

PP

APPROVAL RECORD

Planning Permission

The Nilgiris district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

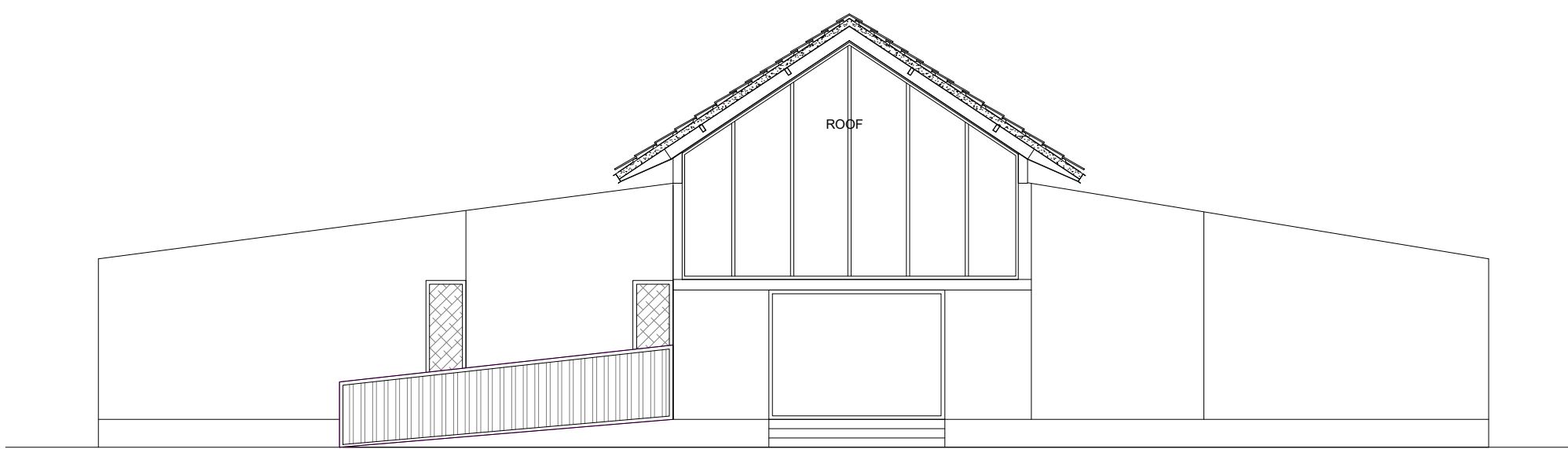
Town Panchayat

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

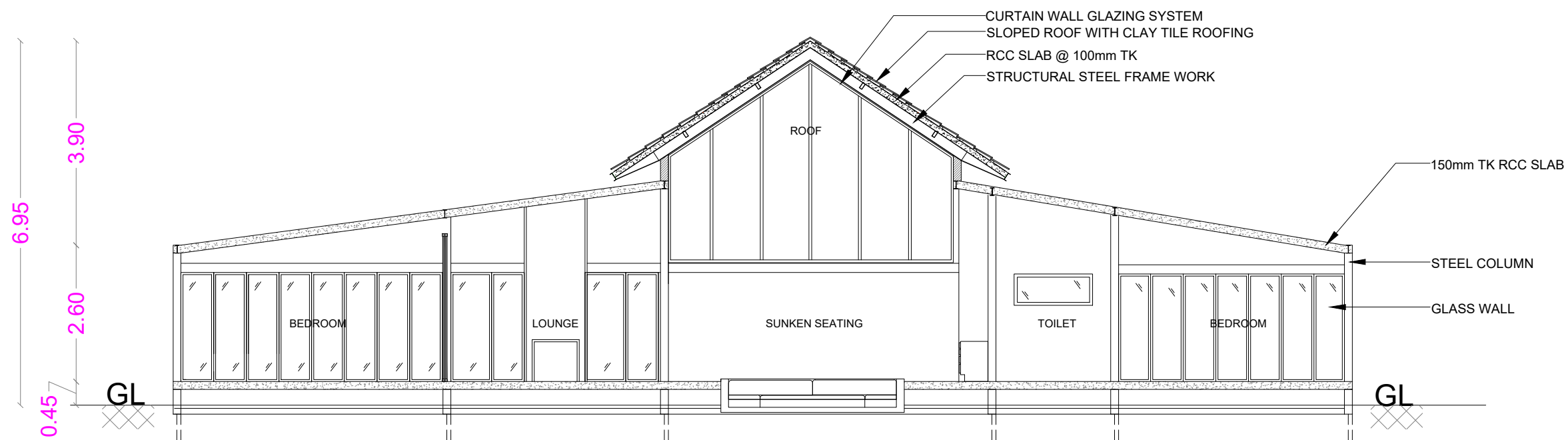
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED RESORTS BUILDING IN S.F. No : 519/3B1,3C1,3D1,4B1,4C1,5C,6C1,7A3A
AT ADIGARATTI VILLAGE AND TOWN PANCHAYAT, COONOOR TALUK AND NILGIRI DISTRICT.

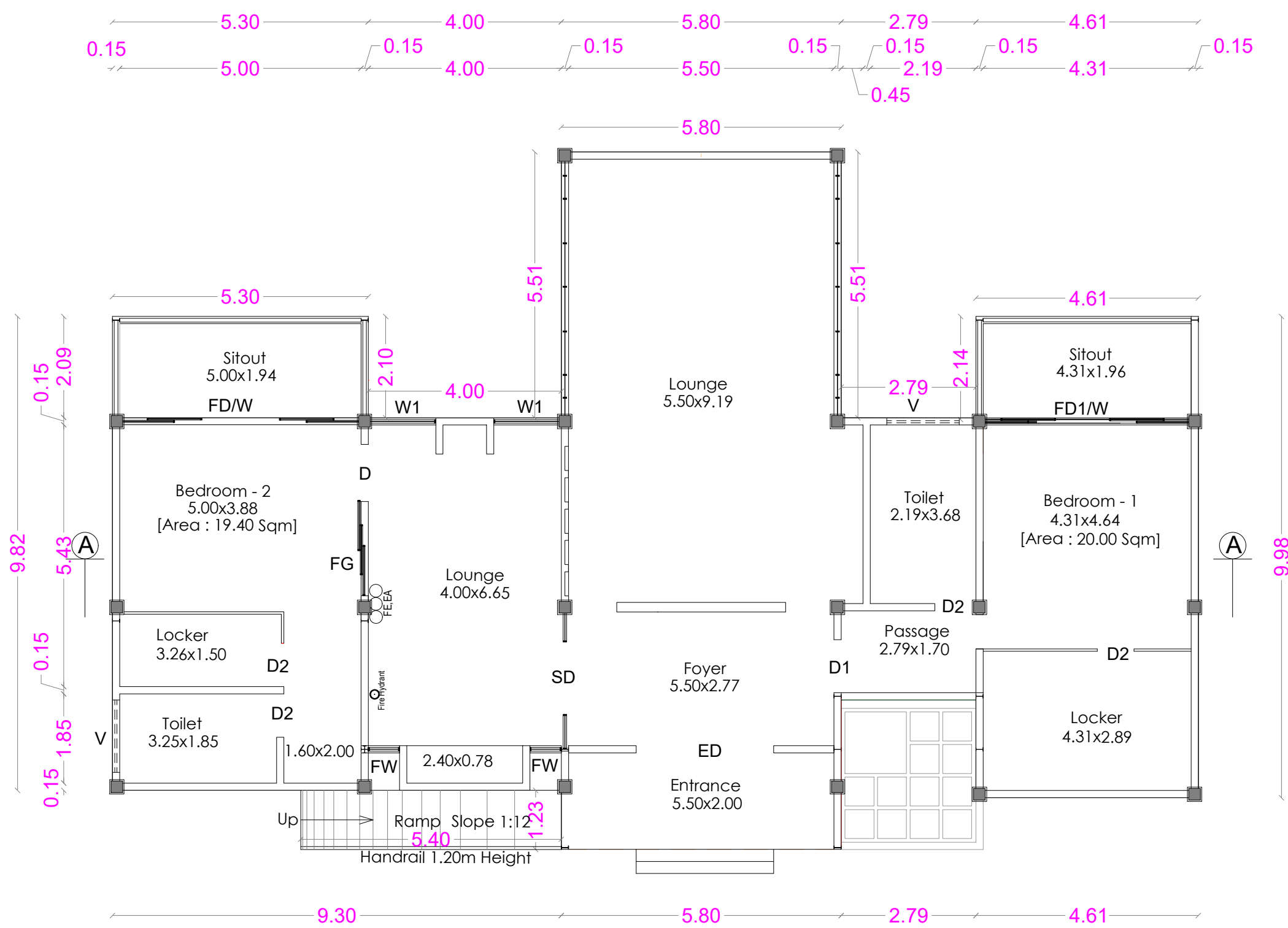
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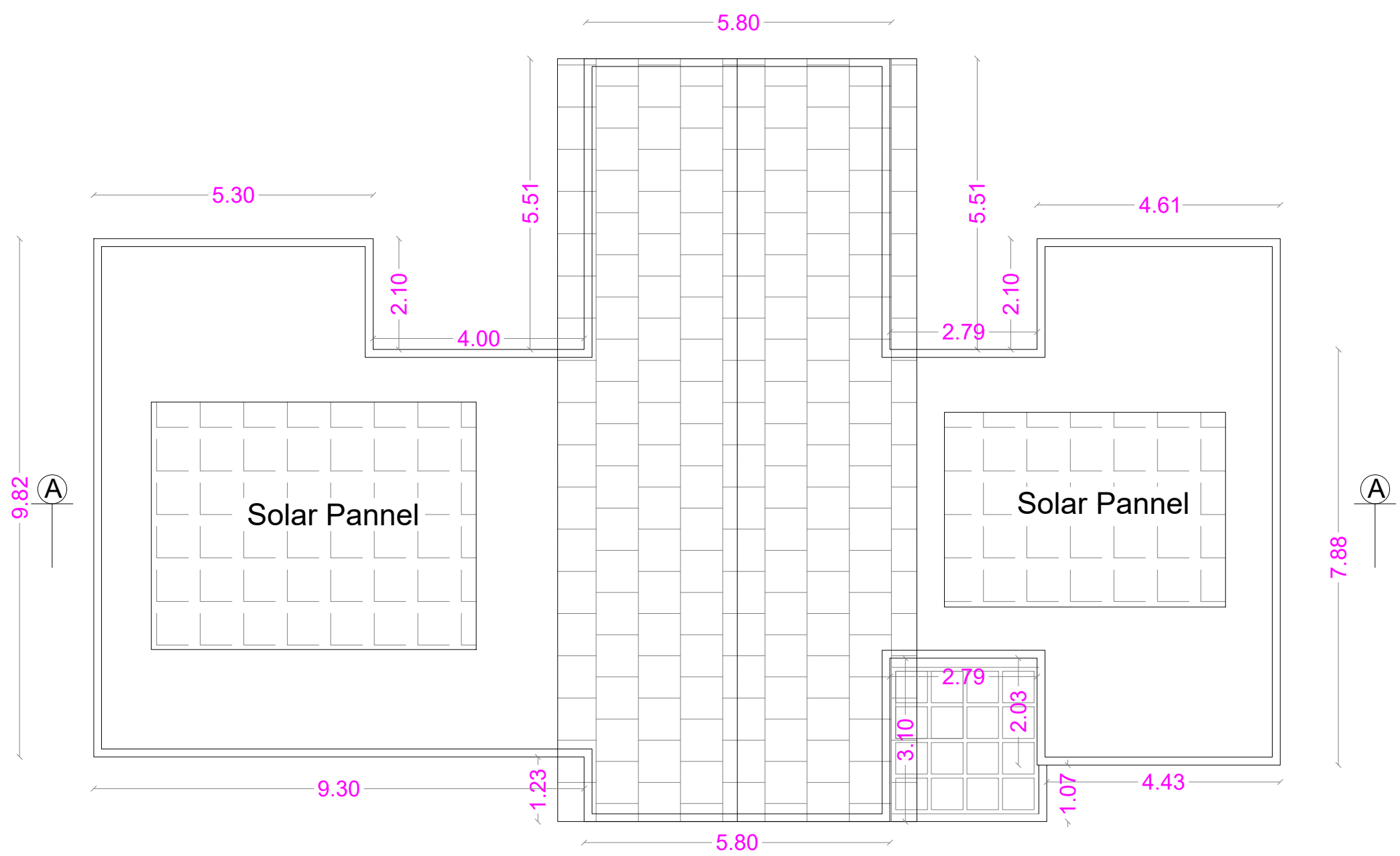
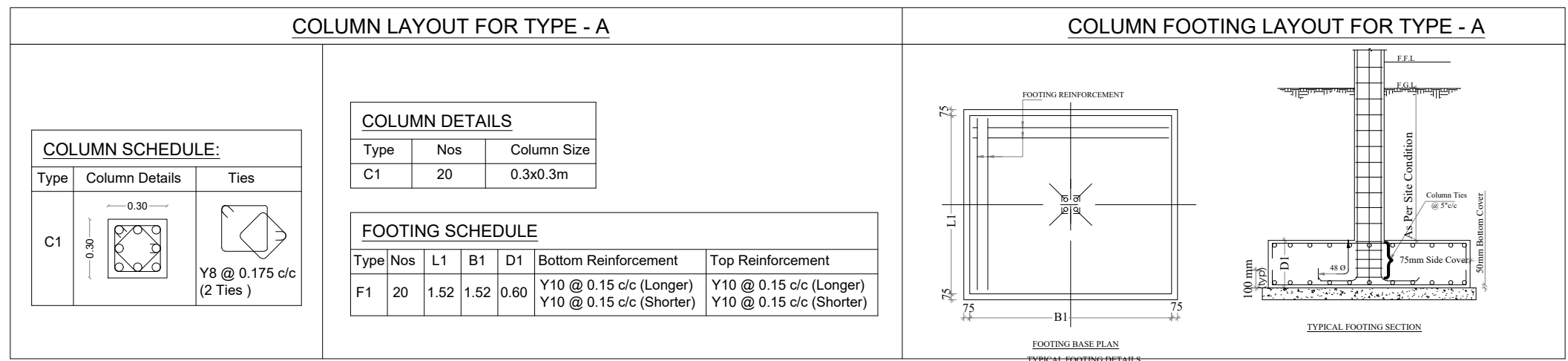
ELEVATION



