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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

L. VEERAMANI B.E.,
Structural Engineer

24J/1, Old Kuyavarpalayam Road,
Ralin Castle, 2nd Floor, Madurai - 625 009.
Phone : 0452 - 4512480
E-mail : sreemani06@gmail.com

DATE:21.04.2025

STATEMENT TO ACCOMPANY FORM-A (Stability Certificate)

1 . Door no. of the building	:	Proposed Construction of Residential Flats - Apartment Max Madhav 'B' Block Building in 170, Athiparasakthi Nagar, S.No: 73/1B, 73/1C, 99/5A2, 99/5B2 & 99/5B3, Thiruppalai Village, Madurai Zone - 1, Ward No 007, Madurai North Taluk, Madurai - 625014.
2 . Location (street no. & ward no.) Name of the place (i.e.,) corporation	:	Proposed Construction of Residential Flats - Apartment Max Madhav 'B' Block Building in 170, Athiparasakthi Nagar, S.No:73/1B,73/1C,99/5A2,99/5B2&99/5B3, Thiruppalai Village, Madurai Zone - 1, Ward No 007, Madurai North Taluk, Madurai - 625014.
3 . Year of construction	:	Proposed Construction to be built.
4 . Approximate cost of construction As per current rates.	:	Rs.8,00,00,000/- (Eight Crores Only)
5 . Purpose for which the building is used.	:	"Residential Building - Apartment - Flats" 5 X 7 = 35 Flats
6 . Purpose for which the building Has hitherto been used	:	"Residential Building - Apartment - Flats" 5 X 7 = 35 Flats Madurai Corporation / Building plan Approval No.115/BPA/2025/00133 LPA Approval No : 56 / 2025
7 . Details of construction of the building (Particulars of the foundation soil, Specification of the various parts under)	:	Area of Site :- 2816.11 Sqmt Stilt Floor - 782.86 Sqmt (Non FSI) I Floor - 719.71 Sqmt II Floor - 719.71 Sqmt III Floor - 719.71 Sqmt IV Floor - 719.71 Sqmt V Floor - 719.71 Sqmt Terrace Floor - 47.30 Sqmt (Non FSI) P.C - 816.18 ÷ 2816.11 X 100 = 28.98% FSI - 1.289
a. Foundation	:	RCC Framed Structure
b. Basement	:	RCC Footings & Columns, RCC Beams
c. Superstructure	:	RCC Column & Brick Work for Super Structures For All Floors
d. Floor and roof are to be given	:	RCC Tee Beam, RCC Roof For All Floors with Vitrified Tiled Flooring
8 . No of person to be accommodate	:	315 Persons (Totally at a Time in All Floors)

"certificate that no addition or alternate has been made to the building of the building for which this application has been made, I also undertake to obtain a fresh License in case any addition or alteration is made to the existing or portion of the building.I also undertake to obtain a fresh license if the purpose for which the license has granted For use of the building a portion of the building originally is changed or altered Subsequently".

Place: Madurai
Date: 21.04.2025

Signature of the owner of the building

Signature of the Engineer

PH: 4512480
L. VEERAMANI B.E.
STRUCTURAL ENGINEER
24J/1, Old Kuyavarpalayam Road
2nd Floor, Ralin Castle
MADURAI - 652009
Reg. No. SE.02/2022 (Gr.II)

L. VEERAMANI B.E.,
Structural Engineer

24J/1, Old Kuyavarpalayam Road,
Ralin Castle, 2nd Floor, Madurai - 625 009.
Phone : 0452 - 4512480
E-mail : sreemani06@gmail.com

DATE: 21.04.2025

FORM - B

Form of certificate of structural soundness under Sub-sec. (4) of the Tamil Nadu public building (licensing) Act,1965 (Tamil Nadu Act 13 Of 1965) referred to rule 4 of the Tamil Nadu Public Building (LicensIng) Rules (1966).

I certify that I have inspected the building mentioned in the statement and furnish below its salient features about construction of Proposed Construction of Residential Flats -Apartment Building at (S.No: 73/1B, 73/1C, 99/5A2, 99/5B2 & 99/5B3) Thiruppalai Village, Madurai.

1.	FOUNDATION		RCC Framed Structure
	i) Depth of below ground level	:	10'0" (3. 05m)
	ii) Nature of soil met with at foundation	:	Soft Rock Soil
	iii) Pressure of foundation	:	21 mt/sqm
	iv) Probable safe bearing capacity of soil met at foundation	:	24 mt/sqm
2.	SUPERSTRUCTURE		
	a) Maximum strees in the most critical section of masonry and concrete	:	On Brick Work in CM 5.40 mt/sqm on cement concrete 18 mt/sqm
	b) Nature of soil masonry and concrete and its safe permissible stress	:	Brick work in CM 25.7 mt/sqm Cement concrete 87 mt/sqm

The structural soundness of the building has been verified by me with reference to ISI loading standard 875 (latest version) and other relevant Indian Standards Code of practice and I declare that the building is structurally sound to be used as a Apartment building for the purpose noted in the statement, A license may be granted for Proposed Construction Residential Flats - Apartment Building At (S.No. 73/1B, 73/1C, 99/5A2, 99/5B2 & 99/5B3) Thiruppalai Village,Madurai.

Remarks : Periodical Building repair and maintenance is essentially needed as and when necessity arise.

