Verified RealEstate™

RE REGULATORY RECORD

RERA Document

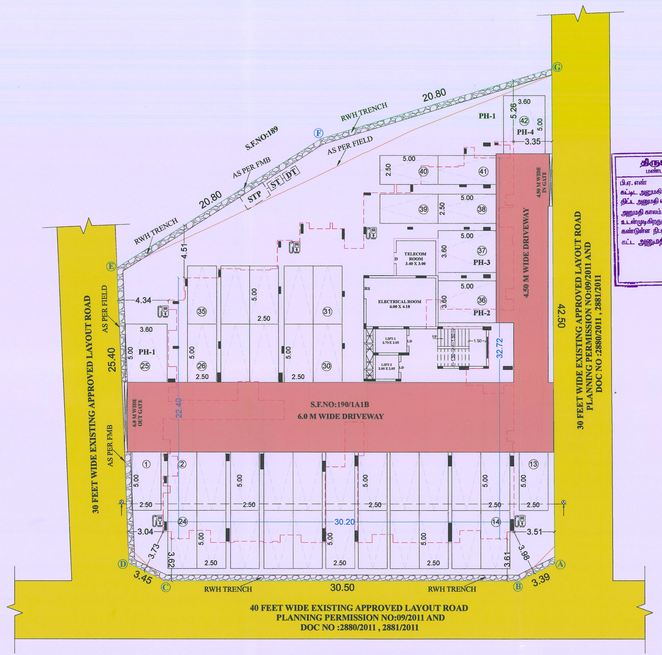
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Published for reference. The authority's own register is the operative record.

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DIGITALLY VERIFIED RECORD

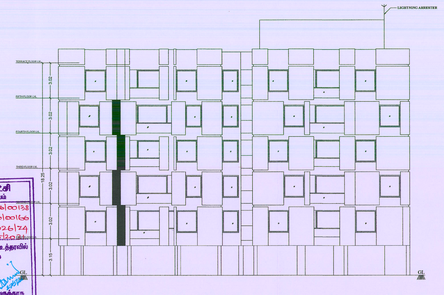


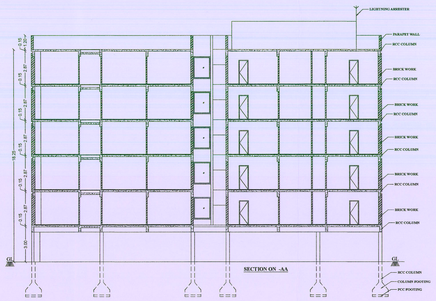
SITE CUM STILT FLOOR PLAN
SCALE - 1:100

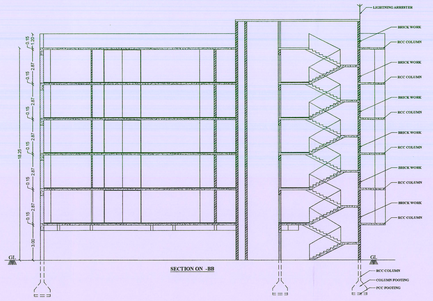
திருப்பூர் மாநகராட்சி
மண்டல அலுவலகம் : 4 முகவரியாளர்

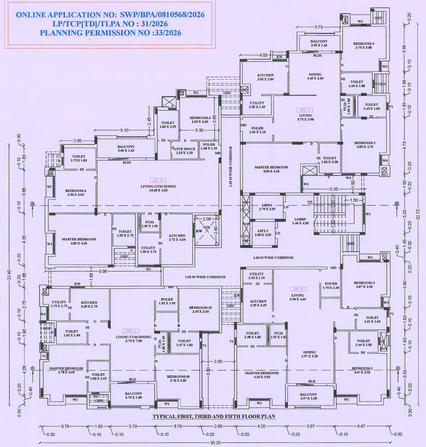
பி.கா. எண்: : 032 / BPA / 2026100158
கட்டட அனுமதி எண் : 032 / BL / 2026100146
திட்ட அனுமதி எண் : 51/2026/1026/6196
அனுமதி வகை : 51/2026/1026/6196/BP
உயிருக்கு நிகர் மனை உரிமை பதவி உறுதி
கண்டிஷன் நிபந்தனைகளின் படி கட்டிட
கட்ட அனுமதிக்கப்படுகிறது.

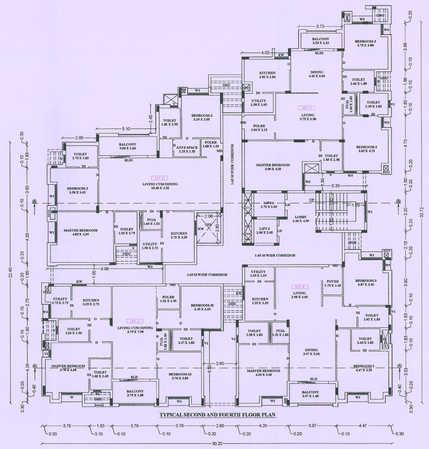
ONLINE APPLICATION NO: SWP/BPA/0810568/2026
LP/TCP(TD)/TLPA NO : 31/2026
PLANNING PERMISSION NO :33/2026