SECTION ON A A



GROUND FLOOR PLAN



TERRACE FLOOR PLAN

TYPE - 1

Block Nos : 2,3,4,7, 11 & 12

AREA DETAILS

Area of the Ground Floor	:	-	229.13 Sqm
Height of the Building	-		6.95 m
Bedroom - 1	-		20.00 Sqm
Bedroom - 2	-		19.40 Sqm
Total Area	-		39.40 Sqm

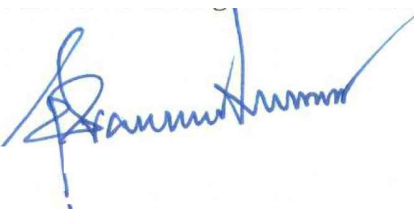
JOINERY DETAILS

		Metre
ED	- ENTRANCE DOOR	- 2.85 x 2.10
SD	- SLIDING DOOR	- 1.50 x 2.10
D	- DOOR	- 1.20 x 2.10
D1	- DOOR	- 1.10 x 2.10
D2	- DOOR	- 0.90 x 2.10
FD/W	- FRENCH DOOR/WINDOW	- 5.00 x 2.10
FD1/W	- FRENCH DOOR/WINDOW	- 5.00 x 2.10
W1	- WINDOW	- 1.40 x 1.80
FW	- FRENCH WINDOW	- 0.65 x 2.10
V	- VENTILATOR	- 1.50 x 0.60
FG	- FIXED GLASS	

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARAM PROVIDED. SAND BUCKTS PROVIDED.

TECHNICAL CONCURRENCE

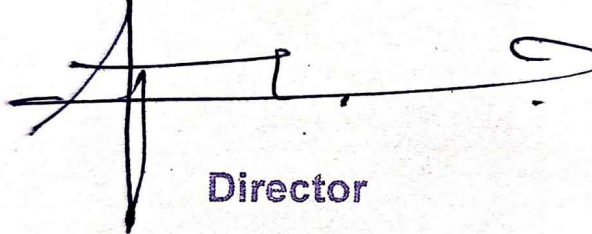
ONLINE APPLICATION No:
SWP / BPA / 0500085 / 2025
BP / TCP / NLG. No. 05/2026



S.PRAVEEN KUMAR
B.E.,(Civil),M.Sc(Struct),A.M.I.E.,(C.Eng.(I))
AM177992-6
STRUCTURAL ENGINEER
TEAM 3 ASSOCIATES
JKR Towers, Door No.5/6, Moon Light Gardens
Sitra Kalapatti Main Road
Kalapatti, Coimbatore - 641048
Coimbatore LPA/SE/GR-II/19/06/033

Structural Engineer

AYATANA OOTY PVT. LTD.



Applicant/Owner


C. NATARAJAN, B.E.,
Consulting Engineer
NAVEEN ASSOCIATES
364, Second St., Extension
Gandhipuram, Coimbatore - 641 012.
COIMBATORE LPA / RE /
GR-1 / 19 / 03 / 002

LBS/ Registered Engineer



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AT ADIGARATTI VILLAGE AND TOWN PANCHAYAT, COONOR TALUK AND NILGIRI DISTRICT.

Scale : 1: 100

TYPE - 2
Block Nos: 9,10,13 &14

AREA DETAILS

Area of the Ground Floor	:	-	197.26 Sqm
Height of the Building	-		6.95 m
Bedroom - 1	-		20.00
Bedroom - 2	-		19.40 Sqm
Total Area	-		39.40 Sqm

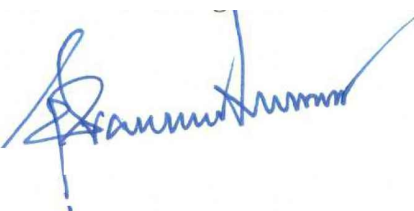
JOINERY DETAILS

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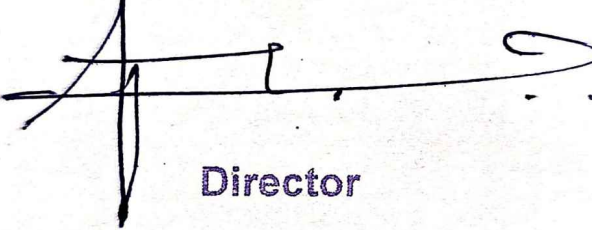
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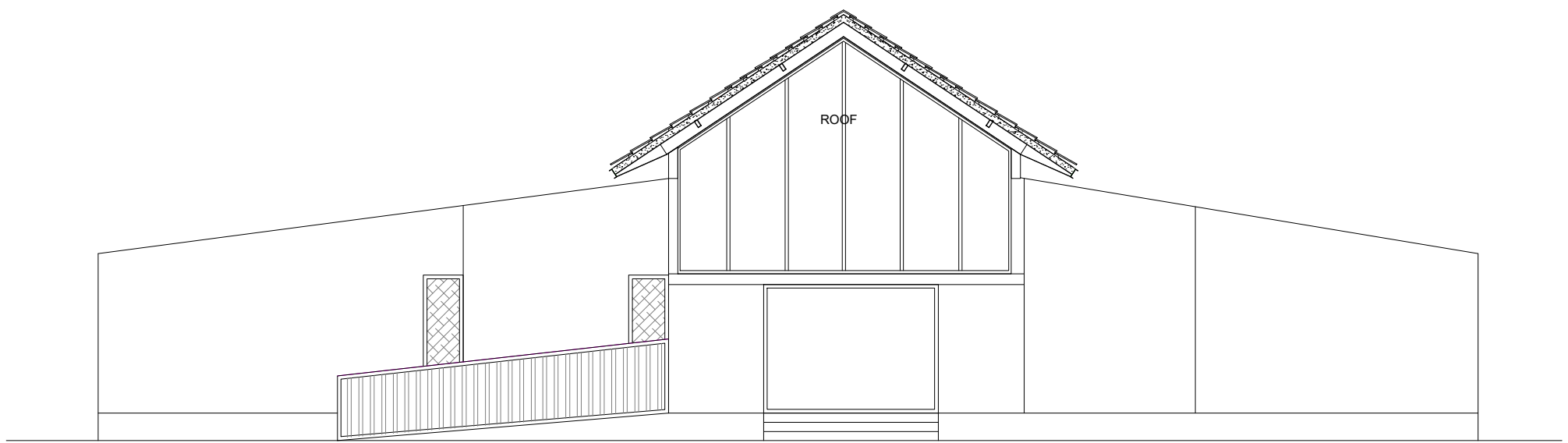
AYATANA OOTY PVT. LTD.


Director

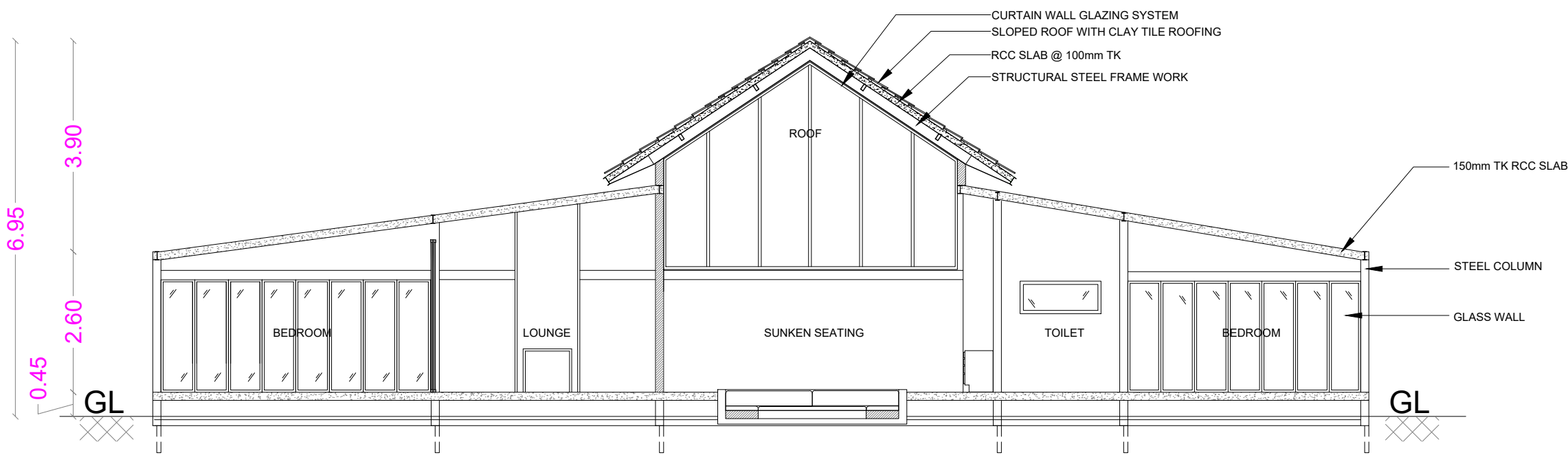
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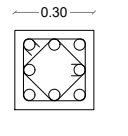
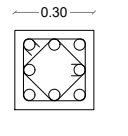
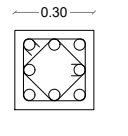
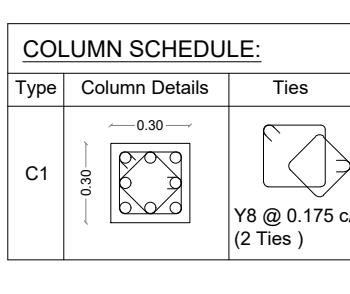
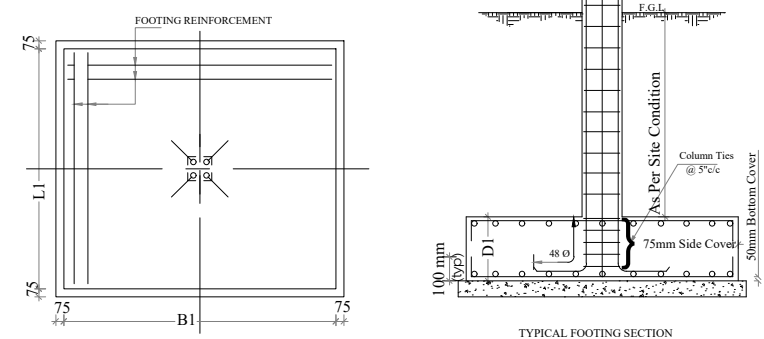
LBS/ Registered Engineer

