Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF APARTMENT R.C.C ROOF STILT FLOOR, FIRST FLOOR, SECOND, THIRD & FOURTH FLOOR RESIDENTIAL BUILDING IN PLOT NO: 16, 17, 18, 19, 20 & 21, WARD NO: 06, BLOCK NO: 33, T.S.NOS : 1748/17, 1748/18,1748/19, 1748/22,1748/23 & 1748/24, DIVINE AVENUE, KASTHOORIBAI ROAD, KUMBAKONAM CITY MUNICIPAL CORPORATION, KUMBAAKONAM TOWN, KUMBAKONAM TALUK, THANJAVUR DISTRICT.

ALL DIMENSIONS ARE IN 'METRES'

DTCP NO: 36/2023

OWNER NAME:Shri.SRINIVASAN PALANIAPPAN
P/O.SHANTHI KUNJ INFRASTRUCTURE LLP

AREA CHART

Area of the plot ——— 666.82 Sq.m (7175.00 Sq.ft)

Floor Name	Total Builtup Area	Non FSI Area	Residential Net FSI Area
Stilt Floor	380.71	380.71	—
First Floor	379.44	13.27	366.17
Second Floor	379.44	13.27	366.17
Third Floor	379.44	13.27	366.17
Fourth Floor	344.37	8.91	335.46
Head room & Lift room	22.88	22.88	—
Total	1886.28	452.31	1433.97

Vacant Area ——— 286.11 Sq.m

FLOOR SPACE INDEX (F.S.I) ——— 2.15

PLOT COVERAGE (PC) ——— 57.09%

Reference	Meter
MD - MAINDOOR	1.07 X 2.15
D - DOOR	0.92 X 2.15
DI - DOOR	0.77 X 2.15
VW - WINDOW	0.84 X 1.20
WS - WINDOW	1.53 X 1.20
WD - FRENCH WINDOW	1.15 X 2.15
V1 - FRENCH WINDOW	1.53 X 2.15
W1 - FRENCH WINDOW	2.07 X 2.15
W2 - FRENCH WINDOW	2.07 X 2.15
W3 - FRENCH WINDOW	2.07 X 2.15
VI - VENTILATOR	0.92 X 0.61
LD - LIFT DOOR	1.30 X 2.15

Colour Index

SITE BOUNDARY — RAIN WATER HARVESTING

RCC BUILDING — TILE ROOF

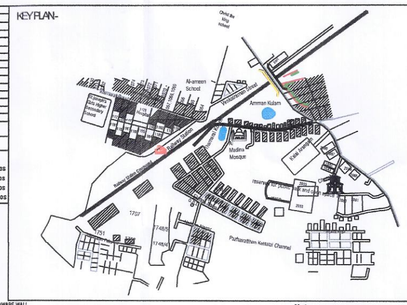
PARKING DETAILS

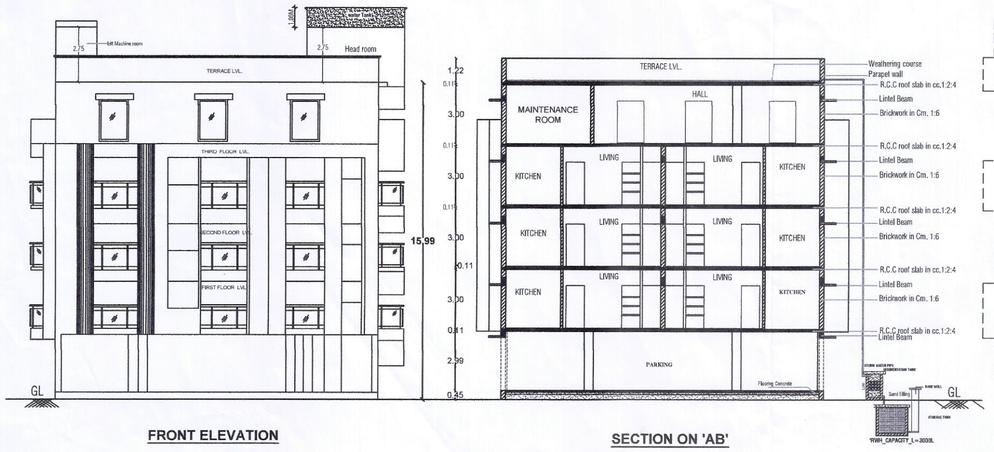
Number of Car Parking (Required)	= 17 Nos
Number of Car Parking (Provided)	= 17 Nos
Number of Two Wheeler Parking (Required)	= 4 Nos
Number of Two Wheeler Parking (Provided)	= 4 Nos

DWELLING UNITS DETAILS

FLOOR	DWELLING UNIT	AREA
FIRST FLOOR	A1	95.69 Sq.M
	A2	87.54 Sq.M
	A3	87.44 Sq.M
	A4	53.94 Sq.M
SECOND FLOOR	A1	95.69 Sq.M
	A2	87.54 Sq.M
	A3	87.44 Sq.M
	A4	53.94 Sq.M
THIRD FLOOR	A1	95.69 Sq.M
	A2	87.54 Sq.M
	A3	87.44 Sq.M
	A4	53.94 Sq.M