Place: Madurai
Date: 21.04.2025

Signature of the Engineer

PH: 4512480
L. VEERAMANI B.E.
STRUCTURAL ENGINEER
24J/1, Old Kuyavarpalayam Road
2nd Floor, Ralin Castle
MADURAI - 652009
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DATE: 21.04.2025

FORM - C

Under Sub section I of section 5 of the Madras public building (Licensing) Act 1965 (Madras Act XII) reffered to in Rule 5 of the Madras public building (licensing) Rules, 1966.

I have inspected the building proposed to be constructed as specified in the statement below, and I have satisfied myself that the building structurally sound to be used as a Public building, for the purpose specified in the statement. The structural soundness of the building has been verified, taking into account, the leading as per Latest Indian Standards 875. I am therefore of the opinion, that a license may be granted for Proposed Construction of Residential Flats - Apartment Building At(S.No. 73/1B, 73/1C, 99/5A2, 99/5B2 & 99/5B3) Thiruppalai Village,Madurai.

Date: 21.04.2025

Signature of the Engineer

PH: 4512480
L. VEERAMANI B.E.
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24J/1. Old Kuyavarpalayam Road
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FORM - D
STATEMENT

(To company the opinion regarding structural soundness)

Name of Property	MAX PROPERTIES PVT LTD
Location of the building: Door no. Street no. and Name of place	Proposed Construction of Residential Flats - Apartment Building at (S.No. 73/1B, 73/1C, 99/5A2, 99/5B2 & 99/5B3) Thiruppalai Village,Madurai
Purpose for which the building is certified for use	"Residential Building Apartment Flats - 5 X 7 = 35 Flats"
Year of Construction	Proposed to Built
Approximate Cost Value	Rs.8,00,00,000 (Eight Crores Only)
Brief Description	RCC Framed Structure RCC Footings & Columns, RCC Beams RCC Column & Brick Work for Super Structures - all Floors RCC Tee Beam, RCC Roof For All Floors at Vitrified Tiled Flooring
Remarks	Periodical building repair and annual maintenance is essentially needed as when necessity arises.
No of Storiyes	Stilt Floor, I Floor, II Floor, III Floor , IV Floor,V Floor & Terrace Floor. The Building Structure is Safe and Sound.

Place: Madurai
Date: 21.04.2025

Signature of the Engineer

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FORM - E

Form of Report to be made to the Competent Authority by Inspection Authorities (or) officer appointed under Section 28 of Madras Public Building (Licensing) Act 1965 (Madras Act / Tamilnadu 13 of 1965) Referred to in Rule 7 of the Madras Public Building (Licensing) Rule 1966.

1.	Name and Description of Inspecting Authority	:	L.Veeramani Class :Grade - II Reg.no: S.E.02/2022
2.	Location of the Building Inspected (door No. / Street No.) Name of the place (ie) Municipallity, Panchayat Union	:	Proposed Construction of Residential Flats - Apartment Building at (S.No. 73/1B, 73/1C, 99/5A2, 99/5B2 & 99/5B3, Thiruppalai Village, Madurai -17
3.	Date of Inspection	:	21. 04. 2025
4.	Purpose for Which the Building use	:	Residential Building - Apartment - Flats
5.	Natur of defect noticed	:	Nil
6.	Suggestation of recetify Defects	:	Nil
7.	If in a dangerous condition Immediate Steps Recommended to be Taken	:	Nil

Remarks : Periodical Building Repairs and Maintenance is Essentially Needed as and when Necessity Arises.

Place: Madurai
Date: 21-04-2025

Signature of the Engineer

PH: 4512480
L. VEERAMANI B.E.
STRUCTURAL ENGINEER
24J/1. Old Kuyavarpalayam Road
2nd Floor, Ralin Castle
MADURAI - 652009
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L. VEERAMANI B.E.,
Structural Engineer

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Ralin Castle, 2nd Floor, Madurai - 625 009.
Phone : 0452 - 4512480
E-mail : sreemani06@gmail.com

DECLARATION

L.VEERAMANI, Residing at No.24J/1, Old Kuyavar Palayam Road, IInd Floor, Ralin Castle, Madurai, Hereby declare that I possess the qualification and experience specified in the table to rule II of the Madras Public Building (Licensing Rules 1966) for issuing the certificate of structural covered by the certificate for Proposed Construction Residential Flats - Apartment Building At (S.No. 73/1B, 73/1C, 99/5A2, 99/5B2 & 99/5B3, Thiruppalai Village,Madurai.

SEAL

PH: 4512480
L. VEERAMANI B.E.
STRUCTURAL ENGINEER
24J/1. Old Kuyavarpalayam Road
2nd Floor, Ralin Castle
MADURAI - 652009
Reg. No. SE.02/2022 (Gr.II)

Signature of the Engineer

1.	Name and address	:	L.Veeramani No-24J/1, Old Kuyavar Palayam Road IInd Floor, Ralin Castle, Madurai - 625009
2.	Engineering Qualification	:	B.E.,(CIVIL) (BHARATHIDASAN UNIVERSITY, TRICHY)
3.	No. of year old experience and Nature of thereof	:	24 years experience in Civil Engineering Design of commercial buildings,Apartment Building Marriage halls, Factory buildings, Residential Buildings, etc.

Place: Madurai
Date: 21-04-2025

Signature of the Engineer

PH: 4512480
L. VEERAMANI B.E.
STRUCTURAL ENGINEER
24J/1. Old Kuyavarpalayam Road
2nd Floor, Ralin Castle
MADURAI - 652009
Reg. No. SE.02/2022 (Gr.II)

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.