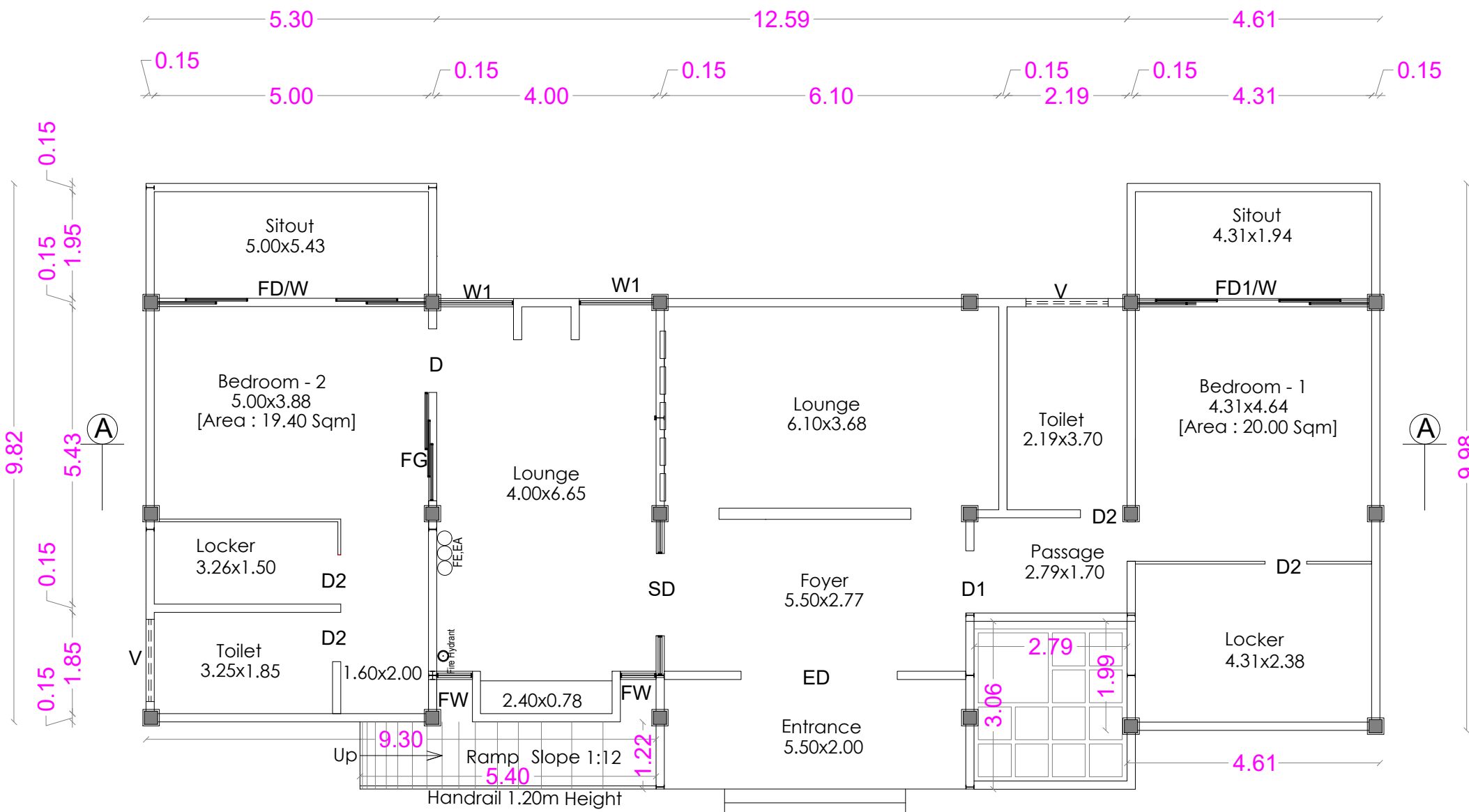


ELEVATION

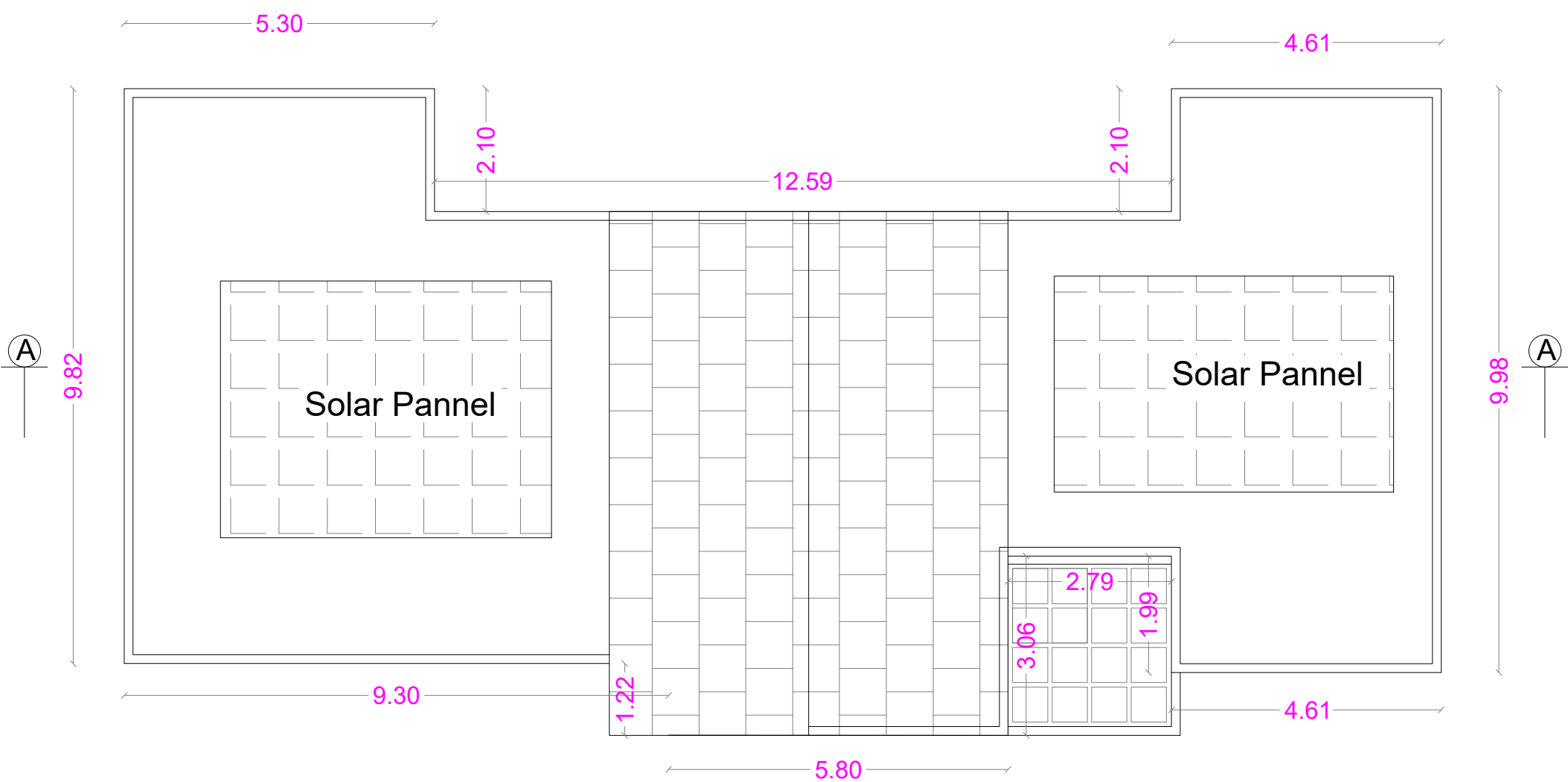


SECTION ON A A

COLUMN LAYOUT FOR TYPE - A					COLUMN FOOTING LAYOUT FOR TYPE - A																														
COLUMN SCHEDULE: <table><tr><th>Type</th><th>Column Details</th><th>Ties</th></tr><tr><td>C1</td><td></td><td>Y8 @ 0.175 c/c (2 Ties)</td></tr></table>					Type	Column Details	Ties	C1		Y8 @ 0.175 c/c (2 Ties)	COLUMN DETAILS <table><tr><th>Type</th><th>Nos</th><th>Column Size</th></tr><tr><td>C1</td><td>20</td><td>0.3x0.3m</td></tr></table> FOOTING SCHEDULE <table><tr><th>Type</th><th>Nos</th><th>L1</th><th>B1</th><th>D1</th><th>Bottom Reinforcement</th><th>Top Reinforcement</th></tr><tr><td>F1</td><td>20</td><td>1.52</td><td>1.52</td><td>0.60</td><td>Y10 @ 0.15 c/c (Longer) Y10 @ 0.15 c/c (Shorter)</td><td>Y10 @ 0.15 c/c (Longer) Y10 @ 0.15 c/c (Shorter)</td></tr></table>					Type	Nos	Column Size	C1	20	0.3x0.3m	Type	Nos	L1	B1	D1	Bottom Reinforcement	Top Reinforcement	F1	20	1.52	1.52	0.60	Y10 @ 0.15 c/c (Longer) Y10 @ 0.15 c/c (Shorter)	Y10 @ 0.15 c/c (Longer) Y10 @ 0.15 c/c (Shorter)
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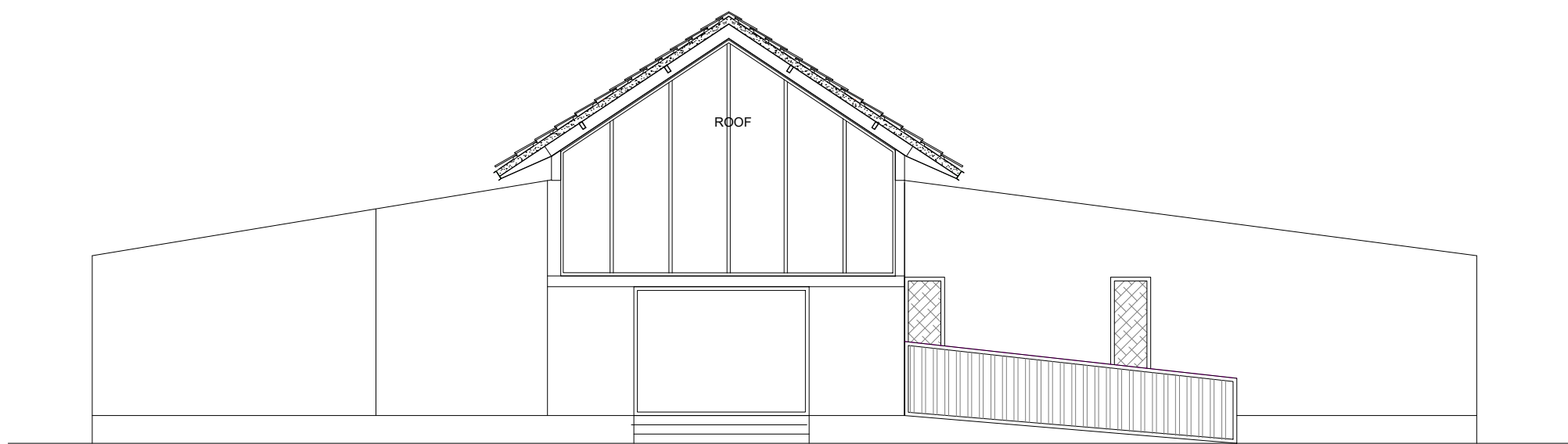
GROUND FLOOR PLAN



