Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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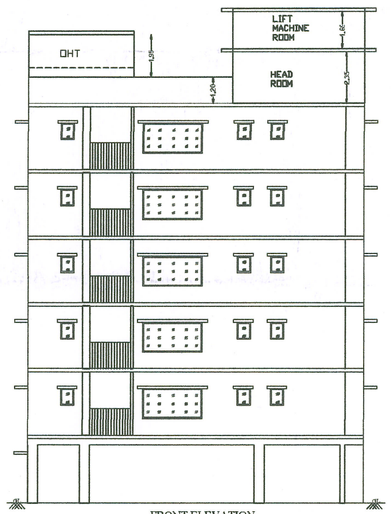
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Verified RealEstate™
3/350/2 Mettukuppam,
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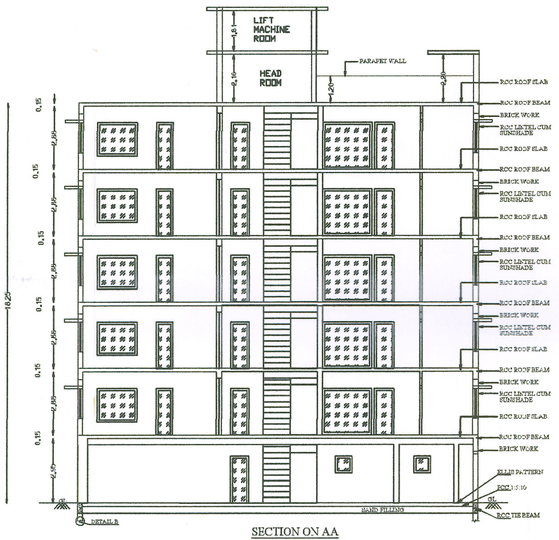
hello@verified.realestate
+91 9996 12 9996
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REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING AFTER DEMOLISHING THE EXISTING BUILDING AT PLOT NO: 511, DOOR NO: 37/9, T.S. NO: 28 (OLD S.F.NO:105/1A) ,WARD: AH, BLOCK NO: 25, SHANMUGAM STREET, Dr.K.K.NAGAR, K.SATHANUR VILLAGE ZONE IV, TRIUCHIRAPPALLAI CITY CORPORATION.

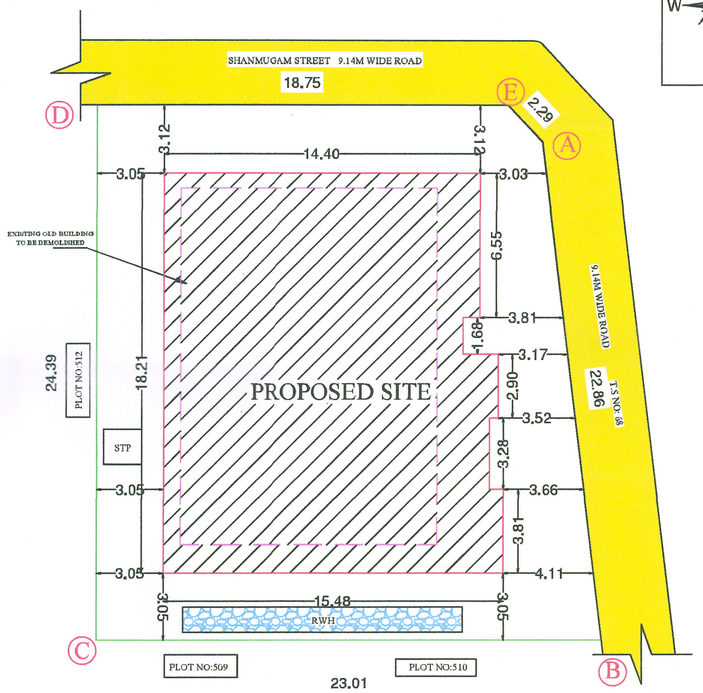
ALREADY APPROVED PLANNING PERMISSION NO:PP/JD/DTCP(TD)NO:16/2023



