Verified RealEstate™

RE REGULATORY RECORD

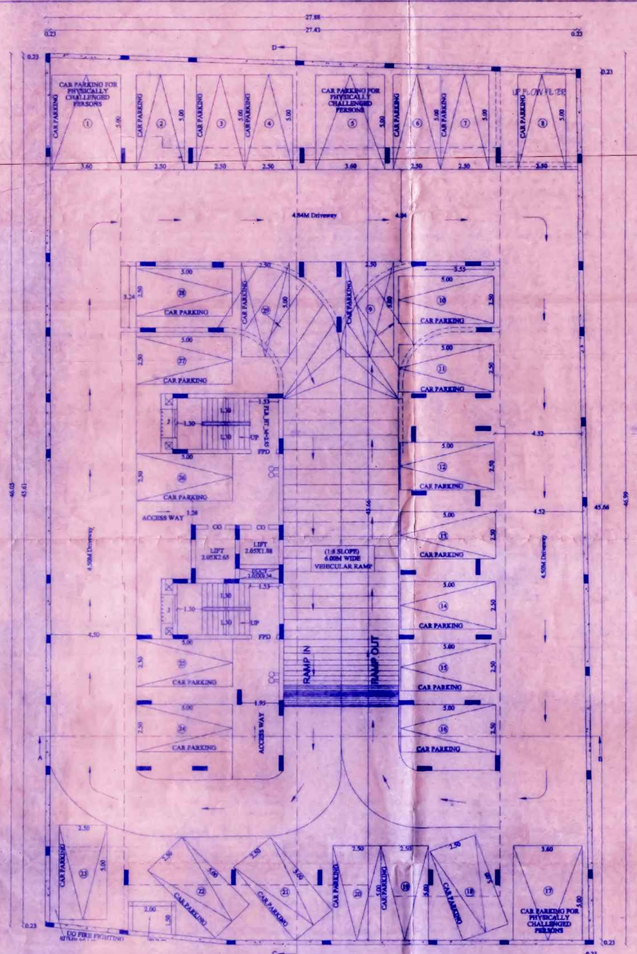
RERA Document

The document as the regulator published it, reproduced in full behind this page.

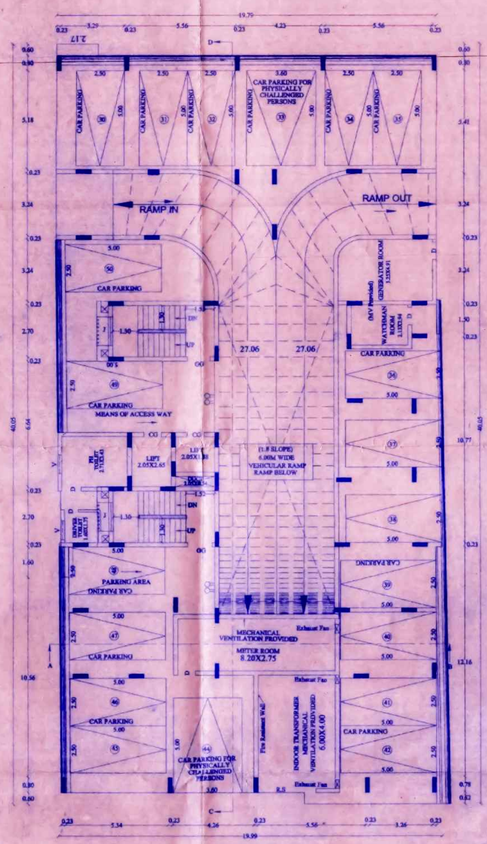
Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

