Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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FRONT ELEVATION

SECTION ON AB

STILT FLOOR PLAN
(PARKING)

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

SHEET NO: 01

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL AFFORDABLE APARTMENT BUILDING AFTER DEMOLISHING THE EXISTING OLD BUILDING AT DOOR NO:1, T.S.NO: 80 (OLD S.F.NO: 143/1 Pt & 143/3A), SEMBATTU VILLAGE, WARD: AV, BLOCK:1, ABRAHAM GARDEN, K.K NAGAR, ZONE-IV, TRICHY CITY CORPORATION.

ALL DIMENSIONS ARE IN METER
SCALE - 1:100

APPLICATION NO:SWP/BPA/460624/2025
DATE:12.02.2025

B.P/DTCP No: 151/2025

N

SCHEDULE OF JOINERIES:

REFERENCE	METRE
CG - COLLAPSE GATE	1.06 X 2.13
GG - GRILL GATE	1.06 X 2.13
MD - MAIN DOOR	1.06 X 2.13
D - FLUSH DOOR	1.00 X 2.13
D1 - FLUSH DOOR	0.91 X 2.13
FW - FRENCH WINDOW	1.00 X 1.80
FW1 - FRENCH WINDOW	3.25 X 2.00
FW2 - FRENCH WINDOW	1.80 X 2.00
W - GLAZED WINDOW	1.50 X 1.50
W1 - GLAZED WINDOW	1.80 X 1.50
W2 - GLAZED WINDOW	1.22 X 1.50
W3 - GLAZED WINDOW	1.19 X 1.50
KW - GLAZED WINDOW	1.50 X 1.37
KW1 - GLAZED WINDOW	1.20 X 1.50
O - OPEN	1.00 X 2.13
O1 - OPEN	0.91 X 2.13
SD - SLIDING DOOR	1.20 X 2.13
SD1 - SLIDING DOOR	1.00 X 2.13
V - VENTILATOR	1.00 X 1.00
V1 - VENTILATOR	0.60 X 1.00

CARPET AREA & PLINTH AREA DETAILS FOR EACH FLAT

Sl.No	Flat Type	Plinth Area in Sqm	Carpet Area in Sqm	Number of Units
1.	1	100.65	89.46	6
2.	2	100.03	89.05	6
3.	3	99.48	89.36	6
4.	4	100.28	89.31	6
5.	5	99.66	88.08	6
6.	6	98.60	88.80	6
7.	7	100.80	88.56	6
8.	8	100.31	89.23	6
9.	9	99.99	89.38	6
10.	10	99.11	88.82	6
11.	11	101.94	89.79	6
12.	12	99.40	88.86	6

Sl. No.	DESCRIPTION	F.S.I. AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL AREA (SQM)	NO. OF UNITS
1)	STILT FLOOR AREA (PARKING AREA)		1797.39	1797.39	-
2)	FIRST FLOOR AREA	1573.62	-	1573.62	12
3)	SECOND FLOOR AREA	1573.62	-	1573.62	12
4)	THIRD FLOOR AREA	1573.62	-	1573.62	12
5)	FOURTH FLOOR AREA	1573.62	-	1573.62	12
6)	FIFTH FLOOR AREA	1573.62	-	1573.62	12

PROFESSIONAL DETAILS

APPLICANT

REGISTER ENGINEER

STRUCTURAL ENGINEER

SITE SUPERVISION ENGINEER

GEO TECH ENGINEER

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL AFFORDABLE APARTMENT BUILDING AFTER DEMOLISHING THE EXISTING OLD BUILDING AT DOOR NO:1, T.S.NO: 80 (OLD S.F.NO: 143/1 Pt & 143/3A), SEMBATTU VILLAGE, WARD-AV, BLOCK:1, ABRAHAM GARDEN, K.K.NAGAR, ZONE-IV, TRICHY CITY CORPORATION.

