Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
TIRUCHIRAPPALLI DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN T.S.NO:2019/178, WARD - B, BLOCK NO: 42, THIMMARAYASAMUTHIRAM VILLAGE, ZONE - 1 (SRIRANGAM ZONE), TRICHY CITY CORPORATION.

ALL DIMENSIONS ARE IN METER.

SCALE - 1:100

Online Application Number: SWP/BPA/459274/2025

REFERENCE:

Existing Road

Site Boundary

Proposed Building

AREA DETAILS

DESCRIPTION	SQ.M
PLOT AREA AS PER DOCUMENT	640.00
PLOT AREA AS PER TSLR	640.00
SUPER IMPOSED PLOT AREA	631.89
MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT	

PROPOSED BUILTUP AREA

SL NO.	DESCRIPTION	F.S.I. AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL AREA (SQM)
1)	STILT FLOOR AREA (Parking)	-	329.62	329.62
2)	FIRST FLOOR AREA	324.85	-	324.85
3)	SECOND FLOOR AREA	324.85	-	324.85
4)	THIRD FLOOR AREA	324.85	-	324.85
5)	FOURTH FLOOR AREA	324.85	-	324.85
6)	FIFTH FLOOR AREA	324.85	-	324.85
7)	HEAD ROOM AREA	-	21.85	21.85
8)	TOTAL	1624.25	351.47	1975.72
9)	VACANT AREA	-	-	302.27

PLOT COVERAGE = 329.62 / 631.89 X 100 = 52.16 %

F.S.I = 1624.25/ 631.89 = 2.57

SL NO.	PARKING	REQUIRED	PROVIDED
1	TWO WHEELER PARKING SPACE	0 NOS	14 NOS
2	CAR PARKING SPACE	11 NOS	11 NOS

APPLICANT

R. Seethala

REGISTERED ENGINEER

REGISTERED STRUCTURAL ENGINEER

N. Nanthakumar
Er. N. Nanthakumar, M.Sc(Phy)., M.Sc(Env)., M.Tech(Struct)., M.Tech(Geo)., M.Tech(Env)., M.Tech(Trans)., M.Tech(Remote Sensing)., M.Tech(GIS)., M.Tech(Hydro)., M.Tech(Coast)., M.Tech(Ocean)., M.Tech(Port)., M.Tech(Air)., M.Tech(Rail)., M.Tech(Road)., M.Tech(Bridge)., M.Tech(Tunnel)., M.Tech(Dam)., M.Tech(Reservoir)., M.Tech(Irrigation)., M.Tech(Water Resources)., M.Tech(Environmental Engineering)., M.Tech(Geotechnical Engineering)., M.Tech(Structural Engineering)., M.Tech(Transportation Engineering)., M.Tech(Geomatics Engineering)., M.Tech(Remote Sensing and GIS)., M.Tech(Hydrology and Water Resources)., M.Tech(Coastal and Ocean Engineering)., M.Tech(Port and Harbour Engineering)., M.Tech(Airport Engineering)., M.Tech(Railway Engineering)., M.Tech(Road Engineering)., M.Tech(Bridge Engineering)., M.Tech(Tunnel Engineering)., M.Tech(Dam Engineering)., M.Tech(Reservoir Engineering)., M.Tech(Irrigation Engineering)., M.Tech(Water Resources Engineering

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
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The LandLens suite
/landlens/one

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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.