Verified RealEstate™

RE REGULATORY RECORD

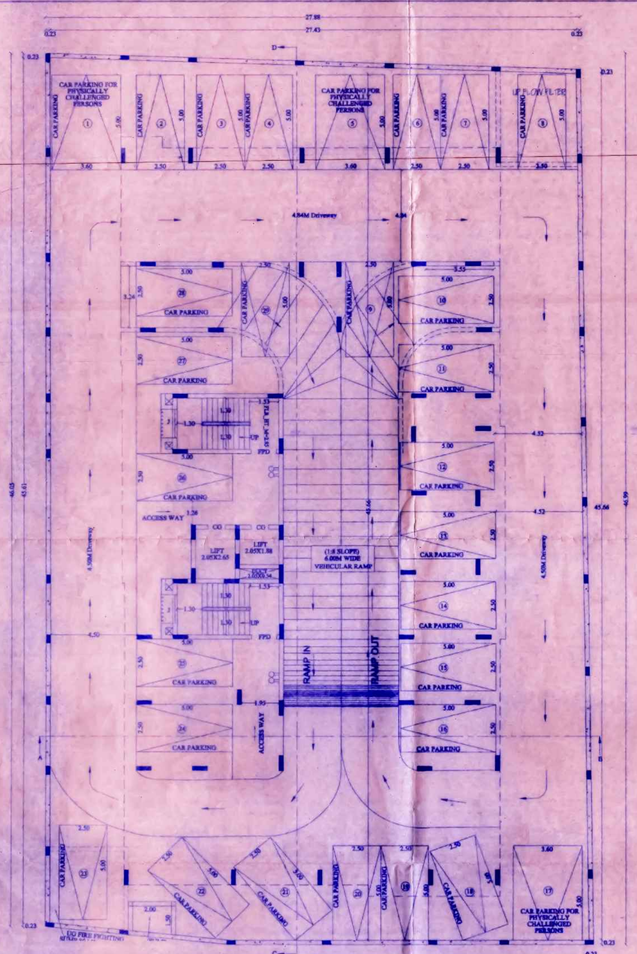
# RERA Document

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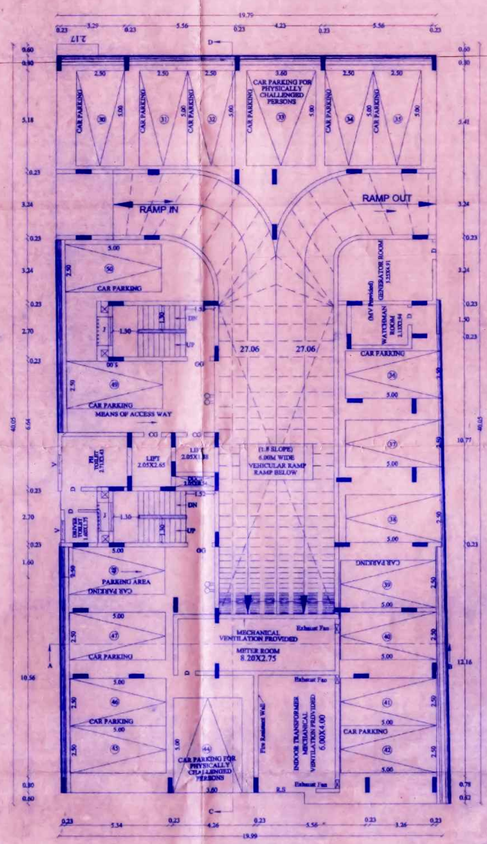
