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RE REGULATORY RECORD

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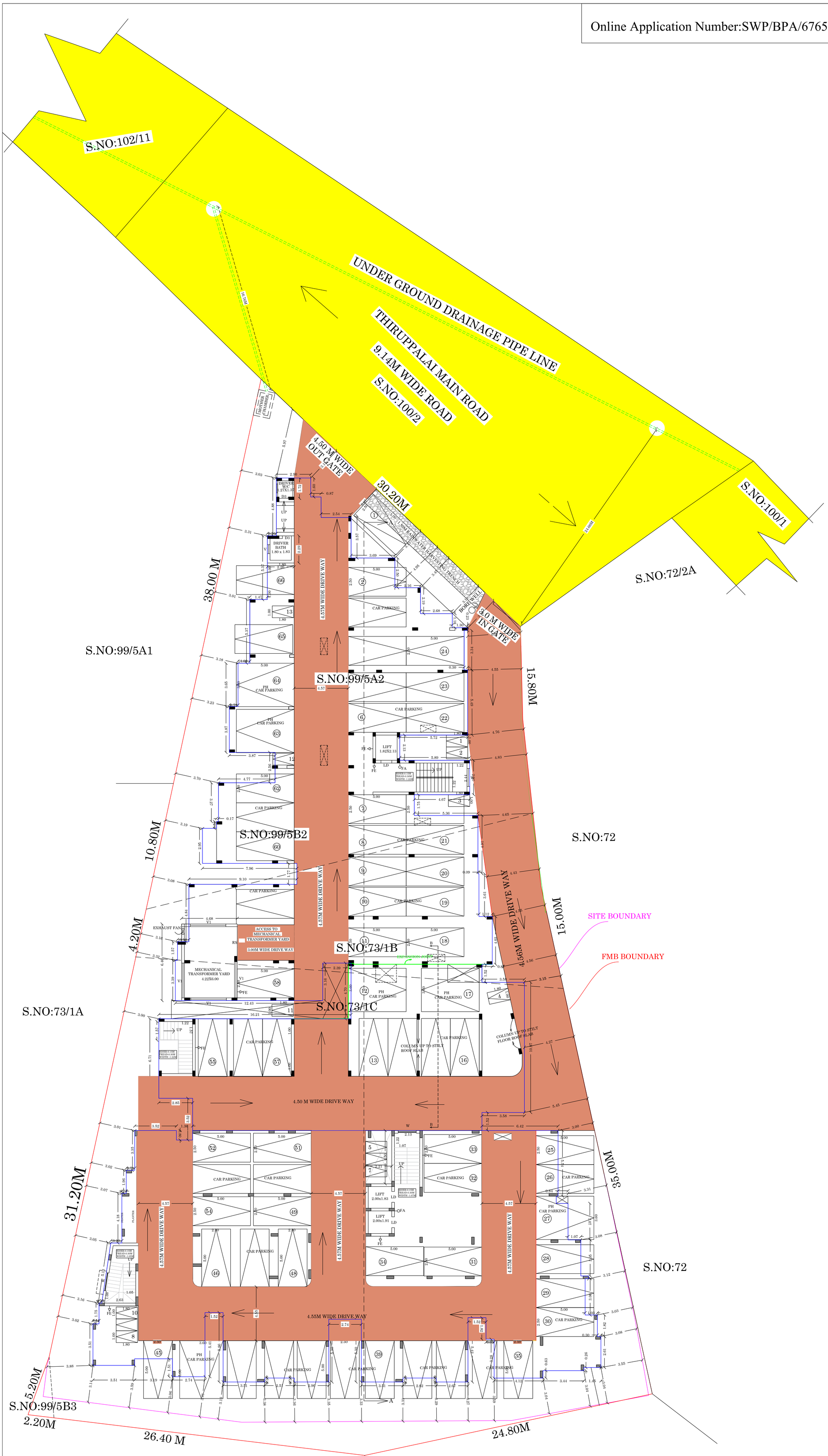
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DIGITALLY VERIFIED RECORD

Online Application Number:SWP/BPA/676569/2025/TCP1



SHEET NO: 02

SITE PLAN SHOWING THE REVISED AND ADDITIONAL 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

ALREADY APPROVED AREA DETAILS

Descriptions	Non FSI	FSI	Total Area	No.of dwelling
Area of the Stilt Floor	782.86	33.32	816.18	-
Area of the First Floor		719.71	719.71	07 Nos
Area of the Second Floor		719.71	719.71	07 Nos
Area of the Third Floor		719.71	719.71	07 Nos
Area of the Fourth Floor		719.71	719.71	07 Nos
Area of the Fifth Floor		719.71	719.71	07 Nos
Terrace floor area	47.30		47.30	-
Total Area	830.16	3631.87	4462.03	35 Nos

