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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DIGITALLY VERIFIED RECORD

DISTRICT TOWN AND COUNTRY PLANNING OFFICE TIRUCHIRAPPALLI
TIRUCHIRAPPALLI LOCAL PLANNING AREA

PLAN SHOWS THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING AFTER DEMOLISHING THE EXISTING BUILDING IN NEW T.S.NO.52/5, NEW WARD : Y, (OLD WARD:E), NEW BLOCK : 28, DOOR NO.77 AT TENNUR HIGH ROAD , TENNUR VILLAGE, K.ABISHEKAPURAM ZONE, ZONE - V, TRICHIRAPPALLI CITY CORPORATION.

ALL DIMENSIONS ARE IN MM
SCALE - 1:100
ONLINE APPLICATION NO. SWP/BPA/517853/2025

REFERENCE:

SITE BOUNDARY
EXISTING ROAD
DRIVEWAY
PROPOSED BUILDING

AREA DETAILS

DESCRIPTION	SQM
SITE AREA as per DOCUMENT	847.00
SITE AREA as per FMB	847.00
SUPER IMPOSED SITE AREA	825.46

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.
1)	STILT FLOOR AREA	28.81	406.70	435.51
2)	FIRST FLOOR AREA	435.51	-	435.51
3)	SECOND FLOOR AREA	435.51	-	435.51
4)	THIRD FLOOR AREA	435.51	-	435.51
5)	FOURTH FLOOR AREA	435.51	-	435.51
6)	FIFTH FLOOR AREA	435.51	-	435.51
7)	HEAD ROOM AREA	-	32.03	32.03
	TOTAL	2206.36	438.73	2645.09

F.S.I AREA = 2206.36/ 825.46 = 2.67

PARKING DETAILS

SL NO.	DESCRIPTION	PROVIDED
1)	CAR PARKING SPACE	17 NOS.
2)	TWO WHEELER PARKING SPACE	7 NOS.

REFERENCES:		METERS
RS	- ROLLING SHUTTER	2.50 X 2.10
LD	- LIFT DOOR	1.00 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	1.50 X 1.50
W1	- WINDOW	1.22 X 1.50
W2	- WINDOW	1.22 X 1.06
W3	- WINDOW	1.80 X 1.80
V	- VENTILATOR	1.00 X 0.61
V1	- VENTILATOR	0.90 X 0.76
J	- JALLY	1.28 X 1.20
EG	- ENTRY & EXIT GATE	3.00 X 1.50

NUMBER OF UNITS - 15 NOS.

LPA NO: 87/2025
அனைவர் அலுவலகம் ரூபாய் நோட் 08/07/25
...
10/7/25

PROFESSIONAL DETAILS ON FORM - C

APPLICANT	SV SAI PROMOTERS rep by its partner RN Valliammai	
REGISTERED ENGINEER	Er. K. MARIMUTHU RE/Gr-I/DTCP/TRICHY/JULY-2024/23	
STRUCTURAL ENGINEER	Er. K. MARIMUTHU RE/Gr-I/DTCP/TRICHY/JULY-2024/23	
GEO - TECHED EXPERT	Dr. S. SENTHAMIL KUMAR (Registration No - 0001 RGTE)	GEO-TECH ENGINEERS
SITE SUPERVISION ENGINEER	Er.K.RENGARAJ (CT/DTCP/TRICHY/NOVEMBER/2020/278 on 30.11.2025)	

Special Condition:

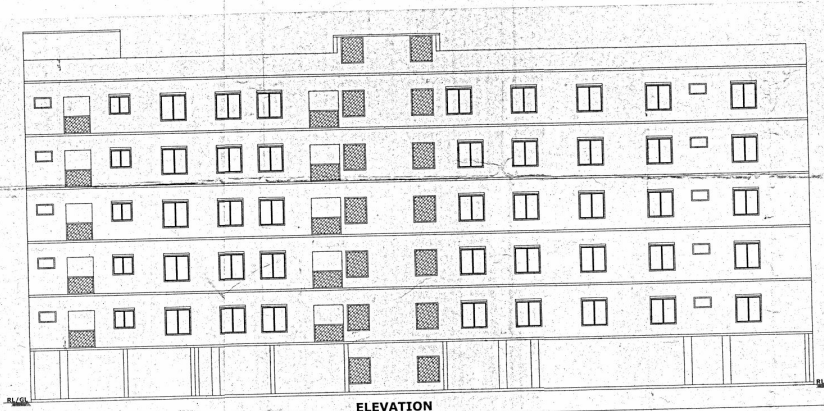
The building must be use for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be canceled, action will be initiate under 56 and 57 of Town and Country Planning Act-1971 without prior notice, considered as unauthorized construction.

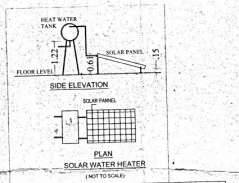
BUILDING PERMISSION NO: B.P/JD DTCP (TD) NO. 70/2025

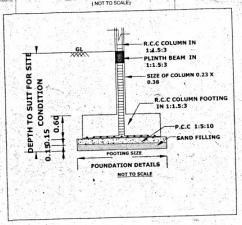
PLANNING PERMISSION NO: P.P/JD DTCP (TD) NO. 87/2025