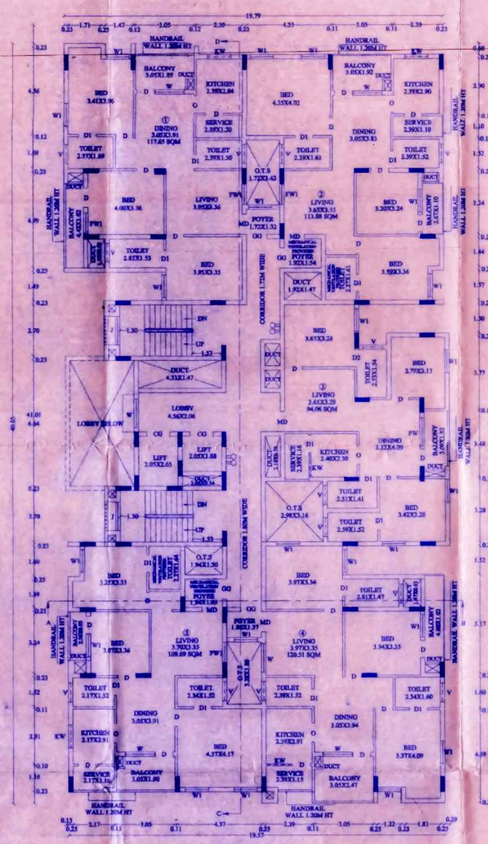
hello@verified.realestate
+91 9996 12 9996
verified.realestate



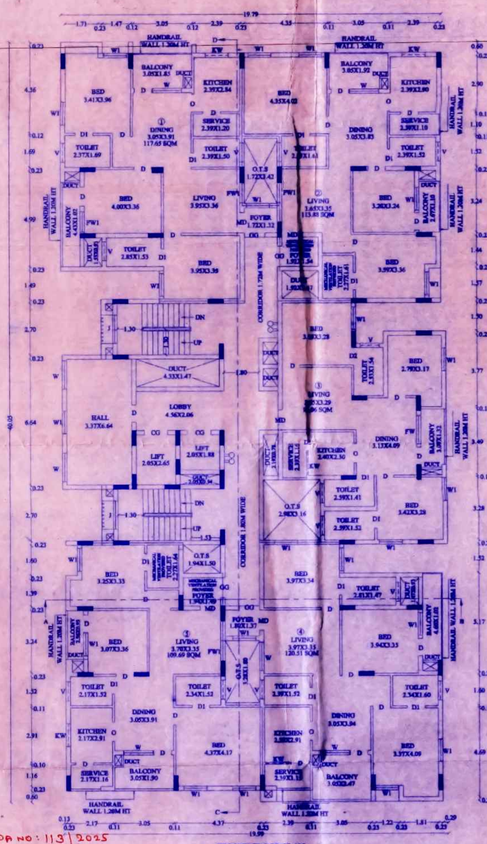
BASEMENT FLOOR PLAN
(PARKING)



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:

