Verified RealEstate™

RE REGULATORY RECORD

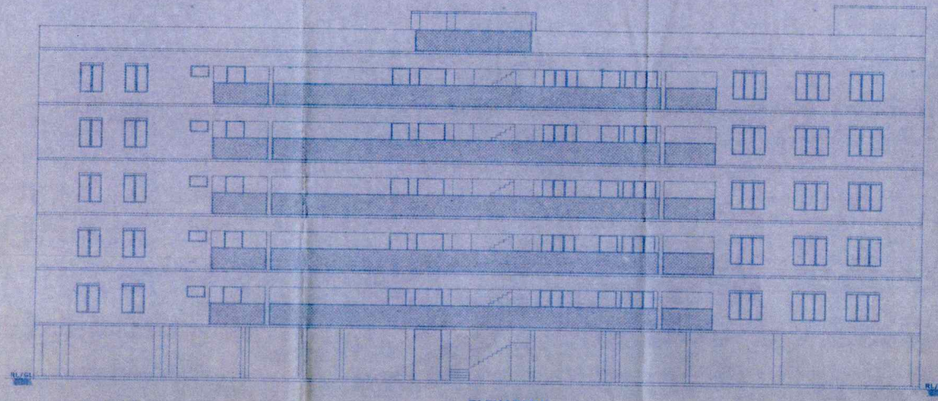
RERA Document

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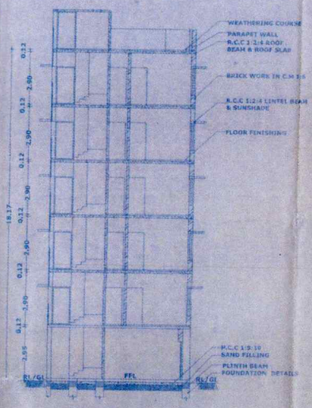
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3/350/2 Mettukuppam,
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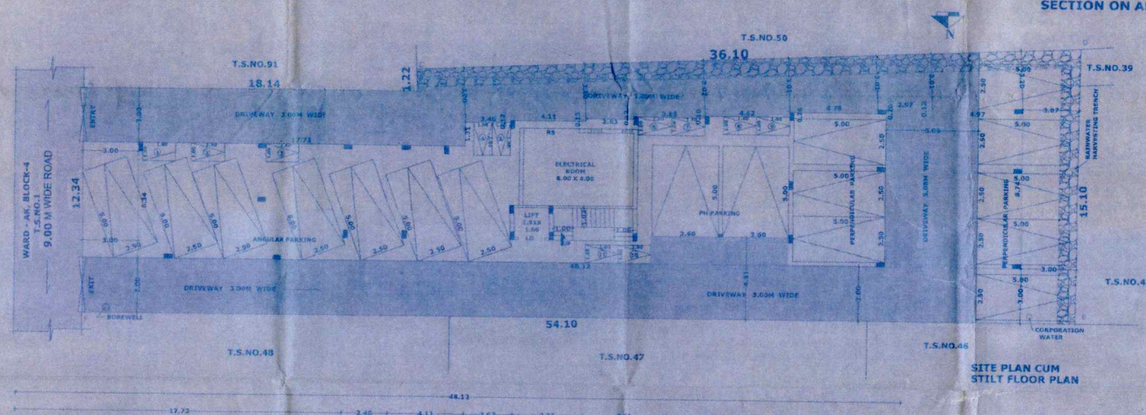
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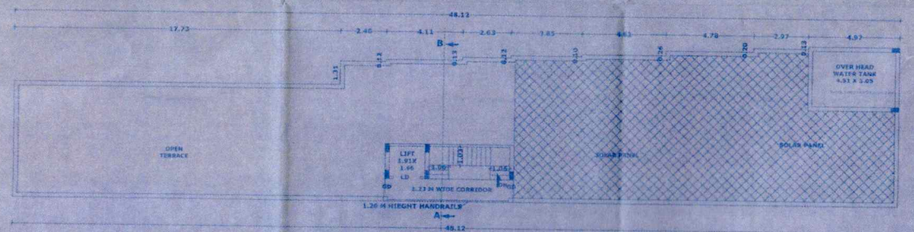
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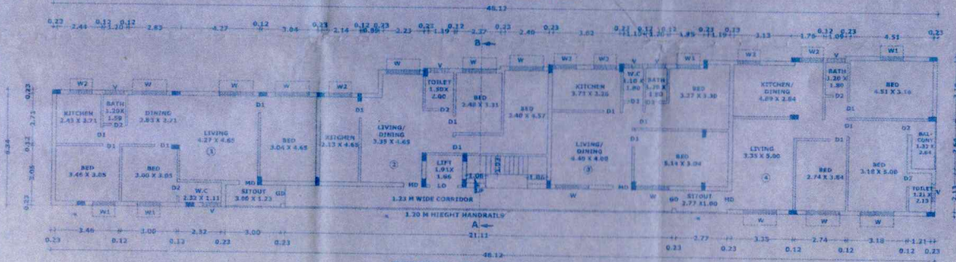
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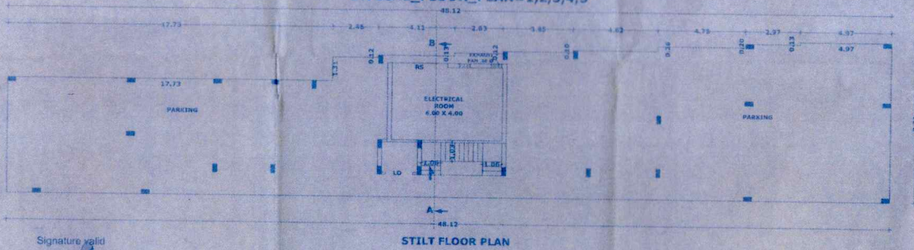
SITE PLAN CUM
STILT FLOOR PLAN