REVISED & PROPOSED ADDITIONAL AREA DETAILS

Descriptions	Non FSI	FSI	Total Area	No.of dwelling
Area of the Stilt Floor	1801.39	37.98	1839.37	-
Area of the First Floor		1628.38	1628.38	13 Nos
Area of the Second Floor		1475.41	1475.41	13 Nos
Area of the Third Floor	20.66	1390.54	1411.20	13 Nos
Area of the Fourth Floor		1390.54	1390.54	13 Nos
Area of the Fifth Floor		1390.54	1390.54	13 Nos
Terrace floor area	76.51		76.51	-
Total Area	1898.56	7313.39	9211.95	65 Nos

FLOOR SPACE INDEX = $\frac{7313.39}{2816.11}$ = 2.597

DWELLING AREA

FIRST FLOOR	SECOND FLOOR
UNIT -1 = 117.08 sq.m	UNIT -1 = 117.08 sq.m
UNIT -2 = 78.06 sq.m	UNIT -2 = 78.06 sq.m
UNIT -3 = 84.20 sq.m	UNIT -3 = 84.20 sq.m
UNIT -4 = 83.41 sq.m	UNIT -4 = 83.41 sq.m
UNIT -5 = 75.69 sq.m	UNIT -5 = 75.69 sq.m
UNIT -6 = 82.52 sq.m	UNIT -6 = 82.52 sq.m
UNIT -7 = 76.89 sq.m	UNIT -7 = 76.89 sq.m
UNIT -8 = 114.95 sq.m	UNIT -8 = 114.95 sq.m
UNIT -9 = 118.23 sq.m	UNIT -9 = 118.23 sq.m
UNIT -10= 74.44 sq.m	UNIT -10= 74.44 sq.m
UNIT -11= 86.49 sq.m	UNIT -11= 86.49 sq.m
UNIT -12= 91.74 sq.m	UNIT -12= 91.74 sq.m
UNIT -13= 73.37 sq.m	UNIT -13= 73.37 sq.m
Total = 1157.07 sq.m	Total = 1157.07 sq.m

THIRD FLOOR	FOURTH FLOOR
UNIT -1 = 117.08 sq.m	UNIT -1 = 117.08 sq.m
UNIT -2 = 78.06 sq.m	UNIT -2 = 78.06 sq.m
UNIT -3 = 84.20 sq.m	UNIT -3 = 84.20 sq.m
UNIT -4 = 83.41 sq.m	UNIT -4 = 83.41 sq.m
UNIT -5 = 75.69 sq.m	UNIT -5 = 75.69 sq.m
UNIT -6 = 82.52 sq.m	UNIT -6 = 82.52 sq.m
UNIT -7 = 76.89 sq.m	UNIT -7 = 76.89 sq.m
UNIT -8 = 114.95 sq.m	UNIT -8 = 114.95 sq.m
UNIT -9 = 118.23 sq.m	UNIT -9 = 118.23 sq.m
UNIT -10= 74.44 sq.m	UNIT -10= 74.44 sq.m
UNIT -11= 86.49 sq.m	UNIT -11= 86.49 sq.m
UNIT -12= 91.74 sq.m	UNIT -12= 91.74 sq.m
UNIT -13= 73.37 sq.m	UNIT -13= 73.37 sq.m
Total = 1157.07 sq.m	Total = 1157.07 sq.m

FIFTH FLOOR
UNIT -1 = 117.08 sq.m
UNIT -2 = 78.06 sq.m
UNIT -3 = 84.20 sq.m
UNIT -4 = 83.41 sq.m
UNIT -5 = 75.69 sq.m
UNIT -6 = 82.52 sq.m
UNIT -7 = 76.89 sq.m
UNIT -8 = 114.95 sq.m
UNIT -9 = 118.23 sq.m
UNIT -10= 74.44 sq.m
UNIT -11= 86.49 sq.m
UNIT -12= 91.74 sq.m
UNIT -13= 73.37 sq.m
Total = 1157.07 sq.m

