Verified RealEstate™

RE REGULATORY RECORD

RERA Document

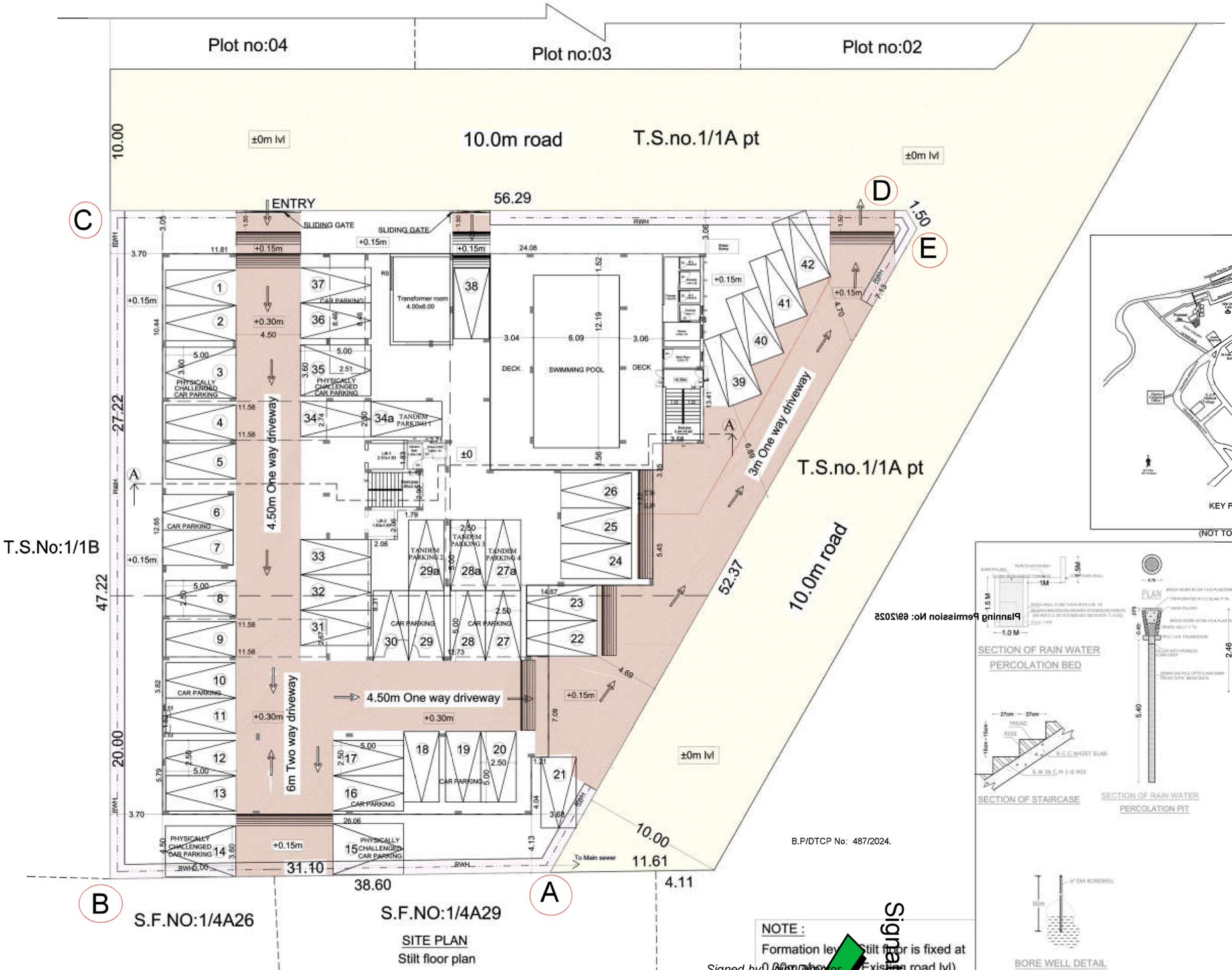
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SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT IN PLOT NO: 05, 06 & 07 IN THE LAYOUT - "ROYAL WINDGATES PHASE-3" IN T.S.NO: -1/1A PART, BLOCK-05, WARD-AB,GOLDEN ROCK ZONE, K.ABHISEKAPURAM VILLAGE,TIRUCHIRAPALLI CORPORATION.



NOTE :
Formation level of Stilt floor is fixed at 0.150m above (Existing road lvl)

B.P/DTCP No: 487/2024.

