

PP

APPROVAL RECORD

Planning Permission

Hubbathalai
The Nilgiris 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 FIRST FLOOR RESIDENTIAL BUILDING IN OLD.S.NO. 211/3, NEW .S.NO. 51/21
DOOR NO. 2/171 AT HUBBATHALAI VILLAGE PANCHAYAT, COONOOR RURAL VILLAGE, COONOOR TALUK, THE NILGIRIS.

SCALE :- 1"=8'(or)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 1:5 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

DETAILS OF JOINERIES

D	DOOR	1.0 X 2.13
DI	DOOR	0.76 X 2.13
W	WINDOW	1.21 X 1.21
W1	WINDOW	1.00 X 1.21
KW	WINDOW	1.21 X 0.91
V	VENTILATOR	0.91 X 0.60

AREA STATEMENT

Details	In SqFt	In SqM
Area of the Site -	1076.39	100.00
Area of the Existing Ground Floor Building	562.41	52.25
Area of the Proposed First Floor Building	562.41	52.25
Total Plinth Area	1124.82	104.50
Area of the Open Space	513.97	47.75

Plot Coverage = 52.25%

COLOUR INDEX

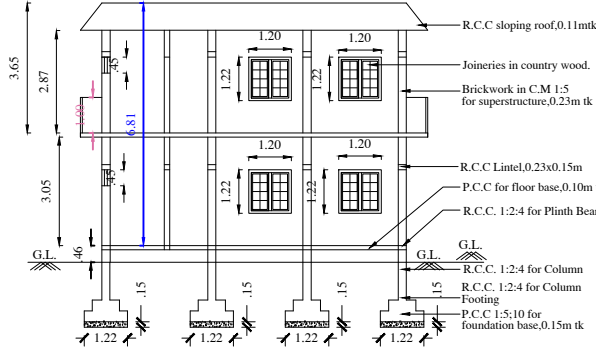
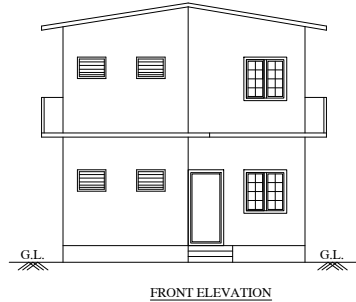
- SITE BOUNDARY
- EXISTING GROUND FLOOR BUILDING
- PROPOSED FIRST FLOOR BUILDING
- APPLICANT SITE
- EXISTING BUILDINGS
- EXISTING ROAD

LAND/BUILDING OWNER

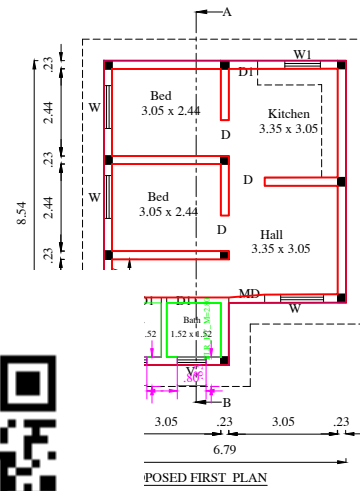
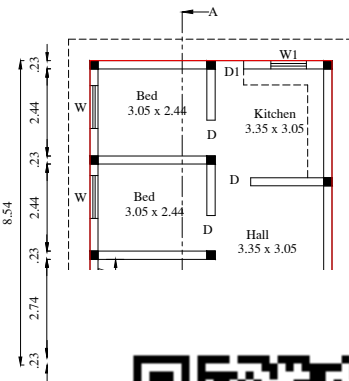
E. J. Sreedhar
E. J. Sreedhar, B.E.(CIV), A.M.I.E., F.I.I.V.
D.C.E., M.I.S.T.E., C.Engg(I), M.I.C.E(I)
CHARTERED ENGINEER - AM - 145524-1
APPROVED VALUER - F - 6201
Registered Engineer - Grade - II DTPC/PND/RE/GR-1/21-03-00
Registered Structural Engineer-Grade-II-
DTPC/PND/RE/GR-1/21-03-001
LICENSED BUILDING SURVEYOR
NO. 05/171, COMPLEX, TDK PILLAI ROAD,
COONOOR, THE NILGIRIS - 643102.

ENGINEER.

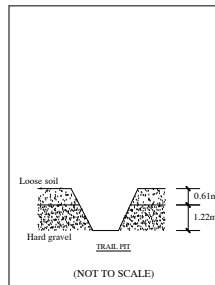
FOR OFFICE USE ONLY:



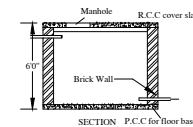
SECTION ON A - B



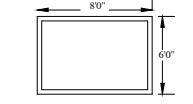
PROPOSED FIRST PLAN



(NOT TO SCALE)



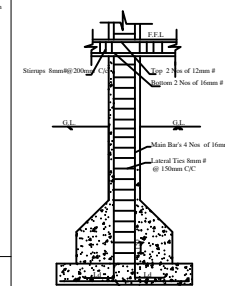
SECTION P-C.C for floor base.



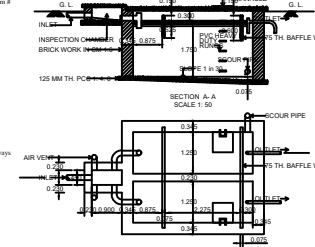
RAIN WATER HARVESTING TANK



SITE PLAN



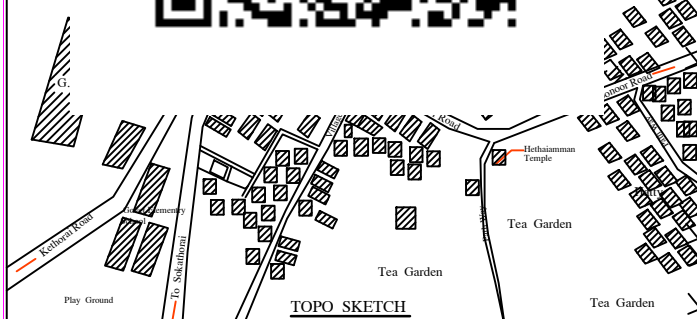
SEPTIC TANK DETAIL



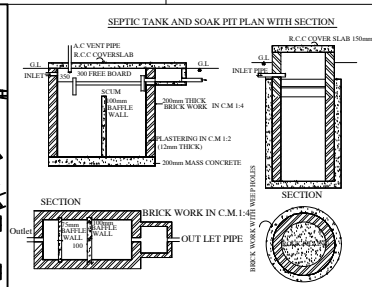
TWO COMPARTMENT TYPE
(CAPACITY - 100 PERSONS)



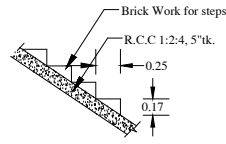
Wooded an



TOPO SKETCH



SECTION OF SEPTIC TANK AND SOAK PIT



STAIR CASE DETAILS
Scale 1:50

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.

