Verified RealEstate™

RE REGULATORY RECORD

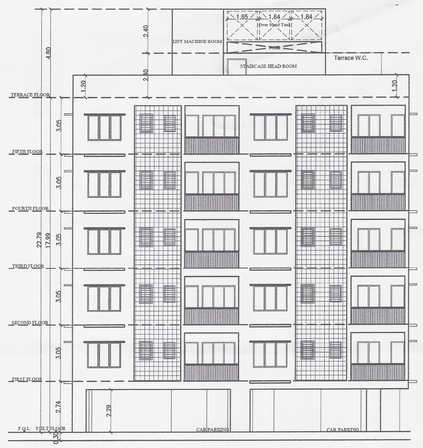
RERA Document

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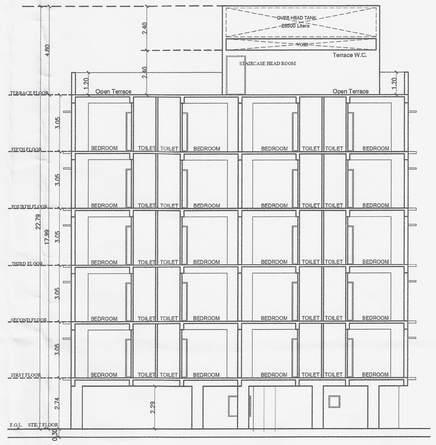
Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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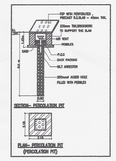
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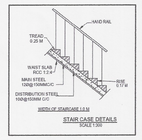


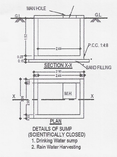
SECTION Y-Y



SECTION X-X







DWELLING DETAILS					
FLOOR NAME	Dwelling Reference	Area Details		Dwelling Area	
				Sq.mt.	Sq.ft.
FIRST FLOOR	1A	Building Area	102.99	107.99	1162.4
		Balcony Area	4.99		
		Total Area	107.99		
	1B	Building Area	102.74	107.99	1162.4
		Balcony Area	5.25		
		Total Area	107.99		
	1C	Building Area	75.14	78.64	846.403
		Balcony Area	3.5		
		Total Area	78.64		
	1D	Building Area	97.43	102.74	1105.89
		Balcony Area	5.31		
		Total Area	102.74		
	1E	Building Area	101.41	106.15	1142.5
		Balcony Area	4.74		
		Total Area	106.15		
	1F	Building Area	56.46	59.26	637.875
		Balcony Area	2.8		
		Total Area	59.26		
COMMON AREA				40.75	439.064
TOTAL				603.56	6496.72
SECOND FLOOR	2A	Building Area	102.99	Dwelling Area	
		Balcony Area	4.99	Sq.mt.	Sq.ft.
		Total Area	107.99	107.99	1162.4
	2B	Building Area	102.74		
		Balcony Area	5.25	107.99	1162.4
		Total Area	107.99		
	2C	Building Area	75.14	78.64	846.403
		Balcony Area	3.5		
		Total Area	78.64		
	2D	Building Area	97.43	102.74	1105.89
		Balcony Area	5.31		
		Total Area	102.74		
	2E	Building Area	101.41	106.15	1142.5
		Balcony Area	4.74		
		Total Area	106.15		
	2F	Building Area	56.46	59.26	637.875
		Balcony Area	2.8		
		Total Area	59.26		
COMMON AREA				40.75	439.064
TOTAL				603.56	6496.72
THIRD FLOOR	3A	Building Area	102.99	Dwelling Area	
		Balcony Area	4.99	Sq.mt.	Sq.ft.
		Total Area	107.99	107.99	1162.4
	3B	Building Area	102.74		
		Balcony Area	5.25	107.99	1162.4
		Total Area	107.99		
	3C	Building Area	75.14	78.64	846.403
		Balcony Area	3.5		
		Total Area	78.64		
	3D	Building Area	97.43	102.74	1105.89
		Balcony Area	5.31		
		Total Area	102.74		
	3E	Building Area	101.41	106.15	1142.5
		Balcony Area	4.74		
		Total Area	106.15		
	3F	Building Area	56.46	59.26	637.875
		Balcony Area	2.8		
		Total Area	59.26		
COMMON AREA				40.75	439.064
TOTAL				603.56	6496.72
FOURTH FLOOR	4A	Building Area	102.99	Dwelling Area	
		Balcony Area	4.99	Sq.mt.	Sq.ft.
		Total Area	107.99	107.99	1162.4
	4B	Building Area	102.74		
		Balcony Area	5.25	107.99	1162.4
		Total Area	107.99		
	4C	Building Area	75.14	78.64	846.403
		Balcony Area	3.5		
		Total Area	78.64		
	4D	Building Area	97.43	102.74	1105.89
		Balcony Area	5.31		
		Total Area	102.74		
	4E	Building Area	101.41	106.15	1142.5
		Balcony Area	4.74		
		Total Area	106.15		
	4F	Building Area	56.46	59.26	637.875
		Balcony Area	2.8		
		Total Area	59.26		
COMMON AREA				40.75	439.064
TOTAL				603.56	6496.72
FIFTH FLOOR	5A	Building Area	102.99	Dwelling Area	
		Balcony Area	4.99	Sq.mt.	Sq.ft.
		Total Area	107.99	107.99	1162.4
	5B	Building Area	102.74		
		Balcony Area	5.25	107.99	1162.4
		Total Area	107.99		
	5C	Building Area	75.14	78.64	846.403
		Balcony Area	3.5		
		Total Area	78.64		
	5D	Building Area	97.43	102.74	1105.89
		Balcony Area	5.31		
		Total Area	102.74		
	5E	Building Area	101.41	106.15	1142.5
		Balcony Area	4.74		
		Total Area	106.15		
	5F	Building Area	56.46	59.26	637.875
		Balcony Area	2.8		
		Total Area	59.26		
COMMON AREA				40.75	439.064
TOTAL				603.56	6496.72

