Verified RealEstate™

RE REGULATORY RECORD

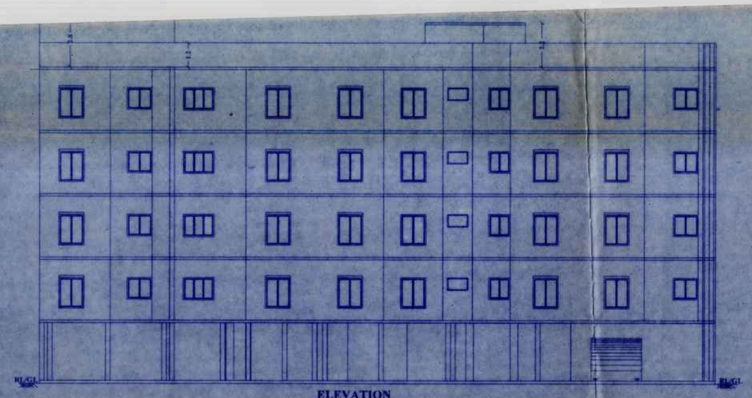
RERA Document

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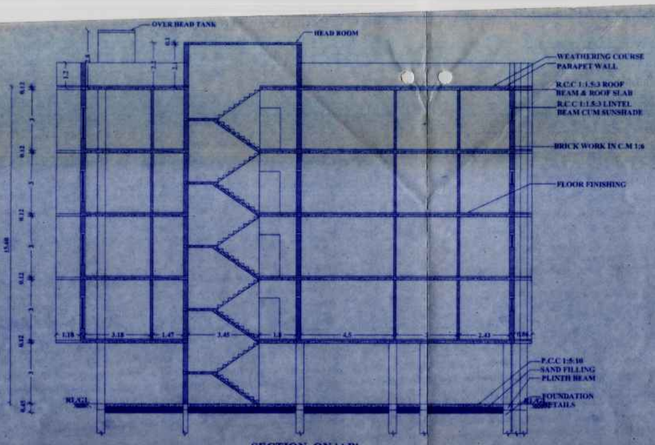
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3/350/2 Mettukuppam,
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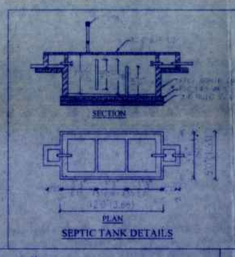
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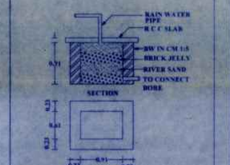
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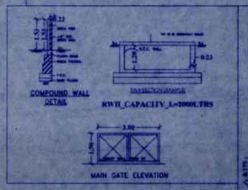
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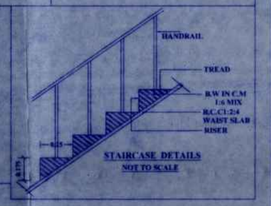


SEPTIC TANK DETAILS

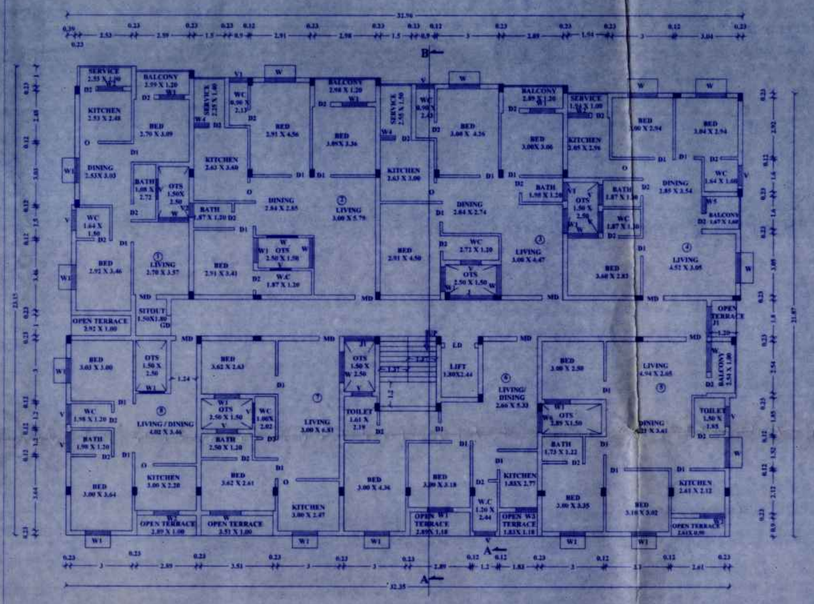


RAIN WATER COLLECTION TANK
(SCALE 1:50)

