Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

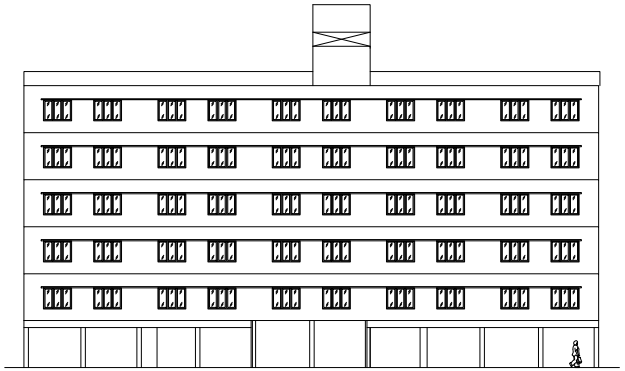
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

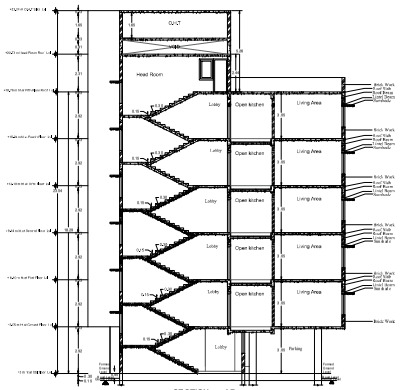
Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



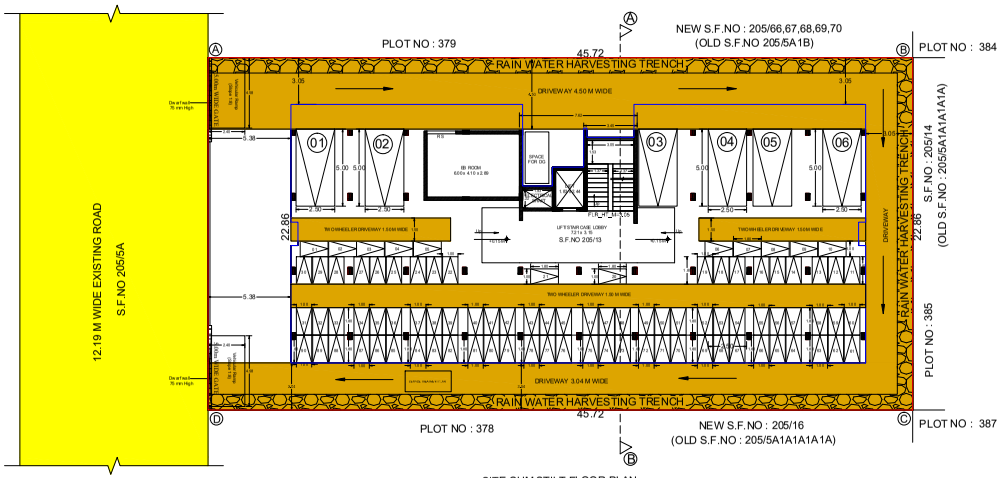


NORTH SIDE ELEVATION

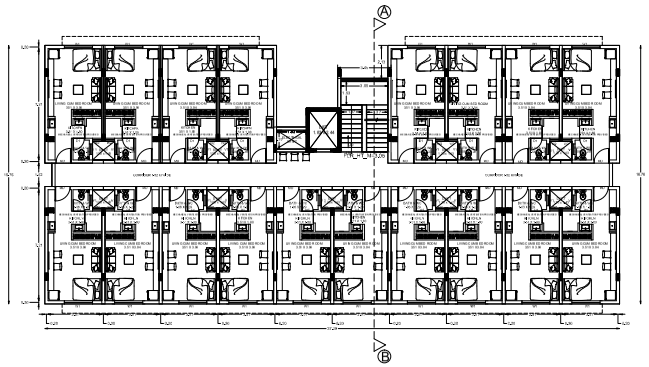


SECTION on AB



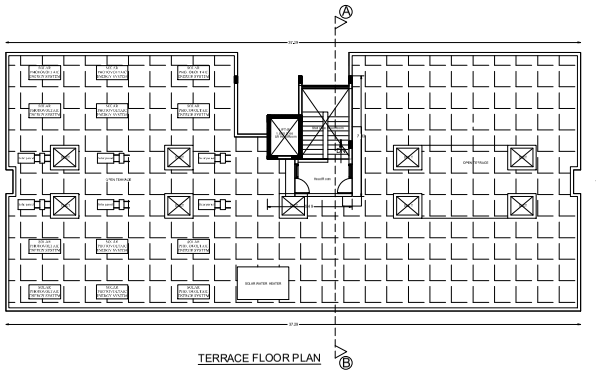


SITE CUM STILT FLOOR PLAN

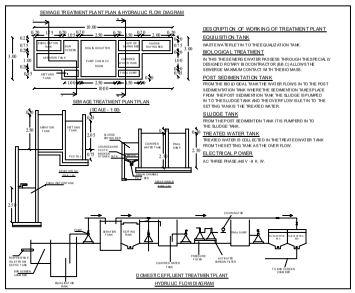


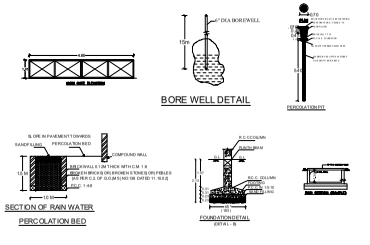
TYPICAL FLOOR PLAN = 1, 2, 3, 4, 5.