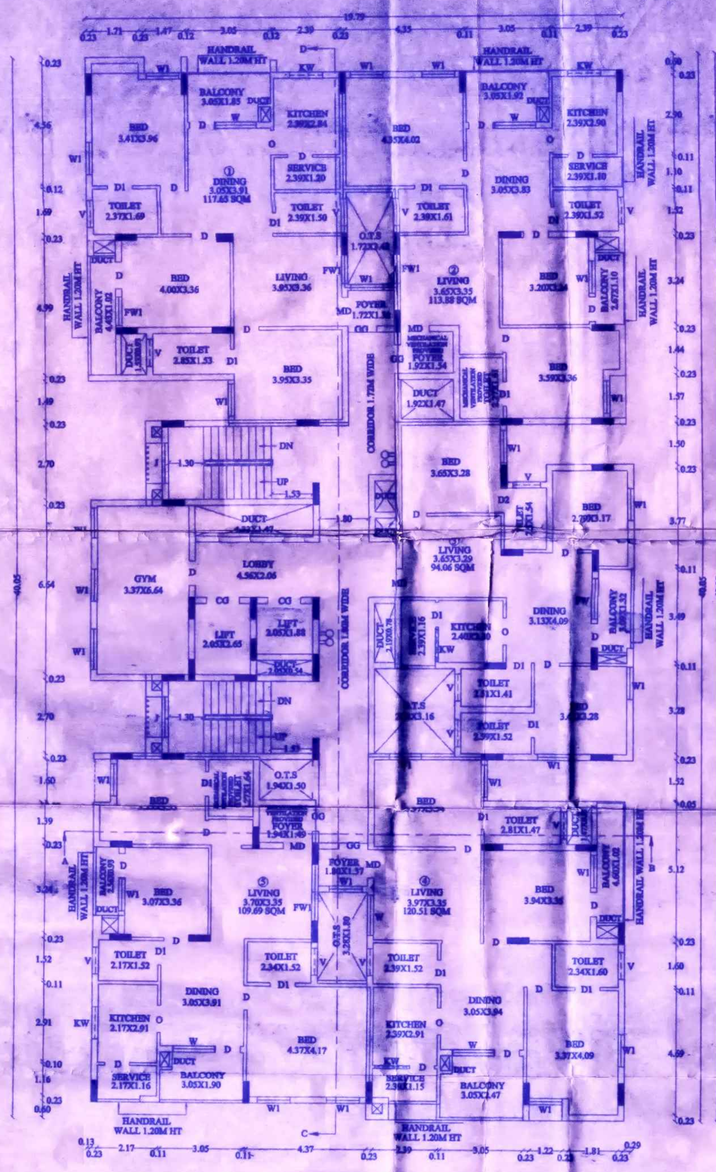
REFERENCE	METRE
FPD – FIRE PROOF DOOR	1.08 x 2.13
MD – MAIN DOOR	1.07 x 2.13
GG – GRILL GATE	1.06 x 2.13
CG – COLLAPSIBLE GATE	1.20 x 2.13
D – FLUSH DOOR	0.91 x 2.13
O – OPEN	0.91 x 2.13
FW – FRENCH WINDOW	1.50 x 2.13
FW1 – FRENCH WINDOW	1.07 x 2.13
W – WINDOW	1.50 x 1.50
W1 – WINDOW	1.20 x 1.50
KW – 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

