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,
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DIGITALLY VERIFIED RECORD

SECTION Y-Y

FRONT ELEVATION

SECTION X-X

DWELLING DETAILS			
FLOOR NAME	Dwelling Reference	Area Details	Dwelling Area
First Floor	1A	Building Area : 107.07 Sq.Mt Balcony Area : 7.52 Sq.Mt Total Area : 114.59 Sq.Mt	114.59
	1B	Building Area : 107.07 Sq.Mt Balcony Area : 7.52 Sq.Mt Total Area : 114.59 Sq.Mt	114.59
	1C	Building Area : 73.90 Sq.Mt Balcony Area : 3.37 Sq.Mt Total Area : 77.27 Sq.Mt	77.27
	1D	Building Area :81.72 Sq.Mt Balcony Area : 3.41 Sq.Mt Total Area : 85.13 Sq.Mt	85.13
	1E	Building Area :84.83 Sq.Mt Balcony Area : 3.41 Sq.Mt Total Area : 88.24 Sq.Mt	88.24
	1F	Building Area :70.33 Sq.Mt Balcony Area : 3.37 Sq.Mt Total Area : 73.69 Sq.Mt	73.69
Second Floor	2A	Building Area : 107.07 Sq.Mt Balcony Area : 7.52 Sq.Mt Total Area : 114.59 Sq.Mt	114.59
	2B	Building Area : 107.07 Sq.Mt Balcony Area : 7.52 Sq.Mt Total Area : 114.59 Sq.Mt	114.59
	2C	Building Area : 73.90 Sq.Mt Balcony Area : 3.37 Sq.Mt Total Area : 77.27 Sq.Mt	77.27
	2D	Building Area :81.72 Sq.Mt Balcony Area : 3.41 Sq.Mt Total Area : 85.13 Sq.Mt	85.13
	2E	Building Area : 84.83 Sq.Mt Balcony Area : 3.41 Sq.Mt Total Area : 88.24 Sq.Mt	88.24
	2F	Building Area : 70.33 Sq.Mt Balcony Area : 3.37 Sq.Mt Total Area : 73.69 Sq.Mt	73.69
Third Floor	3A	Building Area : 107.07 Sq.Mt Balcony Area : 7.52 Sq.Mt Total Area : 114.59 Sq.Mt	114.59
	3B	Building Area : 107.07 Sq.Mt Balcony Area : 7.52 Sq.Mt Total Area : 114.59 Sq.Mt	114.59
	3C	Building Area : 73.90 Sq.Mt Balcony Area : 3.37 Sq.Mt Total Area : 77.27 Sq.Mt	77.27
	3D	Building Area :81.72 Sq.Mt Balcony Area : 3.41 Sq.Mt Total Area : 85.13 Sq.Mt	85.13
	TBU	Building Area : 114.83 Sq.Mt. Balcony Area : 14.5 Sq.Mt. Total Area : 129.33 Sq.Mt.	129.33
	3F	Building Area :70.33 Sq.Mt Balcony Area : 3.37 Sq.Mt Total Area : 73.69 Sq.Mt	73.69
Fourth Floor	4A	Building Area : 107.07 Sq.Mt Balcony Area : 7.52 Sq.Mt Total Area : 114.59 Sq.Mt	114.59
	4B	Building Area : 107.07 Sq.Mt Balcony Area : 7.52 Sq.Mt Total Area : 114.59 Sq.Mt	114.59
	4C	Building Area : 73.90 Sq.Mt Balcony Area : 3.37 Sq.Mt Total Area : 77.27 Sq.Mt	77.27
	4D	Building Area :81.72 Sq.Mt Balcony Area : 3.41 Sq.Mt Total Area : 85.13 Sq.Mt	85.13
	4E	Building Area : 84.83 Sq.Mt Balcony Area : 3.41 Sq.Mt Total Area : 88.24 Sq.Mt	88.24
	4F	Building Area :70.33 Sq.Mt Balcony Area : 3.37 Sq.Mt Total Area : 73.69 Sq.Mt	73.69
Fifth Floor	5A	Building Area : 107.07 Sq.Mt Balcony Area : 7.52 Sq.Mt Total Area : 114.59 Sq.Mt	114.59
	5B	Building Area : 107.07 Sq.Mt Balcony Area : 7.52 Sq.Mt Total Area : 114.59 Sq.Mt	114.59
	5C	Building Area : 73.90 Sq.Mt Balcony Area : 3.37 Sq.Mt Total Area : 77.27 Sq.Mt	77.27
	5D	Building Area :81.72 Sq.Mt Balcony Area : 3.41 Sq.Mt Total Area : 85.13 Sq.Mt	85.13
	5E	Building Area : 84.83 Sq.Mt Balcony Area : 3.41 Sq.Mt Total Area : 88.24 Sq.Mt	88.24
	5F	Building Area :70.33 Sq.Mt Balcony Area : 3.37 Sq.Mt Total Area : 73.69 Sq.Mt	73.69