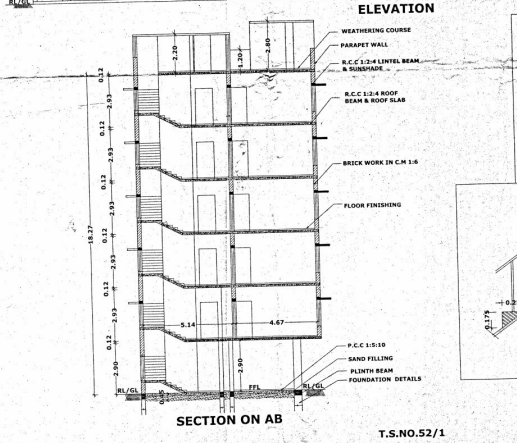
(This Planning permission is valid for a period of 8 years from the date of e-sign)

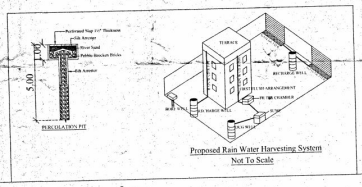
e-signed/-
Joint Director/ Member secretary
District Town and Country Planning office,
Tiruchirappalli District

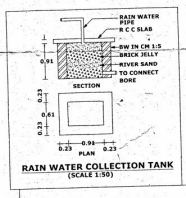


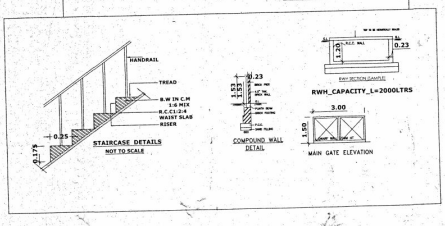


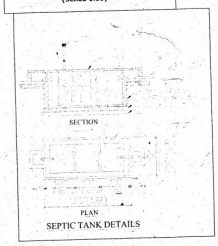


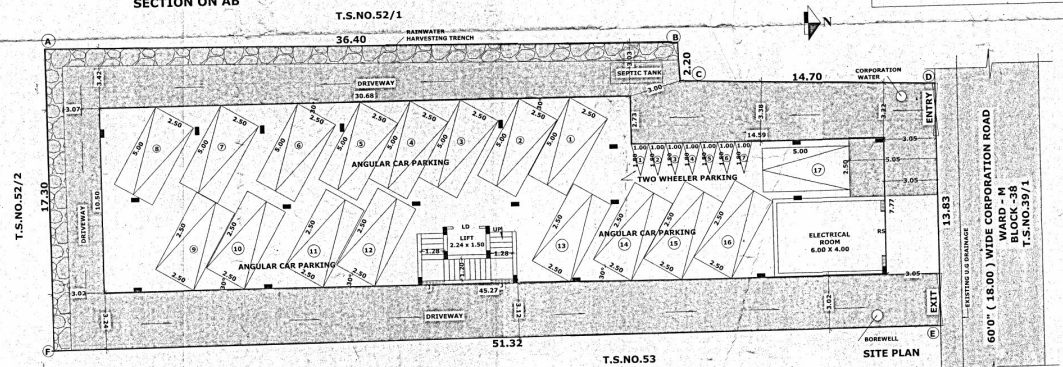


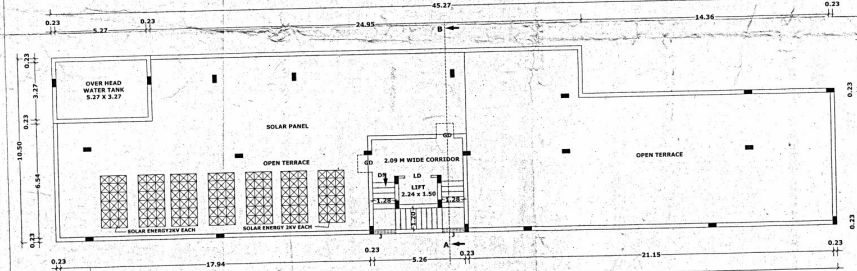


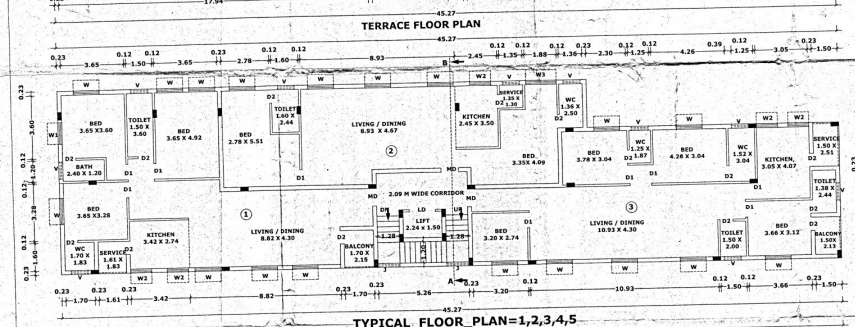


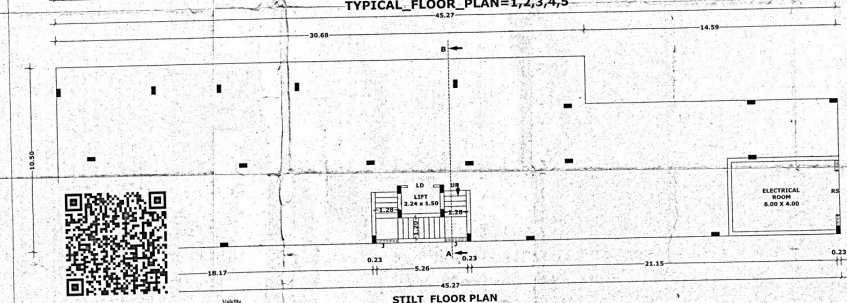












THE LANDLENS SUITE

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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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.