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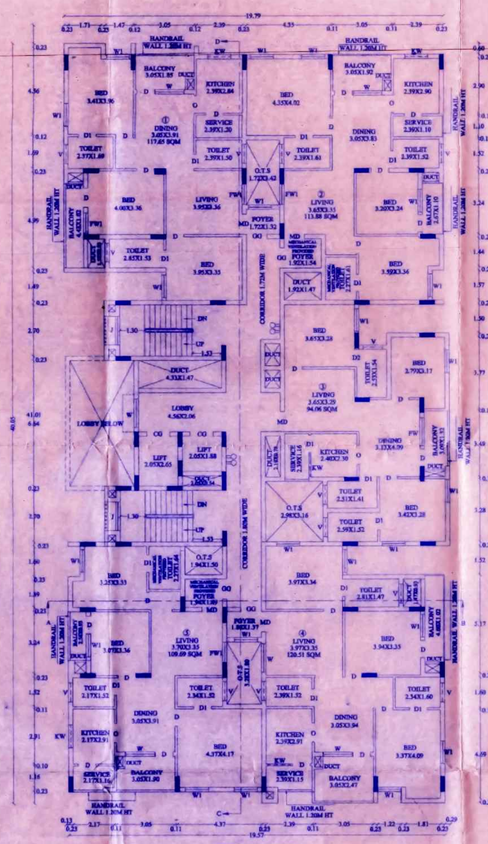
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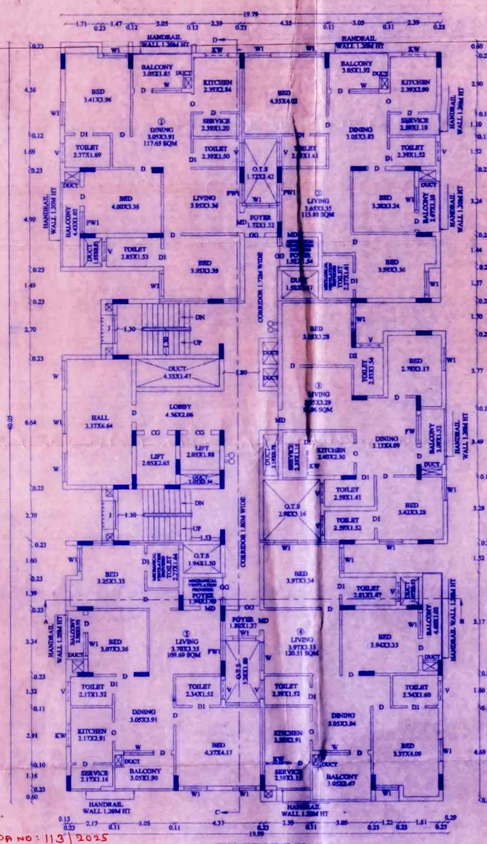