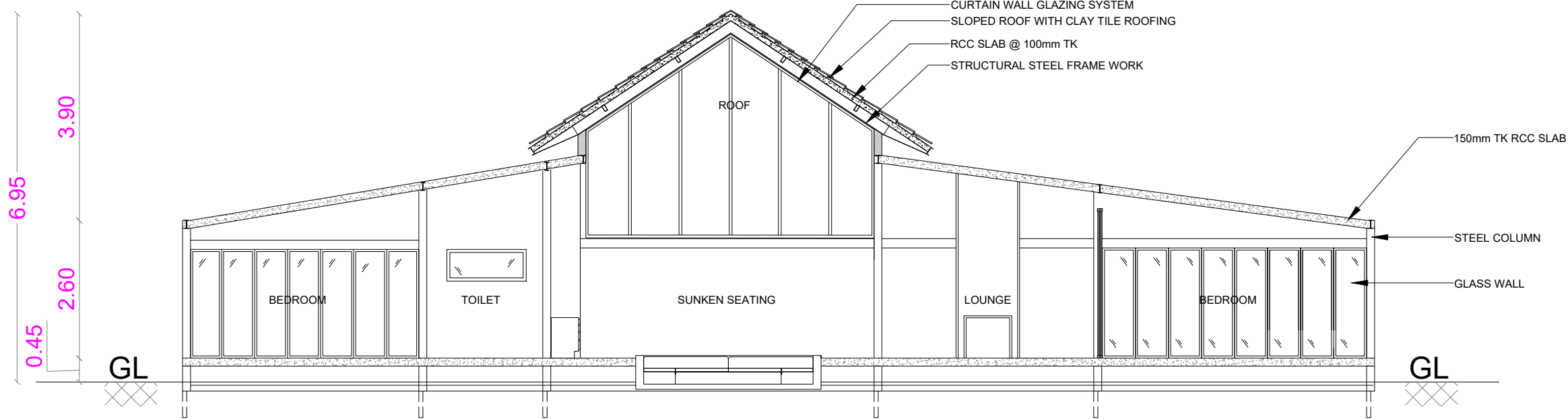
TERRACE FLOOR PLAN

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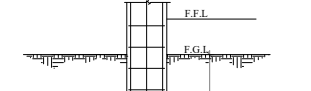
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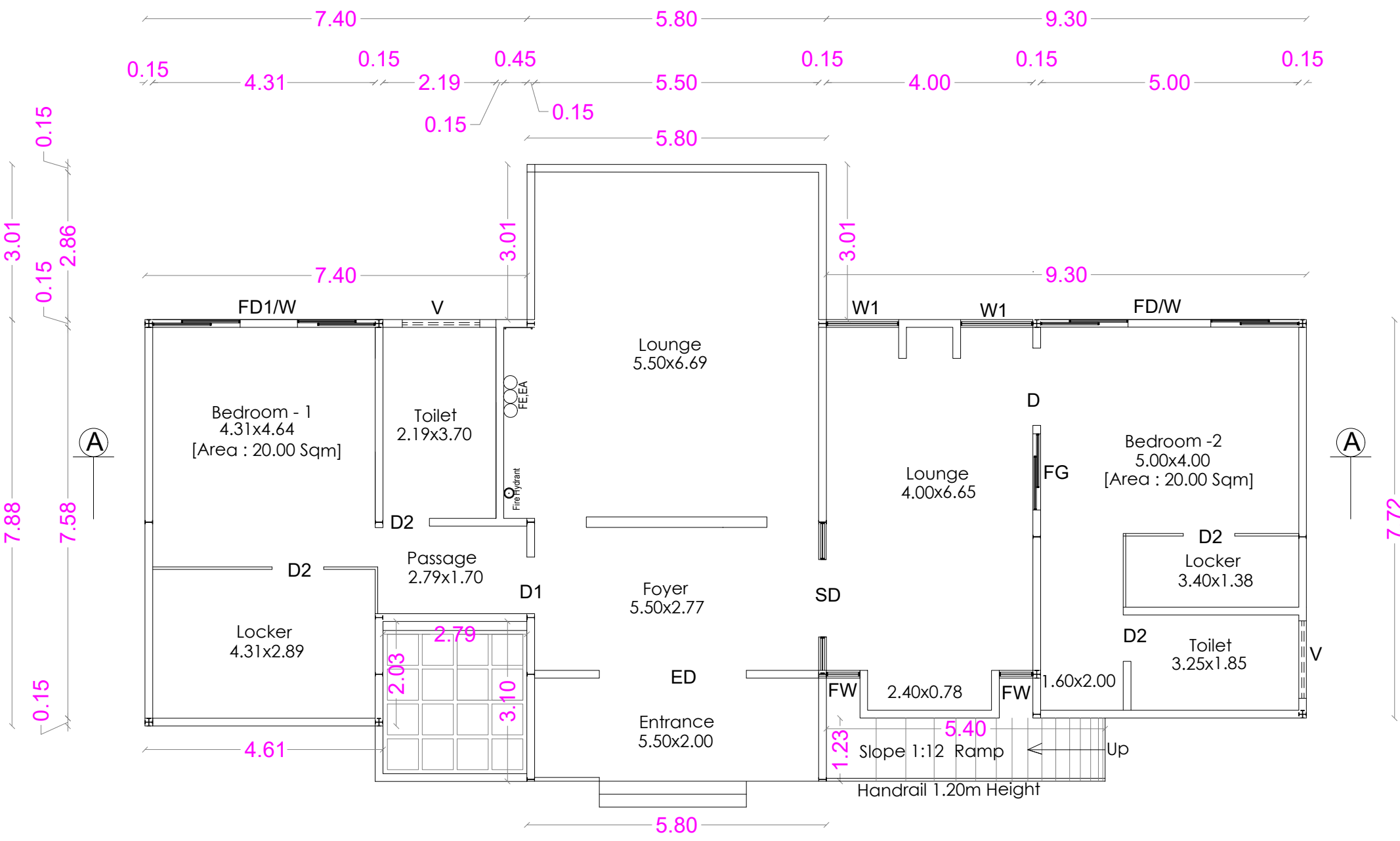


ELEVATION

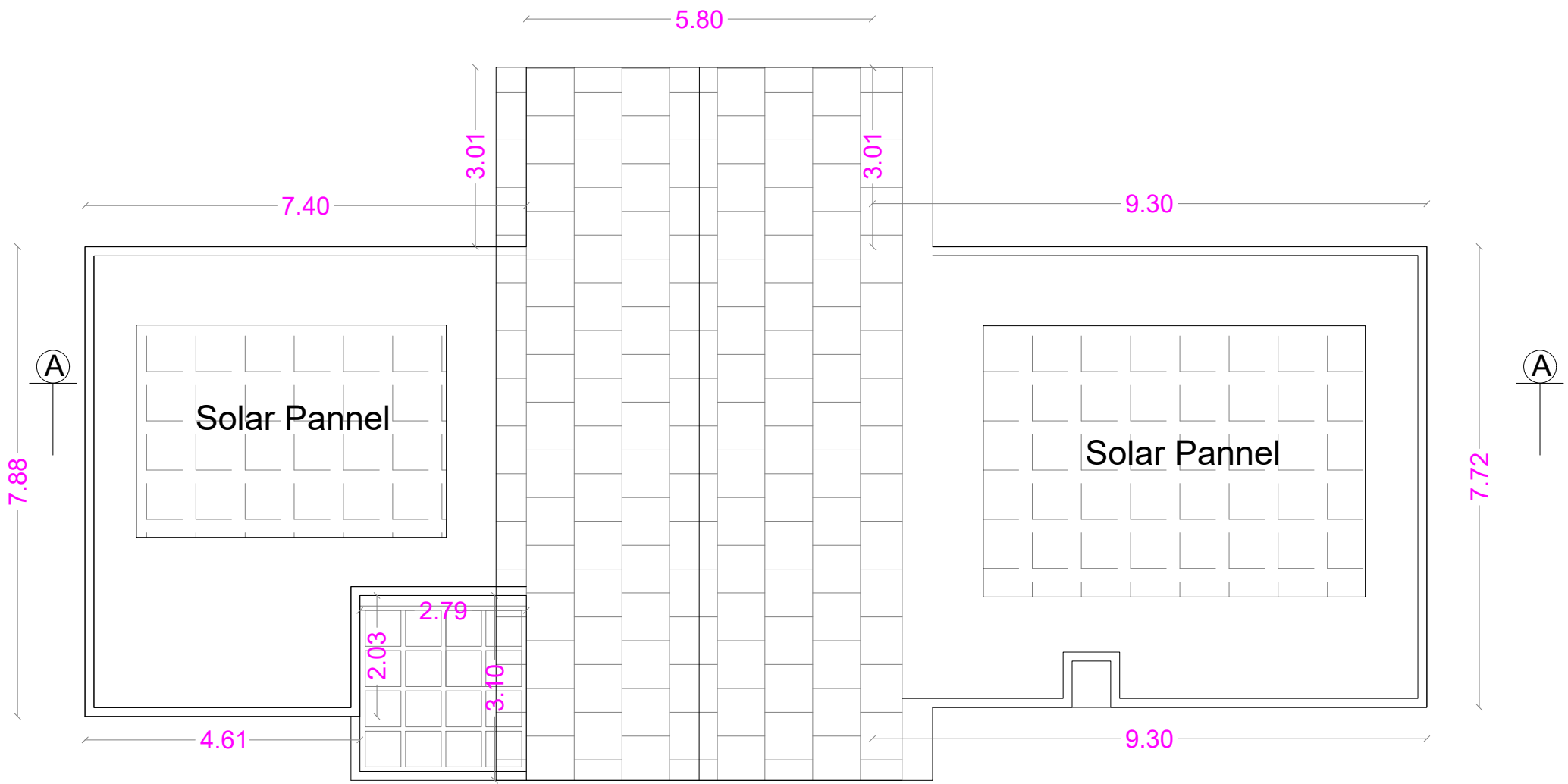


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TYPICAL FOOTING PLAN				TYPICAL FOOTING SECTION																													



GROUND FLOOR PLAN



TERRACE FLOOR PLAN

TYPE - 3

Block Nos: 1 & 5

AREA DETAILS

Area of the Ground Floor : - 193.81 Sqm

Height of the Building - 6.95 m

Bedroom - 1 - 20.00 Sqm

Bedroom - 2 - 20.00 Sqm

Total Area - 40.00 Sqm

JOINERY DETAILS

		Metre
ED	- ENTRANCE DOOR	- 2.85 x 2.10
SD	- SLIDING DOOR	- 1.50 x 2.10
D	- DOOR	- 1.20 x 2.10
D1	- DOOR	- 1.10 x 2.10
D2	- DOOR	- 0.90 x 2.10
FD/W	- FRENCH DOOR/WINDOW	- 5.00 x 2.10
FD1/W	- FRENCH DOOR/WINDOW	- 5.00 x 2.10
W1	- WINDOW	- 1.40 x 1.80
FW	- FRENCH WINDOW	- 0.65 x 2.10
V	- VENTILATOR	- 1.50 x 0.60
FG	- FIXED GLASS	

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.

EA :- EMERGENCY ALARAM PROVIDED. SAND BUCKTS PROVIDED.

TECHNICAL CONCURRENCE

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Structural Engineer

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AT ADIGARATTI VILLAGE AND TOWN PANCHAYAT, COONOOR TALUK AND NILGIRI DISTRICT.

Scale : 1: 100

SHEET No : 5

TYPE - 4	METER ROOM
Block Nos: 6 & 8	

AREA DETAILS

Block Nos: 6 & 8	
Area of the Ground Floor	: - 176.34 Sqm
Height of the Building	- 6.95 m
Bedroom - 1	- 20.00 Sqm
Bedroom - 2	- 20.00 Sqm
Total Area	- 40.00 Sqm

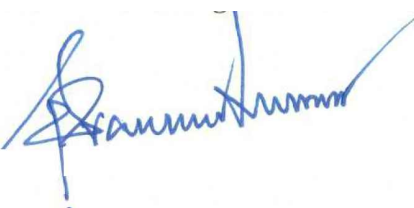
METER ROOM

Area of the Ground Floor	: - 11.97 Sqm
Height of the Building	- 4.72 m

JOINERY DETAILS

		Metre
ED	- ENTRANCE DOOR	- 2.85 x 2.10
SD	- SLIDING DOOR	- 1.50 x 2.10
D	- DOOR	- 1.20 x 2.10
D1	- DOOR	- 1.10 x 2.10
D2	- DOOR	- 0.90 x 2.10
FD/W	- FRENCH DOOR/WINDOW	- 5.00 x 2.10
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W	- WINDOW	- 1.20 x 1.50
W1	- WINDOW	- 1.40 x 1.80
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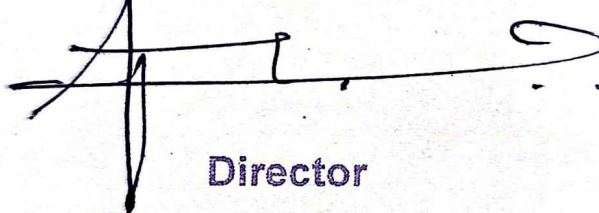
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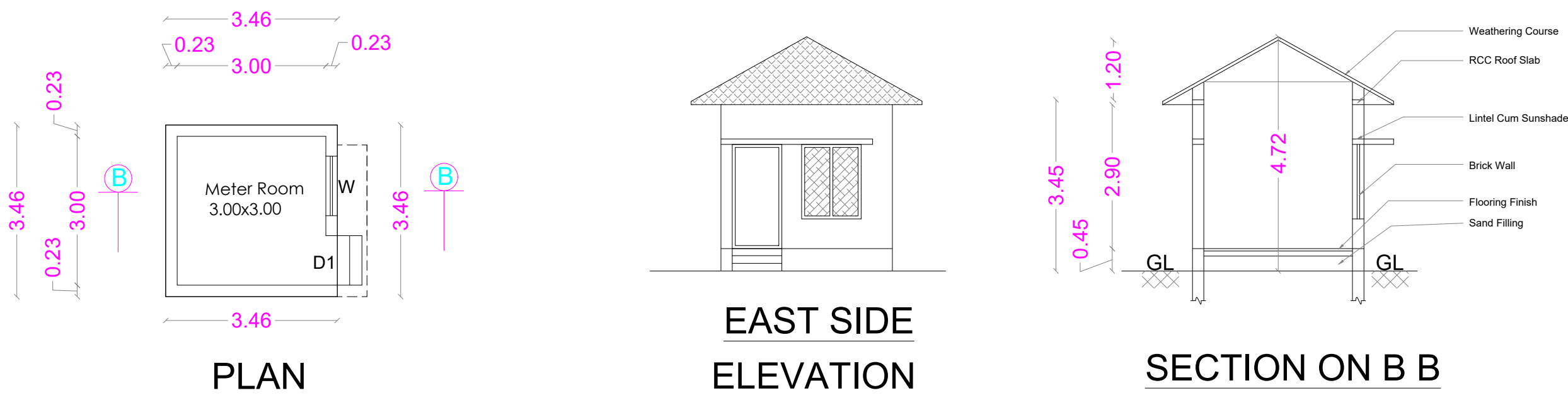

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METER ROOM



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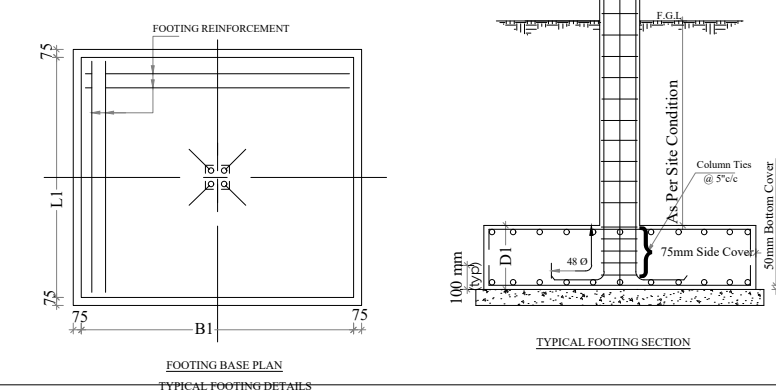
COLUMN LAYOUT FOR TYPE - A