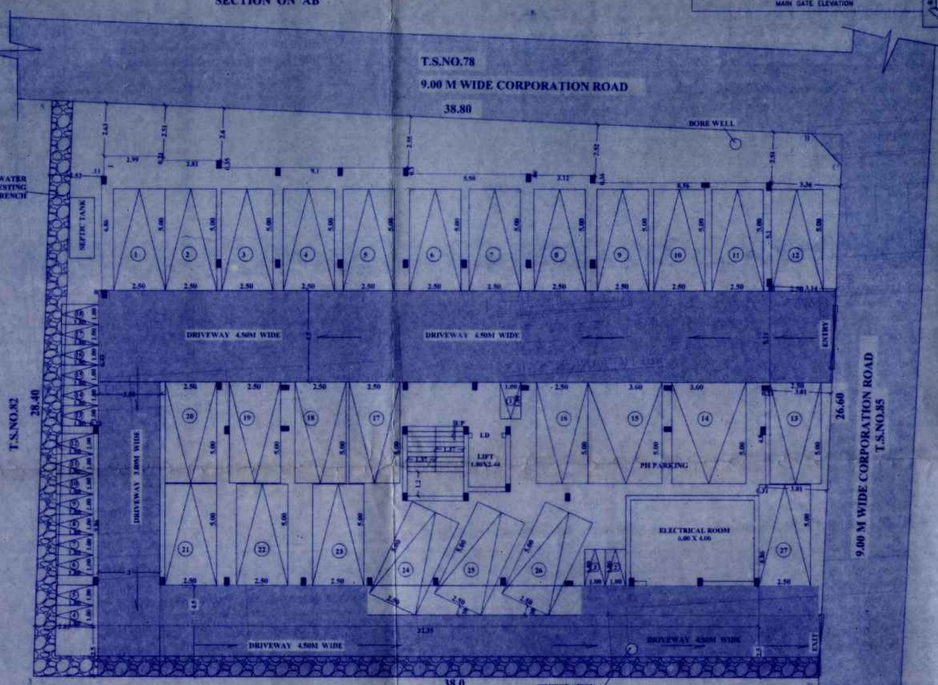




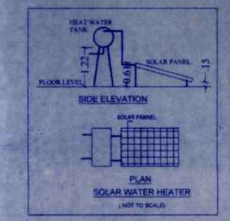
STAIRCASE DETAILS
NOT TO SCALE



TYPICAL_FLOOR_PLAN=1,2,3,4

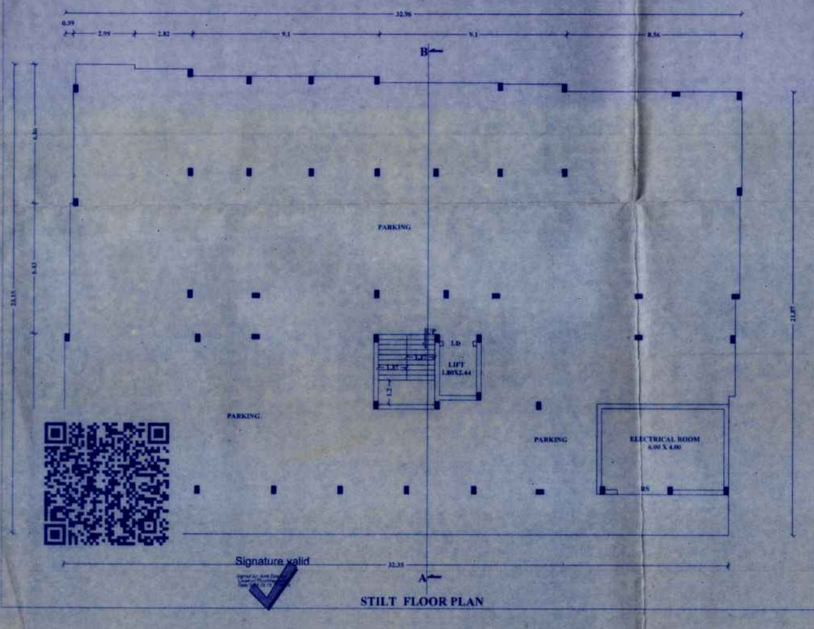


SITE PLAN

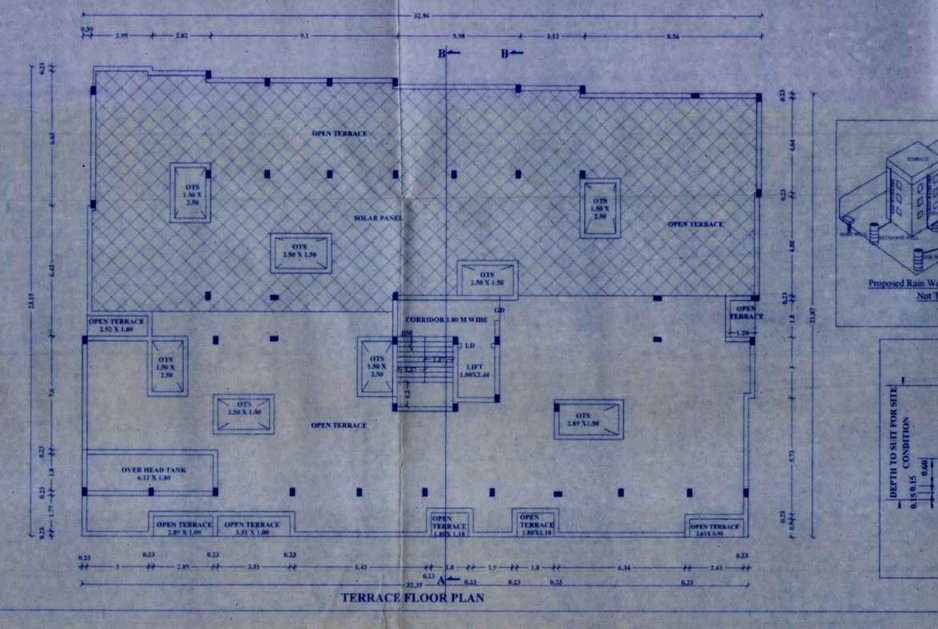


SOLAR WATER HEATER
(NOT TO SCALE)

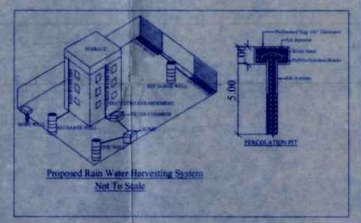
REFERENCES:	METERS
RS - ROLLING SHUTTER	2.60 X 2.10
LD - LIFT DOOR	1.06 X 2.10
MD -MAIN DOOR	1.00 X 2.10
GD - GRILL DOOR	1.00 X 2.10
D1 -DOOR	0.90 X 2.10
D2 -DOOR	0.76 X 2.10
W -WINDOW	1.50 X 1.50
W1 -WINDOW	1.22 X 1.50
W2 -WINDOW	1.22 X 1.06
W3 -WINDOW	1.04 X 1.06
W4 -WINDOW	0.74 X 1.50
W5 -WINDOW	0.84 X 1.50
W6 -WINDOW	1.04 X 1.50