Planning Permission No: 89/2025

JOINERY DETAILS

GD1	GLASS DOOR	1.07 x 2.21
MD1	MAIN DOOR	1.07 x 2.21
D1	DOOR	1.00 x 2.21
D2	DOOR	0.91 x 2.21
D3	DOOR	0.84 x 2.21
D4	DOUBLE DOOR	1.22 x 2.21
W1	WINDOW	1.52 x 1.52
W2	WINDOW	1.82 x 1.52
FD1	FRENCH DOOR	2.44 x 2.21
FD2	FRENCH DOOR	1.83 x 2.21
KW1	KITCHEN WINDOW	1.52 x 1.14
KW2	KITCHEN WINDOW	1.22 x 1.14
V1	VENTILATOR	0.91 x 0.61
V2	VENTILATOR	0.61 x 1.22
FG1	FIXED GLASS	0.61 x 1.22

(NOT TO SCALE)

I. SITE AREA DETAILS

NORTH

SCALE:- 1: 100

TSLR/FMB AREA	= 2084.76 Sq.m
AS PER DOCUMENT AREA	= 2084.76 Sq.m
SUPER IMPOSED AREA	= 2084.76 Sq.m
FLOOR SPACE INDEX (FSI)	= 2.600

II. F.S.I AREA & NON-F.S.I AREA

PROPOSED BUILTUP AREA

S.No	AREA DETAILS	FSI AREA (in sq.m)	NON-FSI AREA (in sq.m) PARKING & PASSAGE	TOTAL AREA (in sq.m)
01	STILT FLOOR	225.17	1073.51	1298.68
02	FIRST FLOOR/ CLUB HOUSE	926.16 162.55	--- ---	926.16 162.55
03	SECOND FLOOR	1086.75	---	1086.75
04	THIRD FLOOR	1086.75	---	1086.75
05	FOURTH FLOOR	1086.75	---	1086.75
06	FIFTH FLOOR	846.56	---	846.56
07	TERRACE FLOOR	---	22.64	22.64
	TOTAL	5420.69	1096.15	6516.84

III.DWELLING AREA STATEMENT in (Sq.m)

BLOCK-1

Sl.no	UNITS	FLOOR-1	FLOOR-2	FLOOR-3	FLOOR-4	FLOOR-5
1	A (1)	128.51	128.51	128.51	128.51	128.51
2	B (2)	144.77	145.25	145.25	145.25	145.75
3	C (3)	113.48	104.36	104.36	104.36	104.84
4	D (4)	-	156.76	156.76	156.76	-
5	E (5)	143.65	143.65	143.65	143.65	143.65
6	F (6)	141.33	141.33	141.33	141.33	227.52
7	G (7)	149.58	149.58	149.58	149.58	-
8	CLUB HOUSE	162.55	-	-	-	-
9	COMMON AREA	104.84	137.31	137.31	137.31	96.29
10	TOTAL AREA	1088.71	1086.75	1086.75	1086.75	846.56

NO. OF DWELLING UNITS 32nos.

III.PARKING DETAILS

Car Parking Required	40 nos.
Car Parking Provided	42 nos.
Additional Tandem perking provided	04 nos.

IV. FSI CALCULATION

5420.69/ 2084.76 = 2.600

NOTE:
1. SEWAGE AND WASTE WATER TO BE DISCHARGED INTO THE UNDERGROUND DRAINAGE SYSTEM (UGD)
2. BORE WELL WATER AND CORPORATION WATER SUPPLY WILL BE PROVIDED.
3. RAIN WATER PERCOLATION PITS WILL BE PROVIDED.
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) NO. 138 DATED 11-10-02.
5. RAIN WATER IS TO BE TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES.
6. RAIN WATER COLLECTED FROM OPEN TERRACE WILL BE COLLECTED THROUGH PIPES AND LEAD INTO A FILTER PIT (SIZE 60 x 60 x 60 Cm) WITH APPROPRIATE FILTER MATERIAL AND THEN LEAD INTO COLLECTION TANK.
7. ALL DIMENSIONS ARE IN METRE.

V.LEGEND:

- Site boundary (Super imposed)
- Proposed Building
- Driveway
- Road
- RWH Pit & Trench

APPLICANT SIGNATURE

For Royal Shelter
Managing Partner
Power Assure

REGISTERED ENGINEER/ARCHITECT

P.RAVICHANDRAN.M.E.,A.I.I.A.,A.I.V.
Regd. Architect / Structural Engineer
CA/98/21109 AM 77839/5
KA/GULBTCP/TRICHY/JULY-2024/28
"ARCHITECTS PLUS", D-27, 2nd Floor
I.P. Tower, 7th Cross (East)
Thillainagar, Trichy-620 018.