BASEMENT FLOOR PLAN
( PARKING )




STILT FLOOR PLAN
( PARKING )




FIRST FLOOR PLAN




SECOND FLOOR PLAN

LPA NO: 113/2025
அனையர் அவர்களது ஆய்வுக்குநாள் 21/08/25

086/CP135-26/00S1118
086/BL/2025/00371
28/08/25 முதல் 27/08/30
முடிய அனுமதி உத்தரவில் கண்டுள்ள நிபந்தனைகளுக்கு உட்பட்டு உரிய வழங்கப்பட்டது.

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
TIRUCHIRAPPALLI DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE RESIDENTIAL APARTMENT BUILDING AFTER DEMOLISHED THE EXISTING OLD BUILDING T.S No.: 4/1, 4/2 & 4/3, DOOR NO: 14, WARD - L, BLOCK No.: 17, NATCHIYAR AMMAN KOVIL STREET, WORAIYUR, ZONE: V, TRICHY CITY CORPORATION.

ALL DIMENSIONS ARE IN METER
SCALE - 1:100

APPLICATION NUMBER: SWP/BPA/193127/2024/TCP

B.P/DTCP No.19/2025

PP/JD DTCP (TD) No.113/2025

N

SCHEDULE OF JOINERIES:

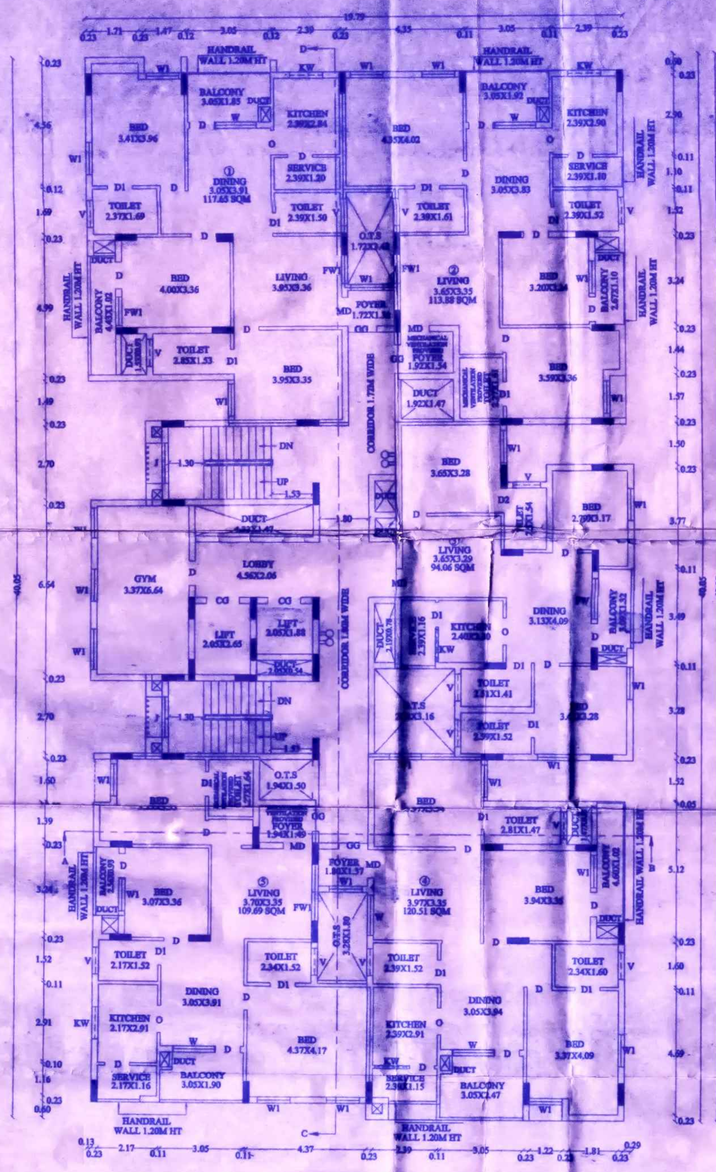
| REFERENCE | METRE |
|---|---|
| FPD – FIRE PROOF DOOR | 1.08 x 2.13 |
| MD – MAIN DOOR | 1.07 x 2.13 |
| GG – GRILL GATE | 1.06 x 2.13 |
| CG – COLLAPSIBLE GATE | 1.20 x 2.13 |
| D – FLUSH DOOR | 0.91 x 2.13 |
| O – OPEN | 0.91 x 2.13 |
| FW – FRENCH WINDOW | 1.50 x 2.13 |
| FW1 – FRENCH WINDOW | 1.07 x 2.13 |
| W – WINDOW | 1.50 x 1.50 |
| W1 – WINDOW | 1.20 x 1.50 |
| KW – KITCHEN WINDOW | 1.20 X 1.37 |
| V – VENTILATOR | 1.00 x 0.91 |
| J – JALLY | 1.50 x 1.50 |

PROPOSED BUILTUP AREA

| SL NO. | DESCRIPTION | F.S.I AREA (SQM) | NON F.S.I AREA (SQM) | TOTAL AREA (SQM) | NO.OF FLATS |
|---|---|---|---|---|---|
| 1) | BASEMENT FLOOR AREA (PARKING) | - | 1308.54 | 1308.54 | - |
| 2) | STILT FLOOR AREA (PARKING) | 28.76 | 744.31 | 773.09 | - |
| 3) | FIRST FLOOR AREA | 664.58 | - | 664.58 | 5 |
| 4) | SECOND FLOOR AREA | 689.69 | - | 689.69 | 5 |

