Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

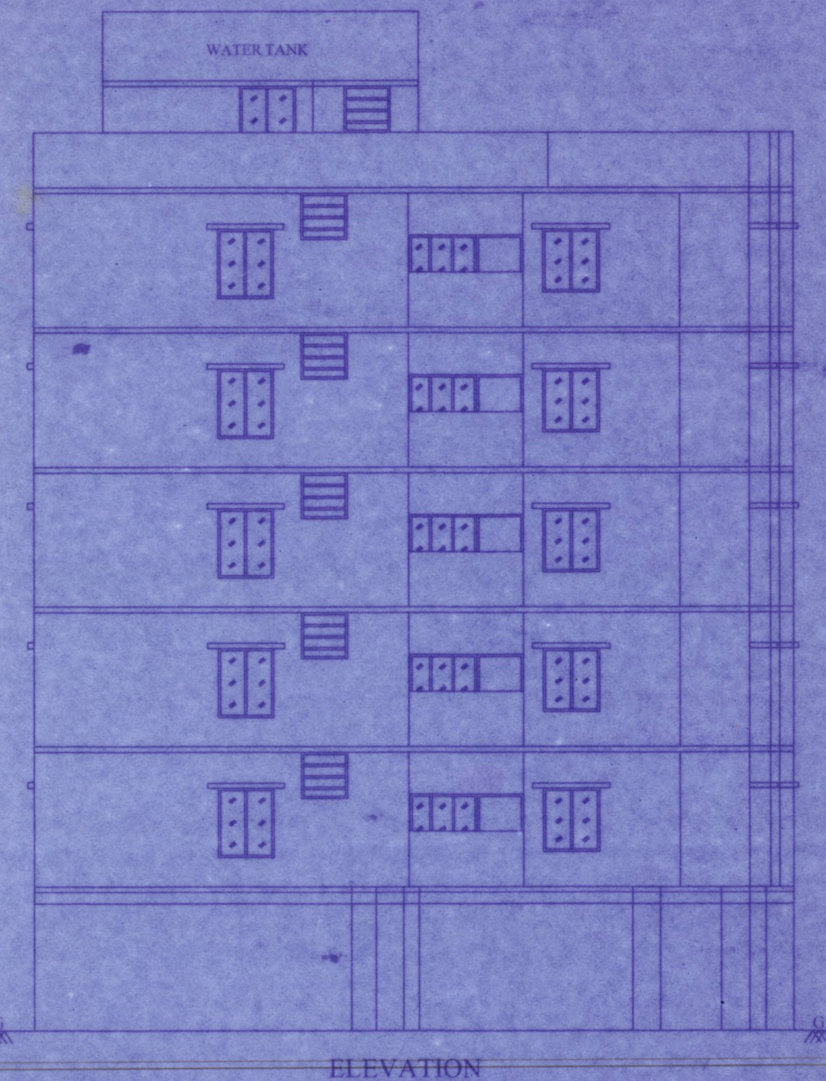
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

