

PP

APPROVAL RECORD

Planning Permission

Hubbathalai
The Nilgiris district, Tamil Nadu

APPROVAL TYPE
Building Plan

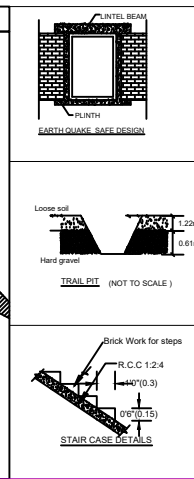
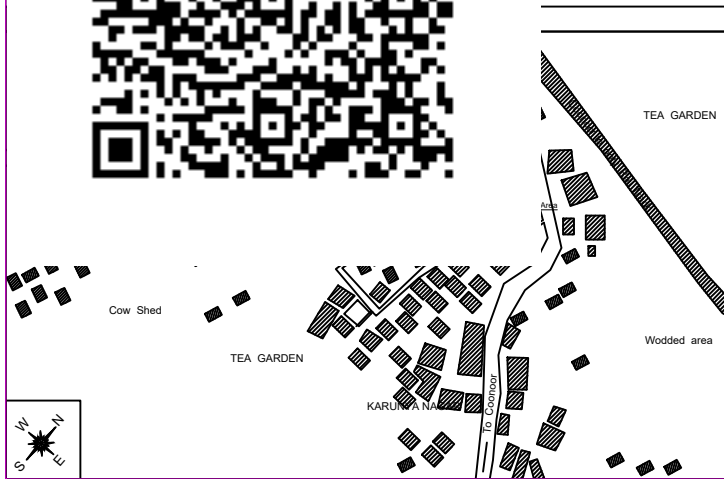
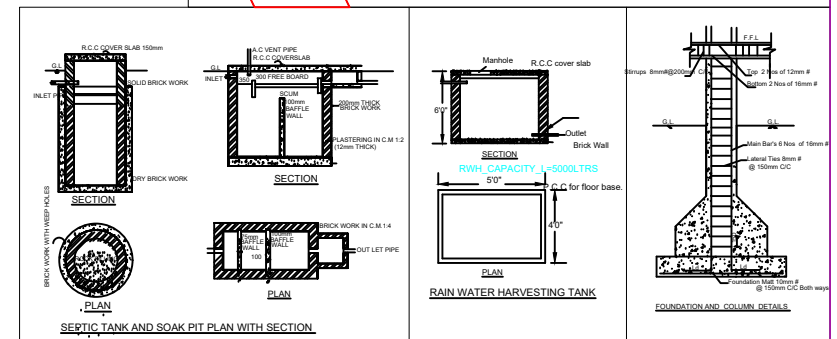
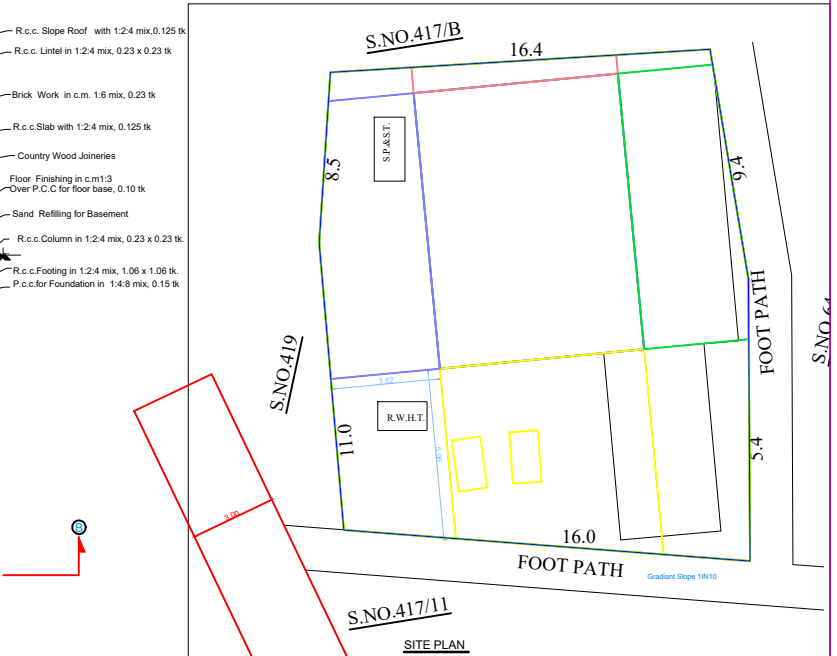
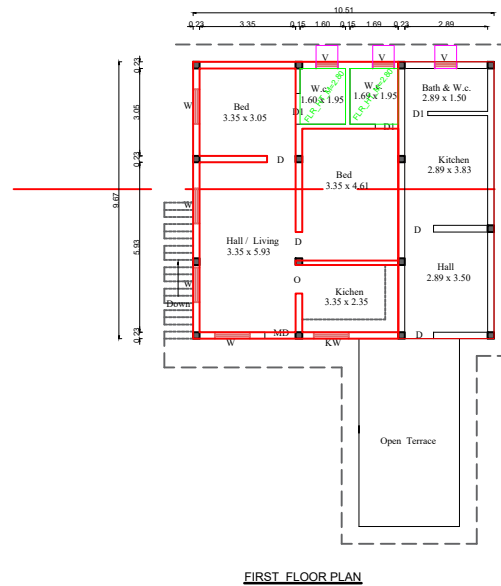
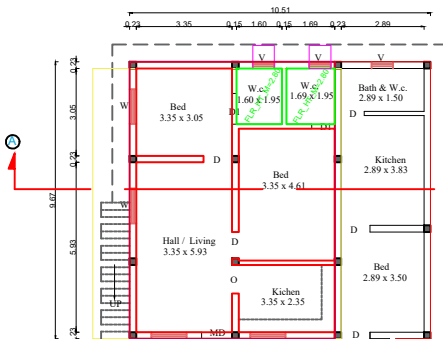
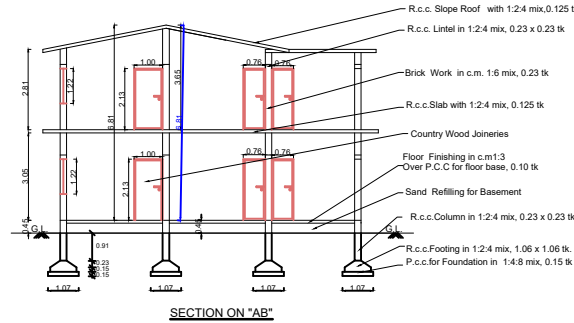
ISSUING AUTHORITY
Rural Panchayat

