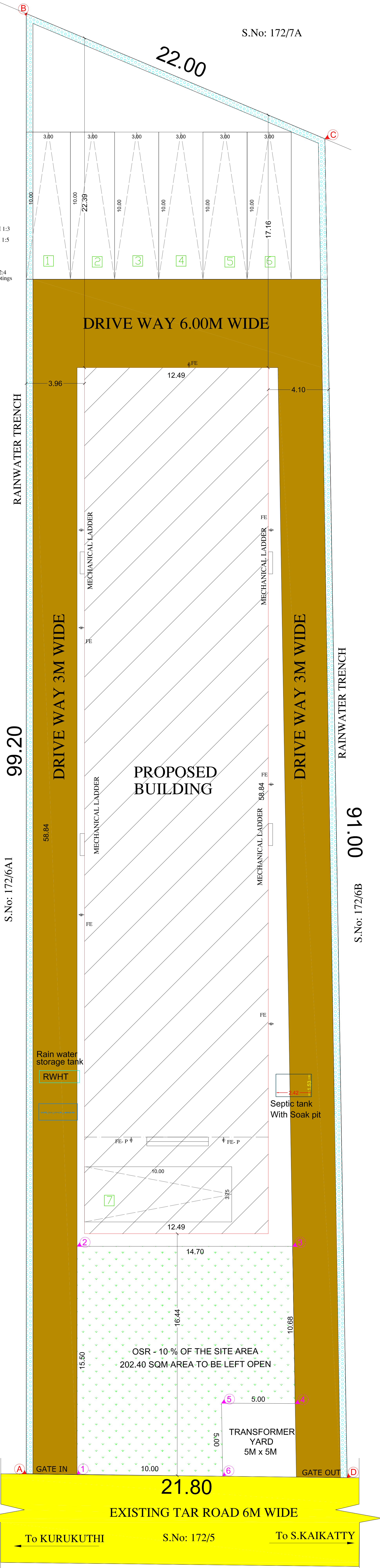
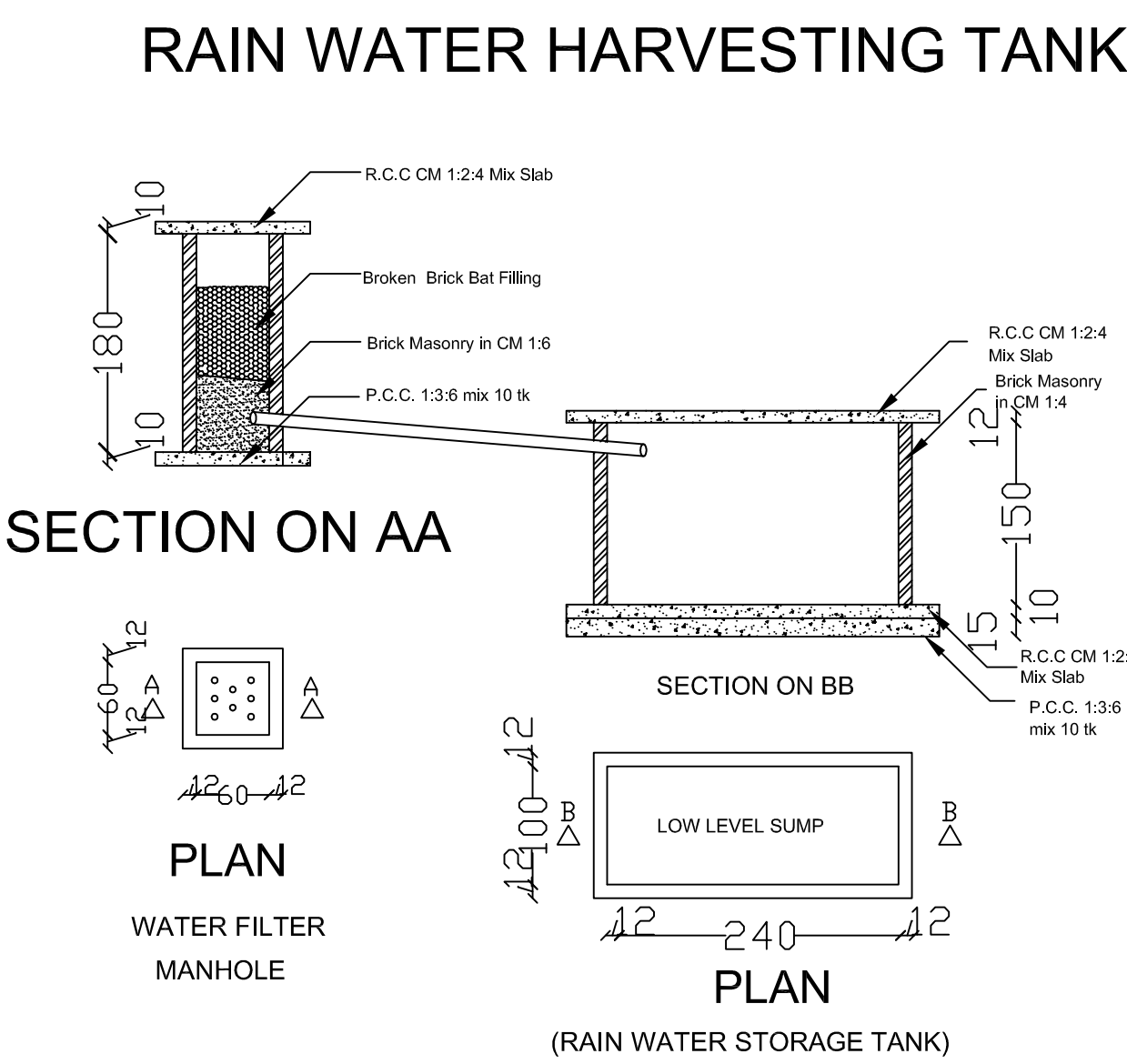


GROUND FLOOR PLAN

FE- P - FIRE EXTINGUISHER POINT
FE- FIRE EXIST



FIRST FLOOR PLAN



SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE TEA FACTORY (ORANGE TYPE) IN R.S.No. 172 / 6A2, AT NEDUGULA PANCHAYAT AND NEDUGULA-1 VILLAGE KOTAGIRI TALUK, THE NILGIRIS.