TOTAL DWELLING AREA - 5785.35SQ.M
TOTAL NON DWELLING AREA - 1528.04 SQ.M
(Staircase, Lift, Passage)
(Electrical Transformer Room)
TOTAL AREA - 7313.39 SQ.M

—○FA — FIRE ALARAM
—▷FE — FIRE EXTINGUISHER

PARKING DETAILS

VEHICLE	PARKING AREA DESCRIPTION	REQUIRED	PROVIDED
CAR	1 CAR SPACE FOR EVERY 75-150 SQ.M (1 CARS) x 55 UNIT	55 NOS	55 NOS
	1 CAR SPACE FOR EVERY 2 DWELLING BELOW 75 SQ.M (10 DWELLING)	05 NOS	05 NOS
	visitor car parking 10%	06 NOS	06 NOS
	TOTAL	66 NOS	66 NOS
TWO WHEELER (below 75 sq.m) 10 units		10 NOS	12 NOS
	visitor two wheeler 10%	1 NOS	1 NOS
	TOTAL	11 NOS	13 NOS

N. Bala
Er.N.BALACHANDER,DCE.,
PLAN CENTER
Registration Construction Engineer No:
CE/51/2024/DTCP/MADURAI
No.25, South Street, Near Amma Mess
Tallakulam, Madurai-2. Ph:8220044943

CONSTRUCTION ENGINEER

L. VEERAMANI
PH: 4512480
L. VEERAMANI B.E.
STRUCTURAL ENGINEER
24J/1, Old Kuyavarpalayam Road
2nd Floor, Ralin Castle
MADURAI - 662009
Reg. No. SE.02/2022 (Gr.II)

STRUCTURAL ENGINEER

S.R.ASWINTH BALAJI,B.Arch.,
CA / 2021 / 128231
3/220-A, Ram Lakshmi Nivas,
Sarvodaya Nagar,
Nagamalai Pudukottai,
MADURAI - 625 019.

ARCHITECT

For Max Properties Pvt. Ltd.
Director

APPLICANT

STILT FLOOR PLAN

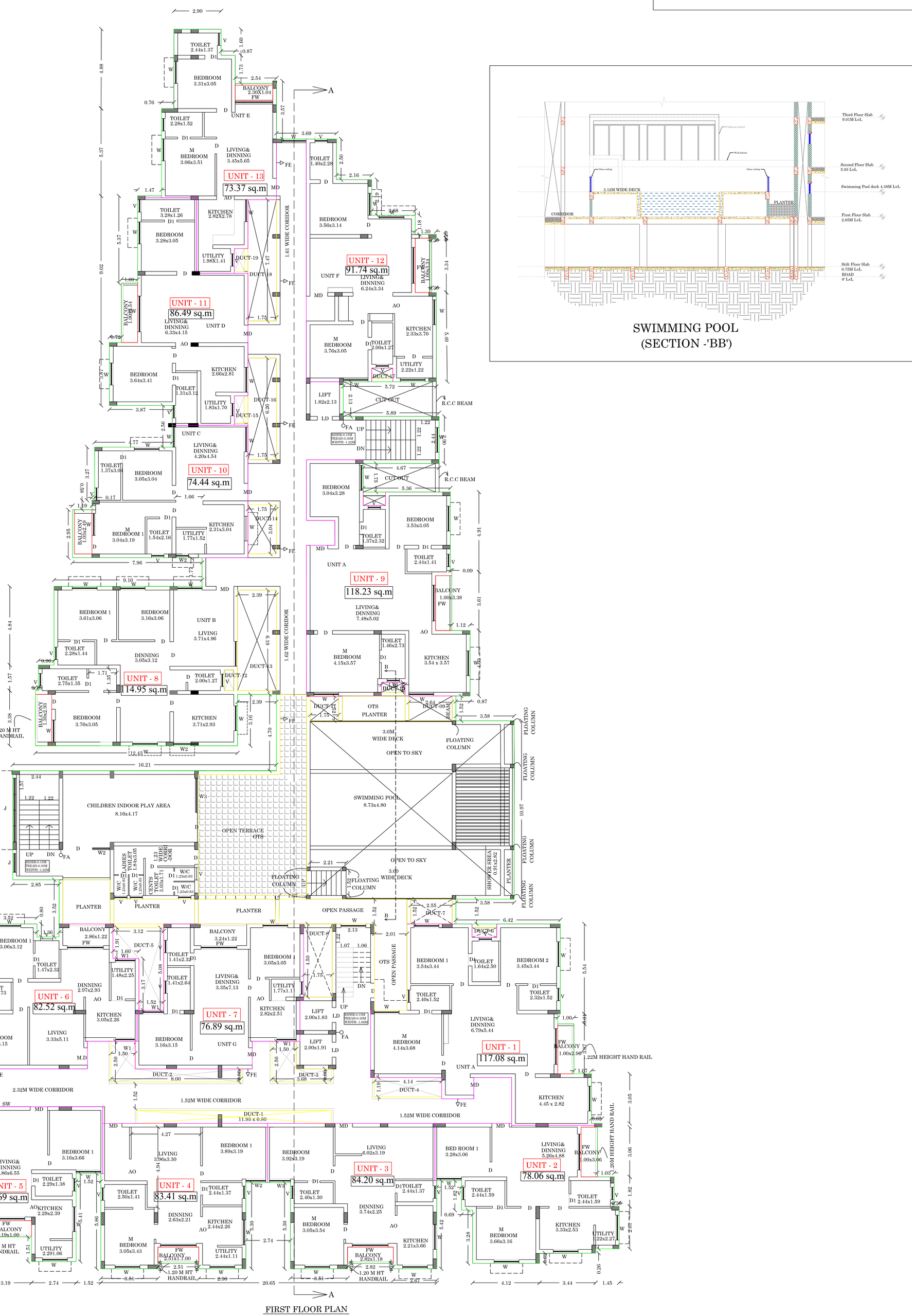
Online Application Number:SWP/BPA/676569/2025/TCP1