ALL DIMENSIONS ARE IN METER
SCALE - 1:100

REFERENCE:
Existing Road
Site Boundary
Proposed Building
Driveway

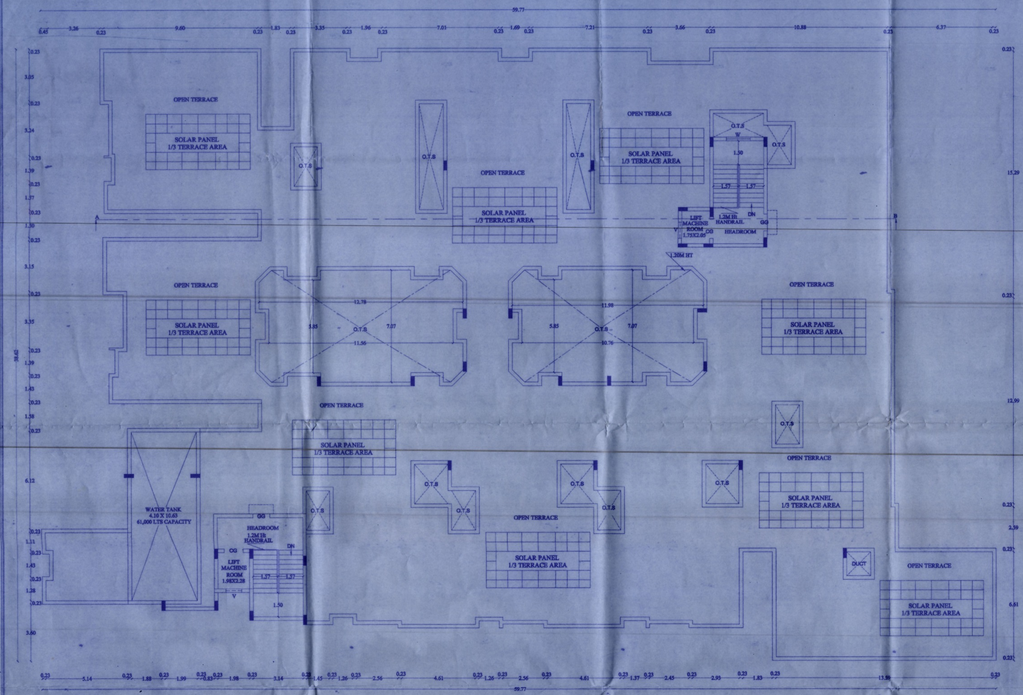
APPLICATION NO:SWP/BPA/460624/2025
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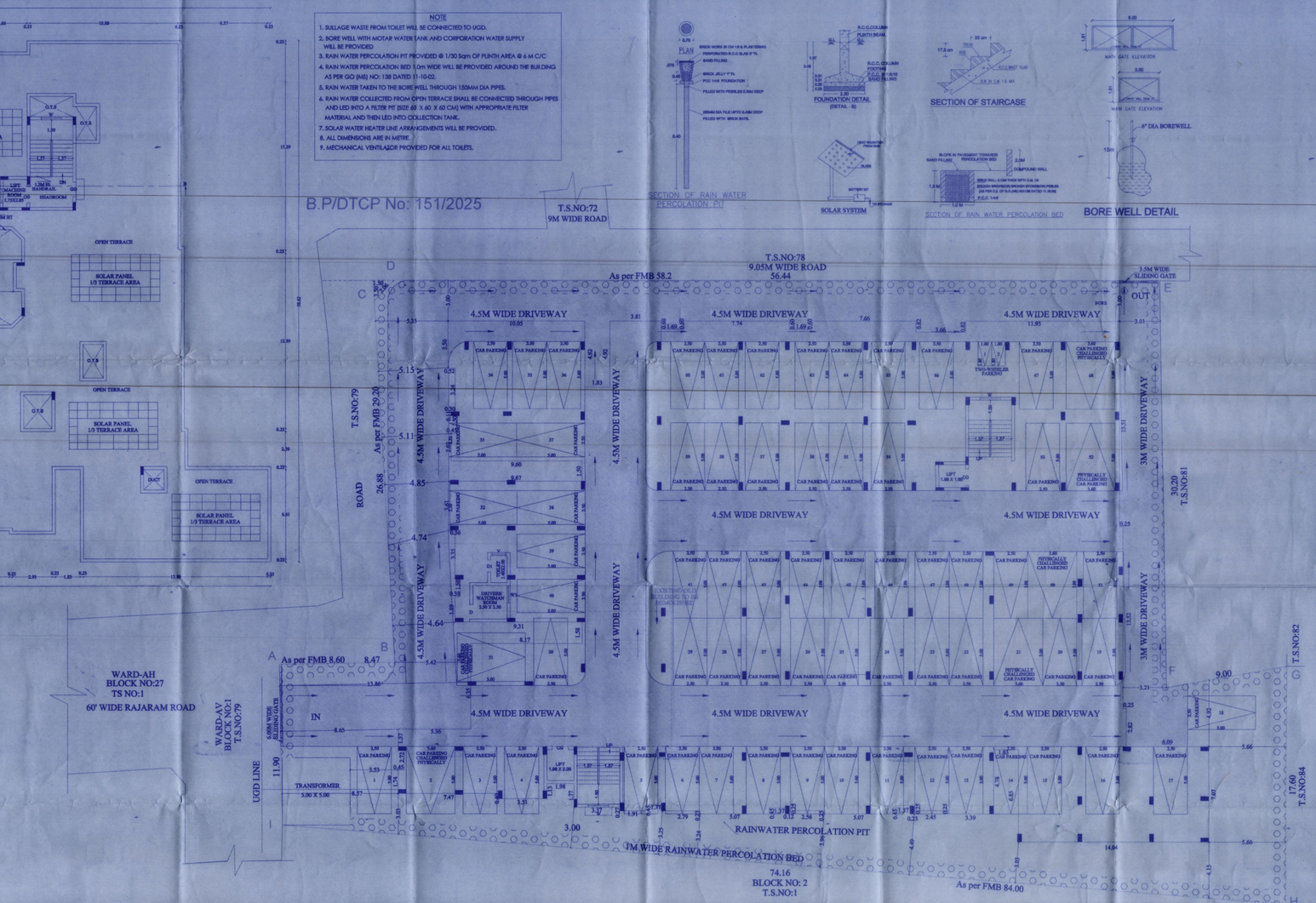
NOTE

