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
+91 9996 12 9996
verified.realestate

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE RESIDENTIAL APARTMENT BUILDING IN NEW DOOR NO: 23, OLD DOOR NO: 62 AT T.S.NO: 24/1 & 24/2, WARD: AK, BLOCK NO: 02, CRAWFOR DCOLONY MAIN ROAD, ZONE- IV TIRUCHIRAPALI CITY CORPORATION.

ALL DIMENSIONS ARE IN METER
SCALE - 1:100
File No. : SWP/BPA/486660/2025/TCP

REFERENCE:
Existing Road
Site Boundary
Proposed Building
Driveway

N

B.P/DTCP No : 354 / 2025
P.P/JD DTCP (TD) No: 121 / 2025

SCHEDULE OF JOINERIES:

REFERENCE	METRE
RS – ROLLING SHUTTER	3.00 X 2.44
LD – LIFT DOOR	1.20 X 2.13
LD1 – LIFT DOOR	1.00 X 2.13
GG – GRILL GATE	1.40 X 2.13
MD – MAIN DOOR	1.20 X 2.13
D – FLUSH DOOR	1.00 X 2.13
D1 – FLUSH DOOR	0.91 X 2.13
W – GLAZED WINDOW	2.50 X 1.50
W1 – GLAZED WINDOW	1.20 X 1.50
W2 – GLAZED WINDOW	0.75 X 1.50
FW – FRENCH WINDOW	2.00 X 2.10
KW – GLAZED WINDOW	1.20 X 1.37
V – VENTILATOR	0.91 x 0.91

CARPET AREA & PLINTH AREA DETAILS IN SQ.M

FLAT TYPE TYPICAL FLOOR	CARPET AREA IN SQ.M	PLINTH AREA IN SQ.M
A	160.43	181.71
B	131.80	149.76

PROPOSED PARKING CALCULATION:

FLOOR	UNITS NO.	DWELLING UNITS AREA	CAR REQUIRED
FIRST FLOOR	A1	181.71	02
	B1	149.76	01
SECOND FLOOR	A2	181.71	02
	B2	149.76	01
THIRD FLOOR	A3	181.71	02
	B3	149.76	01
FOURTH FLOOR	A4	181.71	02
	B4	149.76	01
FIFTH FLOOR	A5	181.71	02
	B5	149.76	01
SIXTH FLOOR	A6	181.71	02
	B6	149.76	01
SEVENTH FLOOR	A7	181.71	02
	B7	149.76	01
EIGHTH FLOOR	A8	181.71	02
	B8	149.76	01
NINETH FLOOR	A9	181.71	02
	B9	149.76	01

PARKING CATEGORY	DWELLING UNITS	CAR REQUIRED
RESIDENTIAL ABOVE 75	18 NOS	27 NOS
VISITORS PARKING OF 10%	–	03 NOS
TOTAL	18 NOS	30 NOS

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING SPACE	27 NOS	27 NOS
PHYSICALLY CHALLENGED CAR PARKING SPACE	03 NOS	3 NOS

AREA DETAILS

DESCRIPTION	SQ.M
PLOT AREA (as per DOCUMENT)	1295.99
PLOT AREA (as per FMB)	1310.00
SUPER IMPOSED PLOT AREA	1295.79
SPLAY AREA	1.12
NET PLOT AREA	1294.67

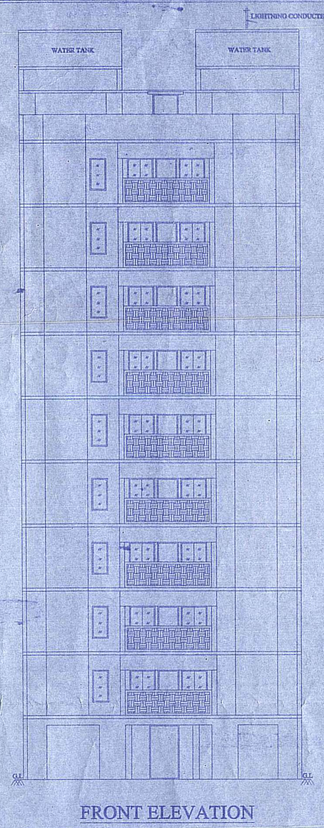
PLOT AREA (minimum of above shall be taken into account)