DWELLING UNIT PARKING CALCULATION:		
Dwelling Unit with Floor Area with 75 - 149.99 Sq.m One Dwelling House = 1 CAR SPACE		
Required Parking		
FIRST FLOOR		
House 1A	107.99 Sq.m.	1 Car
House 1B	107.99 Sq.m.	1 Car
House 1C	78.64 Sq.m.	1 Car
House 1D	102.74 Sq.m.	1 Car
House 1E	106.15 Sq.m.	1 Car
House 1F	59.26 Sq.m.	0.5 Car
SECOND FLOOR		
House 2A	107.99 Sq.m.	1 Car
House 2B	107.99 Sq.m.	1 Car
House 2C	78.64 Sq.m.	1 Car
House 2D	102.74 Sq.m.	1 Car
House 2E	106.15 Sq.m.	1 Car
House 2F	59.26 Sq.m.	0.5 Car
THIRD FLOOR		
House 3A	107.99 Sq.m.	1 Car
House 3B	107.99 Sq.m.	1 Car
House 3C	78.64 Sq.m.	1 Car
House 3D	102.74 Sq.m.	1 Car
House 3E	106.15 Sq.m.	1 Car
House 3F	59.26 Sq.m.	0.5 Car
FOURTH FLOOR		
House 4A	107.99 Sq.m.	1 Car
House 4B	107.99 Sq.m.	1 Car
House 4C	78.64 Sq.m.	1 Car
House 4D	102.74 Sq.m.	1 Car
House 4E	106.15 Sq.m.	1 Car
House 4F	59.26 Sq.m.	0.5 Car
FIFTH FLOOR		
House 5A	107.99 Sq.m.	1 Car
House 5B	107.99 Sq.m.	1 Car
House 5C	78.64 Sq.m.	1 Car
House 5D	102.74 Sq.m.	1 Car
House 5E	106.15 Sq.m.	1 Car
House 5F	59.26 Sq.m.	0.5 Car
Required Parking		27.5 Cars
10% Visitors Parking		2.75 Cars
Total Required Parking		30.25 Cars
Available Parking (Including 2 Physically Challenged Car Parking)		48 Cars

PLAN SHOWING THE PROPOSED CONSTRUCTION OF 30 DWELLING UNITS APARTMENT BUILDING AFTER REMOVING THE EXISTING BUILDING IN PLOT NO:A80,5TH CROSS STREET, MAHARAJA NAGAR, TIRUNELVELI. APPROVED LAYOUT L.P.H/D T.P NO 56/62, TOWN SURVER WARD BS, BLOCK 12, T.S NUMBER: 204, VM CHATRAM VILLAGE, HIGH GROUND DD PLAN, PALAYAMKOTTAI WARD OFFICE, TIRUNELVELI CITY MUNICIPAL CORPORATION. TIRUNELVELI LOCAL PLANNING AUTHORITY, TIRUNELVELI DISTRICT.

