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RE REGULATORY RECORD

RERA Document

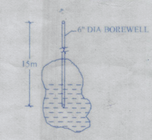
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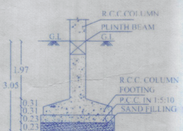
Verified RealEstate™
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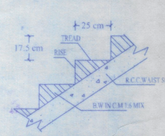
LPA No: 66/2024
ஆணையர் அவர்களது ஆய்வுக்கு நாள் 01/06/24



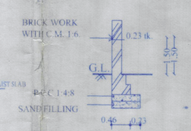
BORE WELL DETAIL



FOUNDATION DETAIL
(DETAIL - B)



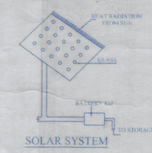
SECTION OF STAIRCASE



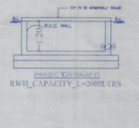
SECTION OF COMPOUND WALL

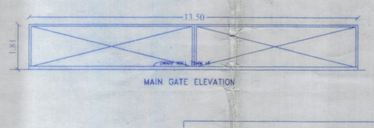


RAINWATER
PERCOLATION PIT



SOLAR SYSTEM



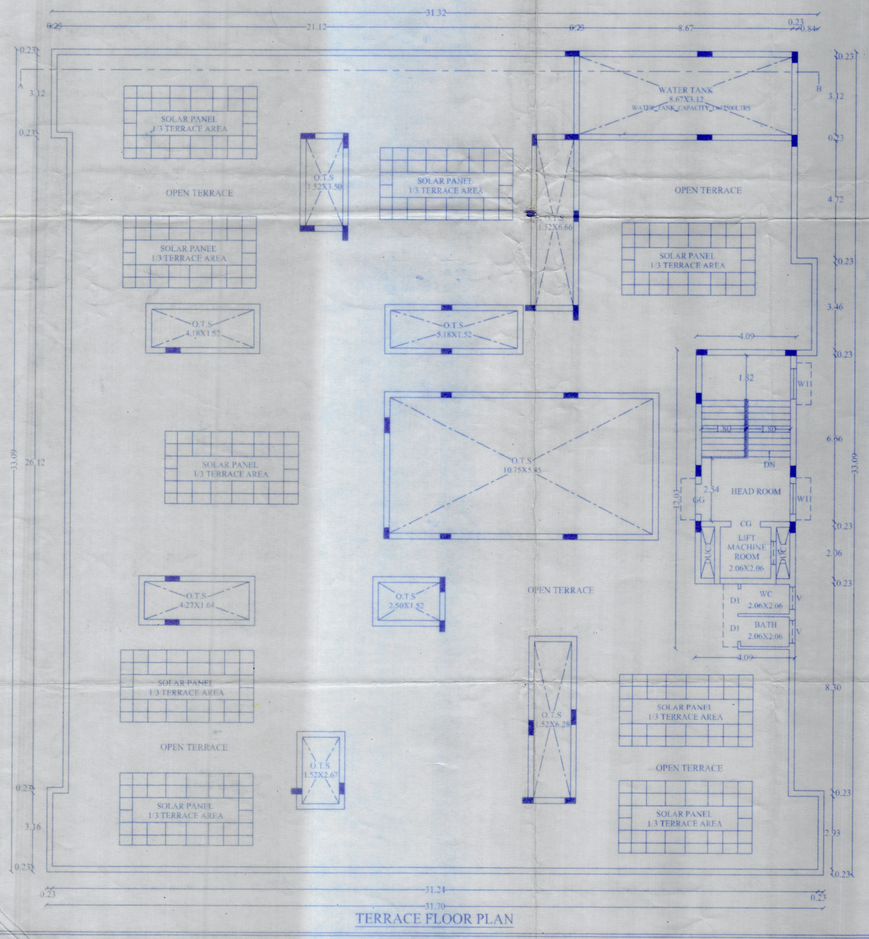


MAIN GATE ELEVATION

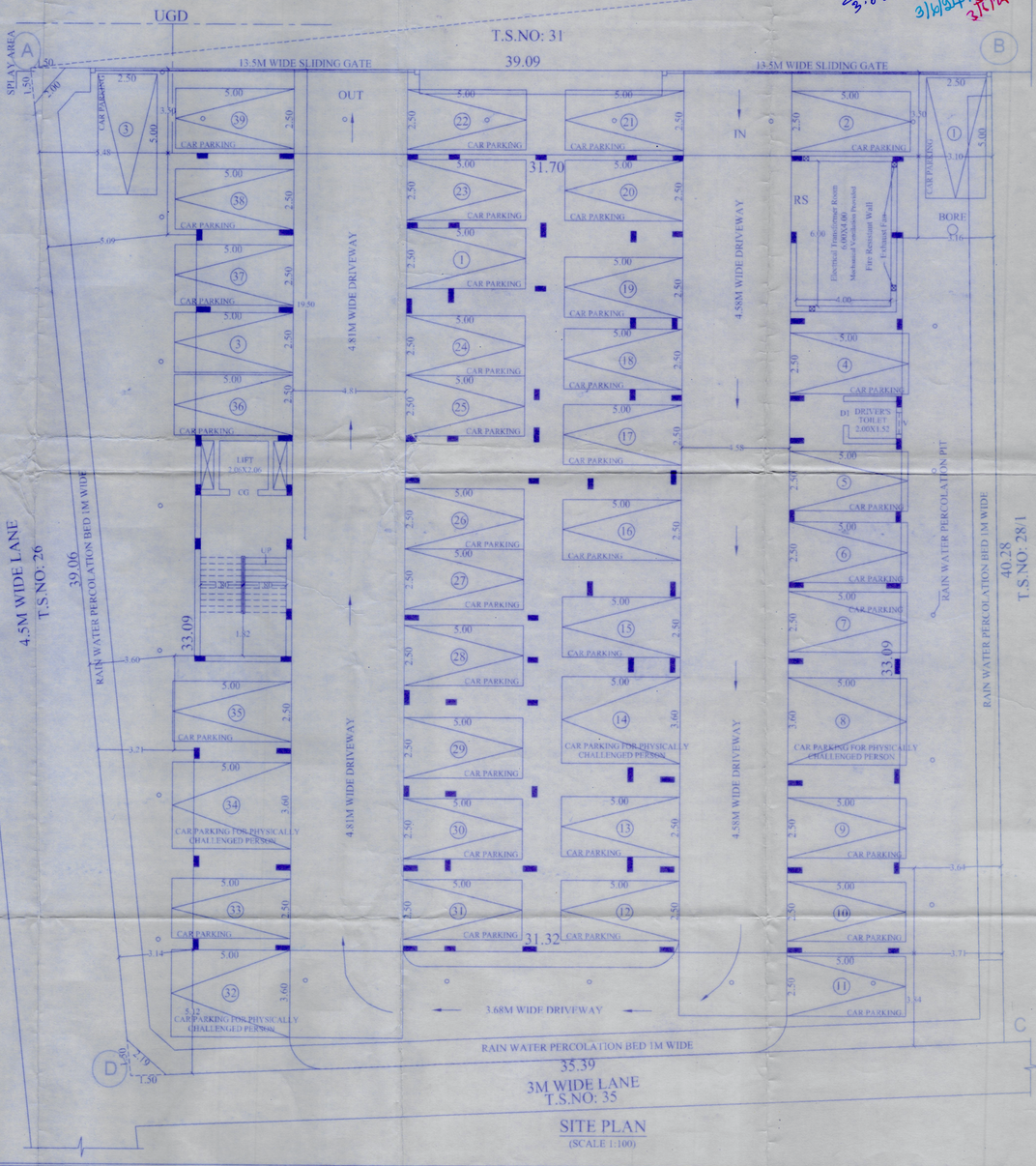
NOTE:
1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO UGD
2. BORE WELL WITH MOTAR WATER TANK AND CORPORATION WATER SUPPLY
3. RAIN WATER PERCOLATION PIT PROVIDED @ 1/30 Sqm OF PLINTH AREA @ 6 M C/C