PROPOSED BUILTUP AREA

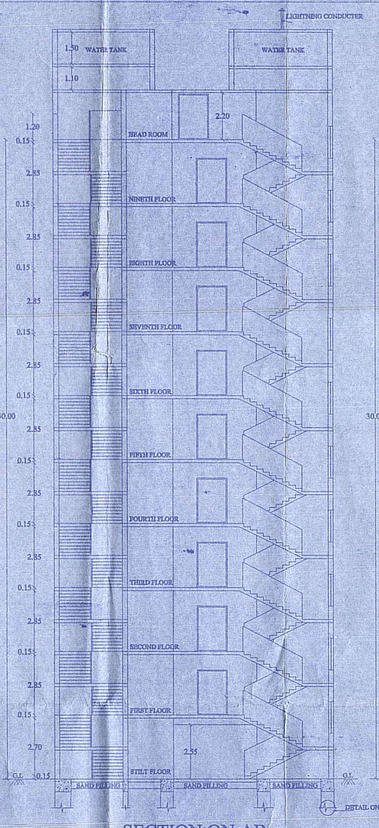
SL NO.	DESCRIPTION	F.S.I. AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL AREA (SQM)	NO OF UNITS
1)	STILT FLOOR AREA (PARKING AREA)	44.51	359.43	403.94	–
2)	FIRST FLOOR AREA	396.61	–	396.61	2
3)	SECOND FLOOR AREA	396.61	–	396.61	2
4)	THIRD FLOOR AREA	396.61	–	396.61	2
5)	FOURTH FLOOR AREA	396.61	–	396.61	2
6)	FIFTH FLOOR AREA	396.61	–	396.61	2
7)	SIXTH FLOOR AREA	396.61	–	396.61	2
8)	SEVENTH FLOOR AREA	396.61	–	396.61	2
9)	EIGHTH FLOOR AREA	396.61	–	396.61	2
10)	NINETH FLOOR AREA	396.61	–	396.61	2
11)	HEAD ROOM AREA	–	71.93	71.93	–
12)	TOTAL AREA	3614.00	431.36	4045.36	18
13)	VACANT AREA	–	–	890.73	–

PLOT COVERAGE = 396.61 / 1294.67 X 100 = 30.63 %
F.S.I = 3614.00 / 1294.67 = 2.792

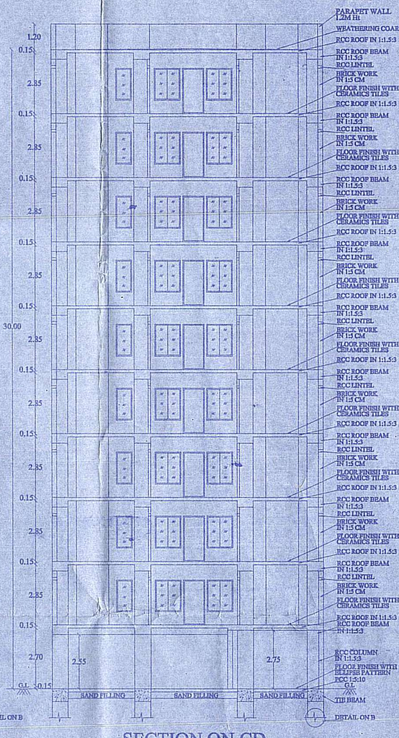
APPLICANT	REGISTERED ENGINEER
STRUCTURAL ENGINEER	CONSTRUCTION ENGINEER
GEO TECH–ENGINEER	QUALITY AUDITOR