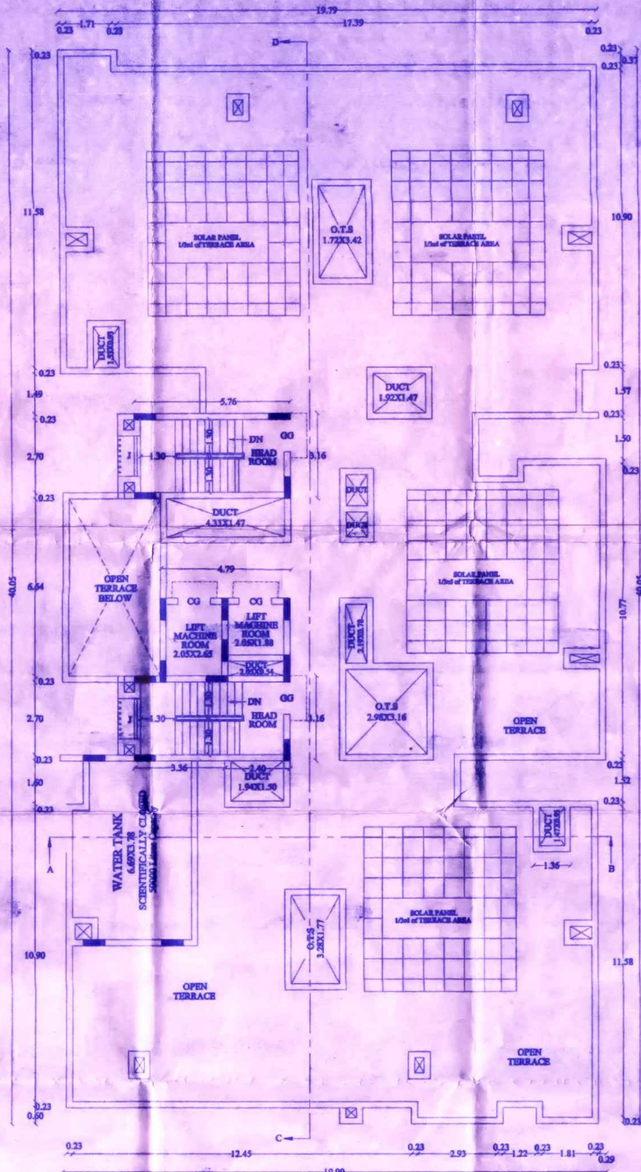
FIRE EXTINGUISHER PROVIDED – ○

| APPLICANT | REGISTERED ENGINEER/ ARCHITECT |
|---|---|
| M. ANAND, B.E.,MBA., FCI.T.Engr., 2nd Cross West Extension, Thillai Nagar, Trichy-18 Mob:91-2732547 | CBO/A Reg.No.BA/C/3912/2018 |
| STRUCTURAL ENGINEER | GEOTEC ENGINEER |
| CONSTRUCTION ENGINEER | QUALITY AUDITOR |
| M. ANAND, B.E.,MBA., CONSTRUCTION ENGINEER CE/TLPA/FEB 2020/273 # C-11, First Floor, 2nd Cross east Extn., Thillai Nagar, Trichy-18 | S. RAMALINGAM, M.E.,M.S., PH.D., REGISTERED QUALITY AUDITORS RQA/TLPA/JUNE 2018/117, 12, South Karoli Street, Rammanagar TRICHY-1. Mob: 94431 27930 |




THIRD FLOOR PLAN

TYPICAL FLOOR PLAN
(FOURTH TO NINETH FLOOR)




TERRACE FLOOR PLAN

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
TIRUCHIRAPPALLI DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE RESIDENTIAL APARTMENT BUILDING AFTER DEMOLISHED THE EXISTING OLD BUILDING T.S.No.: 4/1, 4/2 & 4/3, DOOR NO: 14, WARD - I, BLOCK No.: 17, NATCHIYAR AMMAN KOVIL, STREET, WORAIYUR, ZONE: V, TRICHY CITY CORPORATION.

ALL DIMENSIONS ARE IN METER
SCALE - 1:100

APPLICATION NUMBER: SWP/BPA/193127/2024/TCP

B.P/DTCP No.19/2025

PP/JD DTCP (TD) No.113/2025

N

SCHEDULE OF JOINERIES:

| REFERENCE | | METRE |
|---|---|---|
| FPD | – FIRE PROOF DOOR | 1.06 x 2.13 |
| MD | – MAIN DOOR | 1.07 x 2.13 |
| GG | – GRILL GATE | 1.06 x 2.13 |
| CG | – COLLAPSIBLE GATE | 1.20 x 2.13 |
| D | – FLUSH DOOR | 0.91 x 2.13 |
| O | – OPEN | 0.91 x 2.13 |
| FW | – FRENCH WINDOW | 1.50 x 2.13 |
| FW1 | – FRENCH WINDOW | 1.07 x 2.13 |
| W | – WINDOW | 1.50 x 1.50 |
| W1 | – WINDOW | 1.20 x 1.50 |
| KW | – KITCHEN WINDOW | 1.20 X 1.37 |
| V | – VENTILATOR | 1.00 x 0.91 |
| J | – JALLY | 1.50 x 1.50 |

PROPOSED BUILTUP AREA

| FLAT FLOOR | DESCRIPTION | F.S.I AREA (SQM) | NON F.S.I AREA (SQM) | TOTAL AREA (SQM) | NO.OF FLATS |
|---|---|---|---|---|---|
| 1 | THIRD FLOOR AREA | 689.69 | – | 689.69 | 5 |
| 2 | FOURTH FLOOR AREA | 689.69 | – | 689.69 | 5 |
| 3 | FIFTH FLOOR AREA | 689.69 | – | 689.69 | 5 |
| 4 | SIXTH FLOOR AREA | 689.69 | – | 689.69 | 5 |
| 5 | SEVENTH FLOOR AREA | 689.69 | – | 689.69 | 5 |
| 6 | EIGHTH FLOOR AREA | 689.69 | – | 689.69 | 5 |
| 7 | NINTH FLOOR AREA | 689.69 | – | 689.69 | 5 |
| 8 | HEAD ROOM AREA | – | 50.20 | 50.20 | – |

