

PP

APPROVAL RECORD

Planning Permission

Serukalathur
Tiruvarur 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.

**ABSTARCT ESTIMATE FOR THE PROPOSED GROUND FLOOR RESIDENTIAL BUILDING
at OLD R.S.No: 35/18 , NEW R.S.No: 35/18A2 , MELA SALAI STREET, SERUKALATHUR REVENUE
VILLAGE PANCHAYAT,KUDAVASAL TALUK, THIRUVARU DISTRICT.**

CLIENT : Mr. R. VIJAYAKUMAR

Est.Amount: Rs.10,00,000.

S.No	Quantity		Description of Work	Rate	Per	Amount
GROUND FLOOR						
1	35.86	cum	Earth work excavation in all soils with initial lead and lift	500.00	cum	17 929.63
2	84.05	cum	Sand filling for foundation using conveyed river sand	650.00	cum	54 631.93
3	23.70	cum	P.C.C.1:5;10 using 40 mm B.S.G . metal jelly	4500.00	cum	1 06 637.04
4	7.26	cum	R.C.C1:2;4 for foundation using 20mm metal jelly	4500.00	cum	32 665.68
5	4.29	cum	R.C.C1:2;4 for column using 20mm metal jelly	4500.00	cum	19 324.90
6	15	cum	Sand filling for foundation pits using river sand	600.00	cum	9 000.00
7	56.31	cum	Brick work in C.M. 1:5 using chamber bricks	4000.00	cum	2 25 256.57
8	1.43	cum	R.C.C1:2;4 for lintel beam & loft using 20mm HBG metal jelly with centering barbending and labours	4500.00	cum	6 412.70
9	6.60	sqm	R.C.C1:2;4 for roof slab using 20mm HBG metal jelly with centering barbending and labours	4500.00	sqm	29 700.00
10	130.00	sqm	Plastering in C.M. 1:3 for ceiling at 12mm tk	600.00	sqm	78 000.00
11	578.61	sqm	Plastering in C.M. 1:4 for inner & outer walls at 12mm tk	350.00	sqm	2 02 513.85
12				600.00	sqm	24 000.00
19				900.00	sqm	1 35 000.00
21				L.S.		10 000.00
22				L.S.		10 000.00
23				L.S.		30 000.00
24				L.S.		8 928.00
						10 00 000.00
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E. A. THIYAGARAJAN, P.E., S.T., M.Tech.
Reg.No. 105/LB/2019/00034
Registered Consulting Civil Engineer
Nirmala Builders, (Opp of HP Petrol Bunk)
Kumbakonam Municipal / Corporation
Town Panchayat Kudavasal
Cell : 9443280895, 7904812718



DETAILED ESTIMATE						
GROUND FLOOR						
S.NO	DESCRIPTION OF WORKS	NOS.	L	B	D	QTY
1	Earth work excavation in all soils with initial lead and lift					
	a. column footing	18	1.22	1.22	1.22	32.69
	b. Grade beam walls	1	60	0.23	0.23	3.17
					Total	35.86
2	Sand filling for foundation using conveyed river sand					
	a. column footing	18	1.22	1.22	0.1	2.68
	b. Grade beam walls	1	60.00	0.23	0.15	2.07
	c. carpet area	1	130.00	-	0.61	79.30
					Total	84.05
3	P.C.C. 1:5;10 using 40 mm B.S.G . metal jelly					
	a. column footing	18	1.22	1.22	0.1	2.68
	b. Grade beam walls	1	60.00	0.23	0.11	1.52
	c. Flooring concrete	1	130.00	-	0.15	19.50
			.		Total	23.70
4	R.C.C1:2;4 for foundation using 20mm metal jelly					
	a. column footing	18	0.76	0.76	0.3	3.12
	b. Grade beam walls	1	60	0.23	0.3	4.14
					Total	7.26
5	R.C.C1:2;4 for column using 20mm metal jelly					
	a. column	18	0.23	0.23	4.51	4.29
					Total	4.29
6	Sand filling for foundation pits using river sand	-	-	-	-	15
7	Brick work in C.M. 1:5 using chamber bricks					
	a. basement	1	60	0.23	0.61	8.42
	b. superstructure	1	70	0.23	3.05	49.11
	deductions Main Door	1	1.07	0.23	2.13	-0.52
	deductions Door	2	1.22	0.23	1.22	-0.68
	deductions Window	8	1.22	0.23	1.22	-2.74
					Total	56.31
8	R.C.C1:2;4 for lintel beam & loft using 20mm HBG metal jelly with centering barbending and labours					
	a. lintel beam	1	20	0.23	0.3	1.38
	b. lofts / sunshades	1	0.91	0.45	0.11	0.05
					Total	1.43
9	R.C.C1:2;4 for roof slab using 20mm HBG metal jelly with centering barbending and labours					
	a. Total plinth area	1	60	-	0.11	6.60
10	Plastering in C.M. 1:3 for ceiling at 12mm tk	1		-		130.00
11	Plastering in C.M. 1:4 for inner & outer walls at 12mm tk					
	a. outer walls	1	60	3.66	-	219.60
	b. inner walls	1	130	3.05	-	396.50
	deductions Main Door	2	1.07	-	2.13	-4.56
	deductions Door	4	1.07	-	2.13	-9.12

	deductions Window	16	1.22	-	1.22	-23.81
					Total	578.61
12	Floor finish with ordinary cement flooring with C.M. 1:5	1	-	-	-	40
19	Floor finish with ordinary cement	1	-	-	-	100
21	Provision made for Plumbing			L.S.		
22	Provision made for electrification			L.S.		
23	Provision made for whitewashing			L.S.		
24	Provision made for p.s charges			L.S.		




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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
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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.