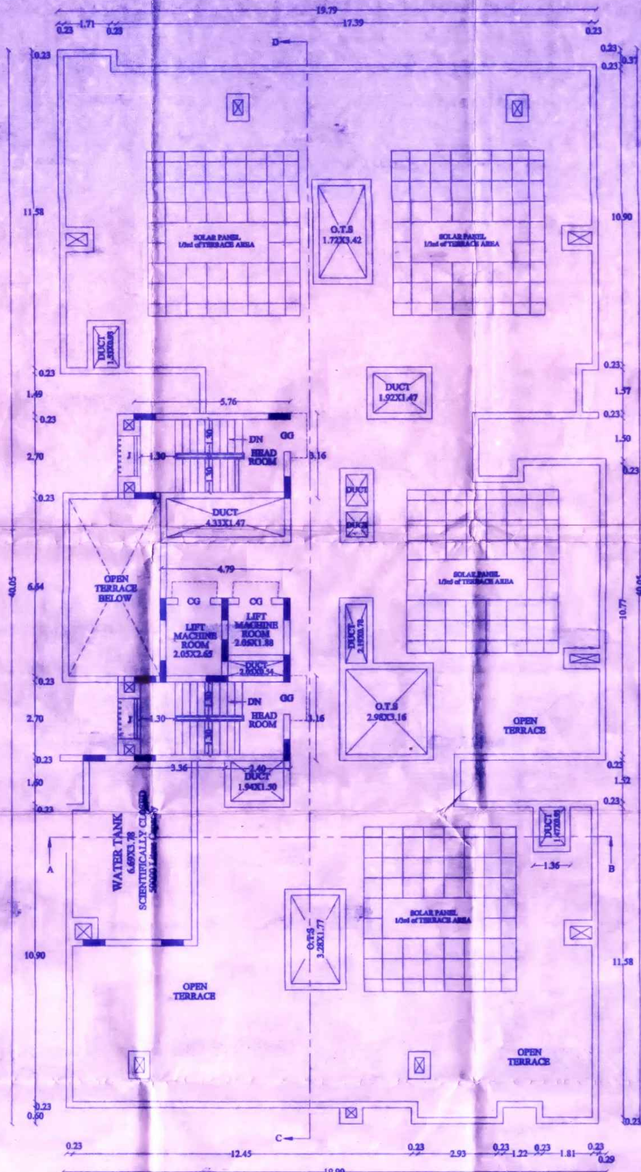
FIRE EXTINGUISHER PROVIDED – ○

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

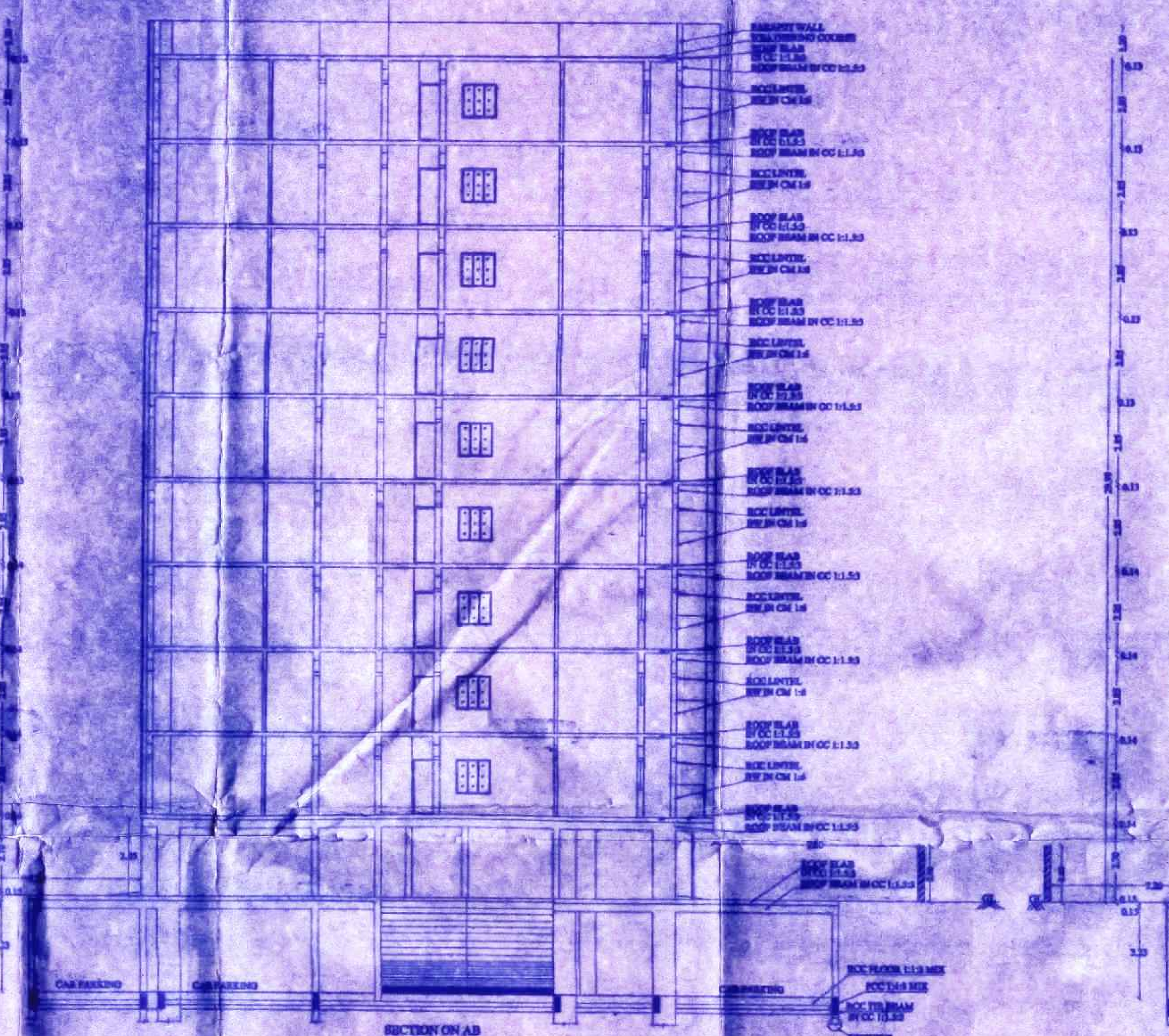
M. ANAND, B.E.,MBA.,
ONSTRUCTION ENGINEER
CE/TLPA/FEB 2020/233
C-11, First Floor, 3rd Cross
ast Extn.,Thillai Nagar,Trichy-18