DWELLING UNIT PARKING CALCULATION:-

Dwelling Unit with Floor Area with 75 - 149.99 Sq.m
One Dwelling House = 1 Car Space
Required Parking:

House 1A= (F.F) = 114.59 Sq.Mt	= 1 Car
House 1B = (F.F) = 114.59 Sq.Mt	= 1 Car
House 1C = (F.F) = 77.27 Sq.Mt	= 1 Car
House 1D = (F.F) = 85.13 Sq.Mt	= 1 Car
House 1E = (F.F) = 88.24 Sq.Mt	= 1 Car
House 1F = (F.F) = 73.69 Sq.Mt	= 1 Car
House 2A = (S.F) = 114.59 Sq.Mt	= 1 Car
House 2B = (S.F) = 114.59 Sq.Mt	= 1 Car
House 2C = (S.F) = 77.27 Sq.Mt	= 1 Car
House 2D = (S.F) = 85.13 Sq.Mt	= 1 Car
House 2E = (S.F) = 88.24 Sq.Mt	= 1 Car
House 2F = (S.F) = 73.69 Sq.Mt	= 1 Car
House 3A = (T.F) = 114.59 Sq.Mt	= 1 Car
House 3B = (T.F) = 114.59 Sq.Mt	= 1 Car
House 3C = (T.F) = 77.27 Sq.Mt	= 1 Car
House 3D = (T.F) = 85.13 Sq.Mt	= 1 Car
House 3E = (T.F) = 88.24 Sq.Mt	= 1 Car
House 3F = (T.F) = 73.69 Sq.Mt	= 1 Car
House 4A = (Fo.F) = 114.59 Sq.Mt	= 1 Car
House 4B = (Fo.F) = 114.59 Sq.Mt	= 1 Car
House 4C = (Fo.F) = 77.27 Sq.Mt	= 1 Car
House 4D = (Fo.F) = 85.13 Sq.Mt	= 1 Car
House 4E = (Fo.F) = 88.24 Sq.Mt	= 1 Car
House 4F = (Fo.F) = 73.69 Sq.Mt	= 1 Car
House 5A = (Fi.F) = 114.59 Sq.Mt	= 1 Car
House 5B = (Fi.F) = 114.59 Sq.Mt	= 1 Car
House 5C = (Fi.F) = 77.27 Sq.Mt	= 1 Car
House 5D = (Fi.F) = 85.13 Sq.Mt	= 1 Car
House 5E = (Fi.F) = 88.24 Sq.Mt	= 1 Car
House 5F = (Fi.F) = 73.69 Sq.Mt	= 1 Car

Required Parking = 30 Car Space
10 % Visitors Parking = 3 Car Space
Total Required Parking = (30 +3) car Space
= 33 Car Space
Available Parking: = 33 Car Space
(Including 3 Physically Challenged Car Parking)

Area Details :-	Area		
	FW (Sq.Mt)	Non FW (Sq.Mt)	Total (Sq.Mt)
Pro. Still Floor	31.39	603.15	634.54
Pro.First Floor	598.29	-----	598.29
Pro.Second Floor	598.29	-----	598.29
Pro.Third Floor	598.29	-----	598.29
Pro.Fourth Floor	598.29	-----	598.29
Pro.Fifth Floor	598.29	-----	598.29
Pro.Head Room	-----	32.43	32.43
Total Area	3022.84	635.57	3658.41

PLAN SHOWING THE PROPOSED CONSTRUCTION OF 30 DWELLING UNITS APARTMENT BUILDING AFTER REMOVING THE EXG.BUILDING IN PLOT NO : A 26 , 1st CROSS STREET , MAHARAJA NAGAR, THIRUNELVELI. APPROVED LAYOUT IN L.P.H/D.T.P NO:56/62, TOWN SURVEY WARD BS, BLOCK 12, T.S.NO: 54/1 & T.S.NO: 54/2, OLD S.NO:264/4 & 264/8, VM CHATHIRAM VILLAGE, HIGH GROUND DD PLAN , PALAYAMKOTTAI WARD OFFICE, TIRUNELVELI CITY MUNICIPAL CORPORATION.TIRUNELVELI LOCAL PLANNING AUTHORITY, THIRUNELVELI DISTRICT.