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W E

S

SHEET NO: 03



SWIMMING POOL
(SECTION -'BB')

PLAN SHOWING THE REVISED AND ADDITIONAL 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)

JOINERY / OPENING SCHEDULE

TYPE	DESCRIPTION	SIZE
MD	DOOR	1.07 x 2.10
D	DOOR	0.91 x 2.10
D2	DOOR	0.90 x 2.10
D3	DOOR	0.76 x 1.80
FD	FRENCH DOOR	2.20 x 2.10
W	WINDOW	1.52 x 1.22
W1	WINDOW	1.22 x 1.22
W2	WINDOW	1.22 x 1.52
W3	WINDOW	1.29 x 1.52
V	VENTILATOR	0.76 x 0.76
RS	ROLLING SHUTTER	2.50 x 2.44

ALREADY APPROVED AREA DETAILS

Descriptions	Non FSI	FSI	Total Area	No.of dwelling
Area of the Stilt Floor	782.86	33.32	816.18	-
Area of the First Floor		719.71	719.71	07 Nos
Area of the Second Floor		719.71	719.71	07 Nos
Area of the Third Floor		719.71	719.71	07 Nos
Area of the Fourth Floor		719.71	719.71	07 Nos
Area of the Fifth Floor		719.71	719.71	07 Nos
Terrace floor area	47.30		47.30	-
Total Area	830.16	3631.87	4462.03	35 Nos

REVISED & PROPOSED ADDITIONAL AREA DETAILS

Descriptions	Non FSI	FSI	Total Area	No.of dwelling
Area of the Stilt Floor	1801.39	37.98	1839.37	-
Area of the First Floor		1628.38	1628.38	13 Nos
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Area of the Fourth Floor		1390.54	1390.54	13 Nos
Area of the Fifth Floor		1390.54	1390.54	13 Nos
Terrace floor area	76.51		76.51	-
Total Area	1898.56	7313.39	9211.95	65 Nos

FLOOR SPACE INDEX = $\frac{7313.39}{2816.11}$ = 2.597

L. VEERAMANI
PWD/B.12480
STRUCTURAL ENGINEER
24,J1, Old Kuyavarpalayam Road
2nd Floor, Rolin Castle
MADURAI - 652009
Reg. No. SE.02/2022 (Gr.II)

STRUCTURAL ENGINEER

Er.N.BALACHANDER,DOE.,
PLAN CENTRE
Registered Valuer & Engineer No.
CC/1/2024/07/CHA/CC/2/00
No.25, South Street, Near Amma Mess
Tallakulam, Madurai-2. Ph:8220040493

CONSTRUCTION ENGINEER

S.R.ASWINTH BALAJI,B.Arch.,
CA / 2021 / 128231
3/220-A, Ram Lakshmi Nivas,
Sarvodaya Nagar,
Nagamalai Pudukottai,
MADURAI - 625 019.