QUALITY AUDITOR

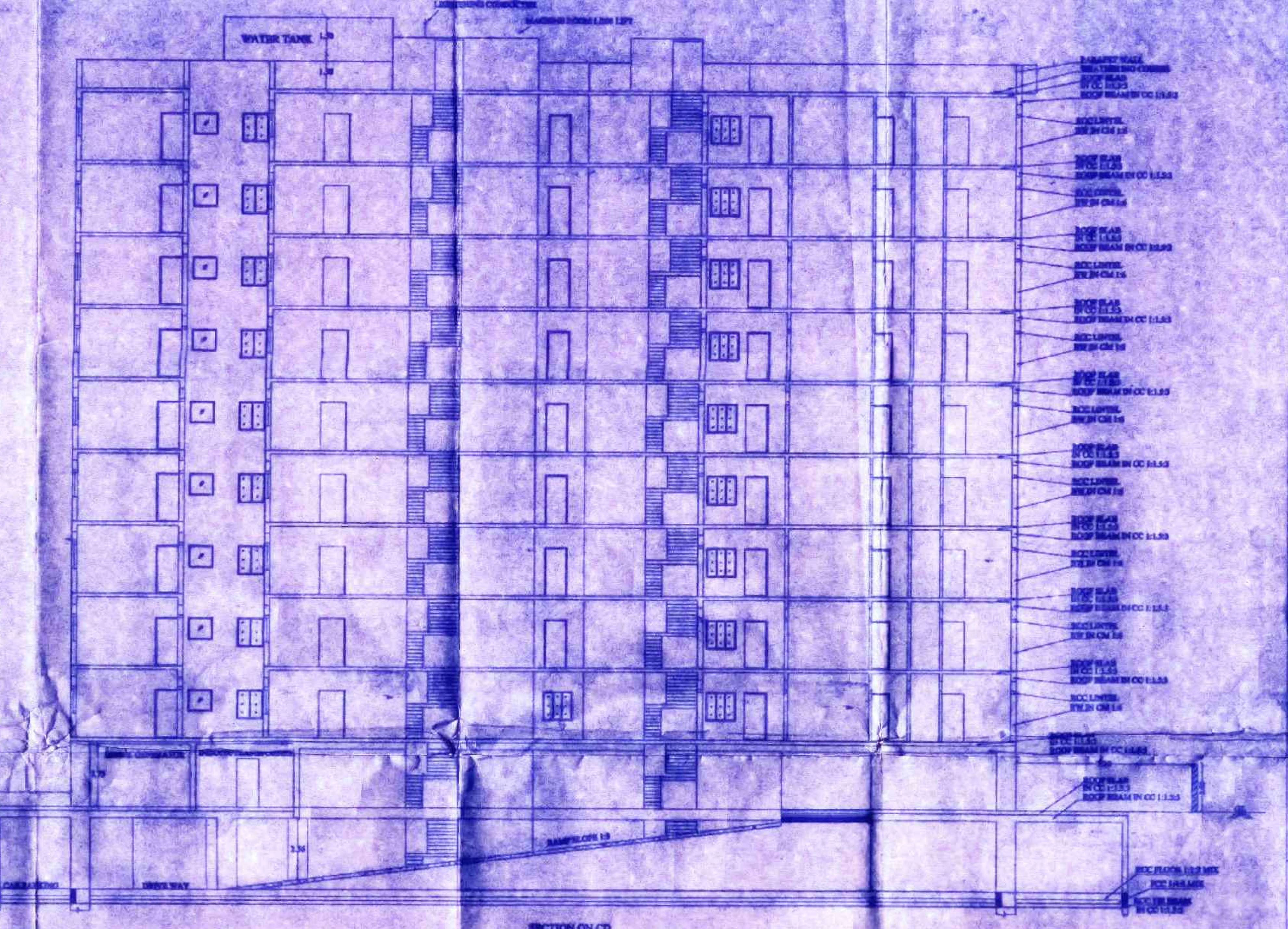
S. PRABHUNAGAM, B.E.,M.Sc.,M.B.A.,
REGISTERED QUALITY AUDITORS
(ROA / TLPA / JUNE 2019 / 117)
12, South Kandi Street, Boomnagar
TRICHY-1. Mob: 94491 27970



FRONT ELEVATION



SECTION ON AB



SECTION ON CD

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.

