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RE REGULATORY RECORD

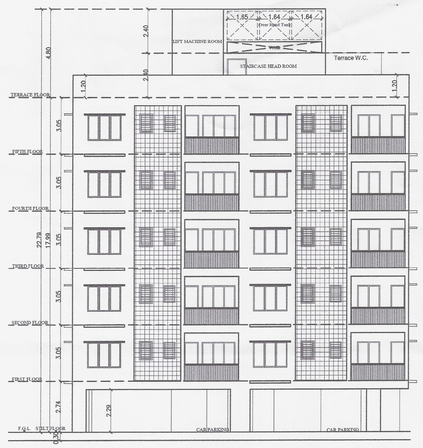
# RERA Document

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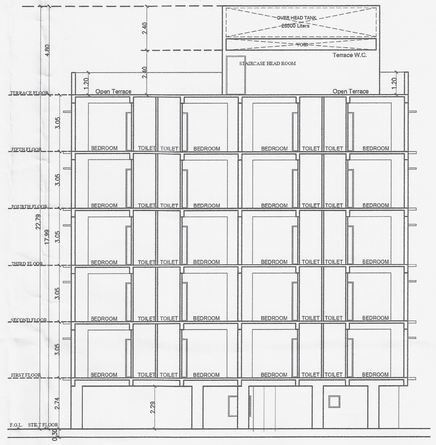
Published for reference. The authority's own register is the operative record.

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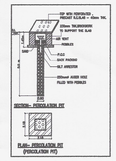

FRONT ELEVATION

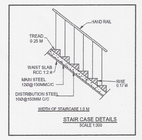


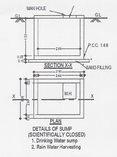

SECTION Y-Y




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

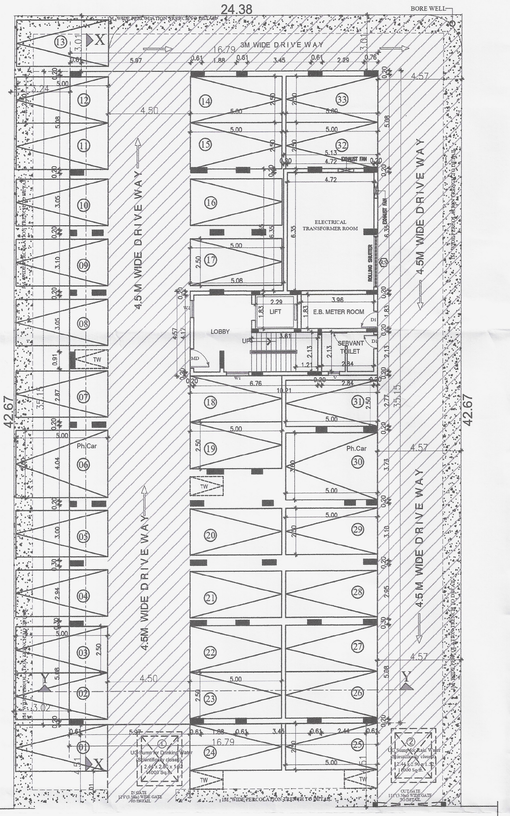
S. P. S. INRARAJAN
M.E., (Structural) A.M.I.E.,
Structural Consultant
Registered Structural Engineer
Grade(I)E. with validity LPA DTCP
Reg. No. 5(I)E(-1)/st/9(20)/2024 Dt. 02.08.2024
Door No.32, Kirupaakaran Street,
West Mambalam, Chennai - 600 033.

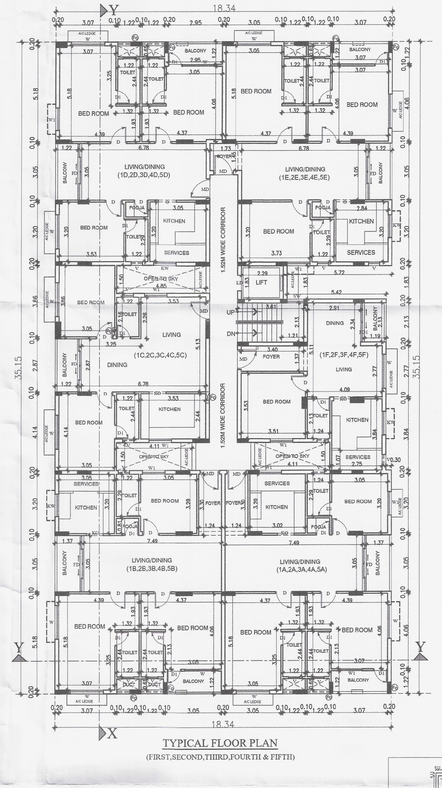
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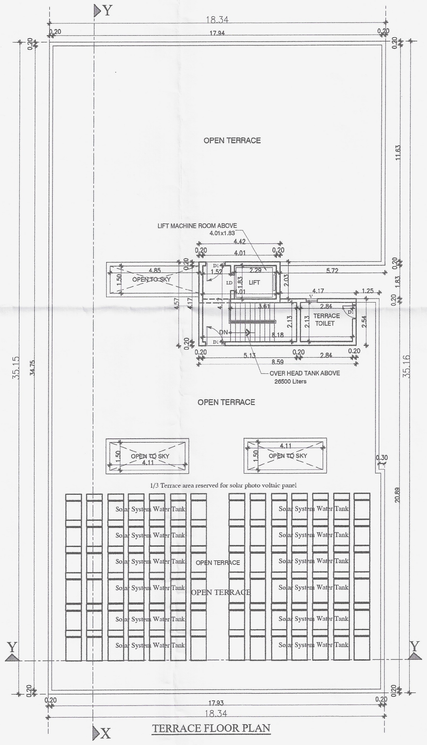
Er.G.K.Venkatraman B.Tech ( CEAM ) MIEA (S) PGPM
Registered Construction Engineer
Local Planning Authority - Tirunelveli
A-35, 1st cross street, Maharajanagar, Tirunelveli-627011
Phone : 9442610202

