

PP

APPROVAL RECORD

Planning Permission

Survey 449/44

Elampalli

Namakkal district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

PURPOSE

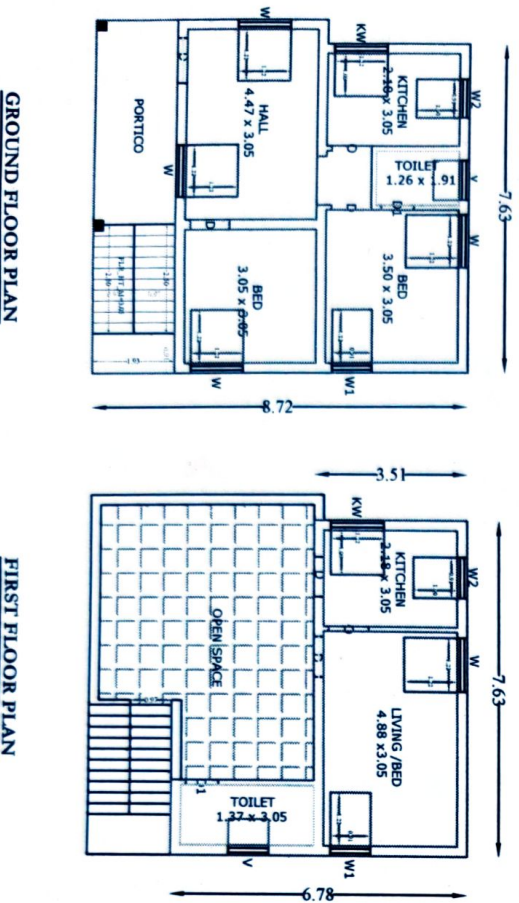
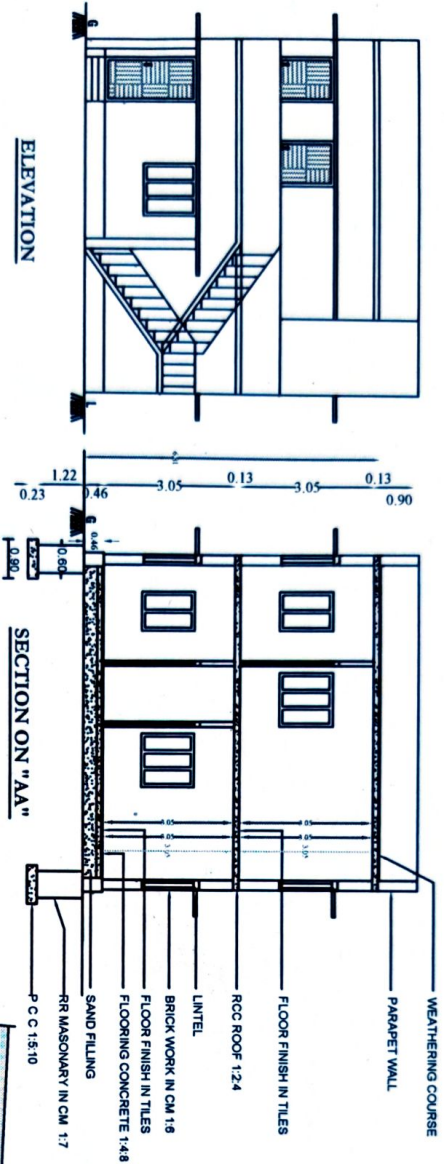
Residential