V -VENTILATOR	1.00 X 0.61
V1 -VENTILATOR	0.90 X 0.61
V2 -VENTILATOR	0.70 X 0.76
J -JALLY	2.35 X 1.50
J1 -JALLY	1.50 X 1.50
EG - ENTRY&EXIT GATE	3.00 X 1.50



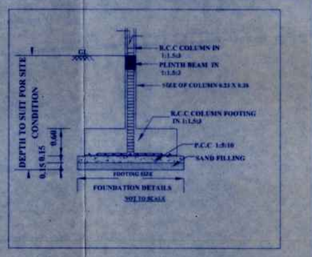
STILT FLOOR PLAN



TERRACE FLOOR PLAN



Proposed Rain Water Harvesting System
Not To Scale



FOUNDATION DETAILS
NOT TO SCALE

DISTRICT TOWN AND COUNTRY PLANNING OFFICE TIRUCHIRAPPALLI
TIRUCHIRAPPALLI LOCAL PLANNING AREA

PLAN SHOWS THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING (AFFORDABLE HOUSING) IN T.S.NO.83, WARD-AV, BLOCK-1 AT KAKKAN COLONY, KOTTAPATTU VILLAGE, TRICHY EAST TALUK, PONMALAI ZONE, ZONE IV, TRICHIRAPPALLI CITY CORPORATION.