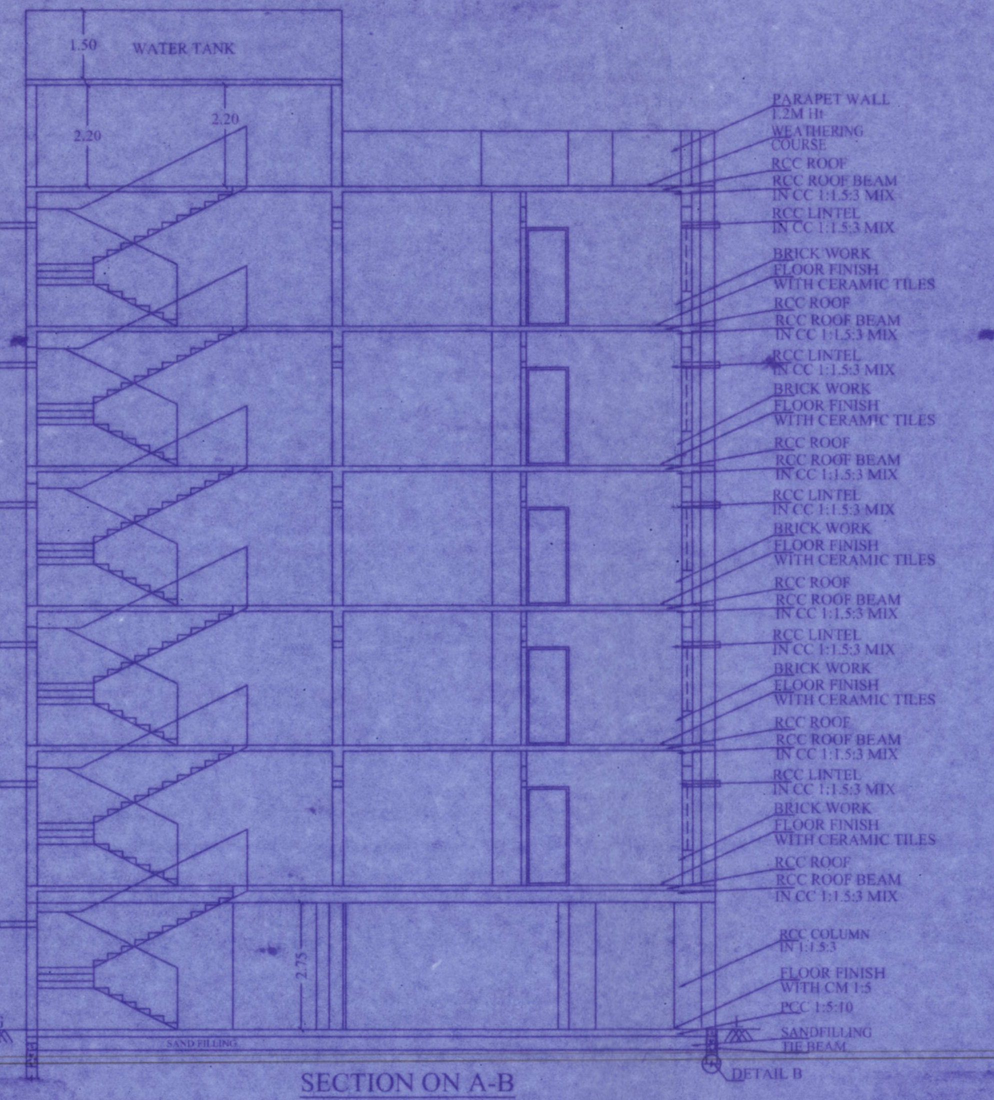
hello@verified.realestate
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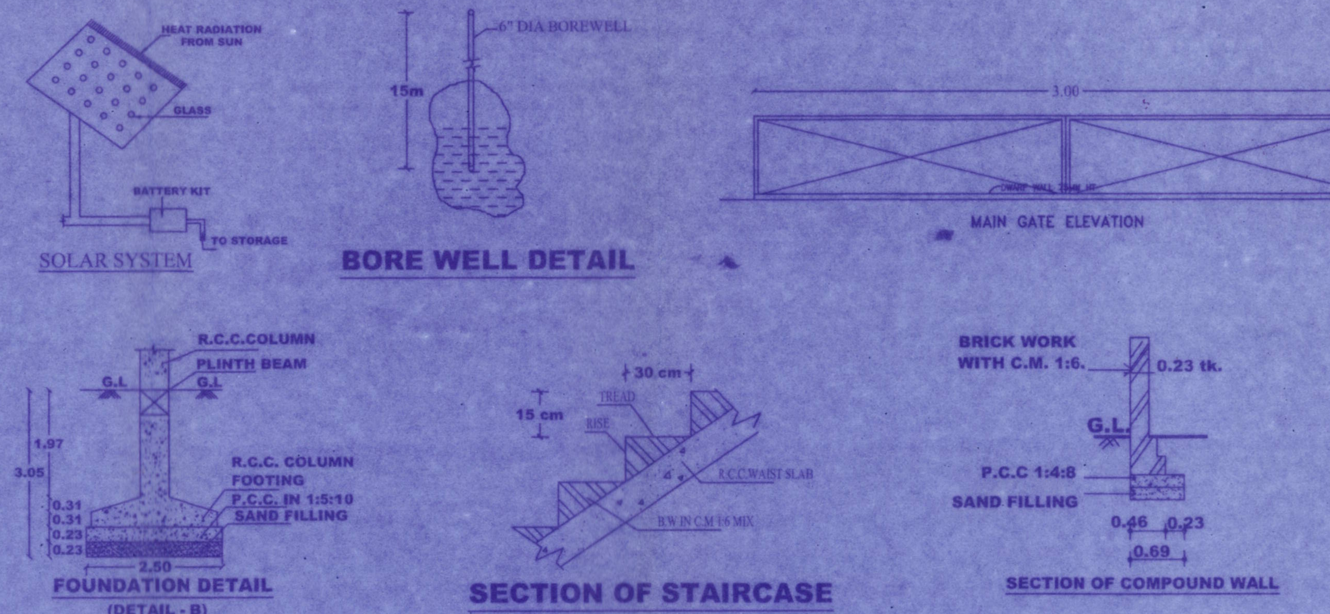
DIGITALLY VERIFIED RECORD