1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED TO UGD.
2. BORE WELL WITH MOTAR WATER TANK AND CORPORATION WATER SUPPLY WILL BE PROVIDED
3. RAIN WATER PERCOLATION PIT PROVIDED @ 1/30 Sqm OF PLINTH AREA @ 6 M C/C
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 TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES.
6. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE CONNECTED THROUGH PIPES AND LED INTO A FILTER PIT [SIZE 6ft /6 ft X 6ft /6 ft X 6ft CM] WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK.
7. SOLAR WATER HEATER LINE ARRANGEMENTS WILL BE PROVIDED.
8. ALL DIMENSIONS ARE IN METRE.
9. MECHANICAL VENTILAIOR PROVIDED FOR ALL TOILETS.

B.P/DTCP No: 151/2025

T.S.NO:72
9M WIDE ROAD





74.16
BLOCK NO: 2
T.S.NO:1

SITE PLAN
(SCALE 1:100)

N

SCHEDULE OF JOINERIES:

REFERENCE		METRE
CG	– COLLAPSE GATE	1.06 X 2.13
GG	– GRILL GATE	1.06 X 2.13
MD	– MAIN DOOR	1.06 X 2.13
D	– FLUSH DOOR	1.00 X 2.13
D1	– FLUSH DOOR	0.91 X 2.13
FW	– FRENCH WINDOW	1.00 X 1.80
FW1	– FRENCH WINDOW	1.20 X 2.00
FW2	– FRENCH WINDOW	1.80 X 2.00
W	– GLAZED WINDOW	1.30 X 1.50
W1	– GLAZED WINDOW	1.30 X 1.50
W2	– GLAZED WINDOW	1.22 X 1.50
W3	– GLAZED WINDOW	1.19 X 1.50
KW	– GLAZED WINDOW	1.50 X 1.37
KW1	– GLAZED WINDOW	1.20 X 1.30
O	– OPEN	1.00 X 2.13
O1	– OPEN	0.91 X 2.13
SD	– SLIDING DOOR	1.20 X 2.13
SD1	– SLIDING DOOR	1.00 X 2.13
V	– VENTILATOR	1.00 X 1.00
V1	– VENTILATOR	0.80 X 1.00

CARPET AREA & PLINTH AREA DETAILS FOR EACH FLAT

Sl.No	Flat Type	Plinth Area in Sqm	Carpet Area in Sqm	Number of Units
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11.	11	101.94	89.79	6
12.	12	99.40	88.86	6

AREA DETAILS

DISCRIPTION	SQ.M
PLOT AREA (as per DOCUMENT)	2750.00
PLOT AREA (as per FMB)	2750.00
SPLAY AREA	7.12
NET PLOT AREA	2724.55
SUPER IMPOSED PLOT AREA	2723.43

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

PROPOSED BUILTUP AREA

Sl. NO.	DESCRIPTION	F.S.I AREA (SQM)	NON - F.S.I AREA (SQM)	TOTAL AREA (SQM)	NO. OF UNITS
1)	STILT FLOOR AREA (PARKING AREA)	–	1797.39	1797.39	–
2)	FIRST FLOOR AREA	1573.62	–	1573.62	12
3)	SECOND FLOOR AREA	1573.62	–	1573.62	12
4)	THIRD FLOOR AREA	1573.62	–	1573.62	12
5)	FOURTH FLOOR AREA	1573.62	–	1573.62	12
6)	FIFTH FLOOR AREA	1573.62	–	1573.62	12
7)	HEAD ROOM AREA	–	84.98	84.98	–
8)	TOTAL AREA	7868.10	1882.37	9750.47	60
9)	VACANT AREA	–	–	926.04	–

PLOT COVERAGE = 1797.39 / 2723.43 X 100 = 66.00 %
F.S.I = 7868.10 / 2723.43 = 2.889

PARKING DETAILS

S.NO	DESCRIPTION	REQUIRED	PROVIDED
1.	CAR PARKING SPACE	60 NOS	60 NOS
2.	TWO WHEELER PARKING SPACE	02 NOS	03 NOS

EXISTING OLD BUILDING TO BE DEMOLISHED IN 140.00 Sqm.

PROFESSIONAL DETAILS

APPLICANT

REGISTER ENGINEER

STRUCTURAL ENGINEER

SITE SUPERVISION ENGINEER

GEO TECH ENGINEER

கட்டிட அனுமதி

எண். Dbb /CP /ST-26 /0000584
நாள்.....Dbt /12/2025.....
பட்டேம் கட்ட தந்தாளை காலத்திற்கு
12/02/2025 முதல் 11/02/2030
முடிய அனுமதி உத்தரவில் கண்டுள்ள நிபந்தனைகளுக்கு உட்பட்டு வழங்கப்பட்டது.

உதவி ஆணையர்
வார்டு குழு அலுவலகம்-IV
திருச்சிராப்பள்ளி மாநகராட்சி

Signature valid

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

Verified RealEstate
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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.