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING
5. RAIN WATER TAKEN TO 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.

CARPET AREA & PLINTH AREA DETAILS IN SQ.M

FLAT TYPE TYPICAL FLOOR	CARPET AREA IN SQ.M	PLINTH AREA IN SQ.M
A1	102.01	114.60
B1	83.26	93.15
C1	102.54	118.51
D1	101.45	113.60
E1	109.57	124.36
F1	80.19	90.98
G1	109.26	122.92



TERRACE FLOOR PLAN



SITE PLAN
(SCALE 1:100)

கட்டிட அனுமதி
கு.வி. எண். 086/CP/24-25/0013052
கு.உ எண். 086/BL/2024/00747
கட்டிடம் கட்ட ஐந்தாண்டு காலத்திற்கு 02/06/2024முதல் 01/06/2029 முடிய அனுமதி உத்திரவில் கண்டுள்ள நிபந்தனைகளுக்கு உட்பட்டு உரிமம் வழங்கப்பட்டது.
(அம்)
உதவி ஆணையர்
வார்டு குழு அலுவலகம்-V
திருச்சிராப்பள்ளி மாநகராட்சி
3.6.24
31/5/24
31/5/24

SHEET NO: 02

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
TIRUCHIRAPPALLI DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING AT T.S.NO: 27, WARD: Y, BLOCK NO:12, RENGANAHTAPURAM, PUTHUR VILLAGE, ZONE - V, TRICHY CITY CORPORATION.