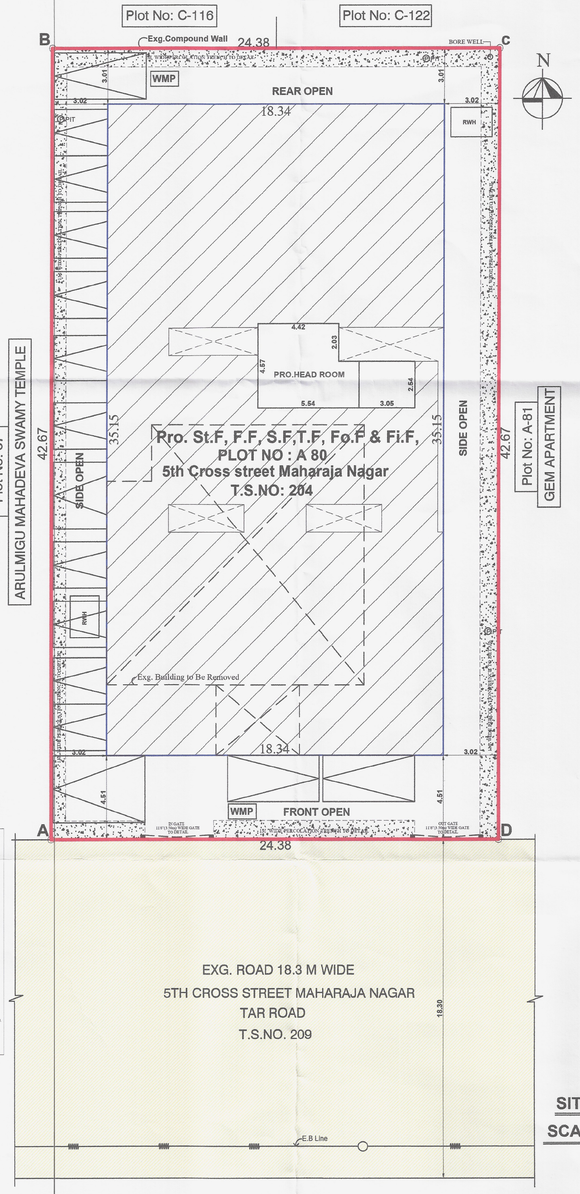
REGISTERED ENGINEER / ARCHITECT:

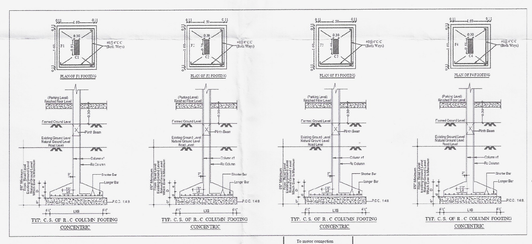
C. SUBBA RAO B.Arch., A.I.I.A
COA REG. No. CA/82/6834
No. 1, Ramakrishna Street,
T. Nagar, Chennai - 600 017.
DTCP REG. No.
GLRGN/RA/Gr.-II/2019/12/055

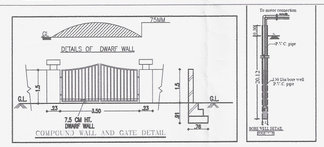


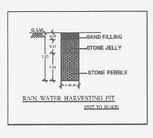










திருநெல்வேலி மாநகராட்சி
பாளையங்கோட்டை வார்டு அலுவலகம்
கட்டிட அனுமதி
16/12/2025 தேதிய கடி. எண்: 5252/2025/TP2
ஆணையில் கண்டுள்ள நிபந்தனைகளுக்குட்பட்டு
அனுமதி வழங்கப்படுகிறது
கூ.அ எண் : 608334/SWP/154/2025 /TP2
கூ.அ காலம் 16/12/2025 முதல் 15/12/2030 வரை
இவண்
நகரமைப்பு அலுவலர்
திருநெல்வேலி மாநகராட்சி

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

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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.