FIRE EXTINGUISHER PROVIDED

APPLICANT

M. ANAND, B.E.,MBA.,
#C-11, First Floor, 3rd Cross
West Extension,Thillai Nagar
Trichy-18.Ph:0431-2762444

REGISTERED ENGINEER/ ARCHITECT

Ar.P.K.VIJAYARAGHAVAN,
CIMA, Reg No.RA/B: 1/1902/2004

STRUCTURAL ENGINEER

R. GANESAN M.E.,(Structres)

GEOTEC ENGINEER

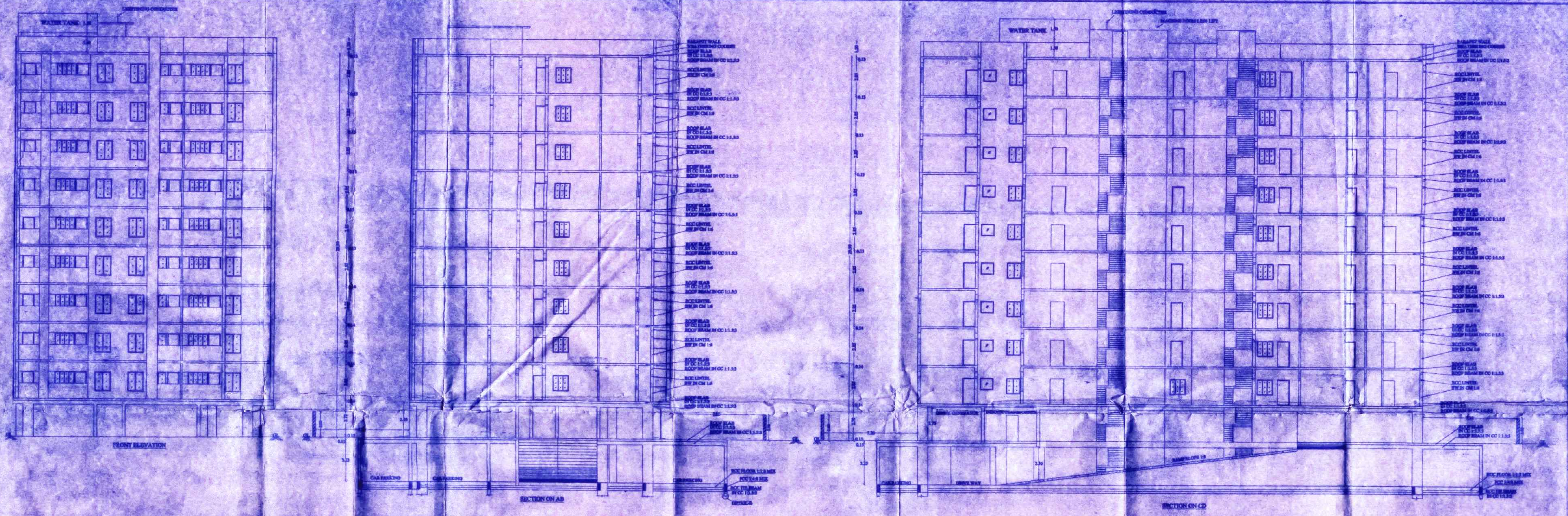
Dr.B.Senthamil Kumar,ME.,Ph.D.,F.I.E.,MIE)
Regd.Consultant Engineer, Ph:0452-2552434
703, Plot No.29 O.M.Rowd Nagar,
Near New Bus Stand, Thoppur - 613 009
Cell: 94420 76800