ALL DIMENSIONS ARE IN METER
SCALE - 1:100
File No. : SWP/BPA/096514/2024
Scrutiny Reference : K5JNSPHQ

REFERENCE:
Existing Road
Site Boundary
Proposed Building
N

AREA DETAILS

DESCRIPTION	SQ.M
PLOT AREA (as per DOCUMENT)	1623.88
PLOT AREA (as per FMB)	1619.00
SUPER IMPOSED PLOT AREA	1591.51
SPLAY AREA	2.24
NET PLOT AREA	1589.27

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

PROPOSED BUILTUP AREA

SI 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)	28.82	970.48	999.30	–
2)	FIRST FLOOR AREA	883.15	–	883.15	7
3)	SECOND FLOOR AREA	883.15	–	883.15	7
4)	THIRD FLOOR AREA	883.15	–	883.15	7
5)	FOURTH FLOOR AREA	883.15	–	883.15	7
6)	FIFTH FLOOR AREA	883.15	–	883.15	7
7)	HEAD ROOM AREA	–	41.02	41.02	–
8)	TOTAL AREA	4444.57	1011.50	5456.07	35
9)	VACANT AREA	–	–	589.97	–

PLOT COVERAGE = 999.30 / 1589.27 X 100 = 62.87 %
F.S.I = 4444.57 / 1589.27 = 2.796

PARKING DETAILS

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING SPACE	35 NOS	35 NOS
PHYSICALLY CHALLENGED CAR PARKING SPACE	4 NOS	4 NOS

PP/JD DTCP NO:66/2024

B.P/DTCP No: 160/2024

APPLICANT

REGISTERED ENGINEER

U.S.VETRIVEL, B.Tech(Civil), E.I.C.(I), Registered Engineer, Class-III, Registered Structural Engineer, Reg. No: SE/CP/1771/FA/Apr/2019/006 Dr.No2, Gandhi Chowkthigai Street, Annanagar, Tenkur, Trichy - 17. Cell: +91 7598357445.

STRUCTURAL ENGINEER

Mr. PRABU K, M.Tech(Struct), Registered Structural Engineer, Regd. No: SE/CP/1771/FA/Apr/2019/006 M/s. R.K. FEM - MAT 2020 / 285, M/s. 2nd Main Road, Sundaraperumal South Extn, Kamala Nehru Nagar, Trichy - 620 017. Ph:0431-2770427, Mob: 9994477007