AREA DETAIL	FSI (Sq.Mt)	Non.FSI (Sq.Mt)	TOTAL (Sq.Mt)
STILT FLOOR	33.62	611.05	644.67
FIRST FLOOR	603.56	--	603.56
SECOND FLOOR	603.56	--	603.56
THIRD FLOOR	603.56	--	603.56
FOURTH FLOOR	603.56	--	603.56
FIFTH FLOOR	603.56	--	603.56
HEAD ROOM	--	30.82	30.82
TOTAL AREA	3051.42	641.87	3693.29

SITE AREA

As Per Patta	--	1058.00
As Per Document	--	1040.50
As Per FMB sketch	--	1058.00
As Per Site	--	1040.50
Least Area Taken	--	1040.50
F.S.I.+50% Premium F.S.I	--	2.933
Exg Building to Be Removed Area	--	206.57

FLOOR AREA RATIO

Premium FSI Ratio = 2 + 50 % = 3.0

= $\frac{\text{St.F(Electrical Room)+F.F + S.F + T.F + FO.F + Fi.F}}{\text{Total Site Area}}$

= $\frac{33.62 + 603.56 + 603.56 + 603.56 + 603.56 + 603.56}{1040.50}$

= $\frac{3051.42}{1040.50}$

= 2.933 < 3.0

Premium FSI Area = 3051.42 - 2081 = 970.42

PP/BP/TLPA No: SWP / 154 / 2025

FILE NO: SWP /BPA / 608334 / 2025

Office Use

SPECIFICATION :

* COLUMN FOOTING FOUNDATION LAID OVER THE SAND FILLING AND P.C.C. 1:4:8 MAT.
* ALL COLUMNS ARE CONNECTED WITH PLINTHBEAM AND ROOFBEAM.
* P.C.C. 1:4:8 LAID OVER THE SAND FILLING FOR MOSAIC FLOORING.
* BRICKWORK IN BASEMENT AND SUPERSTRUCTURE WITH C.M.1:5 MIX.
* R.C.C. M25 MIXED LINTEL LAID OVER THE DOORS, WINDOWS AND OPENINGS.
* ALL WALLS AND CIELINGS ARE PLASTERED WITH C.M 1:5 MIX.
* BATH WATER AND WASTE WATER CONNECTED TO FUNCTIONING UGD.
* ROOF COVERED BY R.C.C. M25 MIXED FLAT SLAB.
* PARAPET WALL LAID ALL OVER THE BUILDING.
* WEATHERING COURSE LAID IN PROPER MIX AND SLOPE WITH WATER PROOFING COMPOUND.

SCHEDULE OF JOINERY :(FT.) (MT.)

M.D.	- MAIN DOOR	3'6"X7'0"	1.07X2.13
FD	- FRENCH DOOR	5'0"X7'0"	2.43X2.13
D	- DOOR	3'0"X7'0"	0.91X2.13
D1	- DOOR	2'6"X7'0"	0.76X2.13
W	- WINDOW	6'0"X4'6"	1.83X1.37
W1	- WINDOW-1	4'0"X4'6"	1.22X1.37
W2	- WINDOW-2	3'0"X4'6"	0.91X1.37
KW	- KIT.WINDOW	4'0"X3'6"	1.22X1.07
SW	- STAIRCASE WINDOW	2'6"X4'6"	0.76X1.37
V	- VENTILATOR	2'0"X3'0"	0.61X0.91
RS	- ROLLING SHUTTER	10'0"X7'0"	3.04X2.13
LD	- LIFT DOOR	3'0"X7'0"	0.91X2.13

COLOUR INDEX :

EXISTING ROAD

SITE BOUNDARY

PROPOSED BUILDING

N

SCALE : 1"=8'0" (1:100) | DATE : 15-07-2025

APPLICANT:

