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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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SHEET NO: 1/1

# DISTRICT TOWN AND COUNTRY PLANNING OFFICE THANJAVUR DISTRICT

## REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF MULTI DWELLING RESIDENTIAL APARTMENT BUILDING AFTER DISMANTLING THE EXISTING BUILDING IN DOOR NO: 41/23, T.S NO: 865 & 866, WARD NO:1, BLOCK NO: 24, AT BANADURAI NORTH STREET, KUMBAKONAM TOWN, KUMBAKONAM CORPORATION, THANJAVUR DISTRICT.

ALL DIMENSIONS ARE IN METER
SCALE - 1: 100
ONLINE APPLICATION NO : SWP/BPA/0717488/2025.

REFERENCE:
SITE BOUNDARY - EXISTING ROAD -
PROPOSED BUILDING - DRIVEWAY -
REMOVALS -

AREA DETAIL

| | | |
|---|---|---|
| SITE AREA (as per document) | - | 954.00 Sqm |
| SITE AREA (as per fmb) | - | 939. 00 Sqm. |
| SITE AREA (as per super imposed) | - | 929.03 Sqm. |

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

PROPOSED BUILDING AREA DETAILS

| FLOOR NAME | F.S.I. | NON F.S.I. | TOTAL (SQM) |
|---|---|---|---|
| FLOOR- STILT | - | 348. 44 | 348. 44 |
| FLOOR01 | 554. 18 | - | 554. 18 |
| FLOOR02 | 554. 18 | - | 554. 18 |
| FLOOR03 | 554. 18 | - | 554. 18 |
| HEAD ROOM | | 68. 29 | 68. 29 |
| TOTAL | 1662. 54 | 416. 73 | 2079. 27 |

F.S.I = 1662.54/929.03 = 1.79

SCHEDULE OF JOINERIES:-

REFERENCE.

| | | |
|---|---|---|
| RS | ROLLING SHUTTER | 3.00 X 2.60 |
| MD | DOOR | 1.10 X 2.13 |
| D | DOOR | 1.22 X 2.13 |
| D1 | DOOR | 0.91 X 2.13 |
| D2 | DOOR | 0.76 X 2.13 |
| W | WINDOW | 1.83 X 1.40 |
| W1 | WINDOW | 1.52 X 1.40 |
| W2 | WINDOW | 1.22 X 1.40 |
| W3 | WINDOW | 1.52 X 1.00 |
| W4 | WINDOW | 1.00 X 1.52 |
| GW | GLAZED WINDOW | 1.52 X 1.40 |
| V | VENTILATOR | 0.91 X 0.60 |
| V1 | VENTILATOR | 0.60 X 0.91 |
| EF | EXHAUST FAN | |

PARKING DETAILS

| SI.NO | PARKING | PROVIDED |
|---|---|---|
| 1) | CAR PARKING SPACE | 10 NOS |
| 2) | PHY.CAR PARKING SPACE | 1 NOS |
| 3) | TWO WHEELER PARKING SPACE | 16 NOS |

NO OF DWELLING UNITS.

| FLOOR NAME | UNITS BELOW 50.0 SQM | UNITS 50.0 TO 75.0 SQM | UNITS ABOVE 75.0 SQM | UNITS TOTAL |
|---|---|---|---|---|
| FLOOR 01 | 1 | 3 | 2 | 6 |
| FLOOR 02 | 1 | 3 | 2 | 6 |
| FLOOR 03 | 2 | 2 | 2 | 6 |
| TOTAL | 4 | 8 | 6 | 18 |

DWELLING UNITS AREA.

| FLOOR NAME | UNIT-1 (SQM) | UNIT-2 (SQM) | UNIT-3 (SQM) | UNIT-4 (SQM) | UNIT-5 (SQM) | UNIT-6 (SQM) |
|---|---|---|---|---|---|---|
| FLOOR 01 | 98.56 | 96.63 | 73.60 | 74.16 | 74.90 | 49.28 |
| FLOOR 02 | 98.56 | 96.63 | 73.60 | 74.16 | 74.90 | 49.28 |
| FLOOR 03 | 98.56 | 96.63 | 73.60 | 74.16 | 49.06 | 49.28 |

PROFESSIONAL DETAILS BASED ON FORM C

| | | |
|---|---|---|
| APPLICANT | M. VIGNESH CHANDRAN | |
| REGISTERED ENGINEER | Er.S. NAGARAJ, M. Tech, (RE/Gr-II/DTCP/TRICHY/ SEPTEMBER - 2024/050) | |
| STRUCTURAL ENGINEER | Er.G. YOGANATH, M. Tech, (RSE/Gr.II/DTCP/THANJAVUR/2024/12) | |
| GEO - TECH ENGINEER | Er. K. SETHURAMAN, M.E, (GTE/DTCP/MADURAI/2025/01) | |
| CONSTRUCTION ENGINEER | Er.S. NAGARAJ, M. Tech, (REC/DTCP/TRICHY/ JANUARY - 2025/07) | |

