Verified RealEstate™

RE REGULATORY RECORD

RERA Document

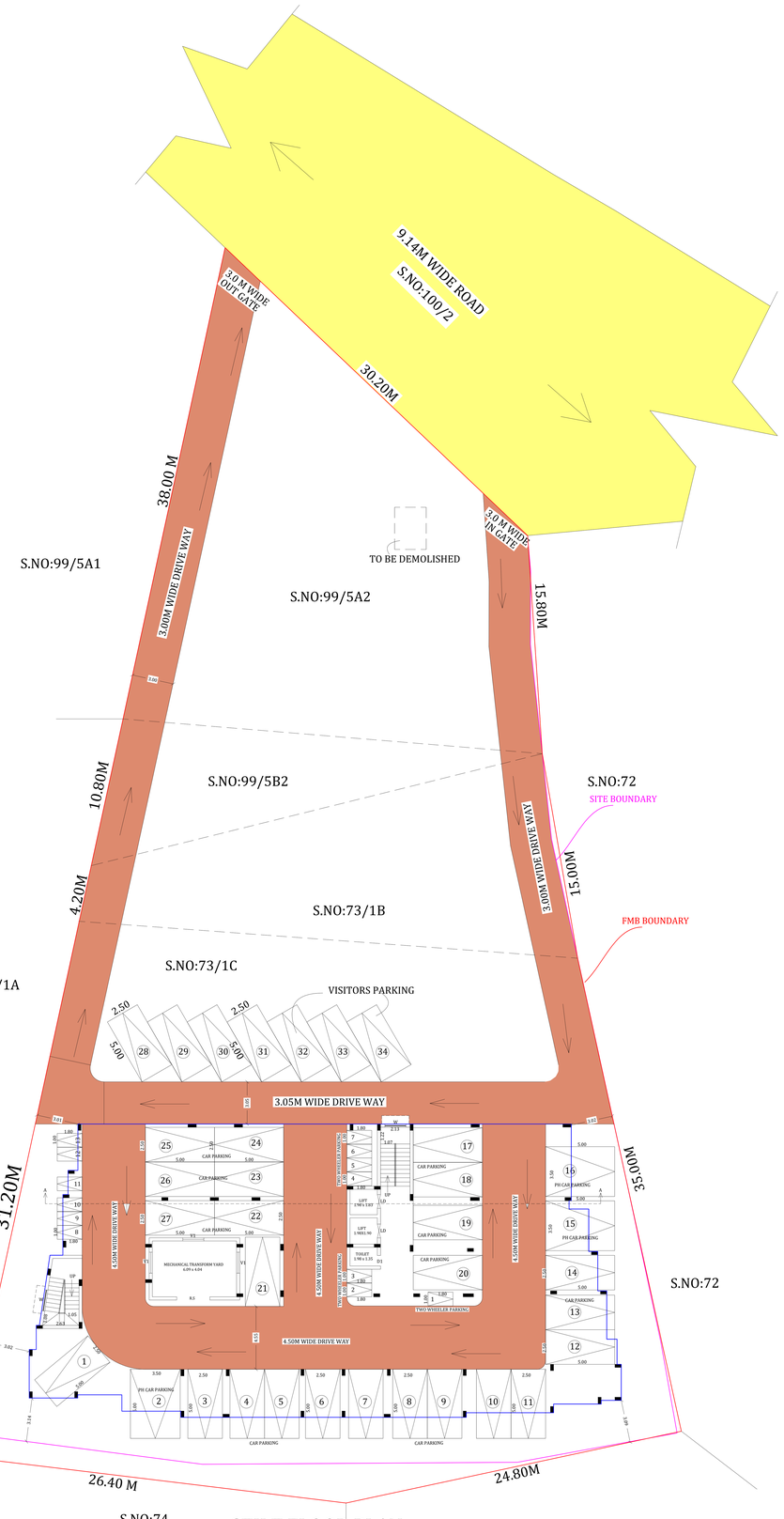
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DIGITALLY VERIFIED RECORD