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

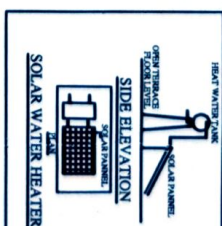
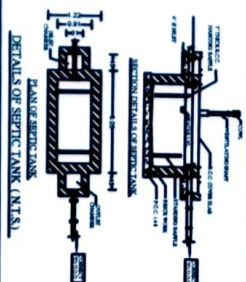
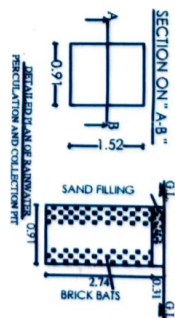
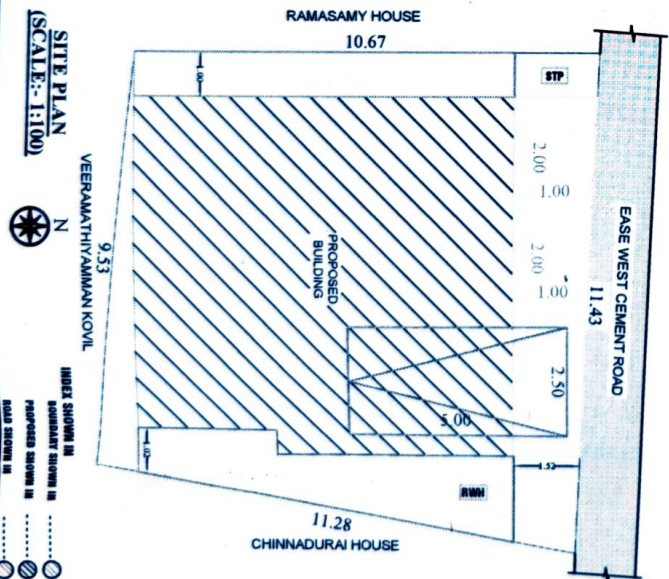
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR R.C.C ROOF RESIDENTIAL BUILDING
AT S.F.NO. 449/44, PATTA NO.320, MARAPPAMPALAYAM, ZAMIN ELAMPALLAI VILLAGE AND PANCHAYAT,
KABILARMALAI UNION, PARAMATHI VELUR TALUK, NAMAKKAL DISTRICT.

APPLICANT : M/G.BALAKUMAR S/O. GOPALAKRISHNAN



SITE PLAN
(SCALE:- 1:100)



ALL DIMENSIONS ARE IN METTER

AREA DETAILS	SQ FT	SQ M
AREA OF THE SITE	1184.00	110.00
PLINTH AREA OF THE GROUND FLOOR	749.62	69.64
PLINTH AREA OF THE FIRST FLOOR	348.33	32.36
TOTAL AREA OF BUILDING	1097.95	102.00

JOINERIES

M.D	DOOR	1.06 x 2.13
D	DOOR	1.00 x 2.13
DI	DOOR	0.76 x 2.13
W	WINDOW	1.22 x 1.22
WI	WINDOW	1.00 x 1.22
O	OPEN	1.00 x 2.13
V	VENTILATOR	0.90 x 0.60

APPLICANT

ENGINEER

S.VELUSAMY,B.E.,MIE./FV,C.ENGGOI,
Consulting Civil Engineer & LBS
Valuer for Income Tax, Banks & L.C.
Regd.4/2008-2009,Dist Panel Valuer Class 1A,
193 W/G,High School Road,
Velur - 638182, Namakkal (Dt).

DIRECTORATE OF TOWN AND COUNTRY PLANNING

Online Building Plan Application

Online Application : SWP/BPA/0157809/2024 Application Type : New
Submitted Date : - Approval Type : New
Scrutiny Reference : VMQZ9UZK Applicant Name : Balakumar G
Office Address : Zamin Elampalli, Zamin
Elampalli, Paramathivelur, Namakkal - 637210 Applicant Type : Individual
Development : Individual
Address : Marappampalayam, Paramathi Velur Taluk
Namakkal Dist, Zamin Elampalli, Namakkal - 637210

Local Body Details :
Local Body Name : Rural Panchayat
Office Address : Zamin Elampalli
Layout Details : Site

Site Details:

Site Address : S.F.No.449/44 Patta No.320
Marappampalayam, Zamin
Elampalli, Paramathivelur, Namakkal - 637210

Professional Details

Professional Category	Professional Name
Engineers Grade I	S VELUSAMY

Revenue Survey

Survey Type	Survey Number Type	Survey Number	Subdivision	Block No	Block Name	Ward Number	Ward Name
New	Revenue	449	44				

Abutting Road Details :

Online Building Plan Application

Road Name	Road Owner	Road Width (In Meters)
Panchayat Road	Village Panchayat	6

Site Extent :

Extend as per Patta	Extend as per Registered Document	As per Site (in Sq.Mtr)	Extent for Approval (in Sq.	Plot Area (Sq. Mts.)*
110	110	110	110.00	114.48