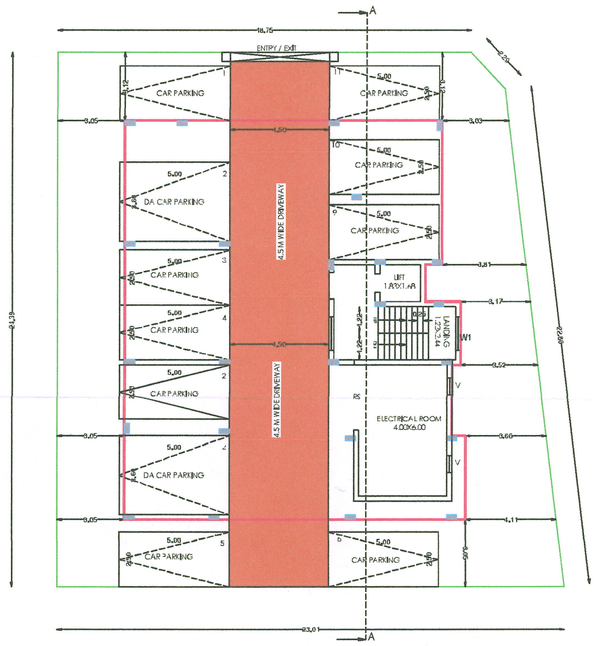
FRONT ELEVATION



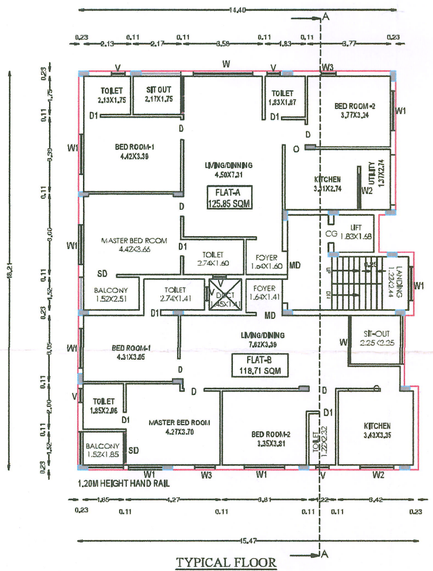
SECTION ON AA



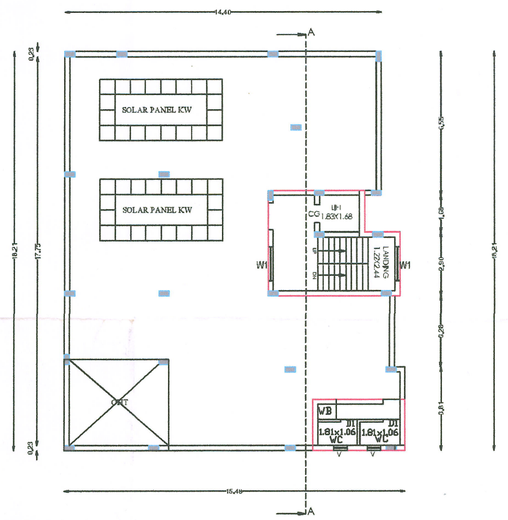
SITE PLAN
SCALE (1:100)



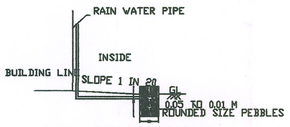
STILT FLOOR



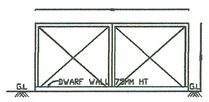
TYPICAL FLOOR
PLAN 1 TO 5



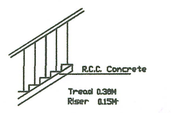
TERRACE FLOOR



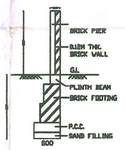
RAINWATER HARVESTING



MAIN GATE ELEVATION



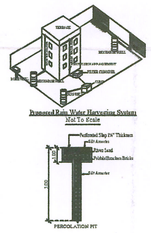
STAIRCASE DETAILS

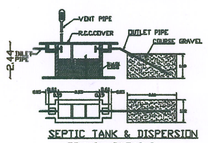


COMPOUND WALL DETAIL

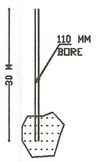


RAIN WATER PERCOLATION PIT

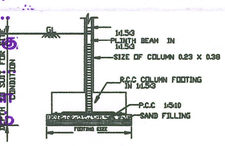




SEPTIC TANK & DISPERSION TRENCH DETAILS



BOREWELL



FOUNDATION DETAILS

கட்டிட அனுமதி

திட்ட எண்: 026/DC/26-27/000256

எப்/218/2026

இத்திட்ட கட்ட ஐந்தாண்டு காலத்திற்கு 28/07/2026 வரை அனுமதி உத்தரவில் கண்டுள்ள நிபந்தனைகளுக்கு உட்பட்டு உரிமம் வழங்கப்பட்டது.

