Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

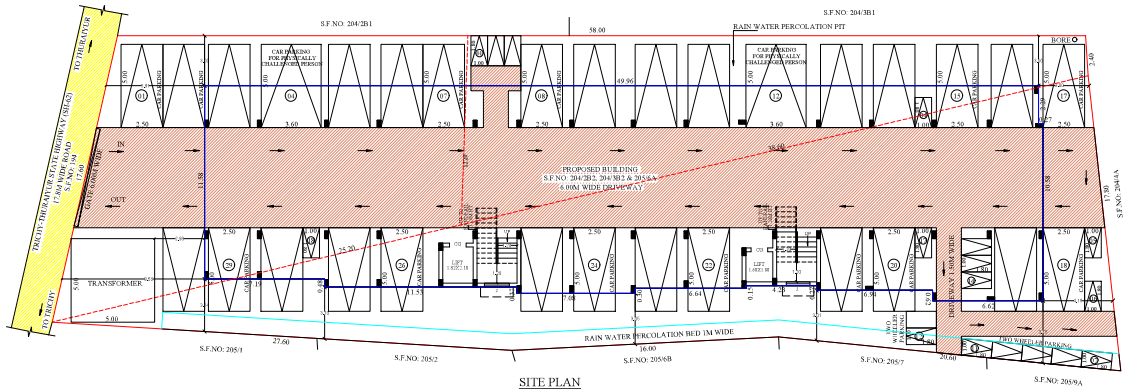
Verified RealEstate™
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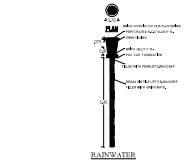
DISTRICT TOWN AND COUNTRY PLANNING OFFICE
TIRUCHIRAPPALLI DISTRICT

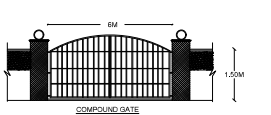
PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE RESIDENTIAL APARTMENT BUILDING AT S.F.NO:204/2B2, 204/3B2 & 205/6A IN MATHAVAPERUMAL KOVIL VILLAGE AND PANCHAYAT, MANACHANALLUR TALUK, TRICHY DISTRICT.

ALL DIMENSIONS ARE IN METER
SCALE - 1:100
File No. : SWP/BPA/397562/2024/TCP
Date : 25.03.2025

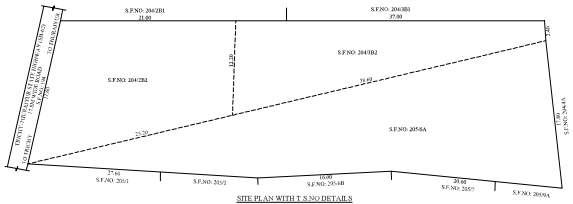


SITE PLAN
(SCALE 1:100)

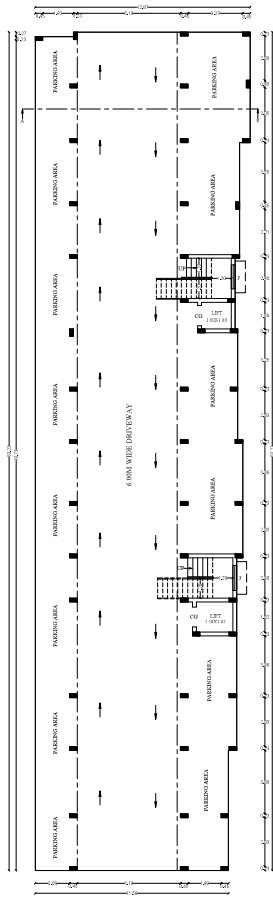




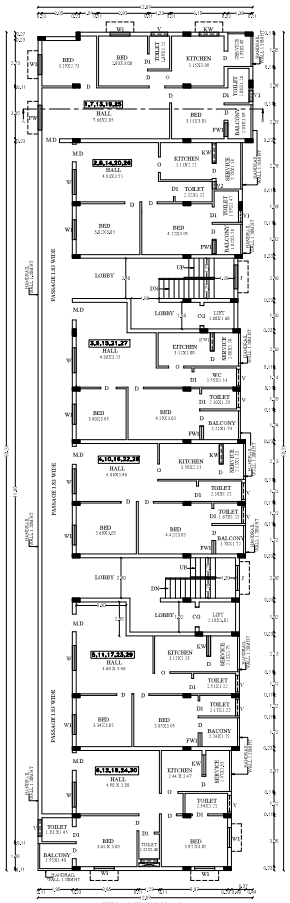
COMPOUND GATE



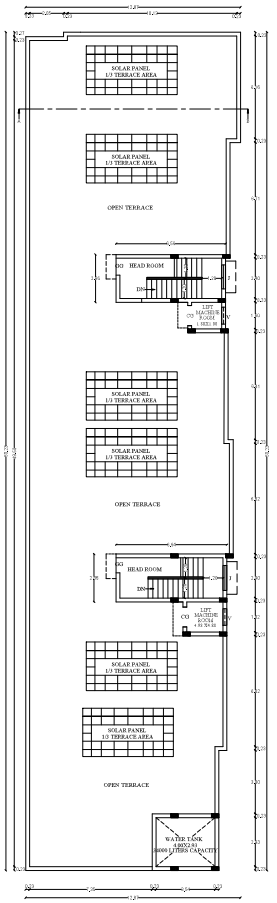
SITE PLAN WITH T.S.NO DETAILS
(SCALE 1:200)