Building Details :

Proposed Building Usage	Total Area (in Sq.Mtr)	No of Blocks	Total FSI Area (in Sq.m)	Total FSI Area (in Sq.ft)
Residential	86.12	1	86.12	926.99

Building Block Details :

Block Name	FSI Area (in Sq.Mtr)	Building Status	Building Height	Floor Details	No of Kitchen/	Premium FSI
Block 1	102.00	New	6.81	2	2	0

Proposed Floor Details :

Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
Block 1	1	Floor 0	Nil	Residential	RCC	749.62	69.64
Block 1	1	Floor 1	Nil	Residential	RCC	348.33	32.36

Land Ownership Details

Online Building Plan Application

Registered Document No	Document Date	Document Type	Name of the owner	Extend (in Sq.Mtr)	Survey No
3959/2023	04/09/2023	Settlement	Balakumar G	110	449

Encumbrance Details :

Patta / TSLR & FMB :

Patta No	Patta Date	Name of the Owner -	Extent(H)	Extend in Acres	Survey No	Land Type	Remarks
320	02/06/2023	Balakumar G	0.0110	0.0272	449	DRY	-

Adangal :

Patta No	Name of the Owner -	Exten in Hectare	Extend in Acres	Survey No	Land Type	Remarks
1433	Balakumar G	0.0110	0.0272	449	DRY	-

Online Building Plan Application

Land Owners	Applicant Signature
Land Owner 1	Signature valid Signed by: Velu638 Location: Nellore Date: 2024.05.17 11:18:20
Land Owner 2	-
Land Owner 3	-
Land Owner 4	-
Land Owner 5	-
Land Owner 6	-
Land Owner 7	-
Land Owner 8	-
Land Owner 9	-
Land Owner 10	-

Annexure - II

[See rule 6 (7)]

Form - B

**Application for Permission for carrying out construction of building or structure,
change of use of building**

From.

G.Balakumar S/o. Gopalakrishnan,
4/113 - Marappampalayam,
Elampillai Village, Solasiramani Post,
Paramathi Velur Taluk,
Namakkal District.

To

The President,
Jameen Elampaillai Village Panchayat
Namakkal.

1. I hereby apply for permission for carrying out construction of building or structure, change of use of building as described in the accompanying plans and drawings.

2. I have absolute right over the land applied for and have not made any encroachment on any government land.

3. The names of the registered professionals employed by me for the development are asunder:

- a) The plans have been prepared by Registered Engineer **S.Velusamy SALEM/RE-1/006/2019**
- b) The structural report, details and drawings have been prepared and supplied by the Registered Structural Engineer -----
- c) The construction of the proposed buildings will be carried under the supervision of the Registered Construction Engineer on Record.....
- d) For the foundation work of the High rise building, the services of the Registered Geo-technical Engineer will be availed
- e) The construction work of a High rise building executed by Registered Construction Engineer on the record will be under the independent quality inspection program me prepared and implemented under the supervision of the independent Registered Quality Auditor on record (name and registration number)

4. I have read the Building Rules applicable for the Local body framed under the provisions of the relevant Act and claim to be fully conversant with it.

5. I shall fulfill my duties and responsibility in accordance with the provisions of the Building Rules.



Signature of the Owner/Registered Developer

Date: 09.03.2024

1. Applicant's name : **G.Balakumar S/o. Gopalakrishnan**
2. Postal Address for correspondence
Telephone number for communication : D.No:4/113, Marappampalayam,
Elampillai Village, Solasiramani Post,
Paramathi Velur Taluk,
Namakkal District.637210.
3. Applicant's right over the land to make the
Proposed development: (documentary
evidence to be enclosed) : Yes
4. Development site address : S.F.No.449/44, Marappampalayam,
Elampillai Village, Solasiramani Post,
Paramathi Velur Taluk,
Namakkal District.637210.
5. Present use of the land and or the
Building [Please give details of each use] : Residential
6. Proposed use of the land and/the building
[Please give details of each use] : Residential
7. Whether the site applied for forms part of/lie in an
approved layout. If yes, please give date of
approval and reference no, with a copy of
the approved layout plan duly authenticated :
8. Existing building - Floor area -
Number of dwelling units - ---
9. Proposed building - Floor area -
Number of dwelling units - ---
10. Whether all the documentary evidence plans
details, certificates required to be enclosed with
the application as per the Building Rules have
been enclosed : Yes
11. In industrial use machineries
a) Existing H.P : ---
Proposed H.P : ---
b) Number of workers - Existing - Proposed : ---
c) Whether detailed report on the raw materials
used process and machineries involved, effluent
discharge methods progressed, product
manufactured, category of power consumption
(i.e. LT/HT), action taken and minimize its
negative impact, if any, or the environment : ---
etc. enclosed