NAME OF THE APPLICANT : M.S. MARUTHI TEA FACTORY	
R JANARTHANAN	K DHANARAJ
AREA DETAILS IN	SQM
AREA OF THE SITE (50.0 Cents)	2024.00
AREA OF THE GROUND FLOOR	734.60
AREA OF THE FIRST FLOOR	652.68
TOTAL AREA OF THE BUILDING	1387.28
AREA OF OPEN LEFT	1290.00

ALL DIMENSION ARE IN METRE
SCALE 1:100

FSI DETAILS :

$$FSI = \frac{\text{TOTAL BUILDING AREA}}{\text{TOTAL LAND AREA}} = \frac{1387.28}{2024.00} = 0.68$$

$$\text{PLOT COVERAGE} = \frac{\text{GROUND FLOOR AREA}}{\text{TOTAL LAND AREA}} = 36.30 \%$$

PARKING DETAILS

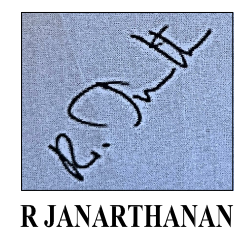
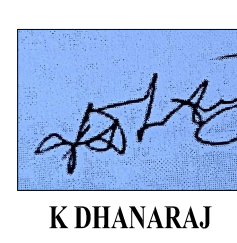
PARKING SLOT REQUIRED : 7 Nos
PARKING SLOT PROVIDED : 7 Nos

NAME OF MACHINERIES	QUANTITY
1) 18" ROTORVANE MACHINE	1NO.
2) CTC MACHINE 5 CUTS	1NO.
3) GOOGI SIFTER	1NO.
4) 3 TIRE CONTINUOUS FERMENTING MACHINE	1NO.
5) HEATER 16 CM	1NO.
6) DRIER	1NO.
7) JUMBO FIBROMAT	1NO.
8) LEAF GRADE TRINIC SORTER	1NO.
9) WINNOWER	1NO.
10) WINNOWER	1NO.
11) FINAL CLEANING & GRADING FIBROMAT	1NO.
12) BUCKET ELEVATOR	4NOS.
13) BIN FEEDING BUCKET ELEVATOR	10NOS.
WITH CHUTE ARRANGEMENT	
14) LEAF AND DUST GRADE TEA BINS	2NOS.
15) TEA BIN DISCHARGE CONVEYOR	5NOS.
16) CFM FEEDING CONVEYOR	1NO.
17) DRIER FEEDING CONVEYOR	1NO.
18) FINAL CLEANING FEEDING CONVEYOR	1NO.
19) WINNOWER FEEDING CONVEYOR	1NO.
20) MINI BLENDING	1NO.
21) PACKING SILO	1NO.
22) PACKING MACHINE	1NO.
23) PULVERIZER MACHINE	1NO.
24) RC BIN	1NO.
25) SCREW CONVEYOR	1NO.
26) WITHERING TROUGH	2NO.

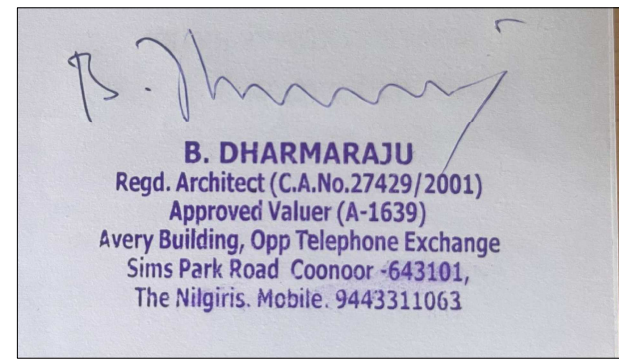
INDUSTRY TYPE	MANUFACTURING INDUSTRIES
POWER CAPACITY (HP)	149.50 HP

SL.NO	TYPE	DESCRIPTION	SIZE
1	RS	ROLLING SHUTTER	3.28 X 3.05
2	D	DOOR	1.00 X 2.10
3	FD	FIRE DOOR	2.44 X 2.44
4	W	WINDOW	1.83 X 1.52
5	V	VENTILATOR	0.91 X 1.00

APPLICANT

 R JANARTHANAN	 K DHANARAJ
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REG.ARCHITECT

 B. DHARMARAJU Regd. Architect (C.A.No.27429/2001) Approved Value (A-1539) Avery Building, Opp Telephone Exchange Sims Park Road Coonoor -643101, The Nilgiris, Mobile : 9443111003
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REG.STRUCTURAL ENGINEER

 T. KARTHIK, M.E. (Structures) Regd. Structural Engineer DTCP/ND/RSE/CR-11/21/07/002 26, Simrath Villa, Bedford Coonoor - 643 101, The Nilgiris, T.N. Mobile : 95005 59903

OFFICE USE ONLY

TECHNICAL CONCURRENCE
ONLINE APPLICATION NUMBER: SWP/BPA/0203021/2024
BP/TCP/NLG:18/2024

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.

