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RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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DIGITALLY VERIFIED RECORD

DISTRICT TOWN AND COUNTRY PLANNING OFFICE TIRUCHIRAPPALLI
TIRUCHIRAPPALLI LOCAL PLANNING AREA

PLAN SHOWS THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN T.S.NO.9/2, (OLD WARD-8), NEW WARD-G, BLOCK-19 AT KONAKARAI ROAD, CHINTHAMANI VILLAGE, K.ABISHEKAPURAM ZONE, ZONE -V, TIRUCHIRAPPALLI CORPORATION.

ALL DIMENSIONS ARE IN MM
SCALE - 1:100
Scrutiny Reference :SWP/BPA/493124/2025/TCP
REFERENCE:

SITE BOUNDARY
EXISTING ROAD
DRIVEWAY
PROPOSED BUILDING

AREA DETAILS	
DESCRIPTION	SQM
SITE AREA as per DOCUMENT	768.11
SITE AREA as per FMB	768.00
SUPER IMPOSED SITE AREA	767.71

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.
1)	STILT FLOOR AREA	24.58	509.99	534.57
2)	FIRST FLOOR AREA	504.01	-	504.01
3)	SECOND FLOOR AREA	504.01	-	504.01
4)	THIRD FLOOR AREA	501.63	-	501.63
6)	HEAD ROOM AREA	-	24.58	24.58
	TOTAL	1534.23	534.57	2068.80

PARKING DETAILS
F.S.I AREA = 1534.23/ 768.11 = 1.99

Sl. No.	DESCRIPTION	REQUIRED	PROVIDED
1)	CAR PARKING SPACE	14 NOS.	14 NOS.
2)	TWO WHEELER PARKING SPACE	9 NOS.	14 NOS.

REFERENCES: METERS

RS	- ROLLING SHUTTER	2.50 X 2.10	
LD	- LIFT DOOR	1.00 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	1.15 X 1.06	
W4	-WINDOW	0.96 X 1.50	
W5	-WINDOW	0.90 X 1.50	
W6	-WINDOW	1.08 X 1.06	
V	- VENTILATOR	1.00 X 0.61	
V1	- VENTILATOR	0.85 X 0.76	
J	- JALLY	2.70 X 1.50	
J1	- JALLY	2.71 X 1.50	
J2	- JALLY	1.70 X 1.50	

NUMBER OF UNITS - 16

FLOOR	FLAT NO	PLINTH AREA (SQM)
FIRST	1	110.95
	2 3 4 5	102.11 107.78 67.59 61.63
SECOND	1	110.95
	2 3 4 5	102.11 107.78 67.59 61.63
THIRD	1	110.95
	2 3 4 5 6	66.80 76.42 64.13 67.65 61.58

PROFESSIONAL DETAILS BASED ON FORM-C

APPLICANT	Mr.N.JAWAHARLAL NEHRU	
REGISTERED ENGINEER	Er. K. MARIMUTHU RE/GI-I/DTCP/TRICHY/JULY-2024/23	
STRUCTURAL ENGINEER	Er. K. MARIMUTHU RE/GI-II/DTCP/TRICHY/JULY-2024/24	
GEO-TECH EXPERT	Dr. S. SENTHAMIL KUMAR (Registration No - 0001 NOTE)	
SITE SUPERVISION ENGINEER	Er.K.RENGARAJ (C/DTCP/TRICHY/NOTICE&RCR/2022/276 dt: 30.11.2023)	

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. 76/2025

PLANNING PERMISSION NO: P.P/JD DTCP (TD) NO. 102/2025

(This Planning permission is valid for a period of 3 years from the date of e-sign)

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

SITE PLAN
SCALE 1:100

T.S.NO.10/1
T.S.NO.10/6
T.S.NO.8
T.S.NO.9/3
T.S.NO.9/1
EXISTING O.H.POWER
20'0"(6.10 M) WIDE ROAD
ENTRY & EXIT
RAINWATER HARVESTING TRENCH
BOREWELL
DRIVEWAY
ELECTRICAL ROOM 6.00 x 4.00
RS
LD
UP
DN
LIFT 1.80 X 1.80
L.370
SERVICE SHAFT
CONDOMINATION WATER
B
A
17.50
14.40
18.70
4.70
B.00
19.40
BLOCK-18
40.84

TERRACE FLOOR PLAN

OVER HEAD WATER TANK 4.51 X 3.86
OPEN TERRACE
SOLAR PANEL
O.T.S 3.46 X 1.90
O.T.S 2.90 X 1.80
O.T.S 3.45 X 1.59
O.T.S 6.12 X 1.70
L.370
LD
UP
DN
LIFT 1.80 X 1.80
3.32 M WIDE CORRIDOR
20.18
11.48
0.50 1.62 2.74 1.80 0.23 0.23 0.54 0.23

STILT FLOOR PLAN

ELECTRICAL ROOM 6.00 x 4.00
RS
PARKING
LD
UP
DN
LIFT 1.80 X 1.80
L.370
EXHAUST FAN
A
B
41.52

TYPICAL FLOOR PLAN=1,2

41.52

THIRD FLOOR PLAN

41.52

ELEVATION

STAIRCASE DETAILS
NOT TO SCALE
TREAD
RISER
8.W.IN C.M 1:6 MIX
R.C.C1:2:4 WAIST SLAB
HANDRAIL

SECTION ON 'AB'

PARAPET WALL
WATERMING COURSE
R.C.C 1:2:4 ROOF BEAM & ROOF SLAB
R.C.C 1:2:4 LINTEL BEAM & SUNSHADE
BRICK WORK IN C.M 1:6
FLOOR FINISHING
PLINTH BEAM
SAND FILLING
P.C.C 1:5:10
FOUNDATION DETAILS
RL/GL
3.15
3.40
2.40
2.06
1.50
1.90
4.47
2.20

SEPTIC TANK DETAILS
PLAN
SECTION
(12'0"C.C) (66)
(5'0"C.C) (55)
SLAB
W.L
SLOPE

FOUNDATION DETAILS
NOT TO SCALE
FOOTING SIZE
P.C.C 1:5:10
SAND FILLING
R.C.C COLUMN IN 1:1:1.5 FOOTING
SIZE OF COLUMN 0.23 X 0.45
PLINTH BEAM IN 1:1:1.5
R.C.C COLUMN IN 1:1:1.5
DEPTH TO SUIT FOR SITE CONDITION
0.15
0.60

Proposed Rain Water Harvesting System
Not To Scale
MAIN GATE ELEVATION
RWH_CAPACITY_L=200CUBICMETERS
1.50
6.00
PIPE SECTION CHARGE
0.23
RECHARGE PIT
5.00
1.00
RAIN WATER COLLECTION TANK
(SCALE 1:50)
PLAN
SECTION
0.23
0.91
0.61
RAIN WATER PIPE
R.C.C SLAB
BRICK JELLY
HIVER SAND
BOSE
TO CONNECT
SOLAR WATER HEATER DETAILS
Hot water outlet
Cold water inlet
Hot water Storage Tank 1000 ltr
Water Tank
Flow level
Ground level

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.