Date :09.03.2024



Signature of the Owner/Builder

Annexure - I

[See rule 6 (7)]

Form-A

Application for Permission for subdivision/layout or reconstitution or amalgamation of land for building purposes. And for change of use of land

From.

G.Balakumar S/o. Gopalakrishnan,
4/113 - Marappampalayam,
Elampillai Village, Solasiramani Post,
Paramathi Velur Taluk,
Namakkal District.

To

The President,
Jameen Elampaillai Village Panchayat
Namakkal.

1. I hereby apply for permission for subdivision / layout or reconstitution or amalgamation of land for building purposes as described in the accompanying plans and drawings.

2. I have absolute right over the land applied for and have not made any encroachment on any government land.

3. The names of the persons employed by me/us for the preparation of plans, and supervision of the work are as under:

a) The plans are prepared by Registered Architect/**Engineer**/Town Planner
S.Velusamy SALEM/RE-1/006/2019

b) The execution of the development will be supervised by Registered
Architect/**Engineer**/Town Planner **S.Velusamy SALEM/RE-1/006/2019**

4. I have read the Building Rules applicable for the Local body wherein the site lies and claim to be fully conversant with it; I/We will abide to the provisions of the Building Rules fully.

5. I shall fulfill my duties and responsibility in accordance with the provisions of the Building Rules.

Date :


Signature of the Owner/Developer


Signature of Registered Professional

S. VELUSAMY, B.E., MIE., FIV., C.Engg(I),
Consulting Civil Engineer & L.B.S.,
Valuer for Income Tax, Banks & LIC.,
Regd. No. 4/2008-2009, Dist. Panel Valuer Class IA,
193, W(C), High School Road,
VELUR-638 182, Namakkal (Dt).

1. Applicant's name : **G.Balakumar S/o. Gopalakrishnan**
2. Postal Address for correspondence
Telephone number for communication : 4/113 - Marappampalayam,
Elampillai Village, Solasiramani Post,
Paramathi Velur Taluk,
Namakkal District.637210.
3. Applicant's right over the land to make the
Proposed development: (documentary
evidence to be enclosed) : Yes
4. Development site address : S.F.No.449/44, Marappampalayam,
Elampillai Village, Solasiramani Post,
Paramathi Velur Taluk,
Namakkal District.637210.
5. Extent of the site applied for : 110.05 Sq.m
6. Present use of the land and the existing
Building if any [Please give details of each use : Residential Building
7. Proposed use of land and/ the building
[Please give details of each use : Proposed
8. Whether the site applied for forms part of/lie in
an approved layout. If yes, please give date of
approval and reference no, with a copy of the
approved layout plan duly authenticated : No
9. Existing use of the adjoining lands in :
the North - 4.0m Wide Panchayat Road
the East - Chinnadurai
the South - Veramathiamman Kovil
the West - Ramasamy
10. The width and status of the abutting road : 4.0 m Public
(i.e. private or public)
11. Whether all the documentary evidences
plans details, certificates required to be
enclosed with the application as per the
Building Rules have been enclosed : Yes

Date:09.03.2024


Signature of Owner/Registered
Developer or Authorized agent of the owner



தமிழ்நாடு தமில்நாடு TAMILNADU

12.2.24

V.S. Balakumar
V.S. Balakumar

V.S. Balakumar
BF 370120
V.S. பழனிசாமி
முத்திரை கதா எண்: 06/2008 NMKL,
உ.எ.எண்: 06/2008 NMKL,
செவ்வூறிடம்: (நாமக்கல்).

Annexure-III

[See rule 6 (9)]

FORM-C

Form of undertaking to be executed by the land owner or power of attorney holder or builder or promoter and structural engineer, architect, geo-tech expert and site engineer.