REGISTERED STRUCTURAL ENGINEER

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Regd. Architect / Structural Engineer
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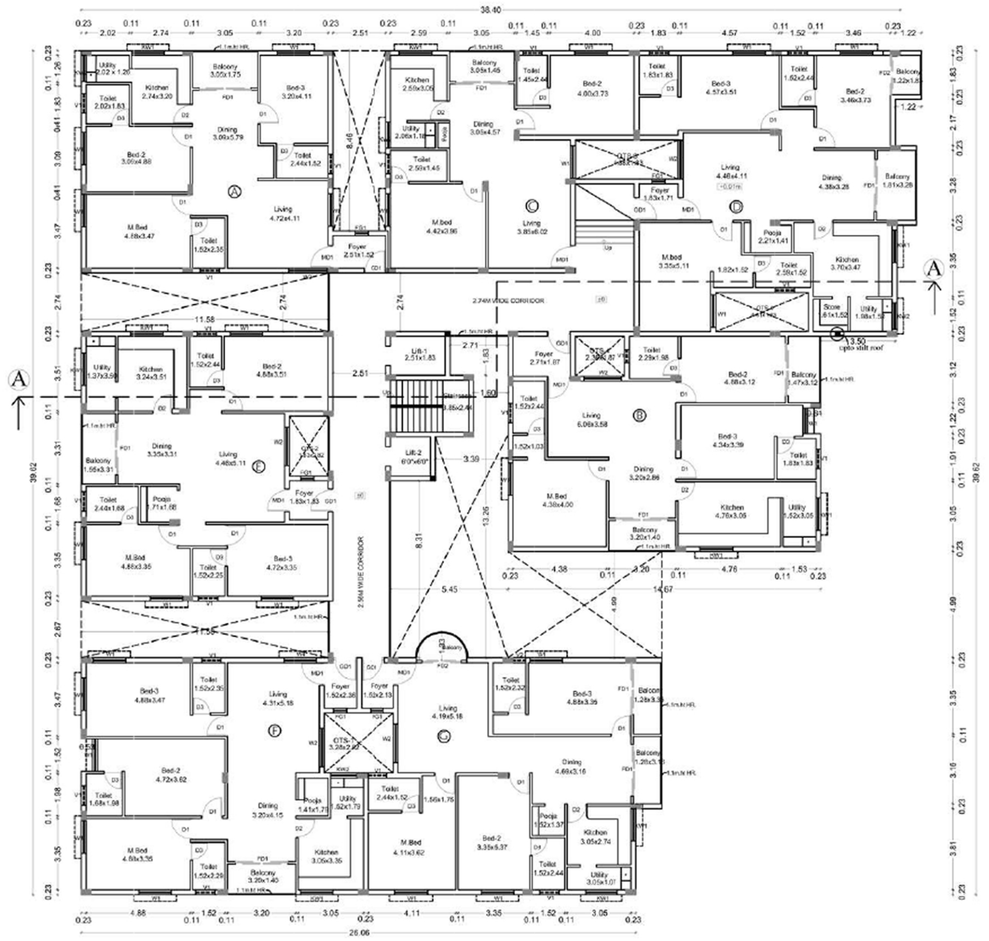
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Signed by Joint Director
Location: Tiruchirappalli
Date:2025.05.16 15:05:54

Signature valid

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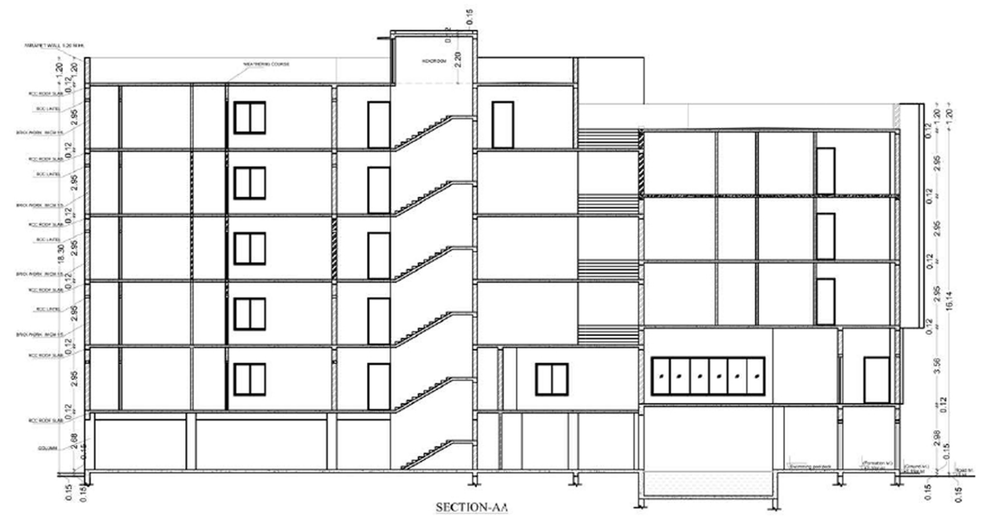
FIRST FLOOR PLAN
FLOOR01