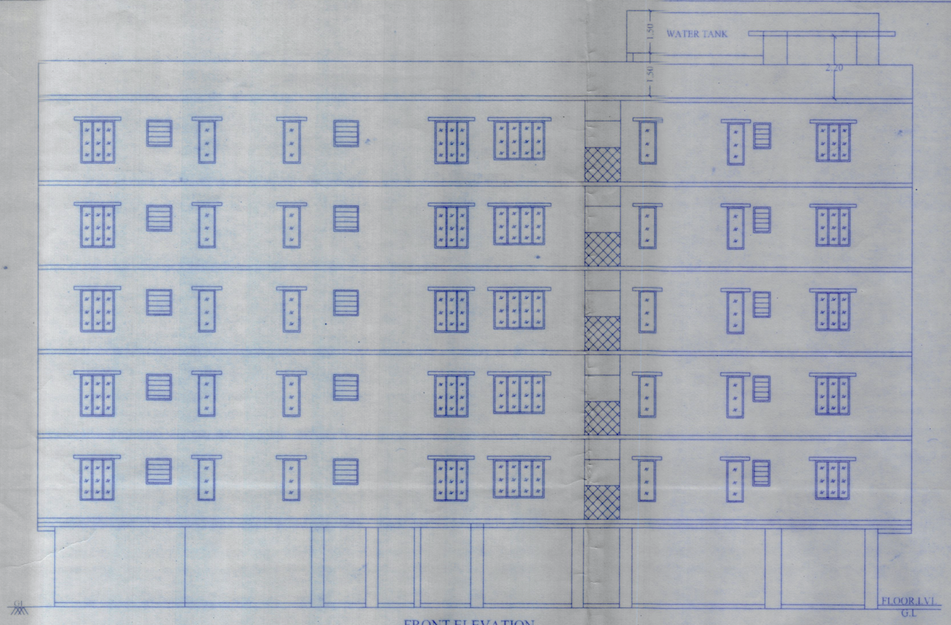
GEO TECH-ENGINEER

CONSTRUCTION ENGINEER

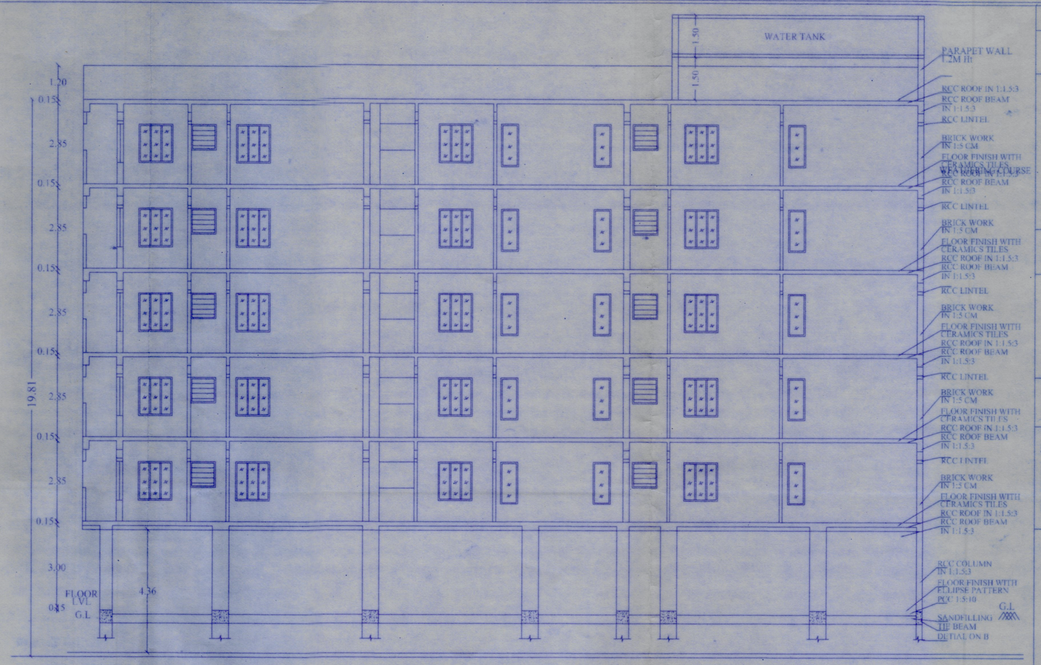
Er. R. Murthy, D.C.E.,
Registered Construction Engineer
CE/DTCP/TRICHY/JUNE 2023/2461
16, Ragavendraperum Main Road,
Srirangam, Trichy - 620 006.
Cell: 99449 43390

Signature valid
Signed by: Director
Location: [illegible]
Date: 2024.06.01 [illegible]

