

PP

APPROVAL RECORD

Planning Permission

Vilunthamavadi
Nagapattinam 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.

NAME OF THE WORK :

**RENOVATION ESTIMATE FOR THE PROPOSED
CONSTRUCTION OF GROUND & FIRST FLOOR
R.C.C ROOF RESIDENTIAL BUILDING
IN R.S.NO:39/20, PATTA NO:2472, AT
VIZHUNDHAMAVADI VILLAGE & PANCHAYAT,
KILVELUR TALUK, NAGAPATTINAM DISTRICT.**

DETAILED ESTIMATE

<u>Item no:</u>	<u>Description of work</u>	<u>Nos.</u>	<u>L</u>	<u>B</u>	<u>D</u>	<u>Qty.</u>
1.	Earth work excavation for foundation in all soils and full depth as may be directed expect hard rock requiring blustering inclusive of shoring, strutting & baling water wherever necessary refilling the sides of foundation with excavated earth in layers of 15cm thick well rammed & consolidated depositing the surplus earth within the compound in places initial leads and lifts and clearing leveling the site complying with std. Specification.					
	Wall all round	1	35.58	0.45	0.45	7.20
	column	11	1.22	1.22	1.83	29.96
						37.17
					Say	37.00 M3
2.	Supplying and filling in foundation and basement with clean river sand in layers of not more than 15cm thick well rammed watered and consolidated watering etc., Complete complying with std. Specification					
	Wall all round	1	35.58	0.45	0.15	2.40
	column	11	1.22	1.22	0.15	2.46
	Basement filling	59.51- (35.58 x 0.23) x0.45				23.09
						27.95
					Say	28.00 M3
3.	C.C. 1:5:10 (One part of cement five parts of sand and ten parts of aggregate) using 40mm gauge HBG stone jelly for foundation including dewatering if necessary and laid in layers of not more than 15cm thick complying with std. Specification.					
	Wall all round	1	35.58	0.45	0.15	2.40
	column	11	1.22	1.22	0.23	3.77
	Basement Flooring	59.51- (35.58 x 0.23) x0.23				11.80
						17.97
					Say	18.00 M3
4.						
	ive parts of sand) using country bricks of size 8					
	ete as per std. Specification..					
		35.58	0.23	0.45		3.68
		35.58	0.23	3.05		24.96
		1.53	0.11	3.05		0.51
		23.98	0.23	3.05		16.82
		13.58	0.11	3.05		4.56
		27.00	0.23	0.90		5.59
						56.12
		1.07	0.23	2.13		1.57
		1.07	0.23	2.13		0.52
		0.91	0.23	2.13		0.89
	D1 - Door	1	0.76	0.23	2.13	0.37
	W - Window	5	1.22	0.23	1.37	1.92

<u>Item no:</u>	<u>Description of work</u>	<u>Nos.</u>	<u>L</u>	<u>B</u>	<u>D</u>	<u>Qty.</u>	
V	- Ventilator	1	0.91	0.23	0.61	0.13	
						5.41	
					(56.12 - 5.41)	50.71	
					Say	51.00	M3
5	R.C.C. 1:2:4 (One part of cement, Two parts of sand & Four parts of coarse aggregate) using 20mm gauge hard broken stone jelly for lintel, roof slab, sunshade etc.,						
	column - mat	11	1.22	1.22	0.30	4.91	
	column - slope	11	1.22	1.22	0.30	4.91	
	column - 1' x 9"	12	0.3	0.23	7.00	5.80	
	Beam all round	1	35.58	0.23	0.35	2.86	
	Lintel	1	74.67	0.23	0.23	3.95	
	Roof	1				11.80	
						34.23	
					Say	34.00	M3
6	Providing and fixing paneled door with Country wood door & Windows including all fittings etc., complete.						
	R.S - Rolling Shutter	3	1.07	---	2.13	6.84	
	MD - Main Door	1	1.07	---	2.13	2.28	
	D - Door	2	0.91	---	2.13	3.88	
	D1 - Door	1	0.76	---	2.13	1.62	
	W - Window	5	1.22	---	1.37	8.36	
	V - Ventilator	1	0.91	---	0.61	0.56	
						23.52	
					Say	24.00	M2
7	Plastering (Inner only) with CM 1:5 (one part of cement & five parts of sand) 12mm thick in all floors and walls including curing, finishing etc., Complete as per std. Specification.						
	All walls(GF+FF)	2	74.67	---	3.05	455.49	
	parapet	1	27.00	---	2.06	55.62	
	Basement	1	35.58	---	1.22	43.41	
						554.51	
	Deduction						
	GG - Grill Gate	3	1.07	---	2.13	6.84	
	MD - Main Door	1	1.07	---	2.13	2.28	
	D - Door	2	0.91	---	2.13	3.88	
	D1 - Door	1	0.76	---	2.13	1.62	
	W - Window	5	1.22	---	1.37	8.36	
	V - Ventilator	1	0.91	---	0.61	0.56	
						23.52	
					(554.51 - 23.52)	530.99	
					Say	531.00	M2
8	Finishing the exposed surface of R.C.C. work with Spl.Plastering cm 1:3 (one part of cement and three parts of sand) of 10mm thick including curing and finishing etc.,						
	G + 1 floor					119.02	
					Say	119.00	M2
9	Paving tiles flooring						