This deed of undertaking executed at **Velur** on the **09.03.2024** by the land owner Thiru/Tmt/Selvi **G.Balakumar S/o. Gopalakrishnan** residing at No. **4/113, Marappampalayam, Elampalli, Paramathi Velur Taluk, Namakkal District.** (or) Power of Attorney Holder (or) Builder (or) Promoter / Structural Engineer, Architect _____, Geo-Tech Consultant _____ in respect of proposed development / construction made in Door No. _____ Road in the following S.No.

S.No. / R.S.No. / T.S.No.	Block No.	Village	Taluk
S.F.No.449/44	--	Jameen Elampalli	Paramathi Velur

in favour of the Directorate of Town and Country Planning Office (competent authority) having office at Namakkal Witnesseth as follows.

[Signature]

2. I (~~Land Owner or Power of Attorney Holder or Builder or Promoter~~) have applied for the Planning Permission for construction in the above premises by submitting an application to the Directorate of Town and Country Planning Office (competent authority) in accordance with the planning norms prescribed in these rules. I am associated with the project as Land Owner/Power of Attorney Holder/Builder/Promoter. The extent of site as per documents 110.05 Sq.m. and as per Patta / TSLR / PLR / Handing over sketch 110.05 Sq.m I assure that I will put up the construction only in accordance with the approved plan without any deviation and if any construction is later on found not in accordance with the approved plan and any unauthorized addition is made, I agree for the forfeiture of the Security Deposit which will be collected while issuing Planning Permission, and also agree to demolish the such deviation marked by the Directorate of Town and Country Planning Office (competent authority) within thirty days after such notice, failing which, apart from forfeiture of Security Deposit, the may demolish or cause to demolish such unauthorized or deviated constructions at the site under reference and recover the cost of demolition from me.

3. I (~~Land Owner or Power of Attorney Holder or Builder or Promoter~~) also assure that the open space around the building to be left or the usage of the building, including the car parking in ground floor, will be kept as specified in the approved plan and it will not be converted into any other use except the purpose for which it is approved. If any structural modification or usage differs from the approved plan, the competent authority is at liberty at any time to remove any structural modification or usage and the expenses incurred by the competent authority is recoverable from me for non-compliance of their request or order.

4. I (~~Land Owner or Power of Attorney Holder or Builder or Promoter~~) further assure that I will not convert any place of the construction in contravention to the approved plan, especially in respect of car parking as specified in the sanctioned plan. At any time in future, I will not convert the car parking on stilts by covering them fully, and use the car parking space for any other purposes. If any construction work in car parking place, converting them either as a flat or for any other purpose, is done either by me or by my successor or by any other person to whom the said construction is transferred in future, without getting appropriate order for doing so from the competent authority, the Authority is at liberty at any time to take any action to remove any structural modification or usage and the expenses incurred by the Authority is recoverable from me/my successor or from any other person to whom the said construction is transferred in future.

5. I (~~Land Owner or Power of Attorney Holder or Builder or Promoter~~) hereby undertake that, I am, jointly and severally responsible with the Land Owner/Power of Attorney Holder/Builder/Promoter to carry out the developments in accordance with the permission granted and also for payment of Development Charges, Security Deposit, Scrutiny Fee and for all other charges levied from time to time by the Authority and also liable for penal provisions for developments made in contravention of the Development Regulations and these presents.

6. I (~~Land Owner or Power of Attorney Holder or Builder or Promoter~~) assure that, I will pay the premium FSI charges as applicable in case the FSI area exceeds the permissible FSI as per Development Regulations.

7. I (~~Land Owner or Power of Attorney Holder or Builder or Promoter~~) assure that I shall gift the OSR area as applicable or pay the equivalent land cost in lieu of OSR area as per Development Regulations.

8. I (~~Land Owner or Power of Attorney Holder or Builder or Promoter~~) assure that I shall gift the Street Alignment Portion / Road Widening Portion / Link Road as per the provisions in the Development Regulations to the Authority / Local body before issue of Planning Permission.