ALL DIMENSIONS ARE IN MM
SCALE - 1:100
Scrutiny Reference :SWP/BPA/592997/2025/TCP
REFERENCE:

SITE BOUNDARY
EXISTING ROAD
DRIVEWAY
PROPOSED BUILDING

N

AREA DETAILS

DESCRIPTION	SQM
SITE AREA as per DOCUMENT	1056.48
SITE AREA as per FMB	1056.50
SUPER IMPOSED SITE AREA	1056.39

PLOT AREA (minimum of above shall be taken into account)

SL NO.	FLOOR NAME	FSI AREA SQ.M.	NON FSI AREA SQ.M.	TOTAL AREA SQ.M.	NO. OF HOUSES
1)	STILT FLOOR AREA	28.81	699.21	728.02	-
2)	FIRST FLOOR AREA	678.03	-	678.03	8
3)	SECOND FLOOR AREA	678.03	-	678.03	8
4)	THIRD FLOOR AREA	678.03	-	678.03	8
5)	FOURTH FLOOR AREA	678.03	-	678.03	8
6)	HEAD ROOM AREA	-	28.95	28.95	-
	TOTAL	2740.93	728.16	3469.09	32

F.S.I AREA = 2740.93/ 1056.39 = 2.595

PARKING DETAILS

		REQUIRED CAR PARKING	PROVIDED CAR PARKING
1.	50 Sqm dwelling Unit = 1 Bike foe Every Dwelling units		
2.	50 - 75 Sqm Dwelling unit = 1 Car for 2 Dwelling units & 1 Bike for 1 Dwelling units		
3.	50 - 75 Sqm = 16 Dwelling units = 8 Cars	27 NOS.	27 NOS.
4.	75 - 150 Sqm = 16 Dwelling units = 16 Cars		
5.	Visitor Parking = 3 Car		
		REQUIRED TWO WHEELER PARKING	PROVIDED TWO WHEELER PARKING
6.	1 - 50 sqm = 0 dwelling unit = 0 Bike	18 NOS.	18 NOS.
7.	50 -75 sqm = 16 dwelling unit = 16 Bike		
8.	Visitor Parking = 2 Bike		

NUMBER OF UNITS - 32

FLOOR	FLAT NO	PLINTH AREA (SQM)	CARPET AREA (SQM)
FIRST, SECOND, THIRD, FOURTH	1	67.75	57.94
	2	96.05	84.90
	3	92.56	81.71
	4	84.07	72.81
	5	86.22	74.66
	6	68.74	59.18
	7	61.62	53.08
	8	56.80	48.24

NOTE:

FOR AFFORDABLE HOUSING PROJECTS DWELLING UNIT CARPET AREA LESS THAN 90 SQM PREMIUM F.S.I UP TO 0.60 WITHOUT PREMIUM F.S.I CHARGES.

PROFESSIONAL DETAILS BASED ON FORM-C

APPLICANT	Mr.N.PRAVEEN	
REGISTERED ENGINEER	Er. K. MARIMUTHU REG/Gr-II/DTCP/TRICHY/JULY-2024/23	
STRUCTURAL ENGINEER	Er. K. MARIMUTHU REG/Gr-II/DTCP/TRICHY/JULY-2024/24	
GEO-TECH EXPERT	Dr. S. SENTHAMIL KUMAR (Registration No :- 0001 RGTE)	
SITE SUPERVISION ENGINEER	Er.K.RENGARAJ (DC/DTCP/TRICHY/NOVEMBER/2020/278 dt 30.11.2020)	

Special Condition:

The building must be use for same purpose for which the approval obtained.
If used other than the approved use, the planning permission deemed to be canceled, action will be initiate under 56 and 57 of Town and Country Planning Act-1971 without prior notice, considered as unauthorized construction.

BUILDING PERMISSION NO: B.P./JD DTCP (TD) NO. 98 /2025

PLANNING PERMISSION NO: B.P./JD DTCP (TD) NO. 130 /2025

(This Planning permission is valid for a period of 3 years from the date of receipt.)

கட்டிட அனுமதி

க.வி.எண்...026/CP/25-26/00654l5

க.உ.எண்.....CTP1/419/2025.....

கட்டிடம் கட்ட ஐந்தாண்டு காலத்திற்கு

.....10/12/2025... முதல் ...09/12/2030

முடிய அனுமதி உத்தரவில் கண்டுள்ள நிபந்தனைகளுக்கு உட்பட்டு உரிமம் வழங்கப்பட்டது.

உதவி ஆணையர்

e-signed,
Joint Director/ Member secretary
District Town and Country Planning office,
Tiruchirappalli District

வாட்டு குழு அலுவலகம்-IV
திருச்சிராப்பள்ளி மாநகராட்சி
10/12/2025

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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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.