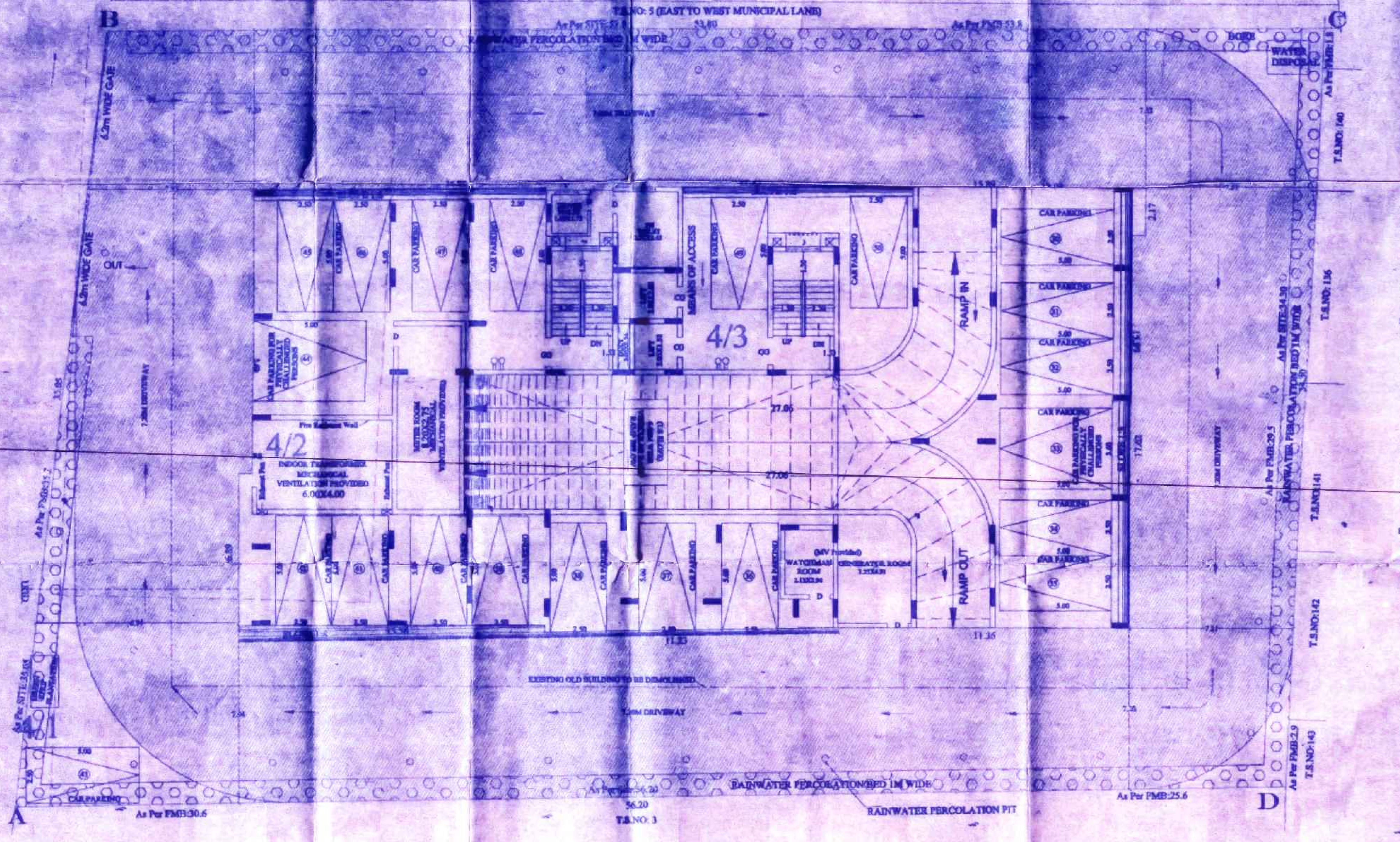
CONSTRUCTION ENGINEER

M. ANAND, B.E.,MBA.,
ONSTRUCTION ENGINEER
CE/TLPA/FEB 2020/233
# C-11, First Floor, 3rd Cross
ast Extn.,Thillai Nagar,Trichy-18