TERRACE FLOOR PLAN

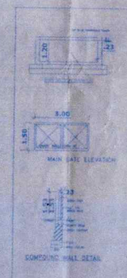


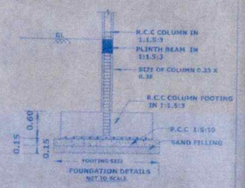
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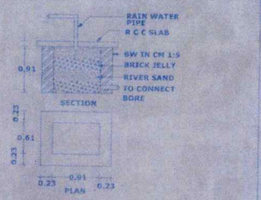


STILT FLOOR PLAN

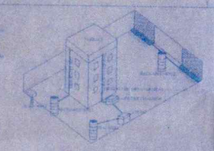
Signature valid



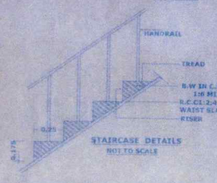


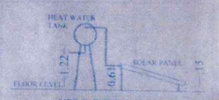


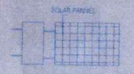
RAIN WATER COLLECTION TANK
(SCALE 1:50)



Proposed Rain Water Harvesting System
Not To Scale







SOLAR WATER HEATER
(NOT TO SCALE)

SECTION

PLAN

SEPTIC TANK DETAILS

REFERENCES:	METERS
RS - ROLLING SHUTTER	3.00 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	1.83 X 1.50
W1 - WINDOW	1.22 X 1.50
W2 - WINDOW	1.22 X 1.06
V - VENTILATOR	1.00 X 0.61

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
TIRUCHIRAPPALLI DISTRICT

PLAN SHOWS THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING (AFFORDABLE HOUSING) AFTER DEMOLISHING THE EXISTING BUILDING IN T.S.NO. 49/1, 49/2, WARD - AK , BLOCK - 5 AT CRAWFORD COLONY MAIN ROAD, CRAWFORD COLONY, K.ABISHEKAPURAM VILLAGE, ZONE - IV, TRICHIRAPPALLI CORPORATION.