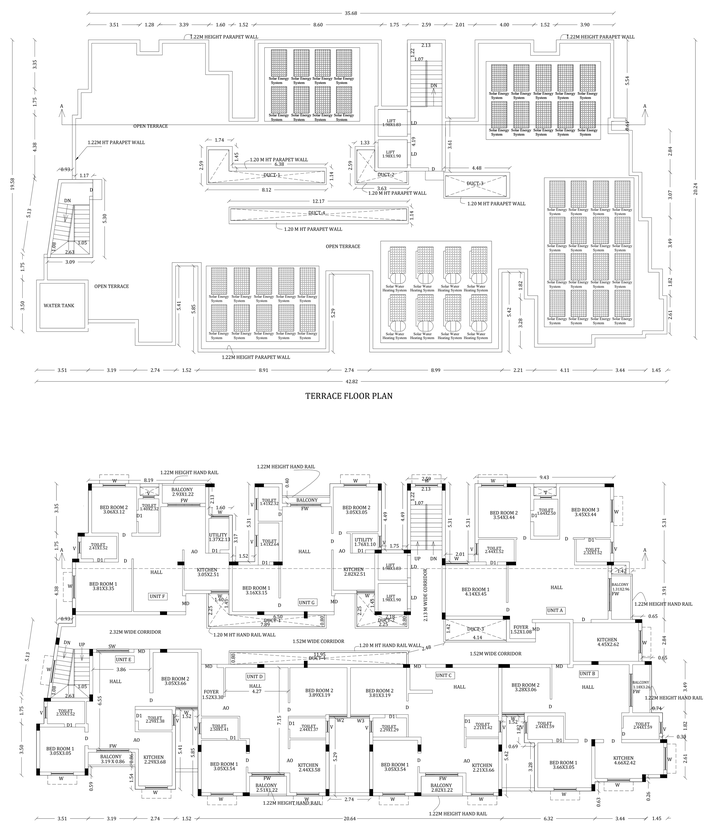




SECTION -AA

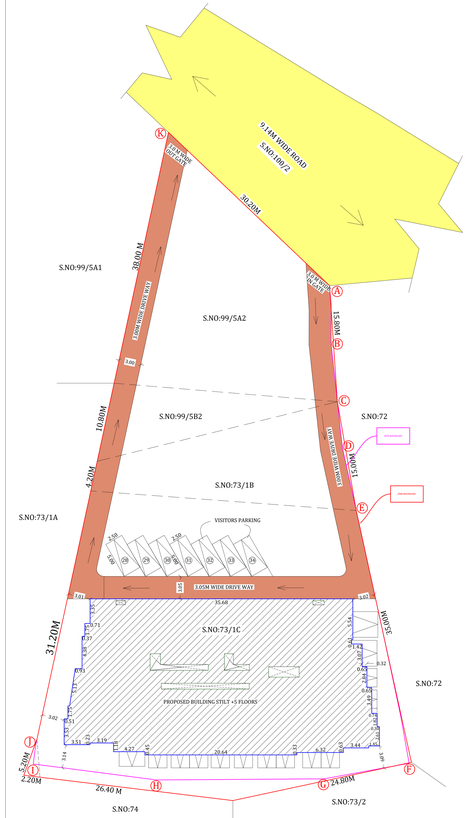


SOUTH SIDE ELEVATION



TERRACE FLOOR PLAN

TYPICAL FIRST,SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN



SITE PLAN

(SCALE 1:200)

REFERENCE:-

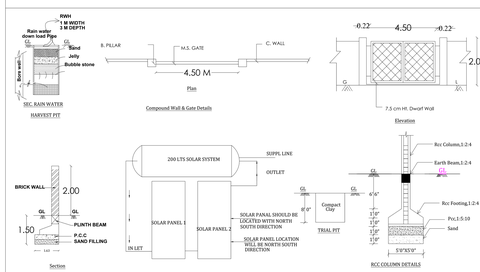
SITE BOUNDARY -

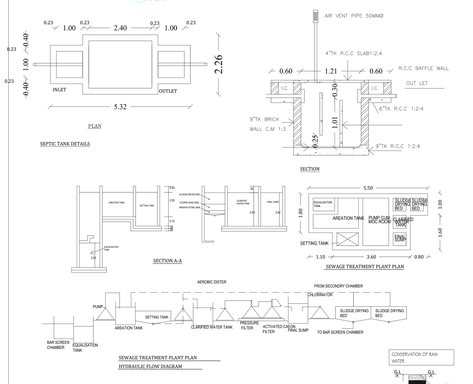
FMB BOUNDARY -

EXISTING ROAD -

DRIVEWAY -

PROPOSED BUILDING -





N

W E

S

SHEET NO: 01

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN S.NO:73/1B,73/1C, 99/5A2,99/5B2,99/5B3 AT THIRUPPPALAI VILLAGE, MADURAI NORTH TALUK,MADURAI DISTRICT. (MADURAI CORPORATION)

(SCALE. 1:100)

SITE AREA DETAILS:

AS PER PATTA AREA - 2820.00 SQ.M

AS PER DOCUMENT AREA - 2820.00 SQ.M

AS PER SITE AREA - 2816.11 SQ.M

S.No	S.NO	Document No	Document Area	PATTA NO	PATTA Area
01	73/1B	7536,7538 / 2024	310.00	3699	310.00
02	73/1C	7536,7538 / 2024	1615.00	3700	1615.00
03	99/5A2	7536,7538 / 2024	730.00	3705	730.00
04	99/5B2	7536,7538 / 2024	160.00	3699	160.00
05	99/5B3	7536,7538 / 2024	5.00	3700	5.00
TOTAL AREA			2820.00		2820.00

AREA DETAILS

Descriptions	Non FSI	FSI	Total Area
Area of the Stilt Floor	782.86	33.32	816.18
Area of the First Floor		719.71	719.71
Area of the Second Floor		719.71	719.71
Area of the Third Floor		719.71	719.71
Area of the Fourth Floor		719.71	719.71
Area of the Fifth Floor		719.71	719.71
Terrace floor area	47.30		47.30
Total Area	830.16	3631.87	4462.03

Floor Space Index = 3631.87 / 2816.11 = 1.289

No. of Unit Above 75 Sq.m = 25 nos - 25 car

No. of Unit Below 75 Sq.m =10 nos - 5 car

10% Visitors Parking = 3 - 3 car

Total Car - 33 car

No. of Car Parking Required - 33 Nos

No. of Car Parking Provided - 34 Nos

Incliding 3 Nos P.H Parking

Incliding 3 Nos Visitors Parking

No. of Two Wheeler Parking Required - 11 Nos

No. of Two Wheeler Parking Provided - 13 Nos

DWELLING AREA

FIRST FLOOR	SECOND FLOOR
UNIT -1 = 116.23 sq.m	UNIT -1 = 116.23 sq.m
UNIT -2 = 80.02 sq.m	UNIT -2 = 80.02 sq.m
UNIT -3 = 99.58 sq.m	UNIT -3 = 99.58 sq.m
UNIT -4 = 84.17 sq.m	UNIT -4 = 84.17 sq.m
UNIT -5 = 74.79 sq.m	UNIT -5 = 74.79 sq.m
UNIT -6 = 83.57 sq.m	UNIT -6 = 83.57 sq.m
UNIT -7 = 74.29 sq.m	UNIT -7 = 74.29 sq.m
Total = 612.65 sq.m	Total = 612.65 sq.m
THIRD FLOOR	FOURTH FLOOR
UNIT -1 = 116.23 sq.m	UNIT -1 = 116.23 sq.m
UNIT -2 = 80.02 sq.m	UNIT -2 = 80.02 sq.m
UNIT -3 = 99.58 sq.m	UNIT -3 = 99.58 sq.m
UNIT -4 = 84.17 sq.m	UNIT -4 = 84.17 sq.m
UNIT -5 = 74.79 sq.m	UNIT -5 = 74.79 sq.m
UNIT -6 = 83.57 sq.m	UNIT -6 = 83.57 sq.m
UNIT -7 = 74.29 sq.m	UNIT -7 = 74.29 sq.m
Total = 612.65 sq.m	Total = 612.65 sq.m
FIFTH FLOOR	
UNIT -1 = 116.23 sq.m	
UNIT -2 = 80.02 sq.m	
UNIT -3 = 99.58 sq.m	
UNIT -4 = 84.17 sq.m	
UNIT -5 = 74.79 sq.m	
UNIT -6 = 83.57 sq.m	
UNIT -7 = 74.29 sq.m	
Total = 612.65 sq.m	

TOTAL DWELLING AREA - 3063.25 SQ.M

TOTAL NON DWELLING AREA - 568.62 SQ.M

(Staircase, Lift, Passage)

(Electrical Transformer Room)

TOTAL AREA - 3631.87 SQ.M

திட்ட அனுமதி

மனை ஒருங்குல் மற்றும் திட்ட அனுமதி மதுரை உள்ளுர் திட்ட குழுமம் மதுரை-625017

ந.க.எண்.SWP/BPA/4595/72025 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு 'A' முதல் 'K' வரை மனை வரைபடம் மனைபிரிவு ஒப்புதலும், கட்டிட அனுமதி திட்ட அனுமதியும் அளிக்கப்படுகிறது

மு.வ/மு.ம.தி.கு எண்: 47/2025

திட்ட அனுமதி எண்: 56/2025

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Lic.NO: GE/ 17/20, 2nd Main Road, Accredited Laboratory (TC-1507),
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Branch Off: No. 2, 34B Street, 21st Avenue, Ashok Nagar, Chennai-600083
Contact No. 9361 14870, 82825 24870
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MADURAI - 652000
Reg. No. SE /07/2022 (Cir.II)

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Nagamalai Pudukottai,
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APPLICANT

For Maa Properties Pvt. Ltd.

Director

ENGINEER

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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.