Signature of Approving Officer
Verified
வார்டு அலுவலகம்-IV
Date:2026.02.26 16:54:45
திருச்சிராப்பள்ளி மாநகராட்சி

AREA DETAILS	
AREA OF THE FMB & PATTA	554.00 SQ.M
AREA OF THE DOCUMENT	526.57 SQ.M
SUPER IMPOSED	524.44 SQ.M

ALREADY APPROVED AREA DETAILS

DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL AREA (SQM)	NO. OF UNIT
STILT FLOOR AREA	-	275.25	275.25	-
FIRST FLOOR AREA	271.18	-	271.18	2
SECOND FLOOR AREA	271.18	-	271.18	2
THIRD FLOOR AREA	271.18	-	271.18	2
FOURTH FLOOR AREA	271.18	-	271.18	2
FIFTH FLOOR AREA	271.18	-	271.18	2
HEAD ROOM AREA	-	28.30	28.30	10
TOTAL PROPOSED AREA	1355.90	303.55	1659.45	-

PROPOSED BUILDING AREA DETAILS

DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL AREA (SQM)	NO. OF UNIT
STILT FLOOR AREA	27.06	241.97	269.03	-
FIRST FLOOR AREA	266.99	2.04	269.03	2
SECOND FLOOR AREA	266.99	2.04	269.03	2
THIRD FLOOR AREA	266.99	2.04	269.03	2
FOURTH FLOOR AREA	266.99	2.04	269.03	2
FIFTH FLOOR AREA	266.99	2.04	269.03	2
HEAD ROOM AREA	-	35.44	35.44	10
TOTAL PROPOSED AREA	1362.01	287.61	1649.62	-

PLOT COVERAGE =269.03/524.44X100 =51%

FLOOR SPACE INDEX = FSI AREA 1362.01 / SITE AREA 524.44 = 2.59 > 2.60

PARKING REQUIREMENT

SI.NO.	DISCRIPTION	REQUIRED	PROVIDED
1	CAR PARKING SPACE	11	11
2	TWO WHEELER PARKING SPACE	0	0

SCHEDULE OF JOINERIES:

REFERENCE		METRE
RS	- ROLLING SHUTTER	3.00 x 2.13
GG	- GRILL GATE	1.06 x 2.13
SD	- SLIDING DOOR	1.06 x 2.13
GD	- GLASS DOOR	1.06 x 2.13
MD	- MAIN DOOR	1.06 x 2.13
D	- FLUSH DOOR	1.00 x 2.13
D1	- FLUSH DOOR	0.91 x 2.13
W	- GLAZED WINDOW	1.83 x 1.80
KW	- KITCHEN WINDOW	1.30 x 1.30
O	- OPEN	1.50 x 2.13
J	- JALLY	1.80 x 1.80
V	- VENTILATOR	0.71 x 0.71

COLOR INDEX

SITE BOUNDRY SHOWN IN
PROPOSED BUILDING AREA SHOWN IN
EXISTING ROAD SHOWN IN
EXISTING BUILDING AREA SHOWN IN

NOTES

1.SOLAR PANEL SYSTEM WILL BE PROVIDED IN BUILDING
2.RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED.
3.SEPTIC TANK
4.SAND BUCKET WILL BE PROVIDED.
5.LIGHTING ARRESTED WILL BE PROVIDED.
6.EV CHARGE POINT TO BE PROVIDED
7.CCTV SYSTEM WILL BE PROVIDED

1. ALL DIMENSIONS ARE IN METRE
2. EMERGENCY ALARMS WILL BE PROVIDED
3. FE-FIRE EXTINGUISHER PROVIDED.
4. SCALE 1:100

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.

APPLICANT	REGISTERED ENGINEER
	S.RAMALINGAM M.E.,M.B.A., Registered Engineer-Grade I RE/SR.I/DTCP/TRICHY/NOV-2024/70 12, SOURH KANDI STREET, BEEMA NAGAR, TIRUCHY-1. MOB: 94431 27970
CONSTRUCTION ENGINEER	STRUCTURAL ENGINEER
P. BALRAJ ANDRU, B.E., REGISTERED CONSTRUCTION ENGINEER RCE / DTCP /TRICHY / FEBRUARY-2025/09 12, SOUTH KANDI STREET, BEEMANAGAR TRICHY - 1. MOBI9443122970	J. RAGHAVENDHAR, B.E.,P.I.V STRUCTURAL CONSULTANT No:01, 1st Floor, Ayeshaam Project, 3rd Cross, Behind Annapoorna Hotel Srirangam, Trichy-620006 M: 98654 45801,93677 50326 RE/Str/3778A/JUL2018/165

BUILDING PERMISSION NO: BP/JD/ DTCP (TD) NO : 63/2026

PLANNING PERMISSION NO: PP/JD/DTCP (TD) NO :103/2026

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

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

CARPET AREA STATEMENT

FLOOR DETAILS	NO OF UNITS	CARPET AREA	PLINTH AREA
TYPICAL FLOOR 1st TO 5th FLOOR	A	112.05	125.97
	B	104.09	118.71

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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Chennai 600 097, India
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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.