<u>Item no:</u>	<u>Description of work</u>	<u>Nos.</u>	<u>L</u>	<u>B</u>	<u>D</u>	<u>Qty.</u>
	G + 1 floor					119.02
					Say	119.00 M2
10	Weathering course with broken brick jelly 20mm gauge in pure slacked lime stone over the roof slab in the proportion 32:12 well beaten with wooden beaters giving required slope and thickness as per std.specification. First floor					59.51
					Say	60.00 M2
11	Painting two coats for new iron work with ready mixed synthetic enamel paint of approved brand and colour over priming coat excluding cost of priming coat etc., Complete as per std.Specification. For Doors & Windows		24.00 M ²	x	2.5	60.00
					Say	60.00 M2
12	White washing two coats with best shell lime and Colour washing two coats with paint in all floors etc., Complete as per std. Specification.					L.S
13	Provision for all necessary internal and external Electrical works.					L.S
14	Providing water supply and sanitary arrangement including septic tank and Disperition Trench etc.					L.S
15	Providing for Stairecase work.					L.S

ENGINEER



Er.R.SETHUMATHAVAN. B.Tech.,
Consulting Civil Engineer &
Registered Engineer,
Reg.No.107 / LS / 2023 / 00013
Reg.No:TNI / RE / 64 / 2024
PRECISE PLOTTERS
3-A, Selvam Nagar, M.C.Road,
Thanjavur -613007
Mob : 8778428489

Name of the Work : **RENOVATION ESIMATE FOR THE PROPOSED CONSTRUCTION OF GROUND & FISRT FLOOR R.C.C ROOF RESIDENTIAL BUILDING IN R.S.NO:39/20, PATTA NO:2472, AT VIZHUNDHAMAVADI VILLAGE & PANCHAYAT, KILVELUR TALUK, NAGAPATTINAM DISTRICT.**

Name of the Owner : **Mr.BALASUBRAMANIYAN**

Estimate Amount : **Rs. 12,00,000/-**

ABSTRACT ESTIMATE

Item No.	Qty.	Description of item	Rate		Per/Unit	Amount	
			Rs.	P.		Rs.	P.
1	2	3	4	5		6	
1.	37 M ³	Earth work excavation for foundation in all soils and full depth as may be directed expect hard rock requiring blustering inclusive of shoring, strutting & baling water wherever necessary refilling the sides of foundation with excavated earth in layers of 15cm thick well rammed & consolidated depositing the surplus earth within the compound in places initial leads and lifts and clearing leveling the site complying with std. specification	400.00		M ³	14800.00	
2.	28 M ³	Supplying and filling in foundation and basement with clean river sand in layers of not more than 15cm thick well rammed watered and consolidated watering etc., Complete complying with std. Specification	900.00		M ³	25200.00	
3.	18 M ³	C.C. 1:5:10 (One part of cement, five parts of sand and ten parts of aggregate) using 40mm gauge HBG stone jelly for foundation including dewatering if necessary and laid in layers of not more than 15cm thick complying with std. Specification.	1500.00		M ³	27000.00	
4	51 M ³	Brickwork in CM 1:5 (one part of cement & five parts of sand) using country bricks of size 8 3/4" x 4 1/4" x 2 1/4" for Basement etc., Complete as per std. Specification..	3500.00		M ³	178500.00	
5	34 M ³	R.C.C. 1:2:4 (one cement, Two parts of sand & four parts of coarse aggregate) using 20mm gauge hard broken stone jelly for lintel, roof slab, sunshade etc.,	10000.00		M ³	340000.00	
6	24 M ²	Providing and fixing paneled door with Country wood door & Windows including all fittings etc., complete.	1000.00		M ²	24000.00	

7	531 M ²	Plastering with Cement Mortar 1:5(one part of cement & five parts of sand) 12mm thick in all floors and walls including curing, finishing etc., Complete as per std. Specification.	450.00	M ²	238950.00
8	119 M ²	Finishing the exposed surface of R.C.C. work with Spl.Plastering cm 1:3 (one part of cement and three parts of sand) of 10mm thick including curing and finishing etc.,	500.00	M ²	59500.00
9	119 M ²	Floor finishing with Tiles	500.00	M ²	59500.00
10	60 M ³	Weathering course with broken brick jelly 20mm gauge in pure slacked lime stone over the roof slab in the proportion 32:12 well beaten with wooden beaters giving required slope and thickness 80mm as per std. Specification.	350.00	M ³	21000.00
11	60 M ²	Painting two coats for new iron work with ready mixed synthetic enamel paint of approved brand and colour over priming coat excluding cost of priming coat etc., Complete as per std. Specification.	200.00	M ²	12000.00
12	L.S	White washing two coats with best shell lime and Colour washing two coats with paint in all floors etc., Complete as per std. Specification.	L.S	---	42000.00
13	L.S	Provision for all necessary internal and external Electrical and Plumbing works.	L.S	---	55000.00
14	L.S	Providing water supply and sanitary arrangements including septic tank and Disperstion Trench etc.	L.S	---	35000.00
15	L.S	Providing for Staircase work.	L.S	---	60000.00
Sundries					7550.00

Total Amount

Rs. 12,00,000.00

(Rupees Twelve Lakhs only)

ENGINEER



Er.R.SETHUMATHAVAN. B.Tech.,
Consulting Civil Engineer &
Registered Engineer,
Reg.No.107 / LS / 2023 / 00013
Reg.No:TNI / RE / 64 / 2024
PRECISE PLOTTERS
3-A, Selvam Nagar, M.C.Road.
Thanjavur -613007
Mob : 8778428489

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.