9. I (~~Land Owner or Power of Attorney Holder or Builder or Promoter~~) hereby solemnly affirm and declare that I am the absolute owner / owners / Power of Attorney Agent / Lease Holder of the said property and it is not covered under the Land Ceiling and Land Acquisition (in respect of Land Acquisition Act, 1894, The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (Amendment) Ordinance, 2015, Land Reforms Act, 1961 and Land Ceiling Act, 1978) and I/ We shall be liable for all future consequences in case of land falling under Land Ceiling, Land Reforms or Land Acquisition.

10. I (Land Owner or Power of Attorney Holder or Builder or Promoter) have engaged the following as the consultant for the proposed development:

Consultant	Name and Address	Registration No.	E-Mail ID & Mobile No.	Signature
Architect / L.S. Structural Engineer	S.Velusamy	SALEM/RE-1/006/2019	dvvelur@gmail.com & 9842711636	
Geo-Tech Expert				
Site Supervision Engineer				

This is to certify that I the Architect / LS of the site has inspected the site at

S.No. / R.S.No. / T.S.No.	Block No.	Village	Taluk
S.F.No.449/44	--	Jameen Elampalli	Paramathi Velur

I, the Architect / Licensed Surveyor certify that the Panchayat Road abutting the site under reference is public (maintained by the Local Body) and its width actually measures 12.0 in front of the site and qualifying width of 12.0 is available for a length of 250m / 500m as shown in the Road width sketch enclosed mentioning width of the road at regular interval of 25 m mentioning the landmark of the stretch where width has been measured.

I have personally verified the site measurements on ground and dimensions given in the plan correspond with the actual on the ground.

The residuary plot details including structures thereon evidenced by documents correspond with the actual on the ground.

Distance between the site and nearby water body, if any, is- m.

Distance between the site and quarry / crusher, if any, within 500m is - m

Distance between the site and burial ground, if any, within a distance of 30 m from a place declared and used as a burning or burial place / ground is - m

The Street Alignment Portion / Road Widening Portion / OSR Area shown in the Site Plan tallies to the dimensions in the ground condition.

The site approval for Non High Rise Buildings / High rise building is enclosed (in such cases item No.1 to 7 does not arise).

The building plans prepared and submitted herewith satisfy the relevant provisions of development regulations vide planning parameters compliance statement.

The site lies vacant (or) not. The depth of the plot with reference to road level is 0.60 m.

HT / LT line passes through the site: Yes / **No** (If yes, to be shown in the site plan)

Topo Plan furnished showing the surrounding developments for a radius of 500 m correspond with the actual on the ground. The coverage of the building mentioned in the Plan is correct.

In case of non-issuance of NOC, I shall obtain NOC / remarks from the department's concerned before commencement of the construction and comply the conditions stipulated by the concerned NOC / Remarks issuing Department during the construction and submit the NOC / remarks along with certificate from the concerned agencies on fulfillment of the NOC conditions at the time of applying for Completion Certificate. I the Architect / LS to inform competent authority before the commencement of crucial stages of construction viz. Earth work for foundation concreting Laying the roof of basement floor Laying the roof at each floor level After completing the finishing work

(White washing, colouring, fixing, water supply, drainage or other sanitary fitments) and before obtaining regular connection for water supply / electricity.

I the Architect / LS also undertake to communicate to
(competent authority) Certificate to the effect that the construction is in conformity with the plan approved by competent authority at the crucial stages mentioned above.

● If any deviation to the approved plan is proposed to be made, I the Architect / LS shall obtain prior approval of the Chennai Metropolitan Development Authority

I the Architect/LSs shall intimate Directorate of Town and Country Planning Office (competent authority) immediately if for any reasons association with the project ceases

The above information furnished is correct. If any information furnished is found wrong, I am aware that action shall be initiated against me and I shall not be henceforth allowed to sign in the Plans for the Planning Permission Applications processed by GCC, Local Body, CMDA and DTCP. To this effect an Undertaking shall be obtained from Architect / Licensed Surveyor and owner.



SIGNATURE OF THE ARCHITECT

/ENGINEER

S. VELUSAMY, B.E., MIE., FIV., C.Engg(I),
Consulting Civil Engineer & L.B.S.,
Valuer for Income Tax, Banks & LIC.,
Regd. No. 4/2008-2009, Dist. Panel Valuer Class IA,
193, W(C), High School Road,
VELUR-638 182, Namakkal (Dt).