ARCHITECT

For Max Properties Pvt. Ltd.
Director

APPLICANT

Online Application Number:SWP/BPA/676569/2025/TCP1

N

W E

S

SHEET NO: 04

PLAN SHOWING THE REVISED AND ADDITIONAL 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)

JOINERY / OPENING SCHEDULE

TYPE	DESCRIPTION	SIZE
MD	DOOR	1.07 x 2.10
D	DOOR	0.91 x 2.10
D2	DOOR	0.90 x 2.10
D3	DOOR	0.76 x 1.80
FD	FRENCH DOOR	2.20 x 2.10
W	WINDOW	1.52 x 1.22
W1	WINDOW	1.22 x 1.22
W2	WINDOW	1.22 x 1.52
W3	WINDOW	1.29 x 1.52
V	VENTILATOR	0.76 x 0.76
RS	ROLLING SHUTTER	2.50 x 2.44

ALREADY APPROVED AREA DETAILS

Descriptions	Non FSI	FSI	Total Area	No.of dwelling
Area of the Stilt Floor	782.86	33.32	816.18	-
Area of the First Floor		719.71	719.71	07 Nos
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Area of the Third Floor		719.71	719.71	07 Nos
Area of the Fourth Floor		719.71	719.71	07 Nos
Area of the Fifth Floor		719.71	719.71	07 Nos
Terrace floor area	47.30		47.30	-
Total Area	830.16	3631.87	4462.03	35 Nos

REVISED & PROPOSED ADDITIONAL AREA DETAILS

Descriptions	Non FSI	FSI	Total Area	No.of dwelling
Area of the Stilt Floor	1801.39	37.98	1839.37	-
Area of the First Floor		1628.38	1628.38	13 Nos
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Area of the Third Floor	20.66	1390.54	1411.20	13 Nos
Area of the Fourth Floor		1390.54	1390.54	13 Nos
Area of the Fifth Floor		1390.54	1390.54	13 Nos
Terrace floor area	76.51		76.51	-
Total Area	1898.56	7313.39	9211.95	65 Nos

FLOOR SPACE INDEX = $\frac{7313.39}{2816.11}$ = 2.597

STRUCTURAL ENGINEER

L. VEERAMANI B.E.
STRUCTURAL ENGINEER
24/J1, Old Kuyavarpalayam Road
2nd Floor, Ralin Castle
MADURAI - 652000
Reg. No. SE.02/2022 (Gr.II)

CONSTRUCTION ENGINEER

Er.N.BALACHANDER,DCE,
PLAN CENTER
Regn.No.TCP/Class-I Engineer No.
CE/5102/DTCP/MADURAI
No.25, South Street, Near Amma Mess
Tahalulam, Madurai-2. Ph.8220044943

ARCHITECT

S.R.ASWINTH BALAJI,B.Arch.,
CA / 2021 / 128231
3/220-A, Ram Lakshmi Nivas,
Sarvodaya Nagar,
Nagamalai Pudukottai,
MADURAI - 625 019.