Type	Nos	Column Size
C1	20	0.3x0.3m

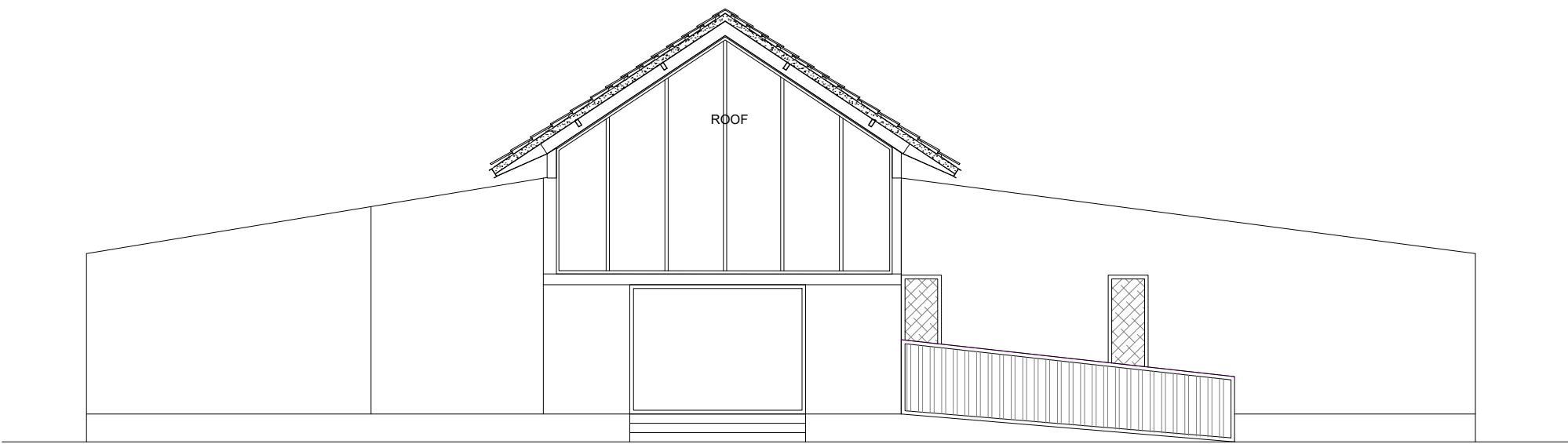
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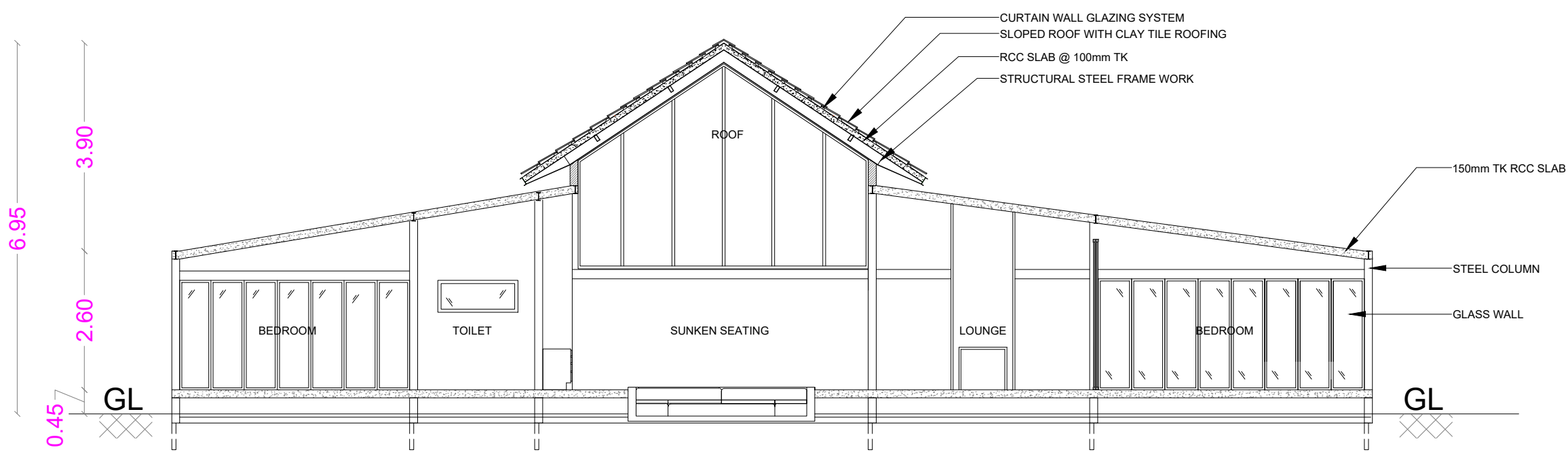
COLUMN FOOTING LAYOUT FOR TYPE - A



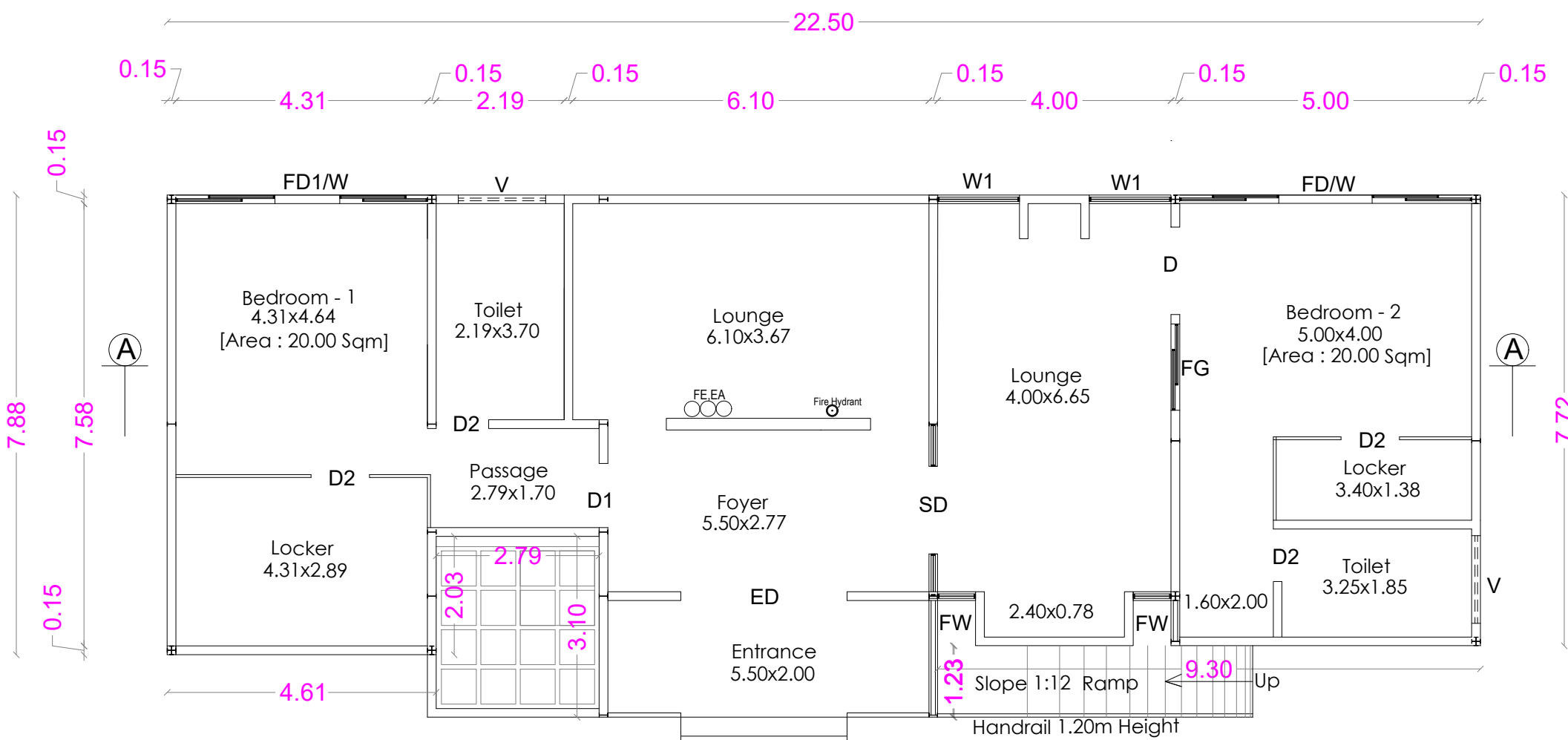
Block Nos: 6 & 8



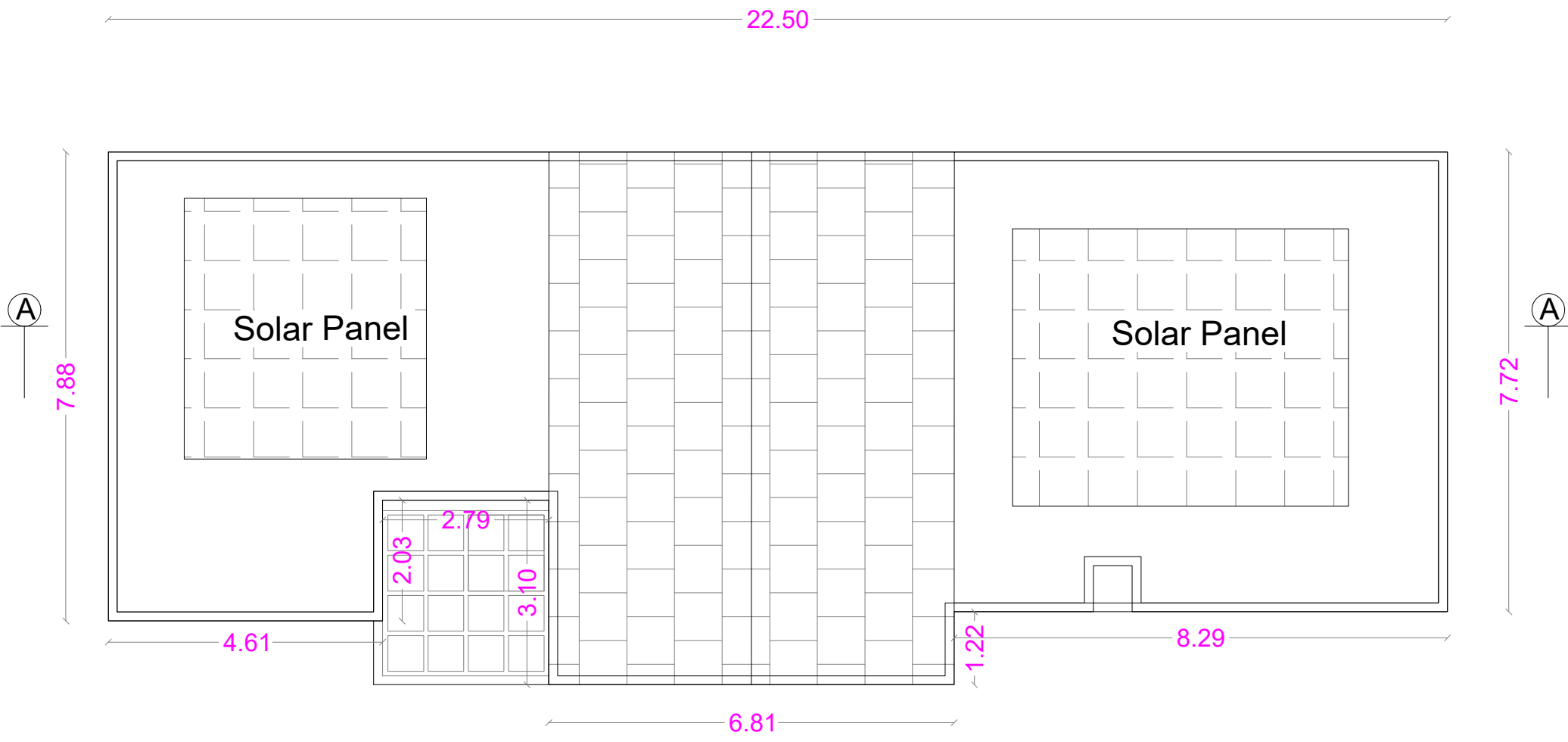
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SECTION ON A A



GROUND FLOOR PLAN



TERRACE FLOOR PLAN

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Scale : 1: 100

SHEET No : 6

TYPE - 5
Block No: 15

AREA DETAILS

Area of the Ground Floor	:	-	258.72 Sqm
Height of the Building	-	-	6.95 m
Bedroom - 1	-	-	20.00
Bedroom - 2	-	-	19.40 Sqm
Total Area	-	-	39.40 Sqm

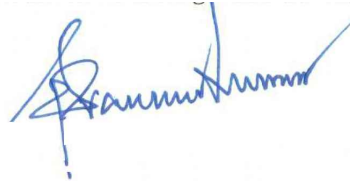
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SAND BUCKTS PROVIDED.

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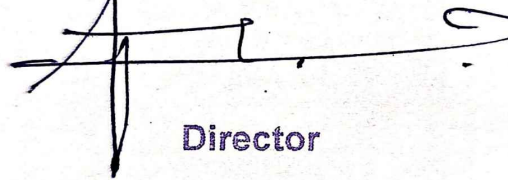
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Structural Engineer

AYATANA OOTY PVT. LTD.