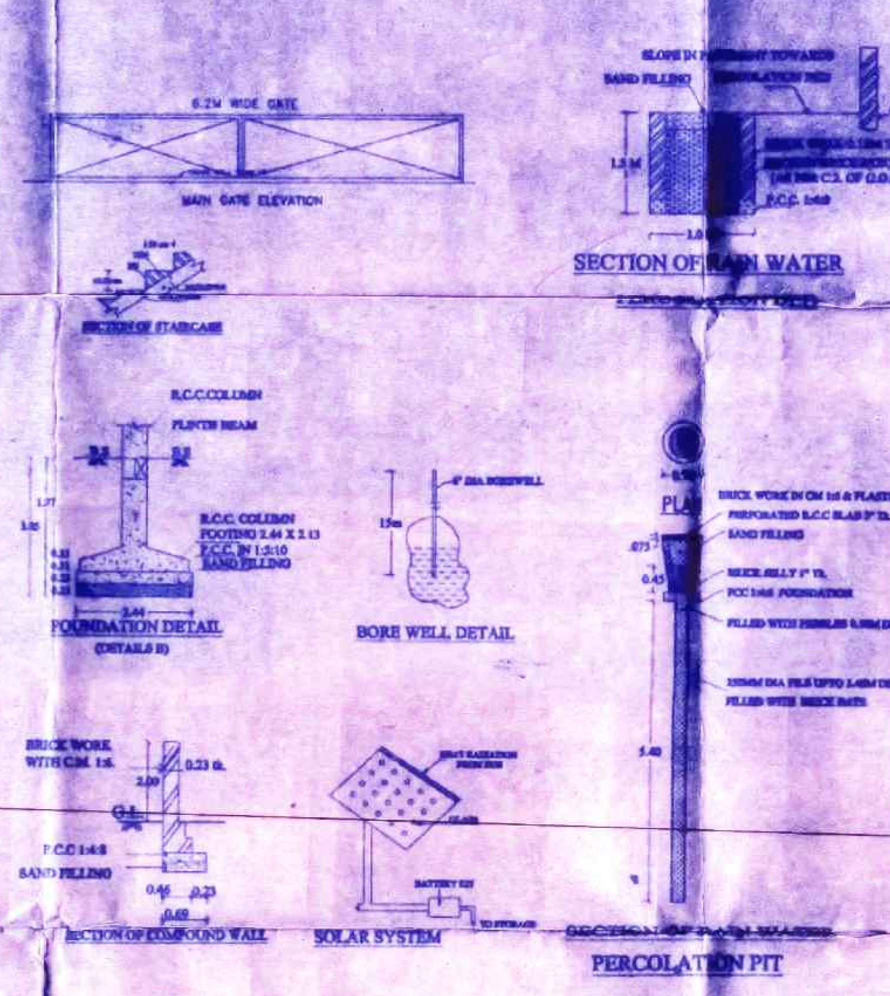
QUALITY AUDITOR

S. PRABHUNAGAM, B.E.,M.Sc.,M.B.A.,
REGISTERED QUALITY AUDITORS
(ROA / TLPA / JUNE 2019 / 117)
12, South Kandi Street, Boomnagar
TRICHY-1. Mob: 94491 27970




SITE PLAN
(SCALE 1:100)




**NOTE**

1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED TO ST-DT.
2. BORE WELL WITH MOTAR WATER TANK AND CORPORATION WATER SUPPLY WILL BE PROVIDED
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 AS PER GO (MS) NO: 138 DATED 11-10-02.
5. RAIN WATER TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES.
6. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE CONNECTED 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.
8. ALL DIMENSIONS ARE IN METRE.
9. MECHANICAL VENTILATOR PROVIDED FOR ALL TOILETS.

Signature valid

Signed by: Director
Location: [illegible]
Date: 2025.01.09 [illegible]

Signature valid

Signed by: Joint Director
Location:Tiruchirappalli
Date:2025.08.01 13:49:17

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
TIRUCHIRAPPALLI DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE RESIDENTIAL APARTMENT BUILDING AFTER DEMOLISHED THE EXISTING OLD BUILDING T.S No.: 4/1, 4/2 & 4/3, DOOR NO: 14, WARD - L, BLOCK No: 17, NATCHIYAR AMMAN KOVIL STREET, WORAIYUR, ZONE: V, TRICHY CITY CORPORATION.

ALL DIMENSIONS ARE IN METER
SCALE - 1:100

APPLICATION NUMBER: SWP/BPA/193127/2024/TCP

LPA NO: 113/2025
ஆணையர் அவர்களது ஒப்புதல் நாள் [illegible]

கட்டிட [illegible]
[illegible] 086/CP/25-26/0051118
[illegible] 086/BL/2025/00371
கட்டிடம் கட்ட [illegible] காலத்திற்கு
28/08/25 [illegible] 27/08/30
முறை அனுமதி [illegible]
நிபந்தனைகளுக்கு உட்பட்டு உரிமம்
வழங்கப்பட்டது.

[illegible]
[illegible] V
திருச்சிராப்பள்ளி மாநகராட்சி.