G V Kaleeswari

STRUCTURAL ENGINEER

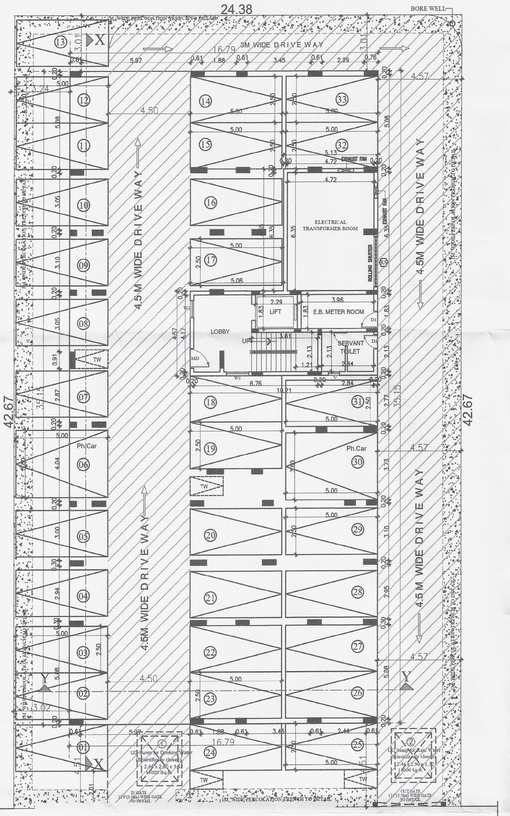
S. P. S. INRARAJAN
M.E., (Structural) A.M.I.E.,
Structural Consultant
Registered Structural Engineer
Grade(I)E. with validity LPA DTCP
Reg. No. 5(I)E(-1)/st/9(20)/2024 Dt. 02.08.2024
Door No.32, Kirupaakaran Street,
West Mambalam, Chennai - 600 033.

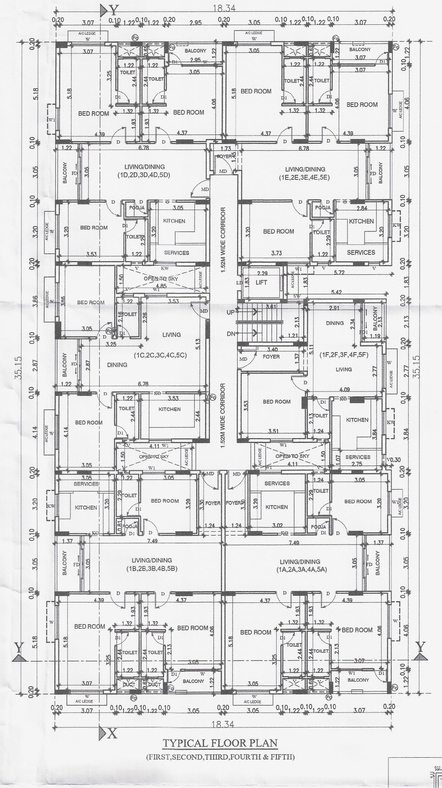
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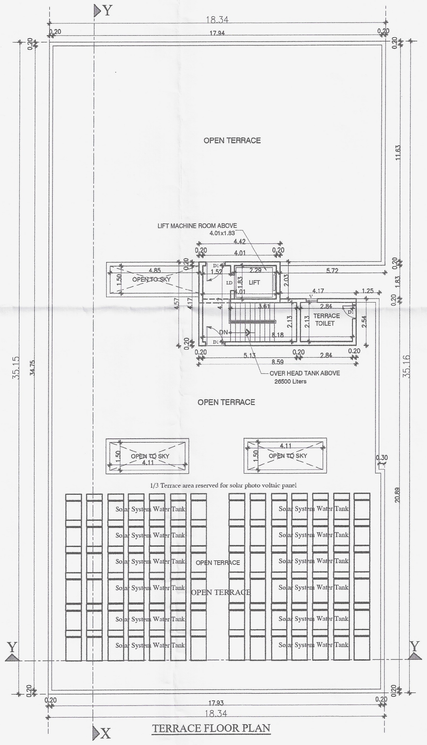
Er.G.K.Venkatraman B.Tech (CEAM) MIEA (S) PGPM
Registered Construction Engineer
Local Planning Authority - Tirunelveli
A-35, 1st cross street, Maharajanagar, Tirunelveli-627011
Phone : 9442610202