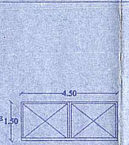
FRONT ELEVATION

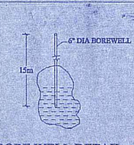


SECTION ON AB

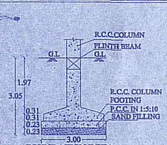


SECTION ON CD

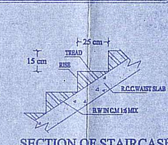




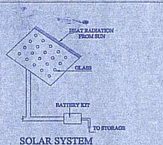
BORE WELL DETAIL



FOUNDATION DETAIL
(DETAIL - B)



SECTION OF STAIRCASE

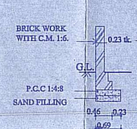


SOLAR SYSTEM

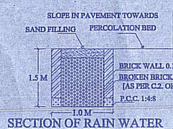


RAINWATER PERCOLATION PIT

NOTE:
1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO UGD
2. BORE WELL WITH MOTAR WATER TANK AND CORPORATION WATER SUPPLY
3. RAIN WATER PERCOLATION PIT PROVIDED @ 1/30 Sqm OF PLINTH AREA @ 6 M C/C
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING
5. RAIN WATER TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES.
6. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LED INTO A FILTER PIT (SIZE 60 X 60 X 60 CM) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK.
7. SOLAR WATER HEATER LINE ARRANGEMENTS WILL BE PROVIDED.