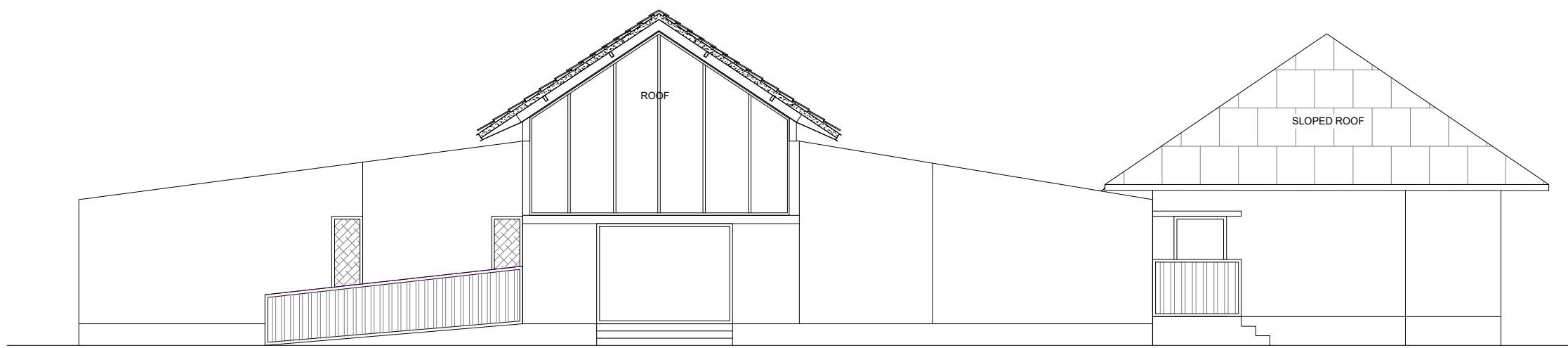

Director

Applicant/Owner

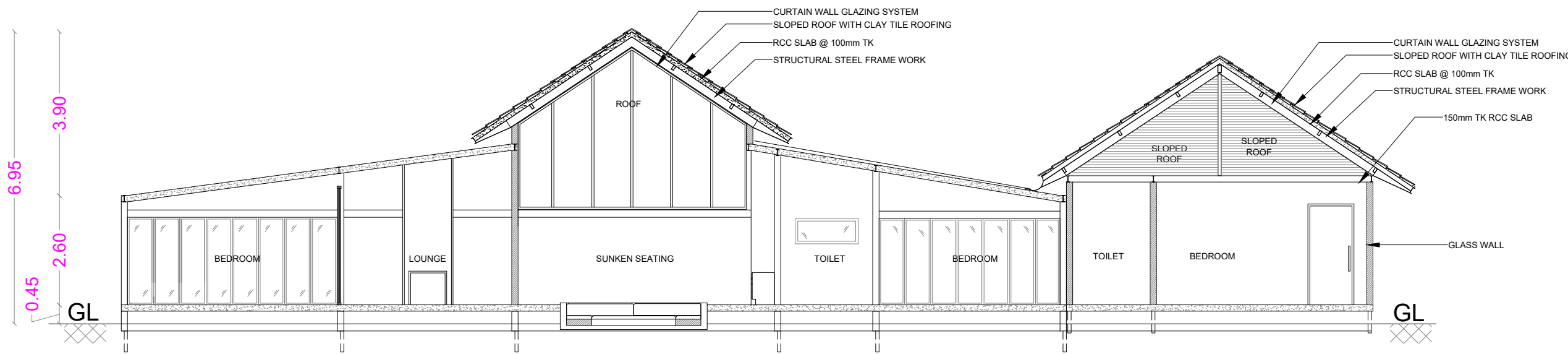

C. NATARAJAN, B.E.,
Consulting Engineer

NAVEEN ASSOCIATES
364, Second St., Extension
Gandhipuram, Coimbatore - 641 012.
COIMBATORE LPA / RE /
GR-1 / 19 / 03 / 002

LBS/ Registered Engineer

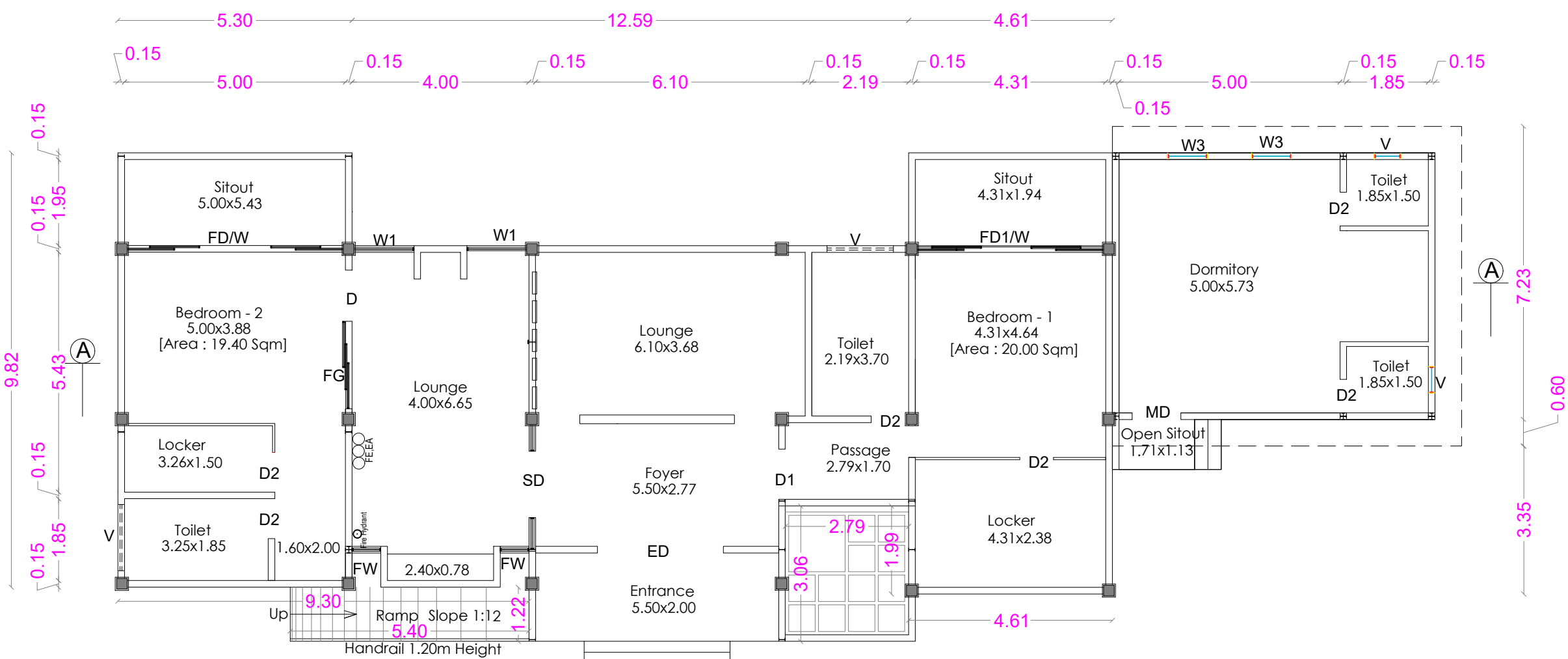


ELEVATION

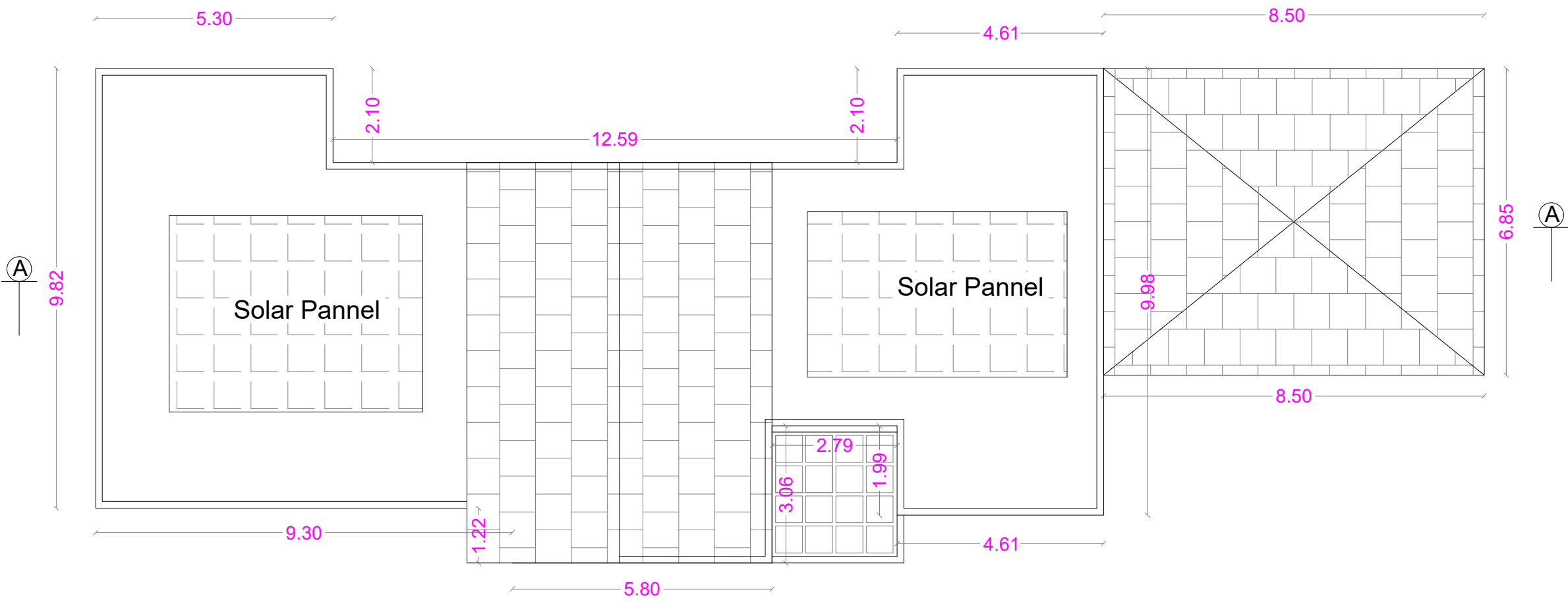


SECTION ON A A

COLUMN LAYOUT FOR TYPE - A				COLUMN FOOTING LAYOUT FOR TYPE - A			
COLUMN SCHEDULE:				COLUMN DETAILS			
Type	Column Details	Size	Area	Type	Non	Column Size	Area
C1	20	0.36x0.36	0.13	C1	20	0.36x0.36	0.13
FOOTING SCHEDULE				FOOTING DETAILS			
Type/No.	L1	B1	D1	Bottom Reinforcement	Top Reinforcement		
F1	20	1.82	1.82	Y10 @ 0.15 c/c (Long)	Y10 @ 0.15 c/c (Long)		
				Y10 @ 0.15 c/c (Short)	Y10 @ 0.15 c/c (Short)		



GROUND FLOOR PLAN



TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED RESORTS BUILDING IN S.F. No : 519/3B1,3C1,3D1,4B1,4C1,5C,6C1,7A3A
AT ADIGARATTI VILLAGE AND TOWN PANCHAYAT, COONOOR TALUK AND NILGIRI DISTRICT.

Scale : 1: 100

RESTAURANT

SHEET No : 7

RESTAURANT

AREA DETAILS

Height of the Building - 6.52 m

RESTAURANT

Area of the Ground Floor : - 268.12 Sqm

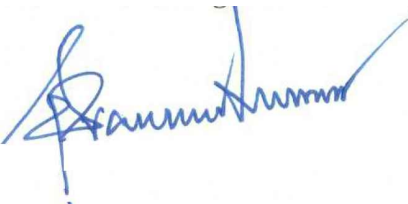
Height of the Building - 6.82 m

JOINERY DETAILS			Metre
ED	- ENTRANCE DOOR	-	2.85 x 2.10
SD	- SLIDING DOOR	-	1.50 x 2.10
D	- DOOR	-	1.20 x 2.10
D1	- DOOR	-	1.10 x 2.10
D2	- DOOR	-	0.90 x 2.10
FD/W	- FRENCH DOOR/WINDOW	-	5.00 x 2.10
FD1/W	- FRENCH DOOR/WINDOW	-	5.00 x 2.10
W1	- WINDOW	-	1.40 x 1.80
FW	- FRENCH WINDOW	-	0.65 x 2.10
V	- VENTILATOR	-	1.50 x 0.60
FG	- FIXED GLASS		

FE :- FIRE DETECTING AND EXTINGUISHING
SYSTEM PROVIDED.
EA :- EMERGENCY ALARAM PROVIDED.
SAND BUCKTS PROVIDED.