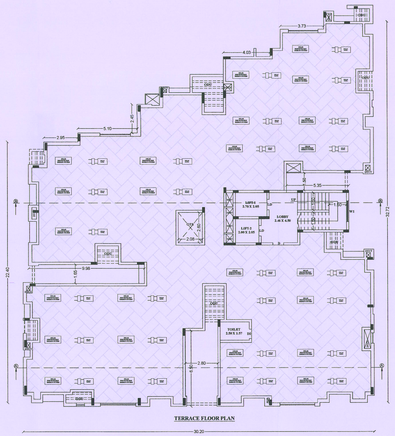




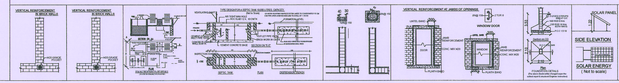








REFERENCE	COLOR INDEX
FIRE ALARM SYSTEM	SITE BOUNDARY
HOSE REEL	EXISTING ROAD
FIRE FIGHTING EQUIPMENT	PROPOSED BUILDING
DRINKING WATER	DRIVE WAY
EV CHARGING POINT	AS PER FIELD



Signature valid

Er.C.PALANISAMY, B.E.,
Assistant Director - I (Retired - Corporation)
Registered Valuer - GOVT. APPROVED - CAT-I
Regn.No.CAT-I/3408/2018-19 Regn.No.CAT-I/3409/2018-19
Structural Engineer
Building Plan Expert - Approved
Kalaivanar Arangam Road West,
Tirupur 641602.

REGISTERED ENGINEER

Yes Real Blessings
Partner

APPLICANT

DWELLING AREA DETAILS			
FLOOR NAME	DWELLING REFERENCE	DWELLING AREA IN Sq.M	NUMBER OF DWELLING
FLOOR1, FLOOR3, FLOOR5	A	144.50	12
	B	150.68	
	C	156.25	
	D	167.47	
FLOOR2, FLOOR4	A	144.50	08
	B	150.37	
	C	156.36	
	D	167.26	
TOTAL NO OF DWELLING			20

SCALE 1:100

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL BUILDING HAVING STILT + FIVE FLOOR, IN S.NO.190/1A1B, APPROVED LAYOUT PLOT NO:298-304 AT ANDIPALAYAM VILLAGE, TIRUPPUR SOUTH TALUK, TIRUPPUR DISTRICT.

ALL DIMENSIONS ARE IN METER

ONLINE APPLICATION NO: SWP/BPA/0810568/2026

NAME OF THE APPLICANT :
REAL RESOURCES, By Its Partner,
Mrs.S.Hemalatha W/o Mr.T.R.Sivaram,

AREA DETAILS :
AS PER PATTA - 1306.00 Sq.m
AS PER DOCUMENT - 14059.67 SQ.FT (OR) 32.27 Cent
AS PER SUPER IMPOSED - 1375.66 Sq.m

ALREADY APPROVED LAYOUT AS PER MEMBER SECRETARY, DISTRICT TOWN AND COUNTRY PLANNING OFFICE, TIRUPPUR ZONE AND NUMBERED AS PLANNING PERMISSION NO:09/2011 PLOT NO:298-304 AND OSR AREA HANDED OVER TO LOCAL BODY. (DOC NO: 2880/2011 , 2881/2011)

AREA DETAILS :

S.NO	DESCRIPTION	FSI AREA IN (SQ.M)	NON FSI AREA IN (SQ.M)	DEDUCTION	TOTAL BUILT UP AREA IN (SQ.M)
BLOCK-A					
1	STILT FLOOR	-	737.80	-	737.80
2	FIRST FLOOR	725.24	-	12.56	725.24
3	SECOND FLOOR	724.51	-	13.46	724.51
4	THIRD FLOOR	725.24	-	12.56	725.24
5	FOURTH FLOOR	724.51	-	13.46	724.51
6	FIFTH FLOOR	725.24	-	12.56	725.24
7	HEAD ROOM	-	45.92	-	45.92
	TOTAL :	3624.74	783.72	64.60	4408.46

FLOOR SPACE INDEX = FSI AREA / SITE AREA = 3624.74 / 1306.00 = 2.77 < 2.80

ALLOWABLE FSI = 2.0
PREMIUM FSI = 2.8
PREMIUM FSI :
APPROVED ROAD WIDTH 12 M TO BELOW 18 M — 40% OF NORMALLY ALLOWABLE FSI

FLOOR SPACE INDEX = 2.77 (INCLUDING PREMIUM FSI)
FSI AREA = 3624.74 Sq.m
NORMALLY ALLOWABLE FSI AREA = 2612.00 Sq.m
DIFFERENCE = 1012.74 Sq.m

MAXIMUM HEIGHT OF THE BUILDING:18.25M

PARKING DETAILS

PARKING CATEGORY	NO. OF DWELLING UNITS	REQUIRED	PROVIDED
RESIDENTIAL DWELLING UNIT FLOOR AREA ABOVE 75 SQ.M OF CAR PARKING	20	35	42(INCLUDING PH)

JOINERY DETAILS

S.No	DESCRIPTION	SIZE
1	MAIN DOOR - MD	1.05 X 2.40
2	SLIDING DOOR - SLD	2.60 X 2.40
3	SLIDING DOOR - SLD1	3.20 X 2.40
4	DOOR - D	0.95 X 2.40
5	DOOR - D1	0.93 X 2.40
6	DOOR - D2	0.80 X 2.40
7	OPEN - O	0.93 X 2.40
8	LIFT DOOR - LD	0.90 X 2.40
9	WINDOW - W	2.40 X 1.90
10	WINDOW - W1	1.80 X 1.90
11	WINDOW - W2	1.75 X 1.90
12	WINDOW - W3	1.50 X 1.52
13	WINDOW - W4	1.20 X 1.20
14	WINDOW - W5	0.90 X 1.20
15	WINDOW - KW	1.20 X 1.22
16	VENTILATOR - V	0.65 X 0.61
17	VENTILATOR - V1	0.60 X 0.61

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.