I (**Owner / Builder / Structural Engineer / Architect / Geo-Tech Expert**) certify that the structural plans of the building meet the structural safety requirements for all situations including natural disasters, as applicable, as stipulated under Part 6 Structural Design of the National Building Code of India and other relevant Codes; The design has been done after detailed soil test and we are satisfied as to the adequacy of soil test carried out and the information given therein is factually correct to the best of our knowledge and understanding.

The site is fit for the proposed construction, it has been tested vide soil test report.
No..... dt..... done by.....

We (Owner / Builder / Structural Engineer / Architect / Site Engineer) certify that the development, erection, re-erection or making alteration in the building shall be carried out under our supervision and we certify that all the materials (type and grade) and the workmanship of the work shall be generally in accordance with the general and detailed specifications, as per NBC standards and to meet out the structural design of the proposed building.

We (Owner / Builder / Structural Engineer / Architect / Site Engineer) undertake not to continue construction without any supervision by the our Site Engineer and submit the report to the local body.

I (Landowner / Builder) certify to engage the above mentioned Engineers for the active period of building execution and I hereby assure to give Revised Certificate in case of any change of Engineer, I shall ensure no work is taken up in this period till required Engineers are engaged by me.

In case construction work is entrusted by a Builders Agreement to a 3rd Party, I (Land Owner or Power of Attorney Holder or Builder or Promoter) shall undertake to include these conditions as part of the agreement.

Applicable incase of existing building within the site

I (**Structural Engineer / Architect / Site Engineer**) hereby certify that the development, erection, re-erection or for making alteration in the building has been carried out under our supervision and we certify that all the materials (type and grade) and the workmanship of the work was in accordance with the general and detailed specifications, as per NBC standards and met out the structural design of the constructed building. The construction was made under the supervision of Site Engineer and submitted the report to the local body periodically.

I (Owner / **Builder** / **Structural Engineer** / **Architect**) hereby certify that the building, has been designed by meand the Structural Design was made by Thiru to the approved plans sanctioned in the Planning Permission No. dated..... and the Building Permit No.....dated..... The Building has been constructed and completed under my guidance and supervision as per the structural design furnished by the Structural Engineer engaged by us. I also assure and undertake that, I have signed in the plan and in "as on site" plan and the same is structurally safe and fit for occupancy based on my personal assessment and certification of the Structural Engineer engaged by us.

This deed of undertaking is executed by us on the day of 08.03.2024 with the full knowledge of the contents of this document.

Consultant	Name and Address	Registration No.	E-Mail ID & Mobile No.	Signature
Owner of the land / Power of Attorney Holder / Lease Holder	G.Balakumar	---		
Architect / L.S.	S.Velusamy	SALEM/RE-1/006/2019	dvvelur@gmail.com & 9842711636	
Structural Engineer				
Geo-Tech Expert				
Site Supervision Engineer				

DEPONENT



Name of Owner: Mr.G.Balakumar S/o.Gopalakrishnan

Name of Work : Detailed and Abstract Estimate for the Proposed
Construction of Ground Floor & First Floor RCC Roof
Residential Building in S.F.No.449/44, Patta No.320,
Marappampalayam, Zamin Elampalli Village & Panchayat,
Kabilarmalai Union, Paramathi Velur Taluk, Namakkal Dist.