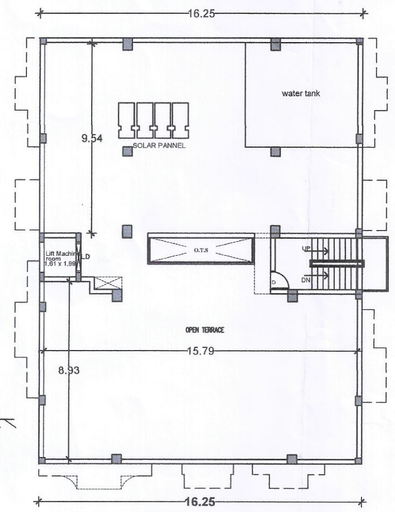
KEY PLAN-



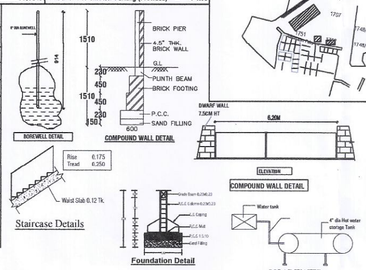


FRONT ELEVATION

SECTION ON 'AB'



TERRACE FLOOR PLAN



SITE PLAN

SCALE: 1:100

Note : -

Plan, Section, Elevation - Scale - 1:100

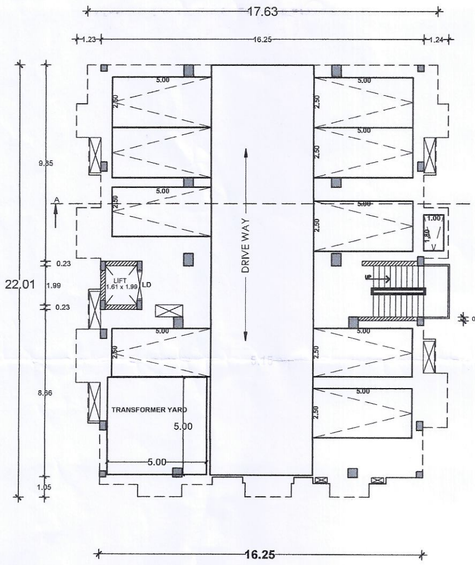
Certified that the Rain Water Harvesting System shall be Provided as per the norms and condition laid down in the

G.O. No:18 Municipal Administration and Water Supply Department dated 04/02/2019.

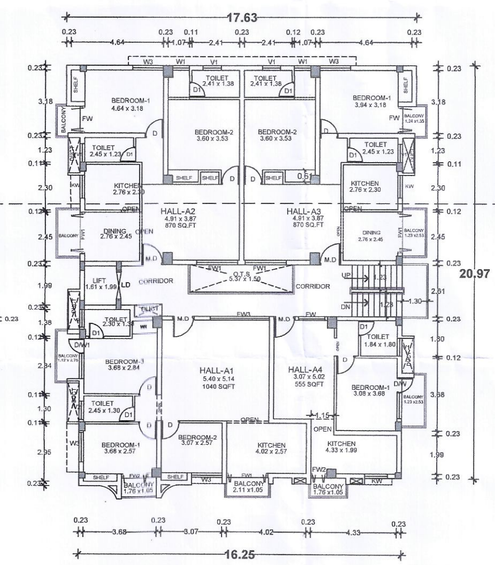
Solar water heater system will be provided Rain Water is Connected to rain water pit

All sewage line to be connected to ugss 'U' Trap will be Provided in all the outlets

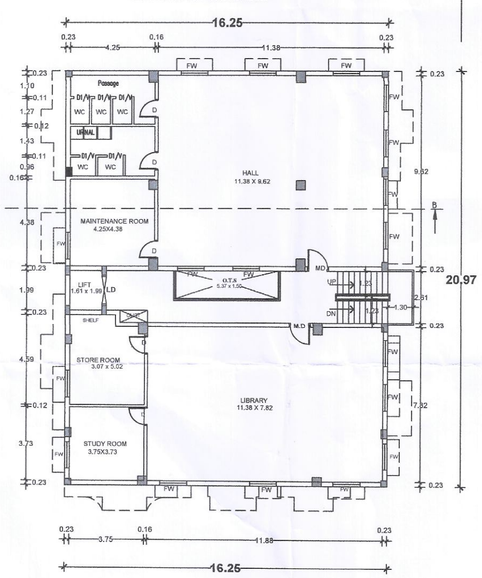
'U' Trap will be provided in all the outlets