ALL DIMENSIONS ARE IN METER
SCALE - 1:100
ONLINE APPLICATION NO. SWP/BPA/685779/2025/TCP

REFERENCE:

SITE BOUNDARY
EXISTING ROAD
DRIVEWAY
PROPOSED BUILDING

AREA DETAILS

DESCRIPTION	SQM
SITE AREA as per DOCUMENT	795.94
SITE AREA as per FMB	750.00
SUPER IMPOSED SITE AREA	739.92

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.	USAGE
1)	STILT FLOOR AREA	28.10	333.77	361.87	-
2)	FIRST FLOOR AREA	361.87	-	361.87	4 DWELLINGS
3)	SECOND FLOOR AREA	361.87	-	361.87	4 DWELLINGS
4)	THIRD FLOOR AREA	361.87	-	361.87	4 DWELLINGS
5)	FOURTH FLOOR AREA	361.87	-	361.87	4 DWELLINGS
6)	FIFTH FLOOR AREA	361.87	-	361.87	4 DWELLINGS
7)	HEAD ROOM AREA		21.82	21.82	-
	TOTAL	1837.45	355.59	2193.04	20 DWELLINGS

F.S.I AREA = 1837.45 / 739.92 = 2.48

1. 50 Sqm dwelling Unit = 1 Bike for Every Dwelling units
2. 50 - 75 Sqm Dwelling unit = 1 Car for 2 Dwelling units & 1 Bike for 1 Dwelling units

		REQUIRED	PROVIDED
3.	75 - 150sqm = 10 Dwelling units = 10 Cars	CAR PARKING	CAR PARKING
4.	50 - 75 Sqm = 10 Dwelling units = 5 Cars	17 NOS	17 NOS
5.	Visitor Parking = 2 Car		
6.	1 - 50 sqm = 0 dwelling unit = 0 Bike	REQUIRED TWO WHEELER PARKING	PROVIDED TWO WHEELER PARKING
7.	50 -75 sqm = 10 dwelling unit = 10 Bike	11 NOS	11 NOS
8.	Visitor Parking = 1 Bike		

AFFORDABLE HOUSING

FLOOR	FLAT NO	PLINTH AREA (SQM)	FLOOR	FLAT NO	CARPET AREA (SQM)
FIRST, SECOND, THIRD, FOURTH AND FIFTH	1	89.60	FIRST, SECOND, THIRD, FOURTH AND FIFTH	1	78.52
	2	65.90		2	57.49
	3	68.32		3	60.45
	4	100.49		4	89.60

PROFESSIONAL DETAILS BASED ON FORM-C

APPLICANT	Mr.S.KARTHIKEYAN
REGISTERED ENGINEER	Er. K. MARIMUTHU RE/Gr-I/DTCP/TRICHY/JULY-2024/23
STRUCTURAL ENGINEER	Er. K. MARIMUTHU RE/Gr-II/DTCP/TRICHY/JULY-2024/24
GEO-TECH EXPERT	Dr. S. SENTHAMIL KUMAR (Registration No.: 9001 45TE)
SITE SUPERVISION ENGINEER	Er.K.RENGARAJ

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: 0/8730 DTCP (TS) NO. 139 /2025

PLANNING PERMISSION NO: 0/8730 DTCP (TS) NO. 54 /2026

(This Planning permission is valid for a period of 3 years from the date of issue.)

கட்டிட அனுமதி
அ.க.எண். CMA/TCP/25-26/TCP/2025
அ.க.நாள் The 16/12/2025
அ.க.மு.ம.எ. இசைவுக் கடிதம் எண்/நாள் 6/12/2025 மற்றும் 7/12/2025
மேலது அனுமதி உத்தரவில் கண்டுள்ள நிபந்தனைகளுக்கு உட்பட்டு வழங்கப்படுகிறது.

உறுதி அலுவலர்
வார்டு அலுவலகம்-IV
திருச்சிராப்பள்ளி மாநகராட்சி

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

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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OMR Thoraipakkam,
Chennai 600 097, India
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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.