TYPICAL FLOOR PLAN (FLOORS 1,2,3,& 4) (1 BEL.UM.2BHK,1 BEL.UM.1BHK AREA ARE SAME FOR ALL FLOORS)		
UNIT NO	DIRECT RE AREA (PLINTH AREA) (SQ.M)	CARPET AREA (SQ.M)
01	38.62	23.86
02	37.35	23.86
03	37.35	23.86
04	38.62	23.86
05	38.62	23.86
06	37.35	23.86
07	37.35	23.86
08	38.62	23.86
09	38.62	23.86
10	37.35	23.86
11	37.35	23.86
12	37.35	23.86
13	37.35	23.86
14	37.35	23.86
15	37.35	23.86
	37.35	23.86
	37.35	23.86
	38.62	23.86



TERRACE FLOOR PLAN





ONLINE APPLICATION NO : SWP/BPA/0268085/2024

SURVEYOR/ASST. DRAUGHTS MAN

ARCHITECTURAL/PLANNING ASSISTANT

DISTRICT TOWN AND COUNTRY PLANNING OFFICE

TIRUCHIRAPPALLI DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (AFFORDABLE HOUSING PROJECT) IN REGULARISED LAYOUT L.P.(R)/NTDA NO: 01/2020, PLOT NO:378A, S.F.NO: 205/13 (OLD S.F.NO. 205/5A) AT KEELAKURICHI VILLAGE / PANCHAYAT, THIRUVERUMBUR TALUK / PANCHAYAT UNION, TIRUCHIRAPPALLI DISTRICT.

ALL DIMENSIONS ARE IN METER

SCALE - 1:100

ONLINE APPLICATION NO : SWP/BPA/0268085/2024

REFERENCE:

SITE BOUNDARY

EXISTING ROAD

DRIVE WAY

PROPOSED BUILDING

N

AREA DETAILS :

AS PER PATTA/TSLR - 1045.00 Sq.m

AS PER DOCUMENT - 1045.15 Sq.m

AS PER SUPER IMPOSED SITE AREA - 1045.15 Sq.m

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

PROPOSED BUILDING AREA DETAILS

FLOORS	F.S.I (SQ.m)	NON F.S.I (SQ.m)	BUILT-UP AREA(SQ.m)	DWELLING UNITS
STILT FLOOR	-	598.42	598.42	-
FIRST FLOOR	580.59	-	580.59	18
SECOND FLOOR	580.59	-	580.59	18
THIRD FLOOR	580.59	-	580.59	18
FOURTH FLOOR	580.59	-	580.59	18
FIFTH FLOOR	580.59	-	580.59	18
TERRACE FLOOR	-	31.56	31.56	-
TOTAL	2902.95	629.98	3532.93	90

FSI AREA - 2902.95 / 1045.00 SQ.M - 2.777

NO. OF DWELLING UNITS - 90 NOS

PARKING DETAILS

SL.NO	DESCRIPTION	PROVIDED
1)	CAR PARKING SPACE	06 NOS
2)	TWO WHEELER PARKING SPACE	90 NOS

PROFESSIONAL DETAILS BASED ON FORM-C

APPLICANT	Mrs.CECILIA EDEL PRIYA MANAGING DIRECTOR, M/s. LUXICA PROPERTIES PVT Ltd.,	For LUXICA PROPERTIES PRIVATE LIMITED Managing Director
REGISTERED ENGINEER	Er.R.JEYASEELAN (RE/Gr-I/DTCP/TRICHY/DEC2022/389)	Er. R. JEYASEELAN B.E., MBA. REGISTERED OWNER / DIRECTOR M/S. SRI SAKTHI CONSTRUCTIONS NO. 3B / 3A, II MAIN, NO. SESHA STREET, SANGILIYANDA PURAM, TRICHY-620 011.
STRUCTURAL ENGINEER	Er.G.MIRUTHUN GANESAN (SE/Gr-I/DTCP/TRICHY/MAY2024/009)	MIRUTHUN GANESAN M.E.,(Structural) Structural Engineer Grade-I Reg. No. TN/SE/1/2024/1009 dated 14/05/2024 Tiruchirappalli Development Region Tiruchirappalli
GEO-TECH EXPERT	Er.S.SENTHAMIL KUMAR (TJR/RGE/2019/086)	
SITE SUPERVISION ENGINEER	Er.M.SURESH (CE/DTCP/TRICHY/MAY 2023/420)	Er. M.SURESH B.E.,C.E., CIVIL ENGINEER & CONTRACTOR GOVT. REG. CLASS-I (CIVIL) 2021-2022 GOVT. REG. NO. 1/CIVIL/2021-22 CIVIL LICENCE VALID UPTO 31.03.2023

JOINERY DETAILS

S.No	REFERENCE	MEASUREMENTS
1	MAIN DOOR-MD	1.00 X 2.13
2	DOOR-D1	0.76 X 2.13
3	DOOR-D2	0.91 X 2.13
4	WINDOW - W1	1.82 X 1.52
5	WINDOW - W2	0.60 X 1.41
6	VENTILATOR - V	0.6 X 1.00
7	ROLLING SHUTTER	1.82 X 2.13

BUILDING PERMISSION NO : BP/JD DTCP (TD) No. 68/2024

PLANNING PERMISSION NO : PP/JD DTCP (TD) No. 104/2024

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

e-signed
Joint Director / Member Secretary (FAC)
District Town and Country Planning office
Tiruchirappalli District

Signature valid Signature valid



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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