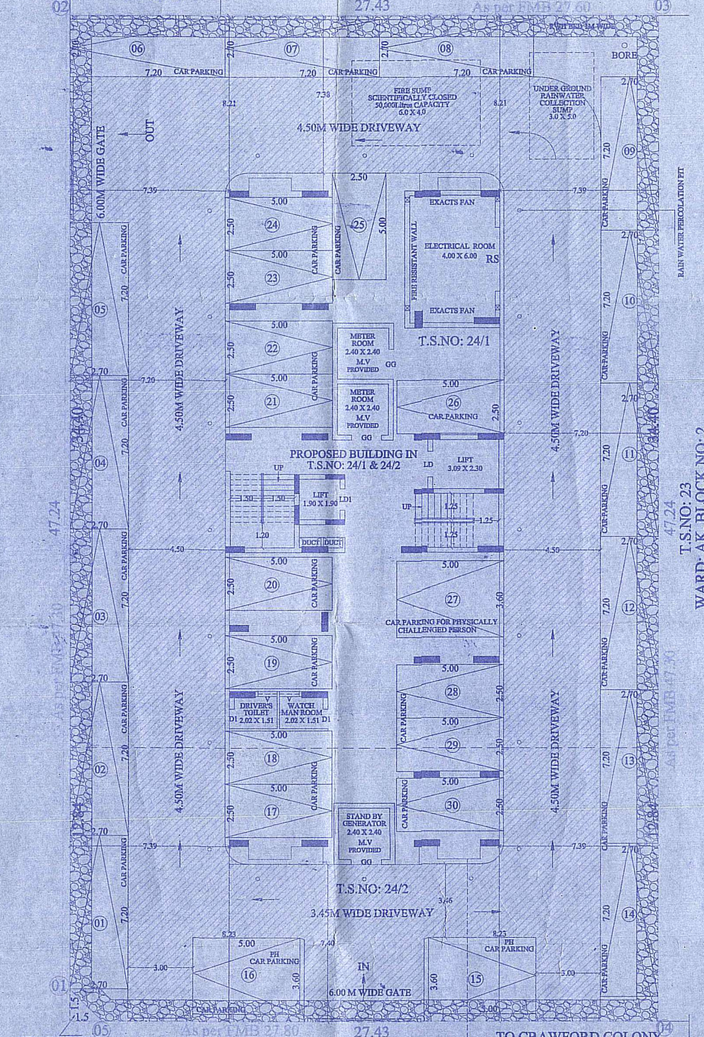
SECTION OF COMPOUND WALL

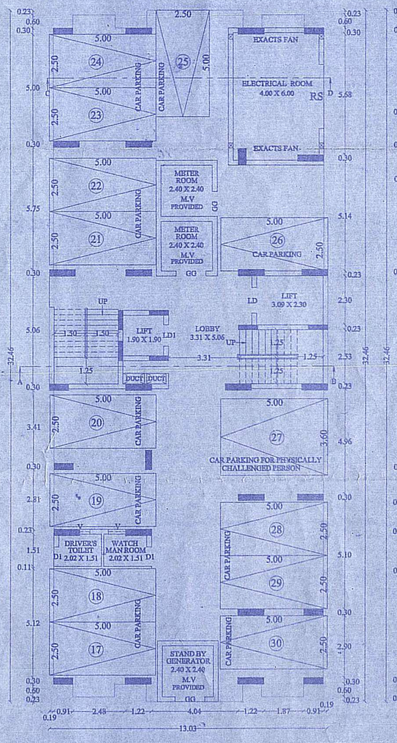


SECTION OF RAIN WATER PERCOLATION BED

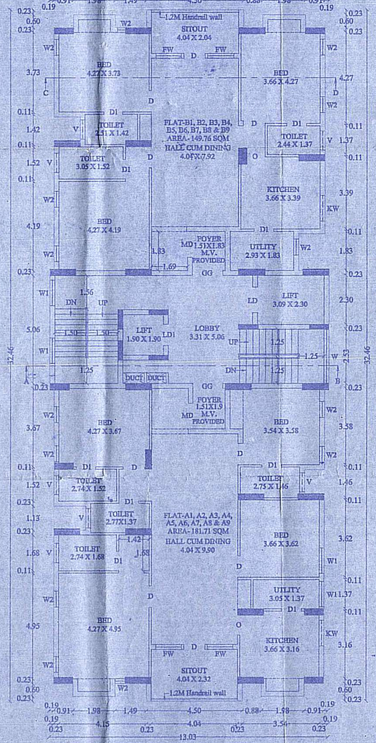
WARD: AK, BLOCK NO: 2 T.S.NO: 13

WARD: AK, BLOCK NO: 2 T.S.NO: 14

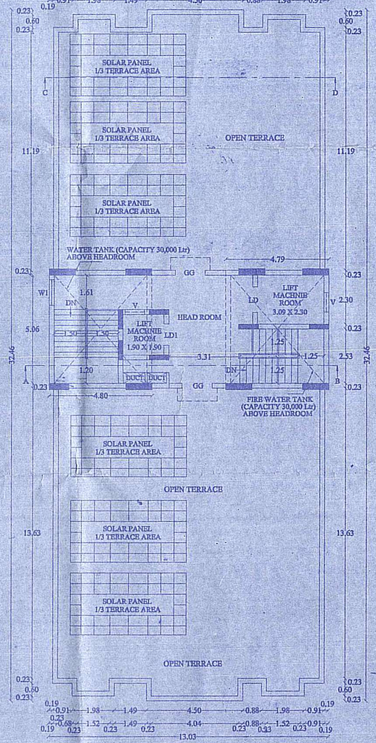




STILT FLOOR PLAN
(PARKING)



TYPICAL FLOOR PLAN
FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH, EIGHT & NINENTH FLOOR
(TYPICAL FLOOR PLAN-1,2,3,4,5,6,7,8,9)



TERRACE FLOOR PLAN

TO OLD MADUARI ROAD

WARD -AK, BLOCK- 02, T.S.NO: 25
12.19M ROMAN CATHOLIC MAIN ROAD / CRAWFORD COLONY MAIN ROAD

SITE PLAN
(SCALE 1:100)

கட்டிட அனுமதி

கு.வி.எண். 086/CR/125-26/0059194
கு.உ.எண்..... CTP/1406/2025
கட்டிடம் கட்ட ஐந்தாண்டு காலத்திற்கு 23/9/2025 முதல் 22/9/2030 முடிய அனுமதி உத்தரவில் கண்டுள்ள நிபந்தனைகளுக்கு உட்பட்டு உரிமம் வழங்கப்பட்டது.

உதவி ஆணையர்
வார்டு குழு அலுவலகம்-IV
திருச்சிராப்பள்ளி மாநகராட்சி

23/9/2025

Signature valid

Signature valid
Signed by: Joint Director
Location:Tiruchirappalli
Date:2025.08.21 16:11:15

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
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.