LPA No: 148/2025
19/11/25

21/11/2025

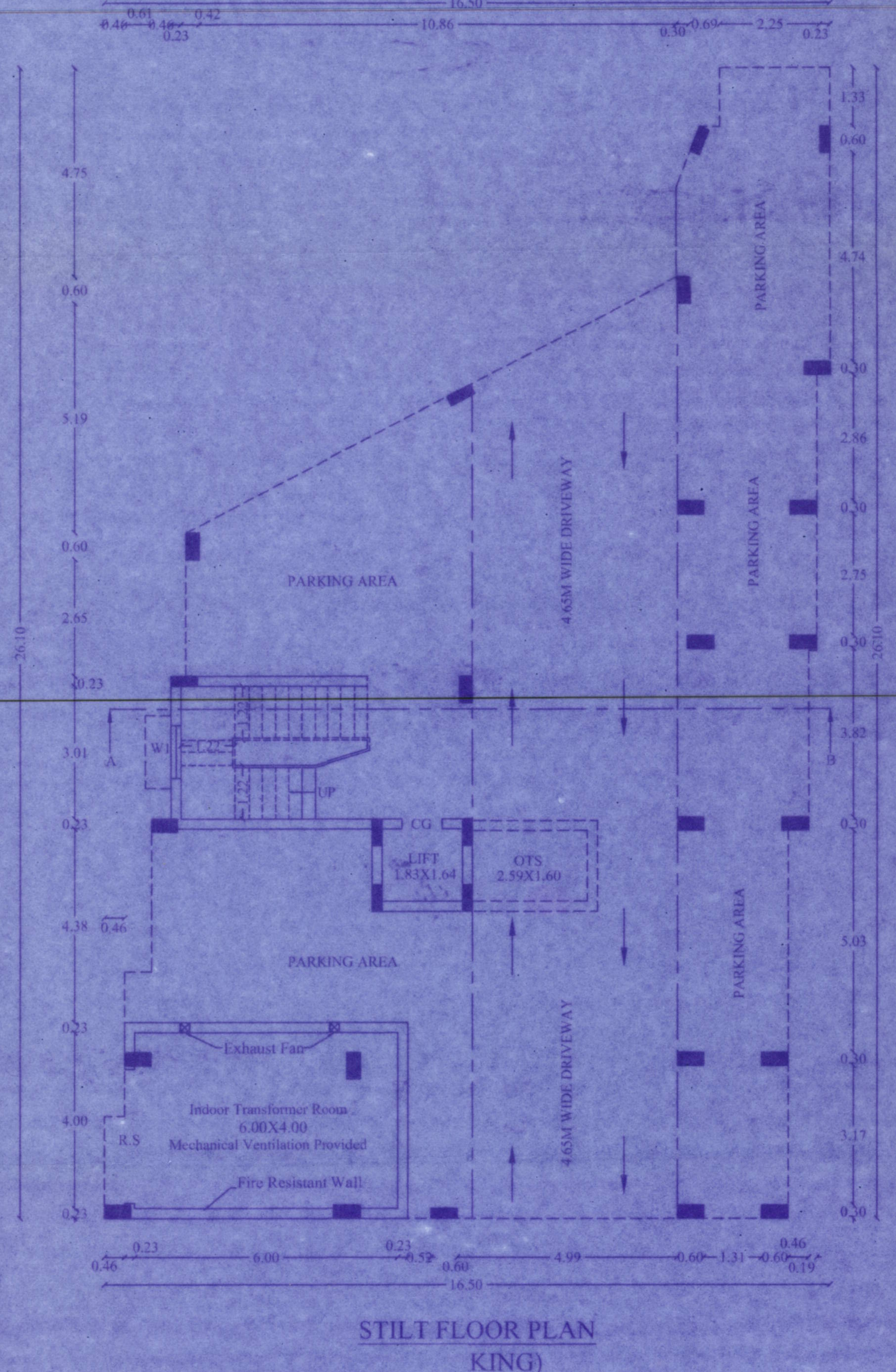


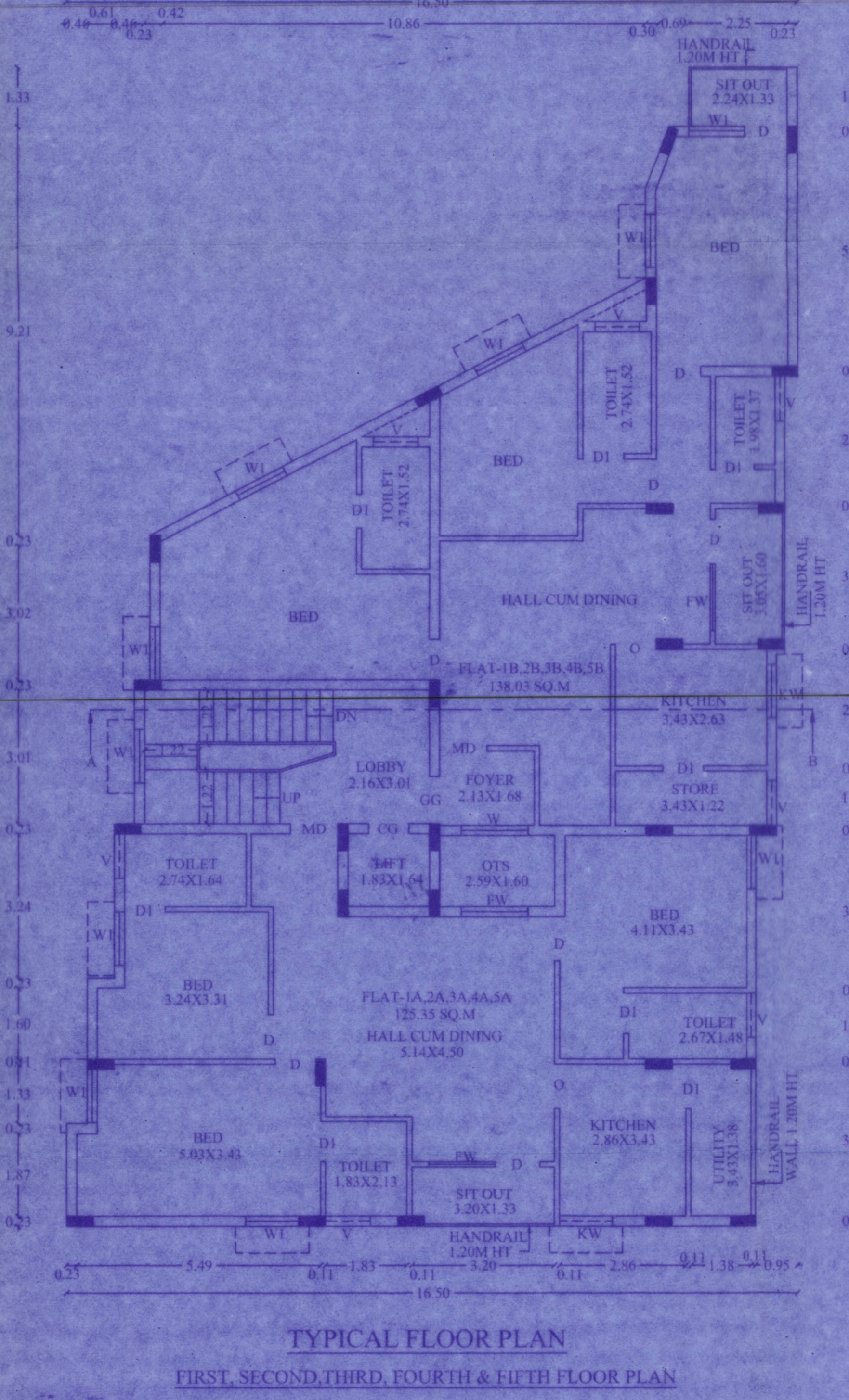