Cost of Estimate : Rs.11,00,000.00/-

ABSTRACT ESTIMATE

SNo.	Work Description	Qty	Rate	Amount
Ground Floor:				
1.	Earth Work Excavation for foundation & Basement in all soils except hard rock requiring blasting etc.including labour as per Specification.	93.59 cum	350.00/ cum	32,756.50
2.	Providing and laying Cement Concrete 1:4:8, using 40mm Hard Blue Granite Stone Jelly for Foundation and Basement including curing etc.complete as per Standard Specifications.	28.12 cum	1800.00/ cum	50,616.00
3.	Providing R.R.Masonry works in CM 1:5, for foundation and basement using Hard Blue Granite size stones including simultaneous Flush Pointing with cement mortar, curing etc. as per Standard Specifications.	63.13 cum	2000.00/ cum	1,26,260.00
4.	Providing brick work for super structure in cement mortar 1:5, using IInd Class Chamber burnt bricks including scaffolding charges, curing etc. as per standard Specifications.	50.63 cum	3000.00/ cum	1,51,890.00
5.	Providing R.C.C. 1:2:4 for Lintels, Sunshades, Roof Slabs etc with 20 mm stone jelly, Including Centring & shuttering works, providing steel reinforcements as per design and ceiling plastering with cm 1:3, 10mm thick etc. as per specification	22.92 cum	9000.00/ cum	2,06,280.00
6.	Plastering in cm 1:5, 12mm thick to the both faces of walls including scaffolding charges, curing etc. complete as per specifications.	489.05 sqm	180.00/ sqm	88,029.00
7.	Ceiling plastering using in cm1:4 including all materials,labour , etc. complete.	84.08 sqm	200.00/ sqm	16,816.00
8.	Providing & Fixing Tiles to the all Flooring Area in cm 1:3 15mm thick including curing etc,comoplete.	116.20 sqm	250.00/ sqm	29,050.00

9. Suppling and fixing country wook doors windows, etc. including fixing of all furniture fittings and painting Two coats of synthetic enamel paint over one coat of primer paint etc. as per specifications.	28.19 sqm	2400.00/ sqm	67,656.00
10. Painting Doors, windows & Ventilators with Best Quality of Enamel Paint Two Coats Over a Coat of Primer.	28.19 sqm	400.00/ sqm	11,276.00
11. Painting walls with two Coats of white wash	573.13 sqm	120.00/ sqm	68,775.60
12. Add for internal electrification		.. LS ..	75,000.00
13. Add for Internal water Supply arrangements		.. LS ..	35,000.00

First Floor:

1. Providing brick work for super structure in cement mortor 1:5, using IInd class Chamber burnt bricks including scaffolding charges, curing etc. as per standard Specifications.	18.30 cum	3000.00/ cum	54,900.00
2. Providing R.C.C. 1:2:4 for Lintels, Sunshades, Roof Slabs etc with 20 mm stone jelly, Including Centring & shuttering works, providing steel reinforcements as per design and ceiling plastering with cm 1:3, 10mm thick etc. as per specification	4.45 cum	9000.00/ cum	40,050.00
3. Plastering in cm 1:5, 12mm thick to the both faces of walls including scaffolding charges, curing etc. complete as per specifications.	179.73 sqm	180.00/ sqm	32,351.40
4. Plastering in Cement Mortor 1:3, 10mm thick to the Exposed surfaces of RCC inculding cost of scaffolding and curing etc. as per specifications.	22.97 sqm	200.00/ sqm	4,594.00
5. Providing & Fixing Tiles to the all Flooring Area in cm 1:3 15mm thick inculding curing etc,comoplete.	22.97 sqm	250.00/ sqm	5,742.50
6. Providing and fixing walls tiles to the area in cm 1:3,15mm the inculding curing etc,complite	24.14 sqm	450.00/ sqm	10,863.00
7. Suppling and fixing country wook doors windows, etc. including fixing of all furniture fittings and painting Two coats of synthetic enamel paint over one coat of primer paint etc. as per specifications.	6.85 sqm	2000.00/ sqm	13,700.00
8. Painting Doors, windows & Ventilators with Best Quality of Enamel Paint Two Coats Over a Coat of Primer.	37.94 sqm	400.00/ sqm	15,176.00
9. Painting walls with two Coats of white wash	202.70 sqm	130.00/ sqm	26,351.00

10. Add for internal electrification	.. LS ..	25,000.00
11. Add for Internal water supply arrangements	.. LS ..	10,000.00
12. Sundries	.. LS ..	1,867.00

	Total Rs.	11,00,000.00
		=====

(Rupees Eleven Lakh only)


Engineer

S. VELUSAMY, B.E., MIE., FIV., C.Engg(I),
Consulting Civil Engineer & L.B.S.,
Valuer for Income Tax, Banks & LIC.,
Regd. No. 4/2008-2009, Dist. Panel Valuer Class IA,
193, W(C), High School Road,
VELUR-638 182, Namakkal (Dt).

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.