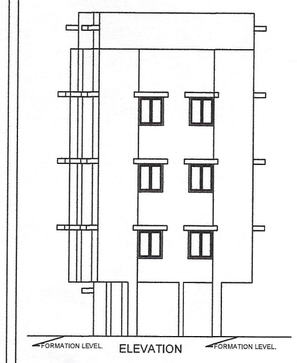
Special Condition:
The Building must be use for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be initiate under 56 and57 of Town and Country Planning Act - 1971 without prior notice, considered as unauthorized construction.

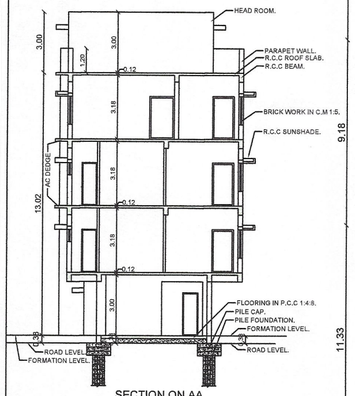
ALREADY PLAN APPROVAL NO.
ONLINE APPLICATION NO : SWP/BPA/0675745/2025.
SWP/DTCP/TNJ/KLPA/BP.NO:83/2025.

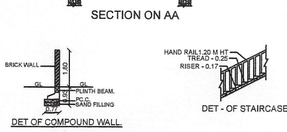
REVISED PLAN APPROVAL NO.
SWP/DTCP/TNJ/KLPA/BP.NO:105/2025.

(The Planning Permission is Valid for a Period of 8 Years From e-Sign)

e-signed/-
Joint Director (FAC) / Additional Director,
District Town and Country Planning Officer
Thanjavur District.