AREA DETAIL		SQ.MT.
STILT FLOOR	--	31.39
FIRST FLOOR	--	598.29
SECOND FLOOR	--	598.29
THIRD FLOOR	--	598.29
FOURTH FLOOR	--	598.29
FIFTH FLOOR	--	598.29
TOTAL AREA (Total Pro. St.F, F.F, S.F , T.F, Fo.F & Fi.F Floor Area)	--	3022.84
HEAD ROOM (N.F.S.I.)	--	32.42
SITE AREA		
As Per Patta	--	1042.00
As Per Document	--	1040.50
As Per FMB sketch	--	1042.00
As Per Site	--	1040.50
Least Area Taken	--	1040.50
F.S.I.+50% Premium F.S.I	--	2.90
Exg Building to Be Removed Area	--	250.29

FLOOR AREA RATIO

Premium FSI Ratio = 2 + 50 % = 3.0

St.F(Electrical Room)+F.F + S.F + T.F + FO.F + FI.F

= Total Site Area

= 31.39 + 598.29 + 598.29 + 598.29 + 598.29 + 598.29 / 1040.50

= 3022.84 / 1040.50

= 2.90 < 3.0

Premium FSI Area = 3022.84 - 2081.08 = 941.76

PP/BP/TLPA No: SWP / 110 / 2025
FILE NO: SWP /BPA /545241/ 2025

Office Use

SPECIFICATION :

* COLUMN FOOTING FOUNDATION LAID OVER THE SAND FILLING AND R.C.C. 1:4:8 M.A.T.
* ALL COLUMNS ARE CONNECTED WITH PLINTHBEAM AND ROOFBEAM.
* P.C.C. 1:4:8 LAID OVER THE SAND FILLING FOR MOSAIC FLOORING.
* BRICKWORK IN BASEMENT AND SUPERSTRUCTURE WITH C.M.1:5 MIX.
* R.C.C. M25 MIXED LINTEL LAID OVER THE DOORS, WINDOWS AND OPENINGS.
* ALL WALLS AND CEILINGS ARE PLASTERED WITH C.M 1:5 MIX.
* BATH WATER AND WASTE WATER CONNECTED TO FUNCTIONING UGD.
* ROOF COVERED BY R.C.C. M25 MIXED FLAT SLAB.
* PARAPET WALL LAID ALL OVER THE BUILDING.
* WEATHERING COURSE LAID IN PROPER MIX AND SLOPE WITH WATER PROOFING COMPOUND.

SCHEDULE OF JOINERY :	(FT.)	(MT.)
M.D. - MAIN DOOR	3'6"X7'0"	1.07X2.13
FD - FRENCH DOOR	8'0"X7'0"	2.43X2.13
D - DOOR	3'0"X7'0"	0.91X2.13
DI - DOOR	2'6"X7'0"	0.76X2.13
W - WINDOW	6'0"X4'6"	1.83X1.37
W1 - WINDOW-1	4'0"X4'6"	1.22X1.37
W2 - WINDOW-2	3'0"X4'6"	0.91X1.37
KW - KIT.WINDOW	4'0"X3'6"	1.22X1.07
SW - STAIRCASE WINDOW	2'6"X4'6"	0.76X1.37
V - VENTILATOR	2'0"X3'0"	0.61X0.91
RS - ROLLING SHUTTER	10'0"X7'0"	3.04X2.13
LD - LIFT DOOR	3'0"X7'0"	0.91X2.13

COLOUR INDEX :

EXISTING ROAD

SITE BOUNDARY

N

SCALE : 1"=80' (1:100) | DATE :24-07-2025

APPLICANT:

G V Kishore
POWER AGENT

STRUCTURAL ENGINEER

S. P. S. INBARAJAN
M.E., (Structural) A.M.I.E.,
Structural Consultant,
Registered Structural Engineer
Graduate with valuers LPA DTCP
Reg. No. SE/Gr I/LA-2023/07 Dt.02.09.2024
Door No.52, Krupanandan Street,
West Mambalam, Chennai - 600 033

CONSTRUCTION ENGINEER:

Pr.G.S.Venkatraman B.Tech (CIVIL) (E) FIV
Registered Construction Engineer
Local Planning Authority - Tirunelveli
A.E. M cross street, Ratnagiri, Tirunelveli-627011
Phone : 9442610202

REGISTERED ENGINEER / ARCHITECT:

C. SUBBA RAO B.Arch., AIIA
COA REG. No. CA/81/08834
No.1, Ramakrishna Street,
T. Nagar, Chennai - 600 017.
GRCP REG. No.
GLRGSRAO/B-10273/12/2005

SITE CUM STILT FLOOR PLAN

18.3M WIDE ROAD

TYPICAL FLOOR PLAN
(FIRST,SECOND,THIRD,FOURTH & FIFTH)

TERRACE FLOOR PLAN

SITE PLAN
SCALE 1: 100

திருநெல்வேலி மாநகராட்சி
பாளையங்கோட்டை வார்டு அலுவலகம்
கட்டிட அனுமதி
11/08/2025 தேதிய உத். எண் : 2005/2025/TP2
ஆணையில் கண்டுள்ள நிபந்தனைகளுக்குட்பட்டு அனுமதி வழங்கப்படுகிறது.
உத். எண் : 1408/2025/2037/2015 /TP2
உத். காலம் 11/08/2025 முதல் 10/08/2030 வரை
ஆணையருக்காக
திருநெல்வேலி மாநகராட்சி

Signature valid

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.