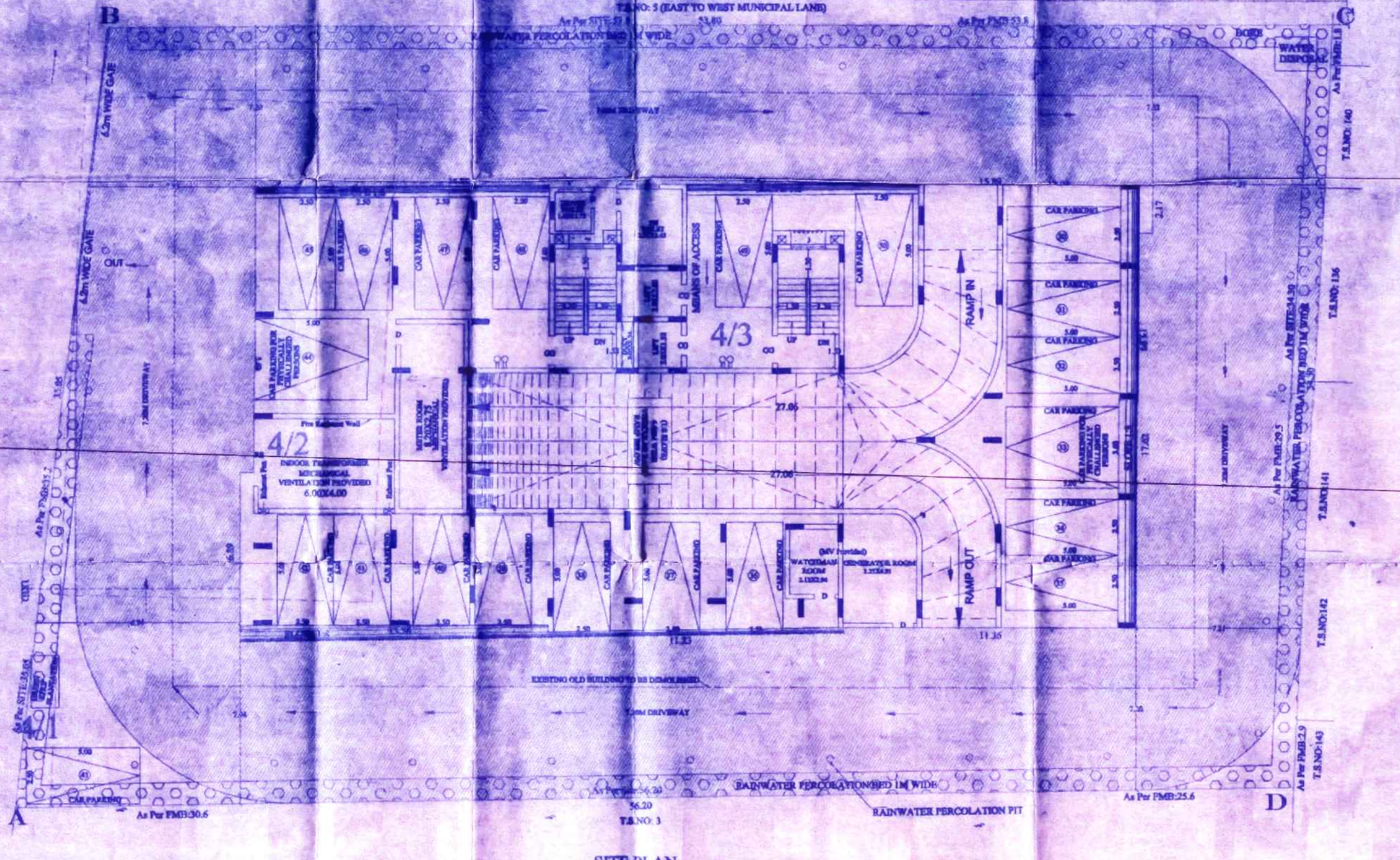
ALL DIMENSIONS ARE IN METER
SCALE - 1:100