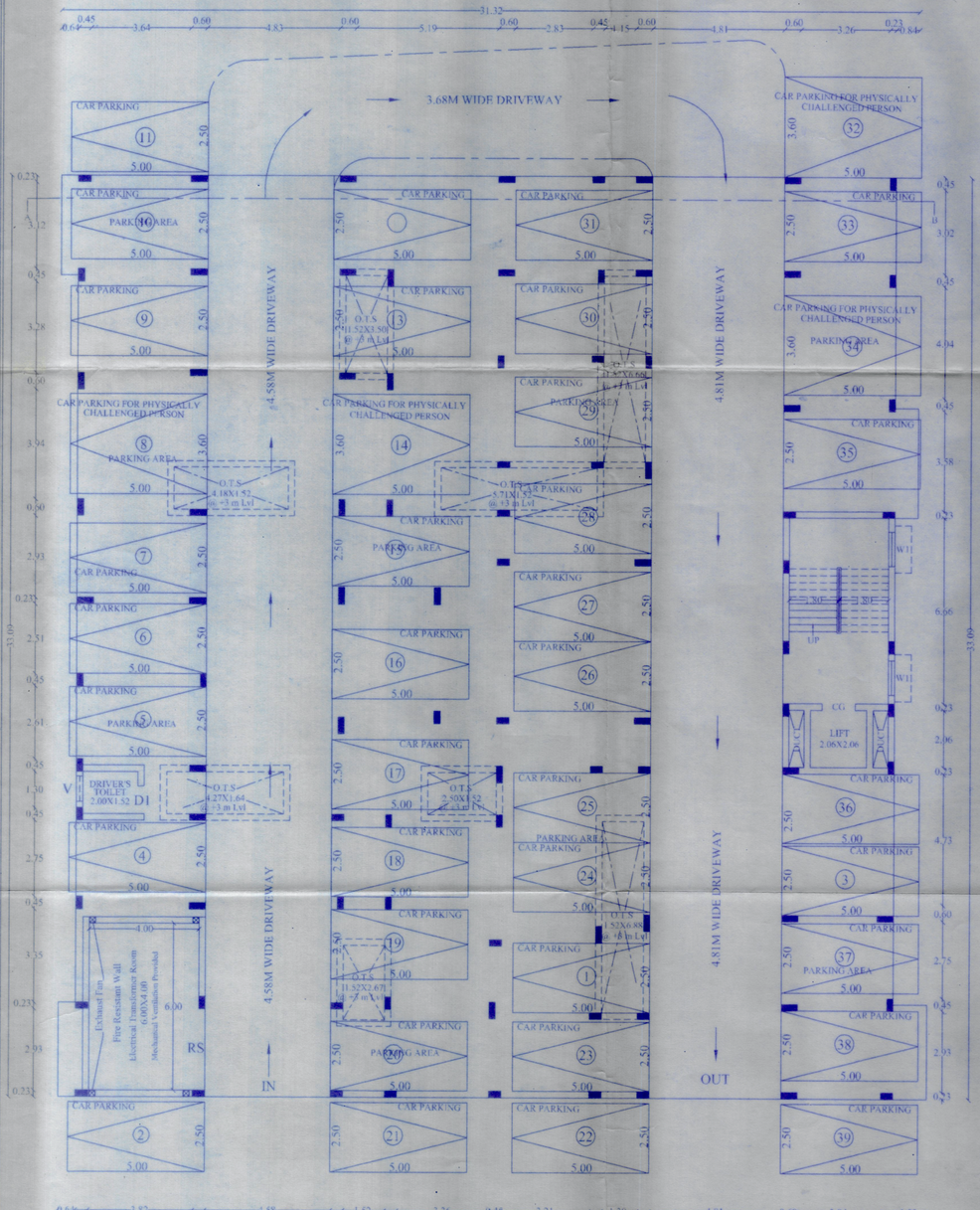
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Location: Thanjavur
Date: 2024.06.10