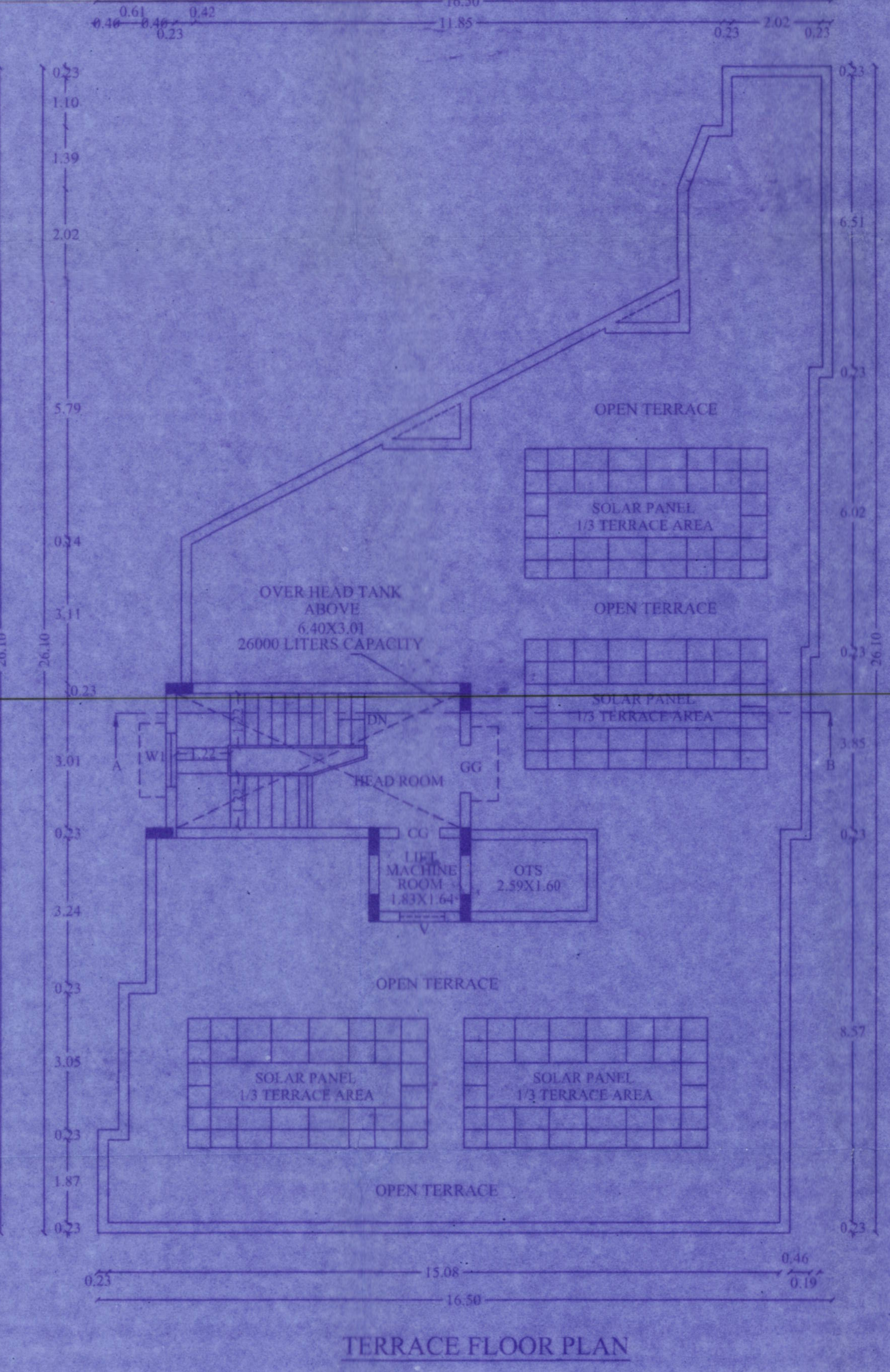


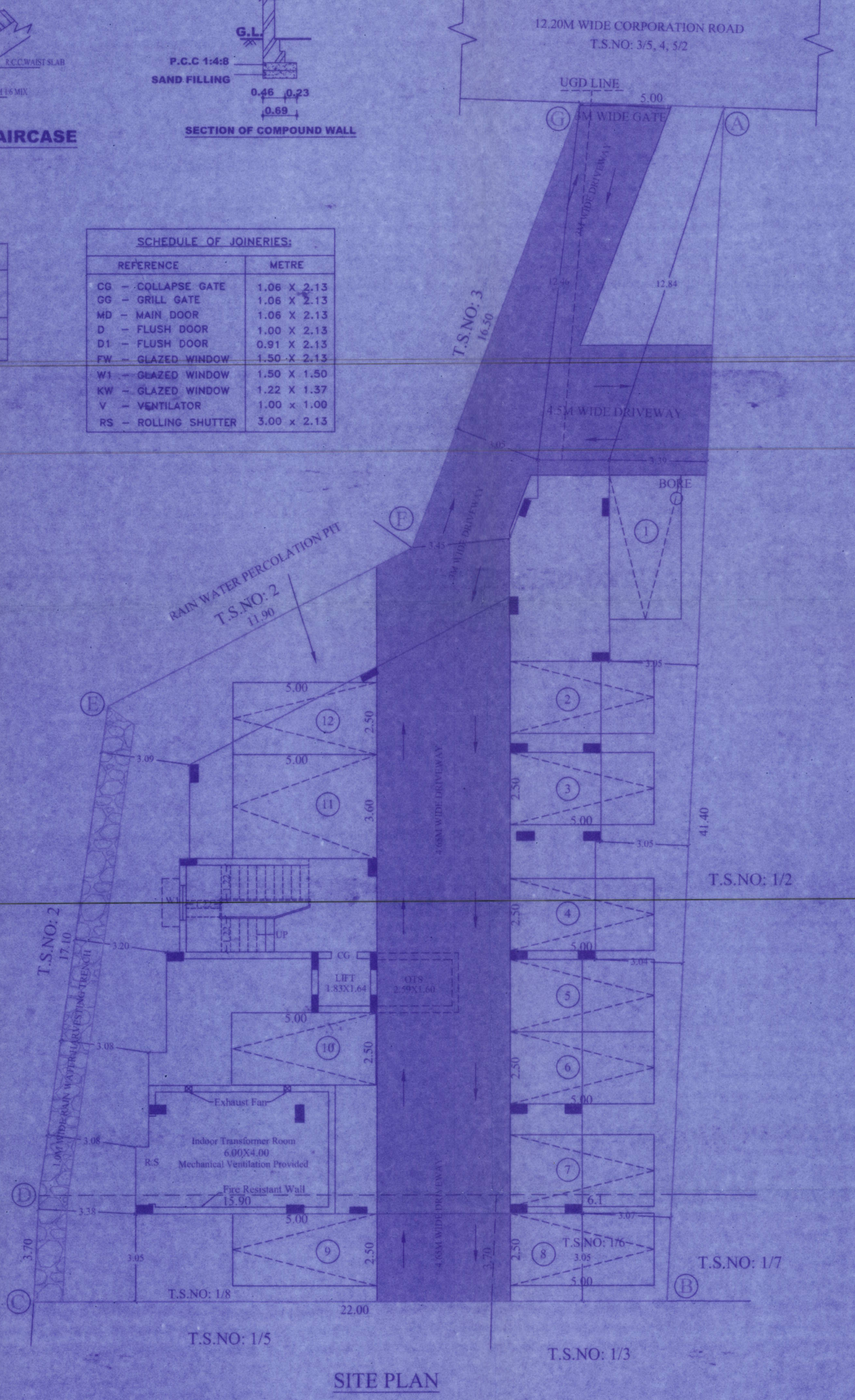
CARPET AREA & PLINTH AREA DETAILS IN SQ.M		
TYPICAL FLOOR 1 To 5 FLOOR	PLINTH AREA IN SQ.M (FOR PARKING CALCULATION)	CARPET AREA IN SQ.M (FOR AFFORDABLE HOUSING)
1A,2A,3A,4A,5A	125.35	113.45
1B,2B,3B,4B,5B	138.03	124.13