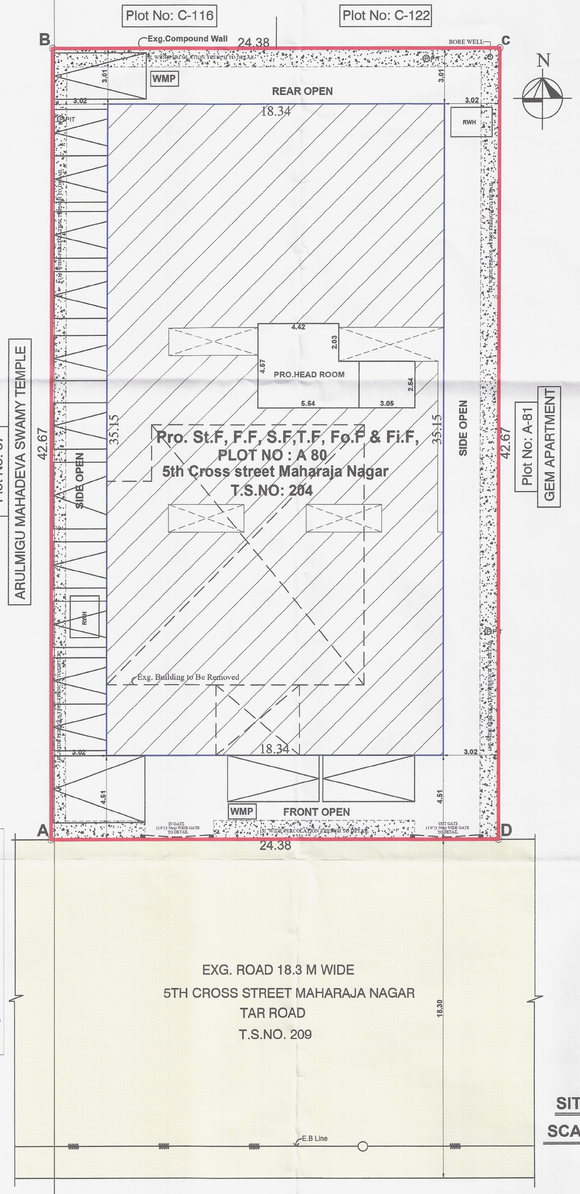
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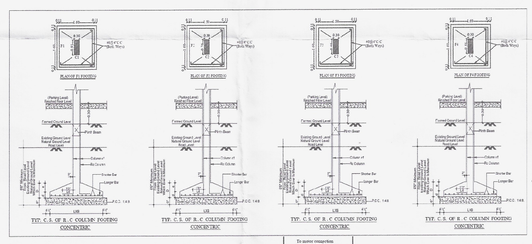
C. SUBBA RAO B.Arch., A.I.I.A
COA REG. No. CA/82/6834
No. 1, Ramakrishna Street,
T. Nagar, Chennai - 600 017.
DTCP REG. No.
GLRGN/RA/Gr.-II/2019/12/055

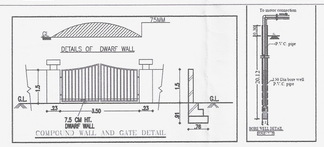


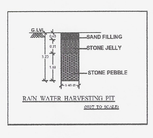












திருநெல்வேலி மாநகராட்சி
பாளையங்கோட்டை வார்டு அலுவலகம்
கட்டிட அனுமதி
16/12/2025 தேதிய கடி. எண்: 5252/2025/TP2
ஆணையில் கண்டுள்ள நிபந்தனைகளுக்குட்பட்டு
அனுமதி வழங்கப்படுகிறது
கூ.அ எண் : 608334/SWP/154/2025 /TP2
கூ.அ காலம் 16/12/2025 முதல் 15/12/2030 வரை
இவண்
நகரமைப்பு அலுவலர்
திருநெல்வேலி மாநகராட்சி

Signature valid
Signed by: Joint Director
Location:Tirunelveli
Date:2025.11.13 15:08:14

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.