

PP

APPROVAL RECORD

Planning Permission

The Nilgiris district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

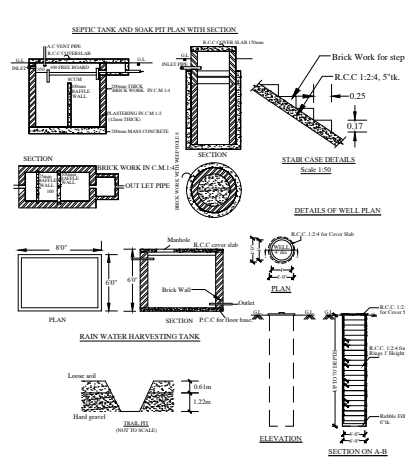
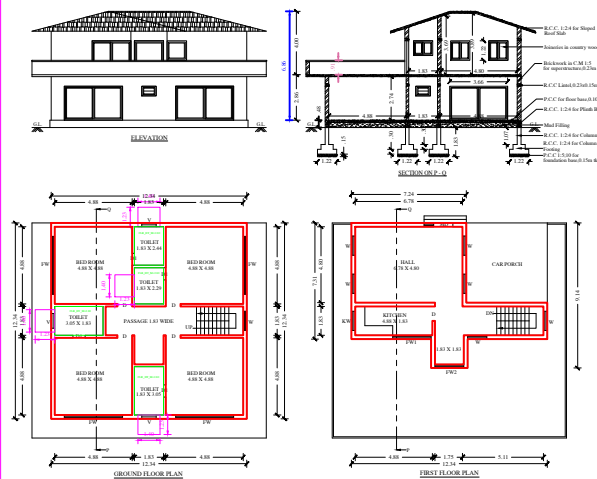
Town Panchayat

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 GROUND FLOOR & FIRST FLOOR RESIDENTIAL BUILDING IN OLD.R.S.NOS. 1066/2, AFTER NEW SUB DIVISION R.S.NO. 187/22 AT KETTI - I VILLAGE AND TOWN PANCHAYAT, COONOOR TALUK, THE NILGIRIS.



NAME OF THE OWNERS :- Mr. N. SELVARAJ

SCALE :- 1:100

SPECIFICATION

FOUNDATION & PLINTH:-

P.C.C 1:5:10 for foundation bed and floor base
R.R. Masonry for Foundation &
R.C.C. 1:2:4 for Columns & Plinth Beams

SUPERSTRUCTURE

Brick work in C.M 1:6 for Superstructure
Plastering with C.M 1:5 for Bothsides of the Walls
Plastering in C.M 1:3 for exposed R.C.C. Surfaces

ROOF

R.C.C. 1:2:4 Roof Slab, 4.5"tk./Steel Structure with Sheet & Tiles

FLOORING

Floor finishing in Ceramic Tiles

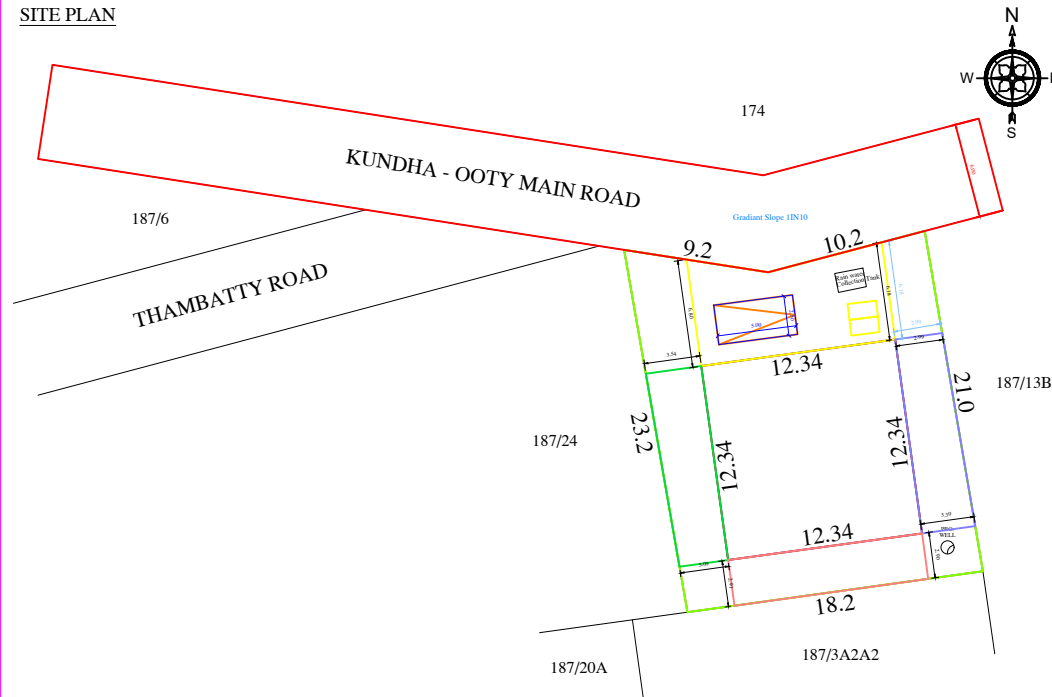
JOINERIES

Doors and Windows are made of country wood/
UPVC/WPC

PAINTING & COLOUR WASHING

Painting two coats over one coat of priming
White washing 3 coats for room in side and ceiling
Colour washing 2 coats over 1 coat of white washing

SITE PLAN



DETAILS OF JOINERIES

MD Door	1.52 X 2.13
D Door	0.91 X 2.13
D1 Door	0.76 X 2.13
W Windows	1.22 X 1.22
FW Windows	3.65 X 2.13
FW1 Windows	2.43 X 2.13
KW Windows	1.83 X 0.91
V Ventilators	0.91 X 0.60

AREA STATEMENT

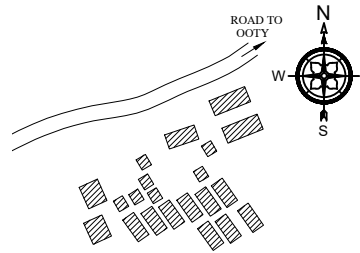
Details	In SqFt	In SqM
Area of the Site	4359.38	405.00
Area of the Proposed Ground Floor Building	1640.42	152.40
Area of the Proposed First Floor Building	1017.19	94.50
Total Plinth Area	2657.61	246.90
Area of the Open Space	2718.96	252.60

Plot Coverage = 37.63%

COLOUR INDEX

- ☐ SITE BOUNDARY
- ☐ PROPOSED BUILDING
- ☐ APPLICANT SITE
- ☒ EXISTING BUILDINGS
- ☐ EXISTING ROAD

TOPO SKETCH



N. Selvaraj

Mr. N. SELVARAJ

LAND/BUILDING OWNER:

J. Sreedhar
Ex. J. Sreedhar, B.E (CIVIL), M.A.M.E., P.L.V.
(D.C.E. M.L.S.T.E., C.E. (S)). M.L.C.E.
CHARTERED ENGINEER - AM - 146524-1
APPROVED VALUER - F - 0201
Registered Engineer - Grade II (CIVIL) AND REG. NO. 421-03-001
Registered Structural Engineer - Grade II
(CIVIL) AND REG. NO. 421-03-001
LICENSED BUILDING SURVEYOR
HALLS 11th FLOOR, TIRUPPULI ROAD,
COONOOR, THE NILGIRIS - 643102

ENGINEER:

ROAD TO
NUNTHALA MATTAM

ROAD TO
THAMBATTY

FOR OFFICE USE ONLY:

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.