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 EXISTING GROUND & FIRST FLOOR AND PROPOSED GROUND AND FIRST FLOOR TO THE EXISTING DEMOLISHING OF GROUND FLOOR RESIDENTIAL BUILDING IN OLD S.NO.62/3, NEW S.NO. 417/10, DOOR NO.3/407, AT KAKKAN NAGAR, HUBBATHALAI VILLAGE AND PANCHAYAT, COONOOR TALUK, THE NILGIRIS.



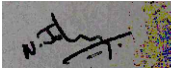
SPECIFICATION	
1. P.C.C 1:5:10 for foundation bed and floor base.	
2. R.C.C 1:2:4 for Columns, Lintels, Sunshade & Roof slab	
3. Brick work in C.M 1:6 for Superstructure.	
4. Plastering with C.M 1:5 for Bothsides of the Walls.	
5. Plastering in C.M 1:3 for exposed R.C.C. Surfaces.	
6. Floor finishing in Cement Mortar 1:3.	
7. Doors and Windows are made of country wood.	
8. Roofing M.tiles over R.C.C 1:2:4 slab.	
9. Painting two coats over one coat of priming.	
10. White washing 3 coats for room in side and ceiling.	
11. Colour washing 2 coats over 1 coat of white washing.	

DETAILS OF OPENINGS.	
MD	- Main Door - 1.07 x 2.13
D	- Door - 1.00 x 2.13
O	- Open - 1.21 x 2.13
D1	- Door - 0.76 x 2.13
W	- Windows - 1.52 x 1.21
W1	- Windows - 1.21 x 1.21
KW	- Kitchen Windows - 1.21 x 0.91
V	- Ventilator - 0.76 x 0.61

AREA STATEMENT		SqM	SqFt
Area of the Land/ Site		243.00	2615.63
Area of Existing Ground Floor		55.42	596.53
Area of Existing First Floor		32.39	348.64
Area of Proposed Ground Floor		69.23	745.18
Area of Proposed First Floor		69.23	745.18
Total Proposed Area		138.46	1490.37
Area of the Open space		118.35	1273.90
Plot Coverage = 51.29%			
All Dimension are in Meter's Only			

SCALE :-	
Plan, Elevation and section	- 1 : 100
Site Plan	- 1 : 100
	500m
Rain Water Harvesting Tank	
Septic Tank & Soak Pit	- Not to scale

REFERENCE :	
	- SITE BOUNDARY
	- PROPOSED AREA
	- EXISTING BUILDINGS (Shown in Top Plan)
	- EXISTING ROAD PATH WAYS
	- RAIN WATER HARVESTING TANK
	- SEPTIC TANK & SOAK PIT

		
<u>LAND/BUILDING OWNER</u>		
 Dr. J. Sreedhar, B.E.(CIVIL), M.A.M.E. FILM, D.C.E. M.I.S.T.E. C.Engg. (MILC.Engg.) CHARTERED ENGINEER - AM - 14684-1 APPROVED VALUER - F - 0201 Registered Engineer - Grade - II (CIVIL) DTP/ND/RSR/GR-421-03-001 Registered Structural Engineer - Grade - II (CIVIL) DTP/ND/RSR/GR-421-03-001 LICENSIED BUILDING SURVEYOR NO. 58/11, COMPLEX, TKK PALLA ROAD, COONNOOR, THE NILGIRIS - 643102.		
<u>LBS/REGISTERED ENGINEER</u>		
<u>APPROVAL AUTHORITY</u>		

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.