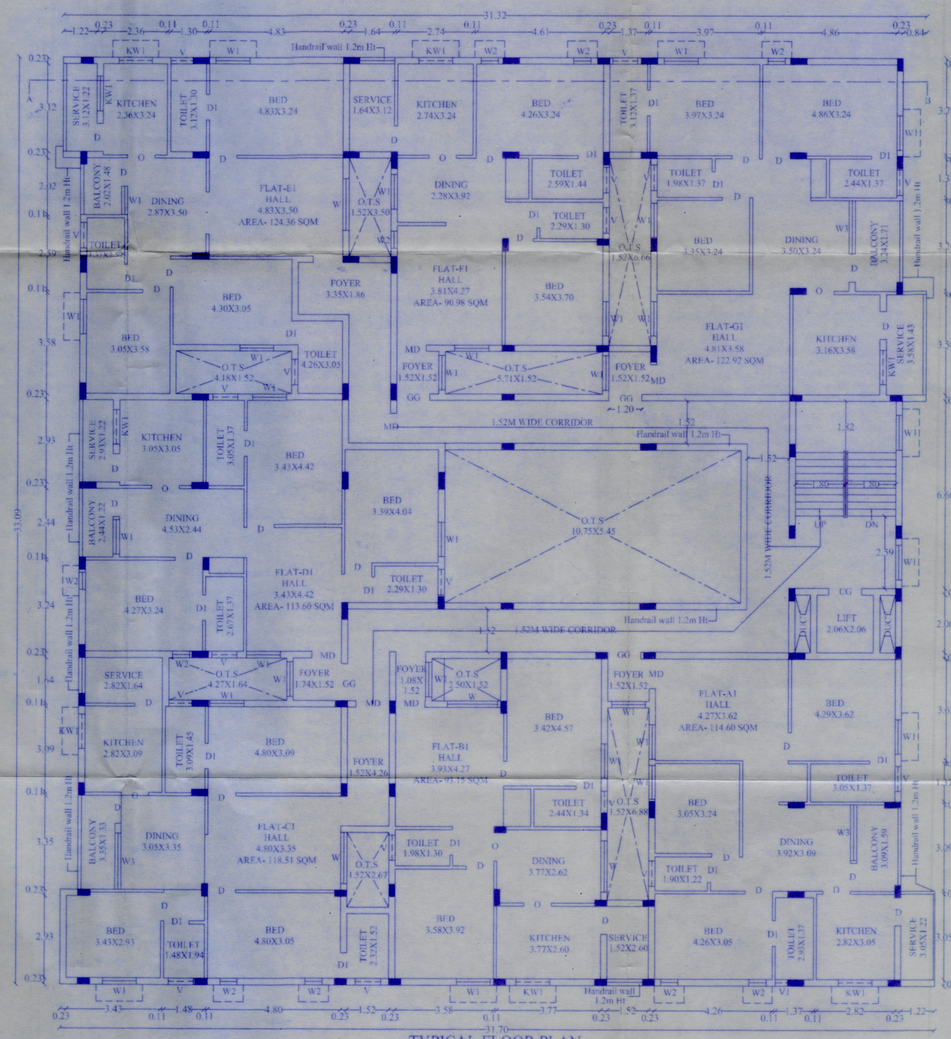
FRONT ELEVATION



SECTION ON AB



STILT FLOOR PLAN
(PARKING)



TYPICAL FLOOR PLAN
FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN
TYPICAL_FLOOR_PLAN=1,2,3,4,5

SHEET NO: 01

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
TIRUCHIRAPPALLI DISTRICT

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ALL DIMENSIONS ARE IN METER
SCALE - 1:100

File No. : SWP/BPA/096514/2024
Scrutiny Reference : K5JNSPHQ

REFERENCE:
Existing Road
Site Boundary
Proposed Building

N

SCHEDULE OF JOINERIES:

REFERENCE	METRE
CG – COLLAPSE GATE	1.20 X 2.13
GG – GRILL GATE	1.07 X 2.20
MD – MAIN DOOR	1.07 X 2.13
D – FLUSH DOOR	1.00 X 2.13
D1 – FLUSH DOOR	0.91 X 2.13
W – GLAZED WINDOW	1.84 X 1.50
W1 – GLAZED WINDOW	1.23 X 1.50
W2 – GLAZED WINDOW	0.62 X 1.50
W3 – GLAZED WINDOW	2.00 X 1.50
KW – GLAZED WINDOW	1.23 X 1.37
KW1 – GLAZED WINDOW	1.23 X 1.37
V – VENTILATOR	0.91 x 0.91
V1 – VENTILATOR	0.61 x 0.91

CARPET AREA & PLINTH AREA DETAILS IN SQ.M

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6)	FIFTH FLOOR AREA	883.15	–	883.15	7

PP/JD DTCP No.66/2024

B.P/DTCP No: 160/2024

APPLICANT

REGISTERED ENGINEER

Er.R.VETRIVELAN, M.Sc.(Geol.), F.I.V.E.(I), Govt. Approved Partner Engineer Class-1A, Registered Structural Engineer, Reg. No:SE/Gr.1/TL.PA/Ap/2018/006 2-NRZ, Gandhiyanagar Street, Annalnagar, Tamilur, Trichy - 17. Cell : 97893 32245.

STRUCTURAL ENGINEER

Mr. PRABU K, M.Tech(Struct), Registered Valuer of Engineer Grade-II, 918 / TL/E / 7819 / MAE 2020 / 245, 45/1, 2nd Main Road, Kumaraiyappan Smith Colony, Ponmalai, Trichy - 620 011. Ph:0431-2770007, Mob:9994477007

GEO TECH–ENGINEER

Dr.S.SAKTHIVEL KUMAR, M.Sc.(Geol.), Ph.D.(Geol.), Registered Geotechnical Engineer, TL/E/KGE/2018/0003, Chartered Engineer, 203, Plot No. 39, T.M.Nagar Main Road, Near New Bus Stand, THANJAVUR - 613 005. Mobile : 9443974280

CONSTRUCTION ENGINEER

Er. K. Murthy, D.C.E.,
Registered Construction Engineer
CE/DTCP/TRICHY/JUNE 2022/361
16, Ragavendrapuram Main Road,
Srirangam, Trichy - 620 006.
Cell: 99449 43390

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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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.