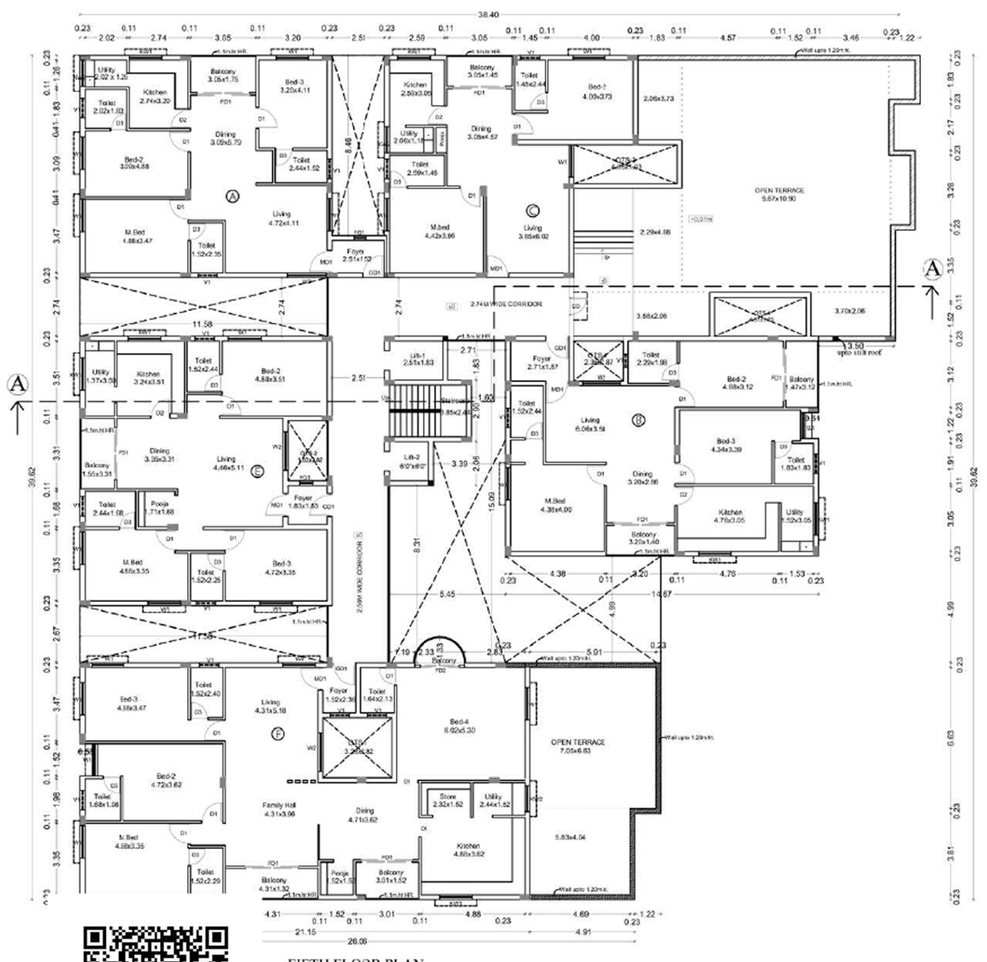
TYPICAL SECOND,THIRD AND FOURTH FLOOR PLAN
FLOOR02,03,04



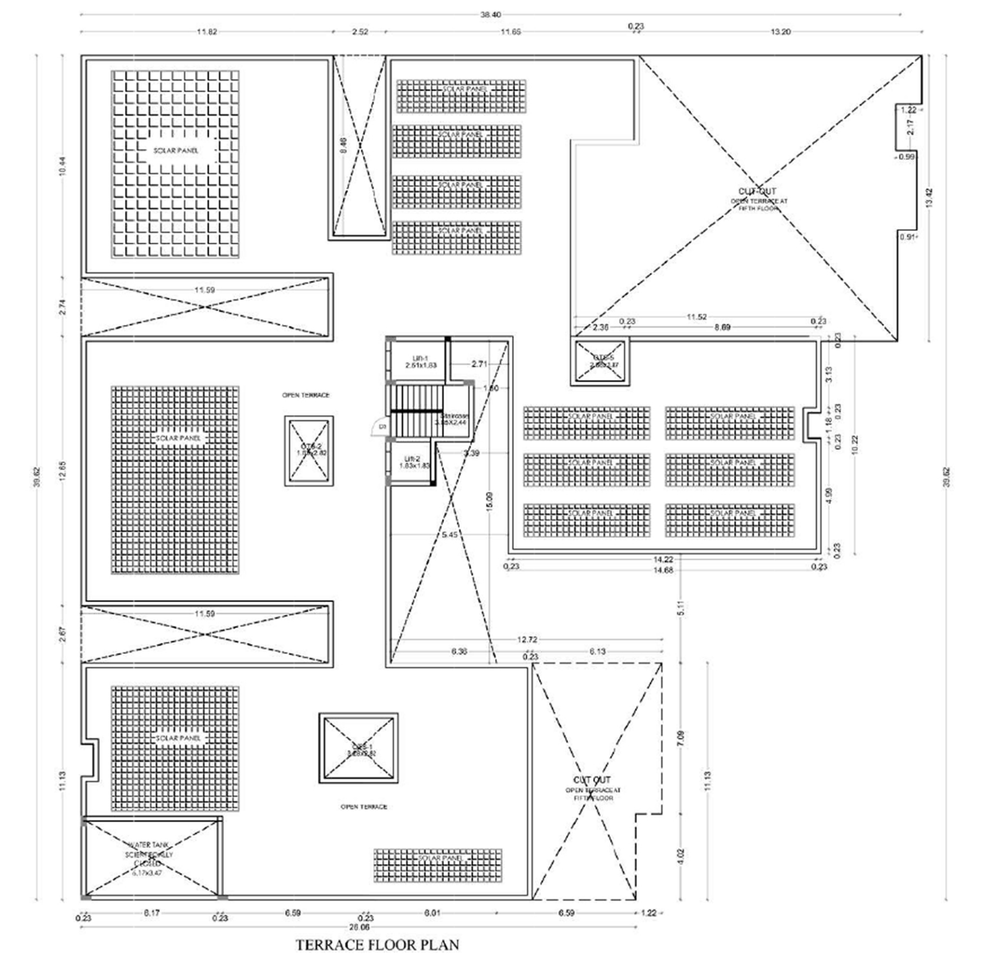
NORTH SIDE ELEVATION



SECTION-AA



FIFTH FLOOR PLAN
FLOOR05



TERRACE FLOOR PLAN

B.P/DTCP No: 487/2024.

Planning Permission No:69/2025

KEY PLAN	
GD1	SLIDING DOOR 1.97 x 2.21
MD1	MAIN DOOR 1.97 x 2.21
D1	DOOR 1.00 x 2.21
D2	DOOR 0.87 x 2.21
D3	DOOR 0.84 x 2.21
D4	DOUBLE DOOR 1.21 x 2.21
W1	WINDOW 1.81 x 1.51
W2	WINDOW 1.52 x 1.51
FD1	FRENCH DOOR 1.90 x 2.21
FD2	FRENCH DOOR 1.83 x 2.21
KW1	KITCHEN WINDOW 1.52 x 1.06
KW2	KITCHEN WINDOW 2.22 x 1.06
V1	VENTILATOR 0.59 x 0.61
V2	VENTILATOR 0.61 x 0.22
FG1	FIXED GLASS 0.61 x 1.22

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6. RAIN WATER COLLECTED FROM OPEN TERRACE WILL BE COLLECTED THROUGH PIPES AND LEAD INTO A FILTER PIT (SIZE 80 x 80 x 80 CM) WITH APPROPRIATE FILTER MATERIAL AND THEN LEAD INTO COLLECTION TANK.
7. ALL DIMENSIONS ARE IN METRE.

APPLICANT SIGNATURE

For ROYAL SHELTER
Managing Partner
Power Assoc

REGISTERED ENGINEER/ARCHITECT

P.RAVICHANDRAN, M.E., A.I.I.A., A.I.V.,
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THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.