TECHNICAL CONCURRENCE

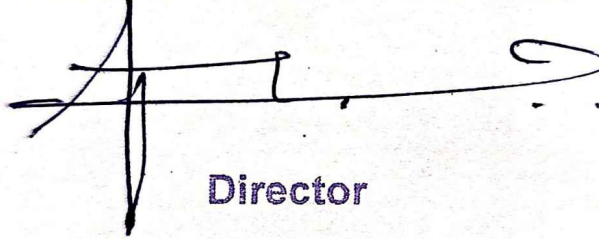
ONLINE APPLICATION No:
SWP / BPA / 0500085 / 2025
BP / TCP / NLG. No. 05/2026



S.PRABEEN KUMAR
B.E.,(Civil),M.Sc(Struct),A.M.I.E.,(C.Eng.(I))
AM177992-6
STRUCTURAL ENGINEER
TEAM 3 ASSOCIATES
JKR Towers, Door No.5/6, Moon Light Gardens
Sitra Kalapatti Main Road
Kalapatti, Coimbatore - 641048
Coimbatore LPA/SE/GR-II/19/06/033

Structural Engineer

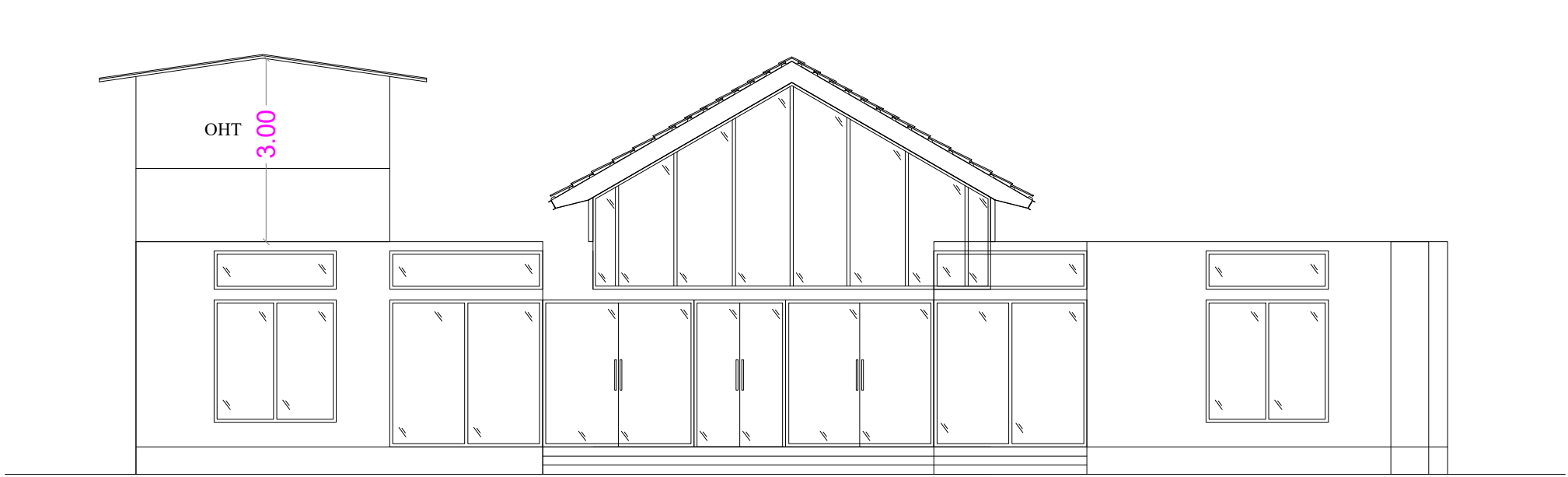
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Director

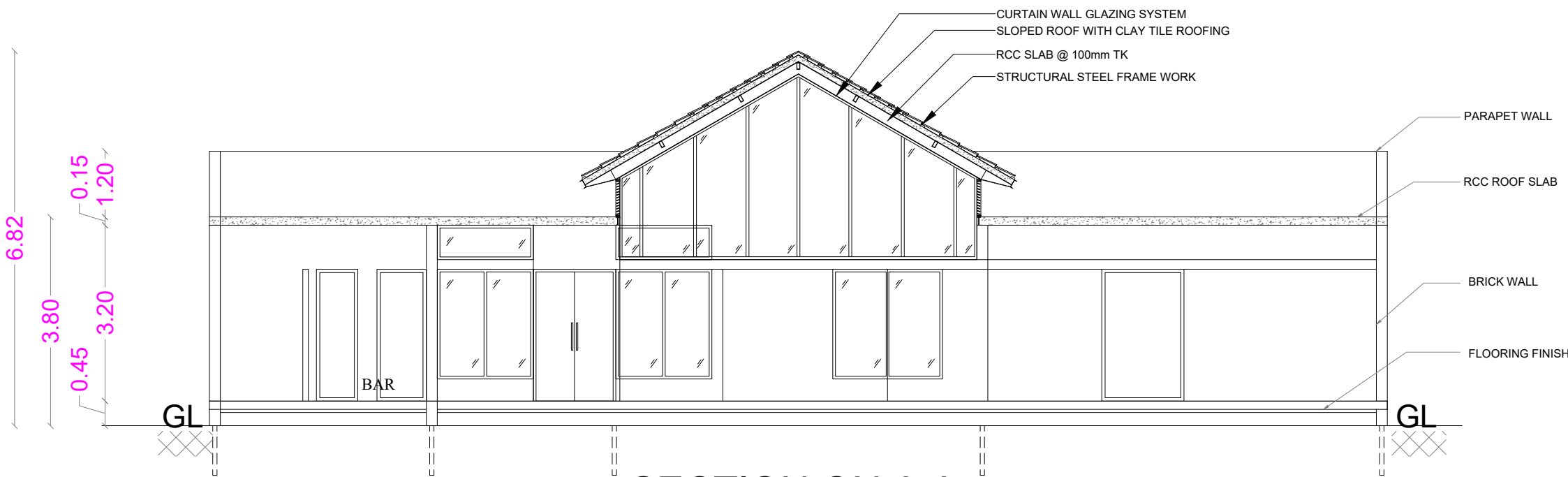
Applicant/Owner


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COIMBATORE LPA / RE /
GR-1/ 19 / 03 / 002

LBS/ Registed Engineer

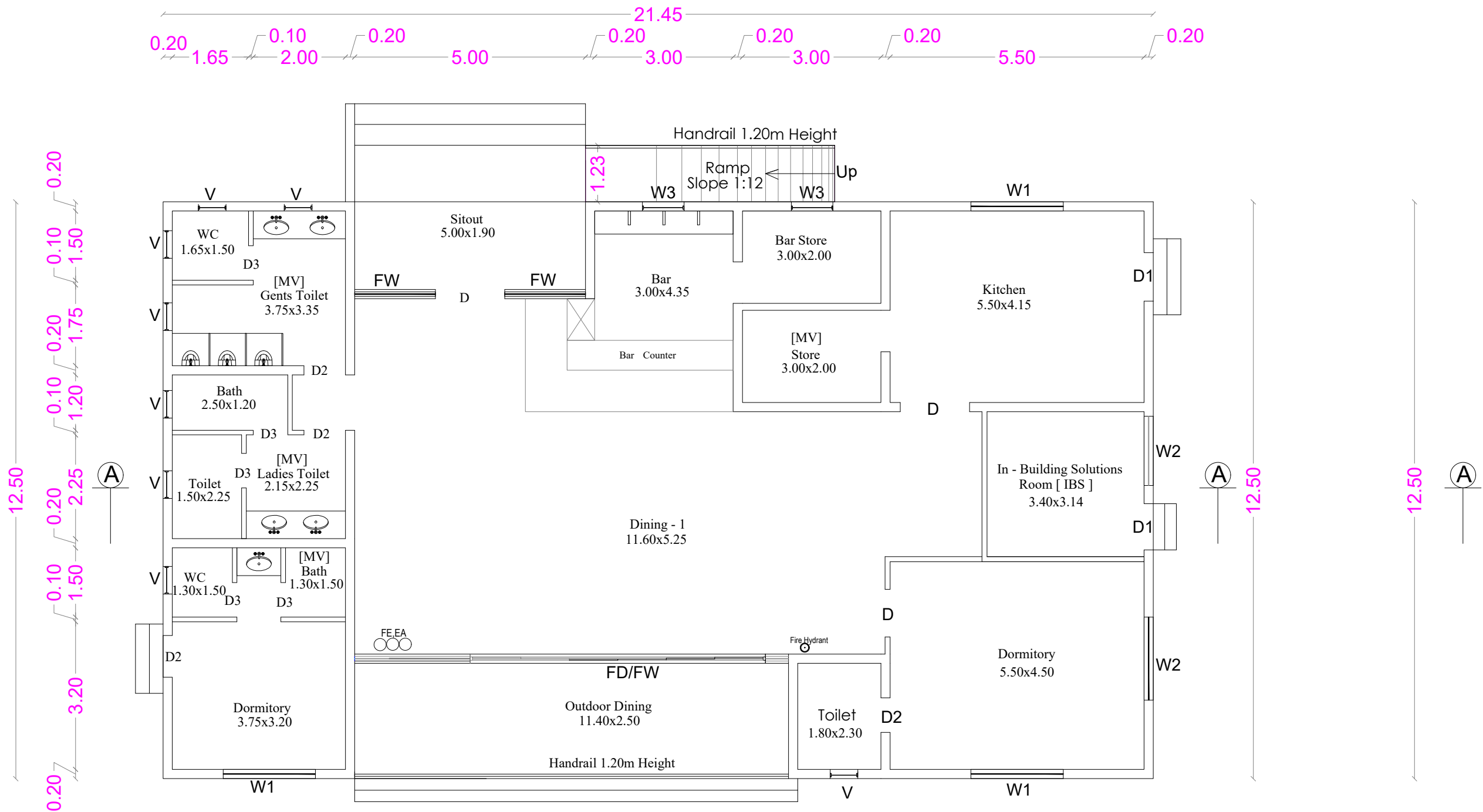


ELEVATION

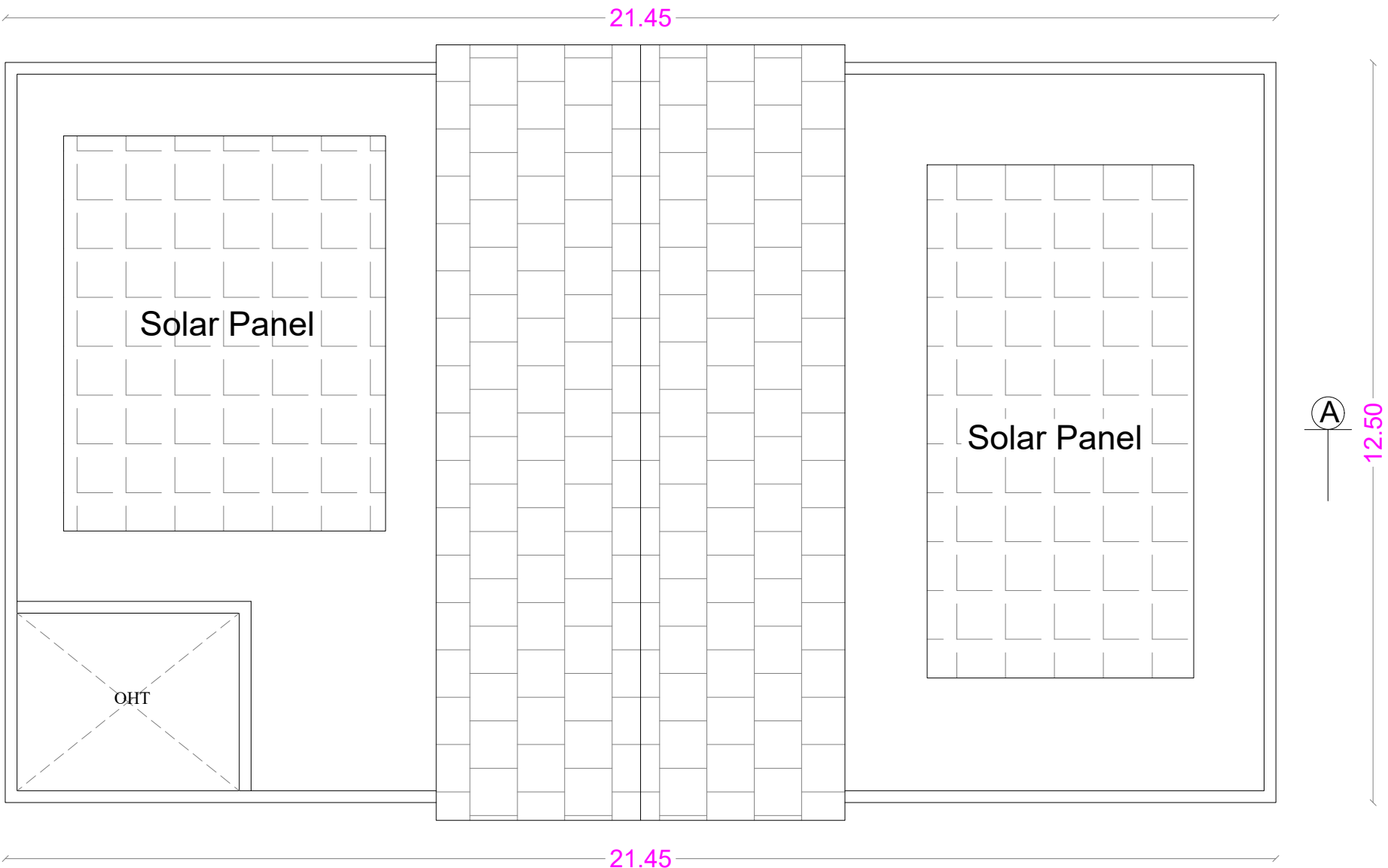


SECTION ON A A

COLUMN LAYOUT FOR TYPE - A		COLUMN FOOTING LAYOUT FOR TYPE - A	
COLUMN SCHEDULE: Type: C1 Column Details: 0.30 x 0.30 Ties: Y8 @ 0.175 c/c (2 Ties)		COLUMN DETAILS Type: C1 Nos: 20 Column Size: 0.30 x 0.30 m FOOTING SCHEDULE Type: No. L1 B1 D1 Bottom Reinforcement: Y8 @ 0.15 c/c (Longer) Y10 @ 0.15 c/c (Longer) Top Reinforcement: Y10 @ 0.15 c/c (Longer) Y10 @ 0.15 c/c (Shorter) F1: 20 1.52 1.52 0.60 Y10 @ 0.15 c/c (Shorter) Y10 @ 0.15 c/c (Shorter)	



GROUND FLOOR PLAN



TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED
RESORTS BUILDING IN
S.F. No : 519/3B1,3C1,3D1,4B1,4C1,
5C,6C1,7A3A AT ADIGARATTI
VILLAGE AND TOWN PANCHAYAT,
COONOOR TALUK AND
NILGIRI DISTRICT.