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

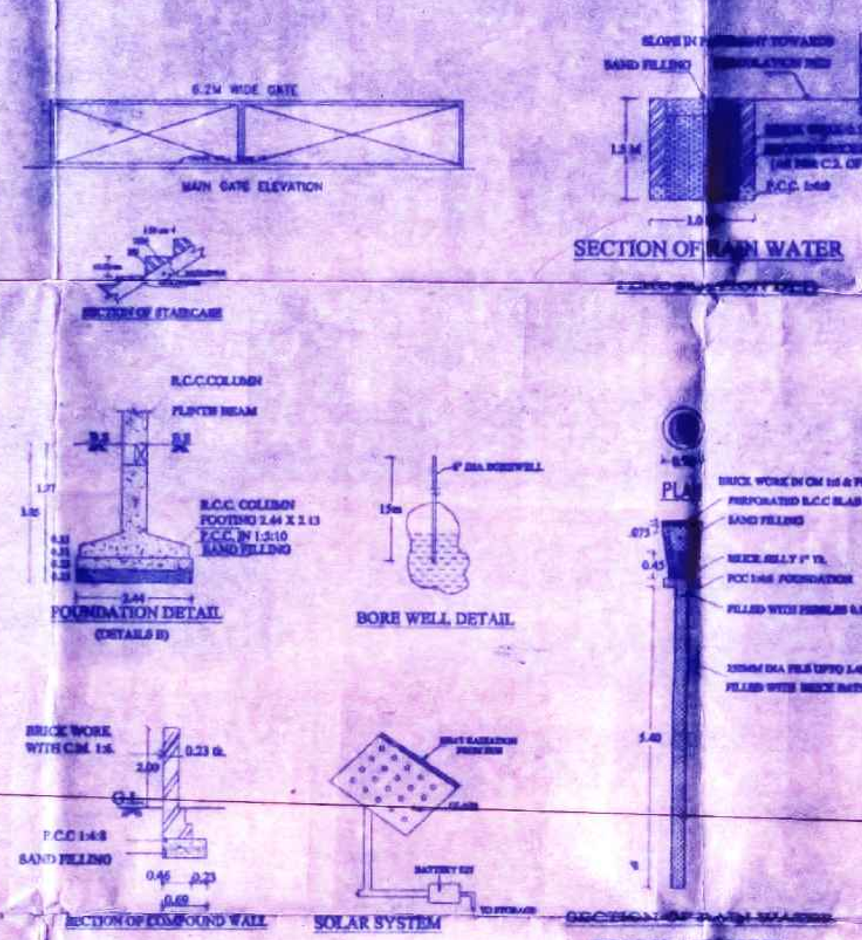
LPA No.: 113/2025
ஆணையர் அவர்களது ஒப்புதல் நாள் [illegible]
கட்டிட [illegible]
க.வி. எண் 086/CP/25-26/0051118
உ.உ. எண் 086/BL/2025/00371
கட்டடம் கட்ட [illegible] தேதி 28/08/25 முதல் 27/08/30
முடிய அனுமதி [illegible]
நிபந்தனைகளுக்கு உட்பட்டு உரிமம் வழங்கப்பட்டது.
[illegible]
28.8.25

B.P/DTCP No.19/2025

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



SITE PLAN
(SCALE 1:100)



SECTION OF RAIN WATER PERCOLATION PIT

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.

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

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 - 706 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.I/18/C/2008

STRUCTURAL ENGINEER	GEOTEC ENGINEER
[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 (RQA/TLPA/JUNE 2019/117) 17, South Kandi Street, [illegible] TRICHY-1. Mob: 94431 27930

Signature valid
Signed by: Director

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

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
3/350/2 Mettukuppam,
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.