SCHEDULE OF JOINERIES:	
REFERENCE	METRE
CG – COLLAPSE GATE	1.06 X 2.13
GG – GRILL GATE	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
FW – GLAZED WINDOW	1.50 X 2.13
W1 – GLAZED WINDOW	1.50 X 1.50
KW – GLAZED WINDOW	1.22 X 1.37
V – VENTILATOR	1.00 x 1.00
RS – ROLLING SHUTTER	3.00 x 2.13









DISTRICT TOWN AND COUNTRY PLANNING OFFICE
TIRUCHIRAPPALLI DISTRICT

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN T.S.NO: 1/1, 1/6, 1/8, BLOCK: 36, WARD: M AT 11th CROSS, THILLAI NAGAR, ZONE-V, TIRUCHIRAPPALLI CITY CORPORATION.

ALL DIMENSIONS ARE IN METER
SCALE - 1:100
ONLINE APPLICATION NO : SWP/BPA/627521/2025

N

REFERENCE:
SITE BOUNDARY
EXISTING ROAD
DRIVE WAY
PROSED BUILDING

AREA DETAILS

DESCRIPTION	SQ.M
PLOT AREA AS PER DOCUMENT	642.40
PLOT AREA AS PER FMB	642.40
SUPERIMPOSED PLOT AREA	640.76

(Minimum of above shall be taken into account)

ALREADY APPROVED NO.09/2025, DATED: 25.01.2025

SL NO.	DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL AREA (SQM)	NO OF UNITS
1)	STILT FLOOR AREA	28.81	213.81	242.62	-
2)	FIRST FLOOR AREA	237.89	-	237.89	2
3)	SECOND FLOOR AREA	237.89	-	237.89	2
4)	THIRD FLOOR AREA	237.89	-	237.89	2
5)	FOURTH FLOOR AREA	237.89	-	237.89	2
6)	HEAD ROOM AREA	-	37.58	37.58	-
	TOTAL AREA	980.37	251.39	1231.76	8

F.S.I = 980.37 / 559.45 = 1.752

REVISED BUILDING AREA DETAILS

SL NO.	DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL AREA (SQM)	NO OF UNITS
1)	STILT FLOOR AREA (PARKING AREA)	28.80	266.54	295.34	-
2)	FIRST FLOOR AREA	290.08	-	290.08	2
3)	SECOND FLOOR AREA	290.08	-	290.08	2
4)	THIRD FLOOR AREA	290.08	-	290.08	2
5)	FOURTH FLOOR AREA	290.08	-	290.08	2
6)	FIFTH FLOOR AREA	290.08	-	290.08	2
7)	HEAD ROOM AREA	-	28.03	28.03	-
	TOTAL AREA	1479.20	294.57	1773.77	10

F.S.I = 1479.20/640.76 = 2.308

PARKING DETAILS

SL.NO.	DISCRIPTION	PROVIDED
1.	CAR PARKING	12 NOS

PROFESSIONAL DETAILS BASED ON FORM-C

APPLICANT	Mr.L.N.LETCHUMAMAN	
REGISTERED ENGINEER	R.VETRIVEL (RE/Gr-I/DTCP/TRICHY/JUNE-2024/012)	
STRUCTURAL ENGINEER	R.VETRIVEL (SE/Gr-I/DTCP/TRICHY/JUNE-2024/013)	
GEO-TECH EXPERT	Dr.S.SENTHAMILKUMAR (0001/RGTE/2024)	
SITE SUPERVISION ENGINEER	Er.S.BASKER (RCE/DTCP/TRICHY/SEP2024/056)	

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.

BUILDING PERMISSION NO : BP/JD/DTCP (TD) No. 109/2025

PLANNING PERMISSION NO : P.P/JD DTCP (TD) NO. 148/2025

(THIS REVISES BUILDING PERMISSION NO : BP/JD DTCP(TD) No.09/2025)
(This Planning Permission is valid for a period of 8years from e-sign)

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

Signature valid

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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+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.