STILT FLOOR PLAN
(PARKING AREA)

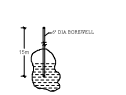


TYPICAL FLOOR PLAN
(FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN)



TERRACE FLOOR PLAN

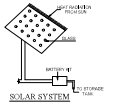
SITE PLAN WITH T.S.NO DETAILS
(SCALE 1:200)



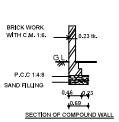
BORE WELL DETAIL



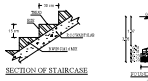
RAIN WATER HARVESTING SYSTEM



SOLAR SYSTEM



SECTION OF COMPOUND WALL

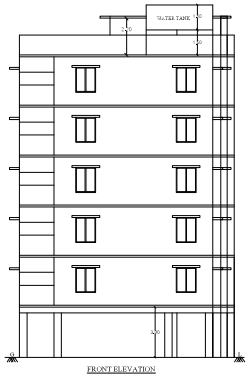


SECTION OF STAIRCASE

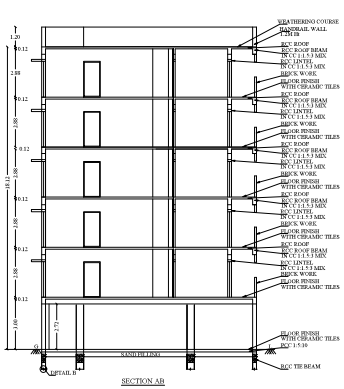


FOUNDATION DETAIL

NOTE:
1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO UGD
2. BORE WELL WITH MOTAR WATER TANK AND CORPORATION WATER SUPPLY
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
5. RAIN WATER TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES.
6. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LED INTO A FILTER PIT (SIZE 60 X 60 X 60 Cm) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK.
7. SOLAR WATER HEATER LINE ARRANGEMENTS WILL BE PROVIDED.



FRONT ELEVATION



SECTION AB

CARPET AREA & PLINTH AREA DETAILS IN SQ.M

FLAT TYPE TYPICAL FLOOR	CARPET AREA IN SQ.M (FOR AFFORDABLE HOUSING)	PLINTH AREA IN SQ.M (FOR PARKING CALCULATION)
1,7,13,19,25	75.36	85.12
2,8,14,20,26	65.20	71.91
3,9,15,21,27	65.05	74.46
4,10,16,22,28	63.44	71.05
5,11,17,23,29	67.14	76.76
6,12,18,24,30	66.46	76.59

SCHEDULE OF JOINERIES

REFERENCE	METER
MD – MAIN DOOR	1.00 x 2.15
CG – COLLAPSE GATE	1.20 x 2.15
GG – GRILL GATE	1.20 x 2.20
D – FLUSH DOOR	0.91 x 2.15
D1 – FLUSH DOOR	0.81 x 2.15
O – OPEN	0.91 x 2.15
FW – FRANCE WINDOW	1.50 x 2.15
FW1 – FRANCE WINDOW	0.81 x 2.15
W – GLAZED WINDOW	1.50 x 1.50
W1 – GLAZED WINDOW	1.20 x 1.50
KW – KITCHEN WINDOW	1.20 x 1.37
KW1 – KITCHEN WINDOW	1.09 x 1.37
V – VENTILATOR	1.00 x 1.00
V1 – VENTILATOR	0.70 x 1.00
V2 – VENTILATOR	0.45 x 1.00

AREA DETAILS

DESCRIPTION	SQ.M
PLOT AREA (as per Document)	1125.88
PLOT AREA (as per FMB)	1127.00
SUPER IMPOSED PLOT AREA	1125.88

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 BUILTUP AREA (SQM)	NO. OF UNITS
1)	STILT FLOOR AREA	–	811.29	811.29	–
2)	FIRST FLOOR AREA	611.01	–	811.01	6
3)	SECOND FLOOR AREA	611.01	–	811.01	6
4)	THIRD FLOOR AREA	611.01	–	811.01	6
5)	FOURTH FLOOR AREA	611.01	–	811.01	6
6)	FIFTH FLOOR AREA	611.01	–	811.01	6
7)	HEAD ROOM AREA	–	47.30	47.30	–
8)	TOTAL AREA	3055.05	858.59	3713.64	30
9)	VACANT AREA	–	–	514.60	–

PLOT COVERAGE = 811.29/1125.88 X 100 = 94.37 %
F.S.I = 3055.05/1125.88 = 2.713

SL NO.	PARKING	REQUIRED	PROVIDED
1)	CAR PARKING SPACE	25 NOS	30 NOS
2)	TWO WHEELER PARKING SPACE	17 NOS	18 NOS

BOUNDARY SHOWN IN
PROPOSED BUILDING IN
DRIVEWAY
EXISTING ROAD IN

APPLICANT

ENGINEER

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Cell : 94420 74000

BUILDING PERMISSION NO : BP/JD/DTCP (TD) No.29/2025.

e-signed
Joint Director / Member Secretary (FAC)
District Town and Country Planning office
Tiruchirappalli District

Signature valid
Signed by: Joint Director / Member Secretary (FAC)
Location: Tiruchirappalli
Date: 2025.03.25 17:39:37

Signature valid
Signed by: Village Panchayat Officer
Location: Manachanallur
Date: 2025.03.25 17:39:37

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.