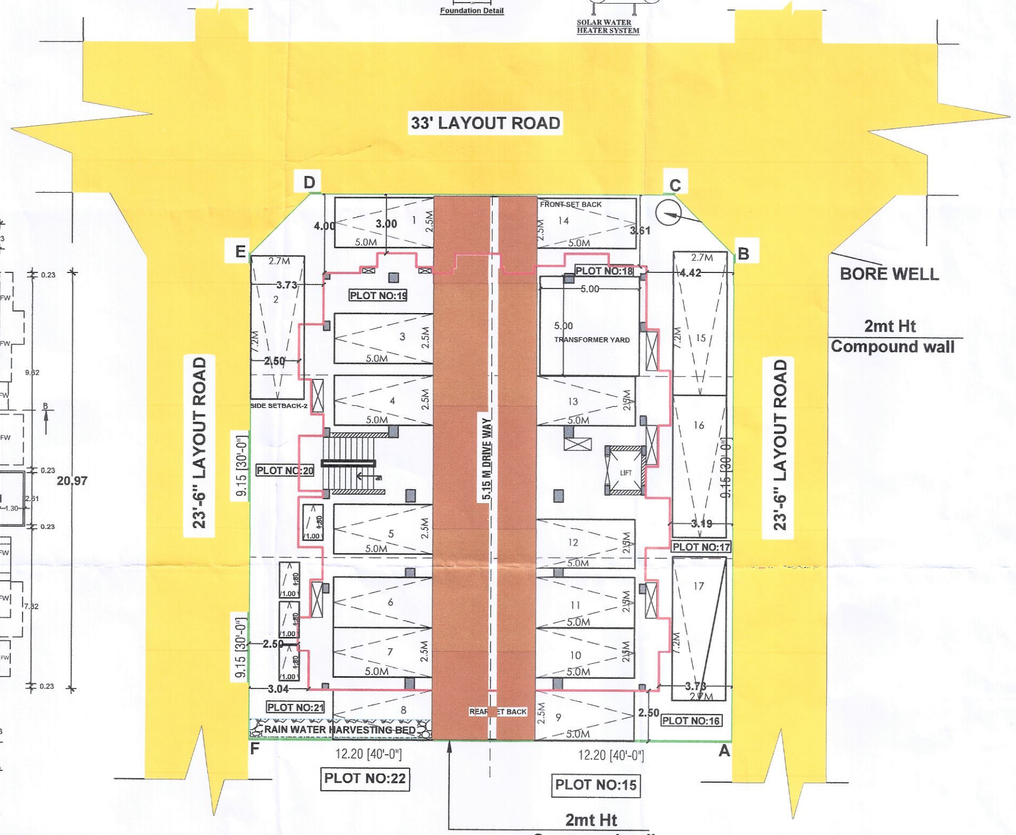
STILT FLOOR PLAN



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



FOURTH FLOOR PLAN



உதறி இலக்கு எண், தி.2.தி.து திட்ட அனுமதி எண். SWP/DTCP/TNJ/KLPA/BP NO. 33/2025-ன் படியும், கும்பகோணம் மாநகராட்சி திட்ட அனுமதிக்கான Service Request No. 105/CP/25-26/0003252 பெறப்பட்ட திட்ட அனுமதி எண். 105/BL/2025/00044 நாள் 01.07.2025-ன் படி அனுமதி வழங்கப்பட்ட உரையாட நகர் வழங்கப்படுகிறது.

கும்பகோணம் மாநகராட்சி

BUILDING APPROVAL NO : SWP / DTCP / TNJ / KLPA / BP NO : 33 / 2025

ASSISTANT DIRECTOR / DEPUTY DIRECTOR
KUMBAKONAM LOCAL PLANNING AUTHORITY
THANJAVUR DISTRICT TOWN AND COUNTRY PLANNING
APPROVAL AUTHORITY

Signature valid
Signed by: Assistant Director
Location: Thanjavur
Date: 2025.05.12 15:20:10

APPROVAL AUTHORITY :
KUMBAKONAM CITY MUNICIPAL CORPORATION

APPLICANT

(PL.SRINIVASAN)

OWNER NAME:Shri.SRINIVASAN PALANIAPPAN
P/O.SHANTHI KUNJ INFRASTRUCTURE LLP

Suprithi Mittal, B.Arch
Regd. No. CA/2000/26790
DIVOID ATELIER
56, Thattalai Main Road,
Keramanikuppam, Muddaliarpet
Puducherry - 605004.

REG.ARCHITECT
REG.NO: CA/2000/26790

Er. A. SITHANANDAM, M.E., M.I.E.,
Registered Structural Engineer Grade - I
PPA. R. No. 3-956/PP.M.U/SE/2015
CMDA No. SE/GR-I/19/05/134
DTCP. RSE/GR-I/VPM Dist./Aug 2020/014
No 39, 6th Cross St., Ekhil I Nagar (North),
Puducherry-3, Mobile: 9789565862

A.SITHANANDAM
REG. NO: RSE/GR.II/VPM
STRUCTURAL ENGINEER

S. JAHIR HUSSAIN
REG. NO: TJR/RCE/2020/002
CONSTRUCTION ENGINEER

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

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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.