28.8.25

B.P/DTCP No.19/2025

P/JD DTCP (TD) No.113/2025

N

**SCHEDULE OF JOINERIES**

| REFERENCE | METRE |
|---|---|
| FPD - FIRE PROOF DOOR | 1.06 x 2.13 |
| MD - MAIN DOOR | 1.07 x 2.13 |
| GG - GRILL GATE | 1.08 x 2.13 |
| CG - COLLAPSIBLE GATE | 1.20 x 2.13 |
| D - FLUSH DOOR | 0.91 x 2.13 |
| O - OPEN | 0.91 x 2.13 |
| FW - FRENCH WINDOW | 1.50 x 2.13 |
| FW1 - FRENCH WINDOW | 1.07 x 2.13 |
| W - WINDOW | 1.50 x 1.50 |
| W1 - WINDOW | 1.20 x 1.50 |
| KW - KITCHEN WINDOW | 1.20 X 1.37 |
| V - VENTILATOR | 1.00 x 0.91 |
| [illegible] | [illegible] |

**AREA DETAILS**

| DESCRIPTION | SQ.M |
|---|---|
| PLOT AREA (as per DOCUMENT) | 1833.77 |
| PLOT AREA (as per FMB) | 1898.00 |
| SUPER IMPOSED PLOT AREA | 1897.77 |
| Minimum of the above shall be taken into account | |

**PROPOSED BUILTUP AREA**

| SL NO | DESCRIPTION | F.S.I AREA (SQM) | NON F.S.I AREA (SQM) | TOTAL AREA (SQM) | UNITS |
|---|---|---|---|---|---|
| 1) | BASEMENT FLOOR AREA (PARKING) | - | 1308.64 | 1308.64 | - |
| 2) | STILT FLOOR AREA (PARKING) | 28.78 | 744.31 | 773.09 | - |
| 3) | FIRST FLOOR AREA | 664.58 | - | 664.58 | 5 |
| 4) | SECOND FLOOR AREA | 689.69 | - | 689.69 | 5 |
| 5) | THIRD FLOOR AREA | 689.69 | - | 689.69 | 5 |
| 6) | FOURTH FLOOR AREA | 689.69 | - | 689.69 | 5 |
| 7) | FIFTH FLOOR AREA | 689.69 | - | 689.69 | 5 |
| 8) | SIXTH FLOOR AREA | 689.69 | - | 689.69 | 5 |
| 9) | SEVENTH FLOOR AREA | 689.69 | - | 689.69 | 5 |
| 10) | EIGHTH FLOOR AREA | 689.69 | - | 689.69 | 5 |
| 11) | NINTH FLOOR AREA | 689.69 | - | 689.69 | 5 |
| 12) | HEAD ROOM AREA | - | 50.20 | 50.20 | - |
| 13) | TOTAL | [illegible] | [illegible] | [illegible] | - |
| 14) | VACANT AREA | - | - | 1164.88 | - |

P.C = 773.09 / 1897.77 X 100 = 40.73%
F.S.I = 6210.88 / 1897.77 = 3.273

**PARKING DETAILS**

| SL NO | DESCRIPTION | REQUIRED | PROVIDED |
|---|---|---|---|
| 1) | CAR PARKING SPACE | 50 NOS | 50NOS |

EXISTING OLD BUILDING TO BE DEMOLISHED - 700 SQ.M
FIRE EXTINGUISHER PROVIDED

| APPLICANT | REGISTERED ENGINEER/ ARCHITECT |
|---|---|
| M. ANAND, B.E, MBA., # C-11, First Floor, 3rd Cross West Extension, Thillai Nagar Trichy-18 Ph: 0431-2762644 | CMDA Reg No RA/Gr.1/18/2008 |
| STRUCTURAL ENGINEER | GEOTEC ENGINEER |
| E. GUNESAN M.E., (Structural) [illegible] | [illegible] |
| CONSTRUCTION ENGINEER | QUALITY AUDITOR |
| M. ANAND, B.E, MBA., CONSTRUCTION ENGINEER CE/TLPA/FEB 2020/233 # C-11, First Floor, 3rd Cross West Extn, Thillai Nagar, Trichy-18 | S. RAMALINGAM, B.E, M.Sc, MBA., REGISTERED QUALITY AUDITORS IRQA/TLPA/JUNE 2019/117 17, South Kandi Street, [illegible] TRICHY-1. Mob: 94431 27930 |

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

**Verified RealEstate**
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OMR Thoraipakkam,
Chennai 600 097, India
**hello@verified.realestate**
+91 9996 12 9996

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.