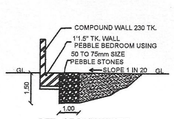


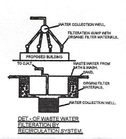



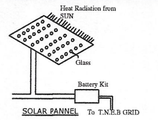



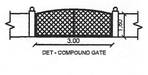


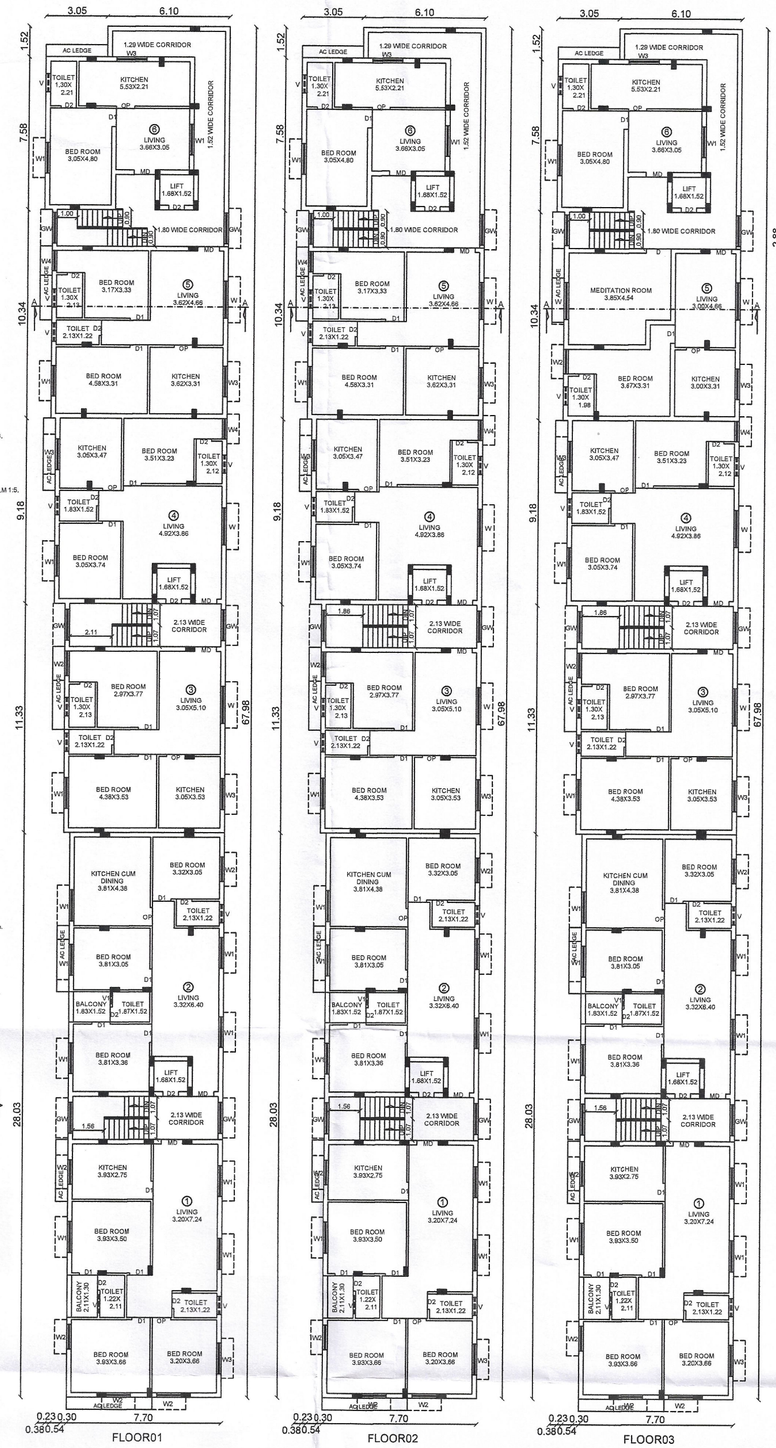


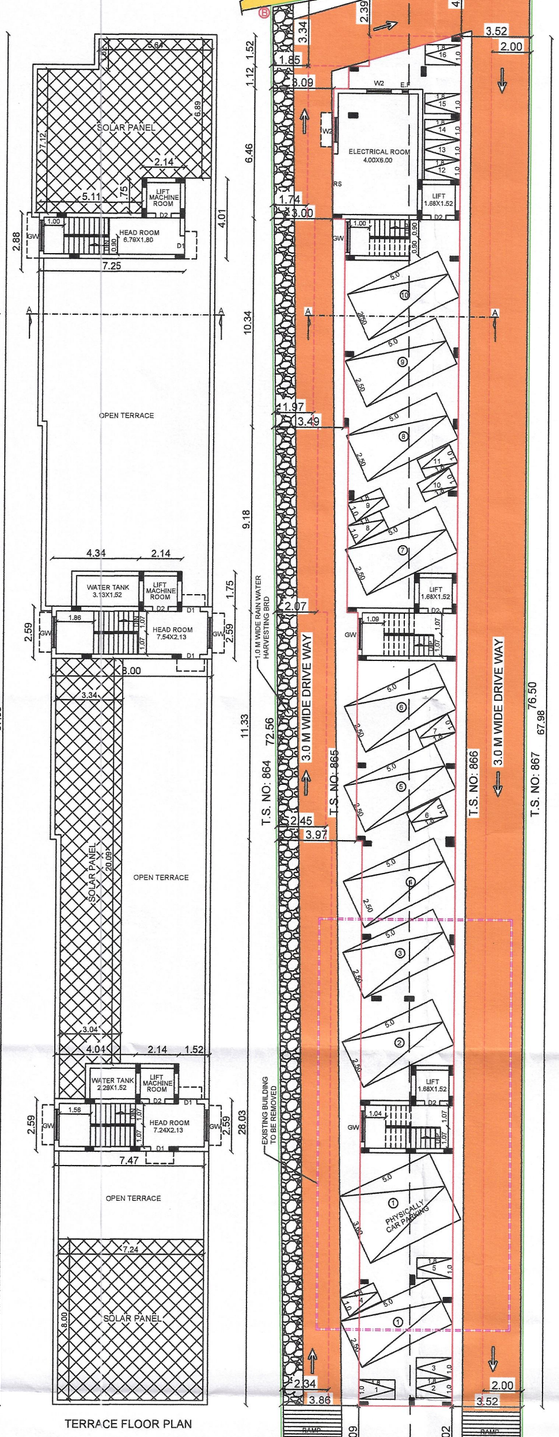






Signature valid
Signed by: Assistant Director
Location: Thanjavur
Date: 09-01-2026 17:47:46

உதவி இயக்குநர், கி. உ.நி.து சிட்ட அனுமதி எண்: SWP/DTCP/TNJ/KLPA/BP.No. 83/2025-ன் படியும், கும்பகோணம் மாநகராட்சி கட்டிட அனுமதிக்காக தளபட்ட Request No. 105/CP/25-26/001317-ன் பெறுமதிப்பட்ட விண்ணப்பத்தின் படி இந்த அனுமதி எண் 105/BL/2026/00008 நாள்: 09.01.2026-ன் படி அனுமதி அளிக்கப்பட்ட வரைபட நகல் இணைக்கப்படுகிறது.

ஆணையர்
கும்பகோணம் மாநகராட்சி

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.