Scale : 1: 400

REQUIRED PARKING CALCULATION

No. of Villas - 15		No. of Rooms - 24	
Villa	Room Area	Total Blocks	Parking
1	39.40Sqm 40.00Sqm	x 22 Nos. x 8 Nos.	Per Room 1 Car. = 30 Nos.
Restaurant		268.12 Sqm 25 Sqm	= 11 Nos.
TOTAL			41 Nos.
As per Go.Ms.No.171, H&UD, dated:30.10.2025			
Electrical vehicles 10 % with charging points, Number of car required			5 Nos.
GRAND TOTAL CAR PARKINGS REQUIRED			46 Nos.

REFERENCE

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
FLOOR AREA RATIO	3442.93 / 13010.54	2.00	0.264
PARKING		46 Cars.	EV Car - 5 PH Car - 6 Total Cars - 56

AREA STATEMENT

AREA OF THE SITE	[3.30 ACRES]	[As Per Document]	13354.52
ROAD AREA LESS	[0.08.5 ACRES]	[As Per Document]	343.98
AREA OF THE SITE [3.215 ACRES]	[As Per Document]	A - AE	13010.54
AREA OF THE SITE	[As Per Patta]		13054.00

BUILDING NAME	GROUND FLOOR [SQM]
TYPE-3 BLOCK No:- 1	193.81
TYPE-1 BLOCK No:- 2	229.13
TYPE-1 BLOCK No:- 3	229.13
TYPE-1 BLOCK No:- 4	229.13
TYPE-3 BLOCK No:- 5	193.81
TYPE-4 BLOCK No:- 6	176.34
TYPE-1 BLOCK No:- 7	229.13
TYPE-4 BLOCK No:- 8	176.34
TYPE-2 BLOCK No:- 9	197.26
TYPE-2 BLOCK No:- 10	197.26
TYPE-1 BLOCK No:- 11	229.13
TYPE-1 BLOCK No:- 12	229.13
TYPE-2 BLOCK No:- 13	197.26
TYPE-2 BLOCK No:- 14	197.26
TYPE-5 BLOCK No:- 15	258.72
METER ROOM	11.97
RESTAURANT	268.12
TOTAL	3442.93

TOTAL F.S.I. AREA 3442.93 Sqm

AREA OF THE O.S.R. 1 - 10 1348.00 Sqm

OSR HANDED OVER TO DOCUMENT No:
175/2026 Date: 29-01-2026

REFERENCE

SITE BOUNDARY	
SITE SUBDIVISION LINE	
PROPOSED BUILDING	
EXISTING ROAD	
O S R OPEN SPACE RESERVATION	
FIRE HYDRANT	

TECHNICAL CONCURRENCE

ONLINE APPLICATION No:
SWP / BPA / 0500085 / 2025
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STRUCTURAL ENGINEER

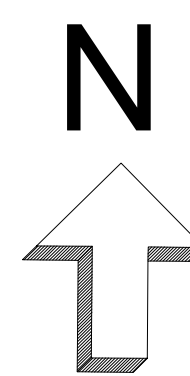
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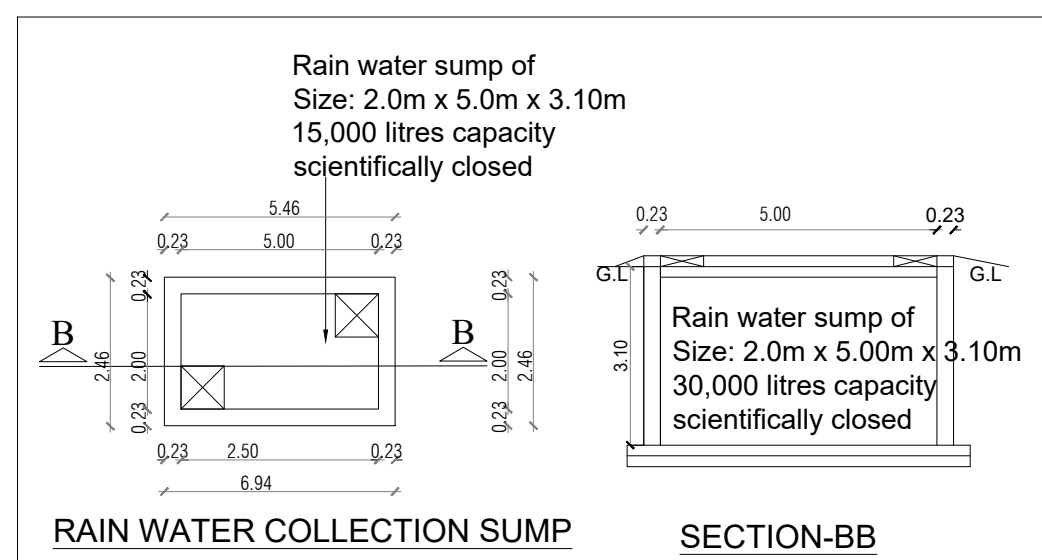
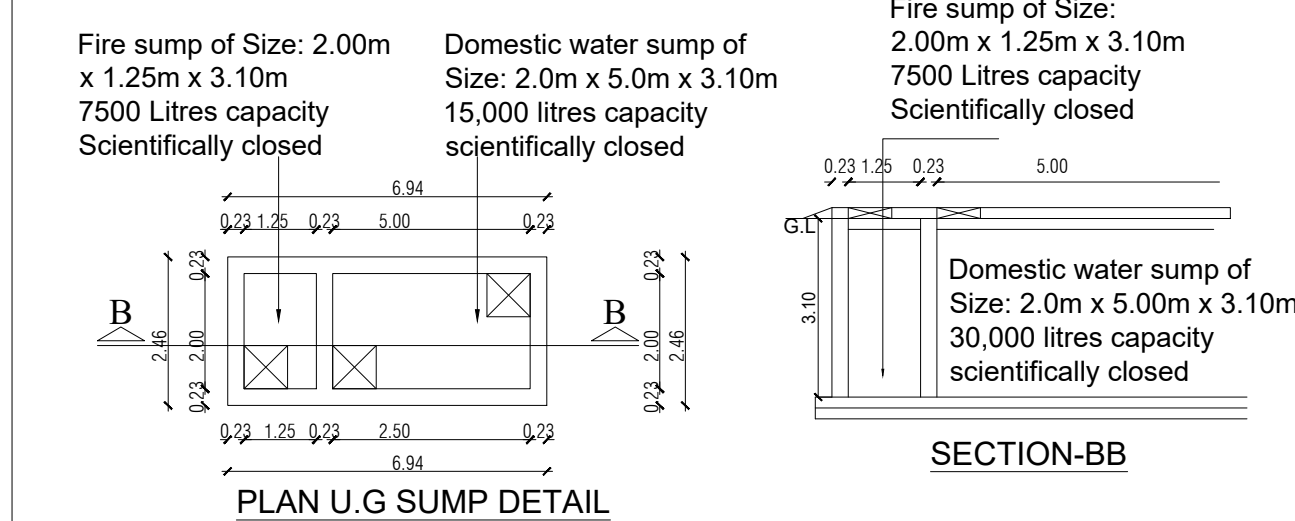
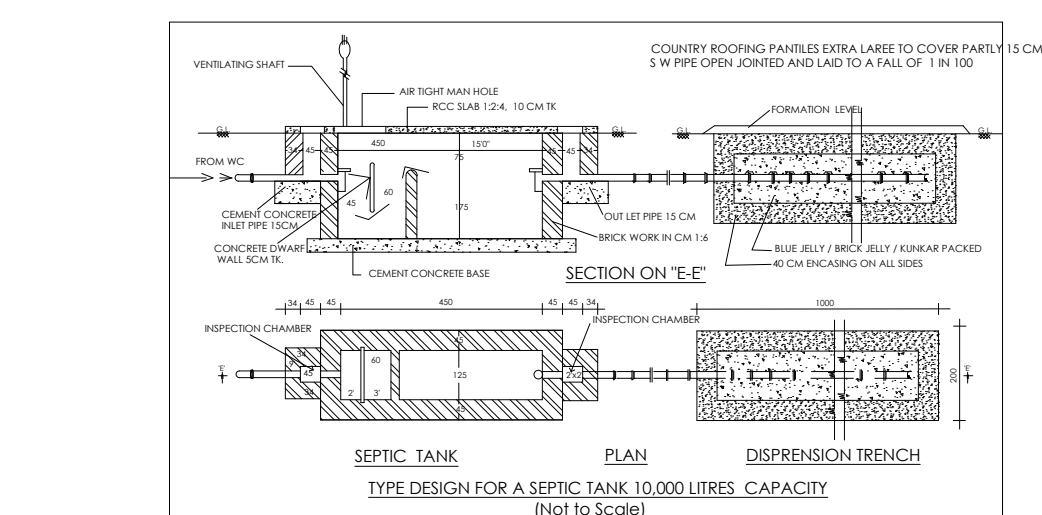
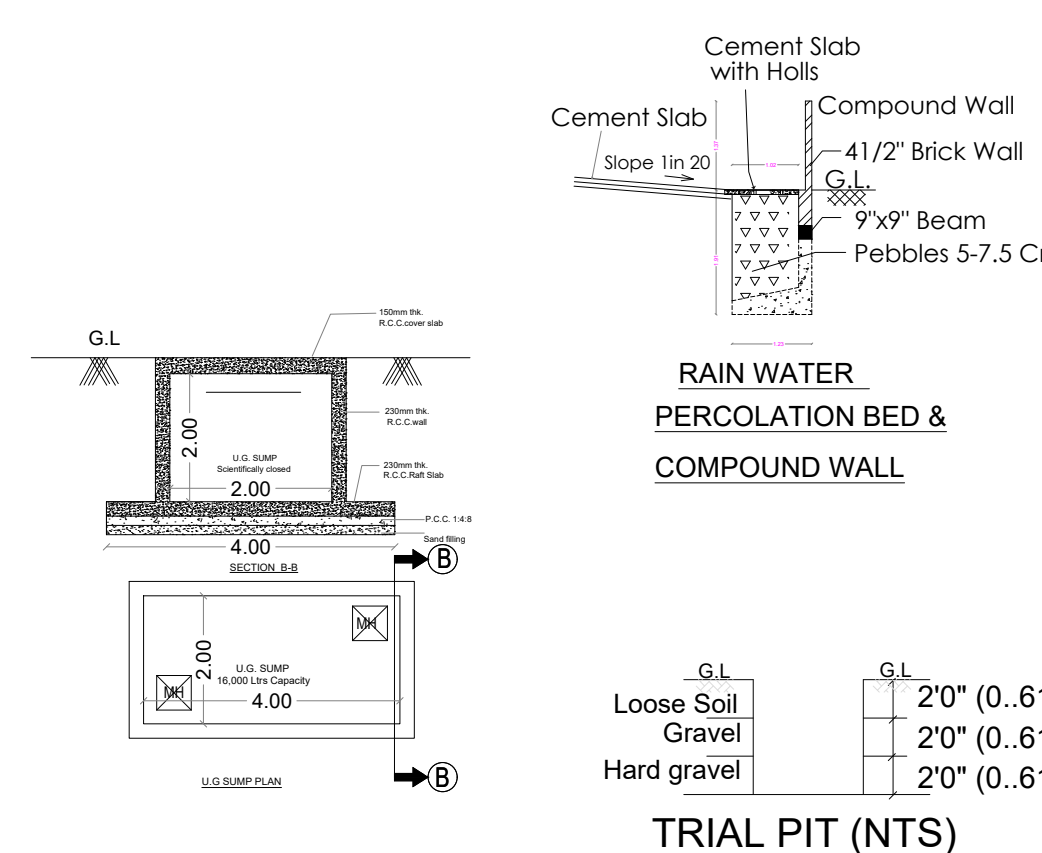
APPLICANT

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C. NATARAJAN, B.E.,
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COIMBATORE LPA / RE /
GR-1 / 19 / 03 / 002

LBS / REGISTERED ENGINEER



S.F. No :	PATTA No.	Document No.	Document Area ACRES	PATTA Area HECT. ARE	Road Area Cent
S.F. No : 519/3B1	380	4740/2010	0.10	0-03.80	0.20%
S.F. No : 519/3C1	1347	332/2010	0.34	0-13.47	0.23
S.F. No : 519/3D1	1815	333/2010	0.46	0-18.15	0.45
S.F. No : 519/4B1	1696	332/2010	0.43	0-16.96	0.54
S.F. No : 519/4C1	1575	333/2010	0.40	0-15.75	0.45
S.F. No : 519/5C	1761	1674/2014	43.50	0-17.61	
S.F. No : 519/6C1	2120	182/2010	0.535	0-21.20	0.60
S.F. No : 519/7A3A	2360	185/2010	0.60	0-23.60	0.40
TOTAL		722/2024	3.30	1-30.54 [3.22 Acres]	8.50

Domestic water sump of
Size: 2.0m x 5.0m x 3.10m
30,000 litres capacity
scientifically closedFirewater sump of Size:
2.00m x 1.25m x 3.10m
7500 Litres capacity
Scientifically closed

SITE PLAN

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
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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.