APPLICANT

For Max Properties Pvt. Ltd.
Director

SECOND FLOOR PLAN

Online Application Number:SWP/BPA/676569/2025/TCP1

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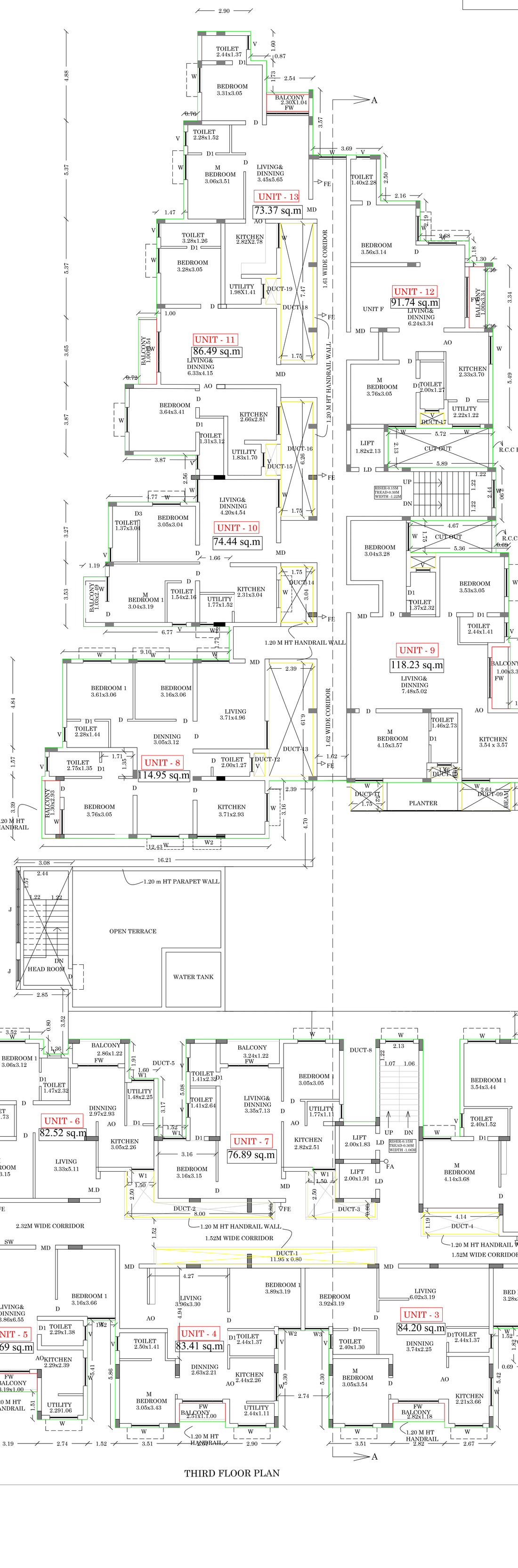
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SHEET NO: 05

PLAN SHOWING THE REVISED AND ADDITIONAL 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)



THIRD FLOOR PLAN

JOINERY / OPENING SCHEDULE

TYPE	DESCRIPTION	SIZE
MD	DOOR	1.07 x 2.10
D	DOOR	0.91 x 2.10
D2	DOOR	0.90 x 2.10
D3	DOOR	0.76 x 1.80
FD	FRENCH DOOR	2.20 x 2.10
W	WINDOW	1.52 x 1.22
W1	WINDOW	1.22 x 1.22
W2	WINDOW	1.22 x 1.52
W3	WINDOW	1.29 x 1.52
V	VENTILATOR	0.76 x 0.76
RS	ROLLING SHUTTER	2.50 x 2.44

ALREADY APPROVED AREA DETAILS

Descriptions	Non FSI	FSI	Total Area	No.of dwelling
Area of the Stilt Floor	782.86	33.32	816.18	-
Area of the First Floor		719.71	719.71	07 Nos
Area of the Second Floor		719.71	719.71	07 Nos
Area of the Third Floor		719.71	719.71	07 Nos
Area of the Fourth Floor		719.71	719.71	07 Nos
Area of the Fifth Floor		719.71	719.71	07 Nos
Terrace floor area	47.30		47.30	-
Total Area	830.16	3631.87	4462.03	35 Nos

REVISED & PROPOSED ADDITIONAL AREA DETAILS

Descriptions	Non FSI	FSI	Total Area	No.of dwelling
Area of the Stilt Floor	1801.39	37.98	1839.37	-
Area of the First Floor		1628.38	1628.38	13 Nos
Area of the Second Floor		1475.41	1475.41	13 Nos
Area of the Third Floor	20.66	1390.54	1411.20	13 Nos
Area of the Fourth Floor		1390.54	1390.54	13 Nos
Area of the Fifth Floor		1390.54	1390.54	13 Nos
Terrace floor area	76.51		76.51	-
Total Area	1898.56	7313.39	9211.95	65 Nos

FLOOR SPACE INDEX = $\frac{7313.39}{2816.11}$ = 2.597

L. VEERAMANI B.E.
STRUCTURAL ENGINEER
24,H, Old Kuyavanpalayam Road
2nd Floor, Ralin Castle
MADURAI - 652009
Reg. No. SE.02/2022 (Gr.II)

STRUCTURAL ENGINEER

Er.N.BALACHANDER,DCE.,
PLAN CENTER
Registered Government Engineer No:
CE/1/2024/DTCP/MADURAI
No.25, South Street, Near Amma Mess
Tallakulam, Madurai-2. Ph:8220044543

CONSTRUCTION ENGINEER

S.R.ASWINTH BALAJI,B.Arch.,
CA / 2021 / 128231
3/220-A, Ram Lakshmi Nivas,
Sarvodaya Nagar,
Nagamalai Pudukottai,
MADURAI - 625 019.

ARCHITECT

For Max Properties Pvt. Ltd.
Director

APPLICANT

Online Application Number:SWP/BPA/676569/2025/TCP1

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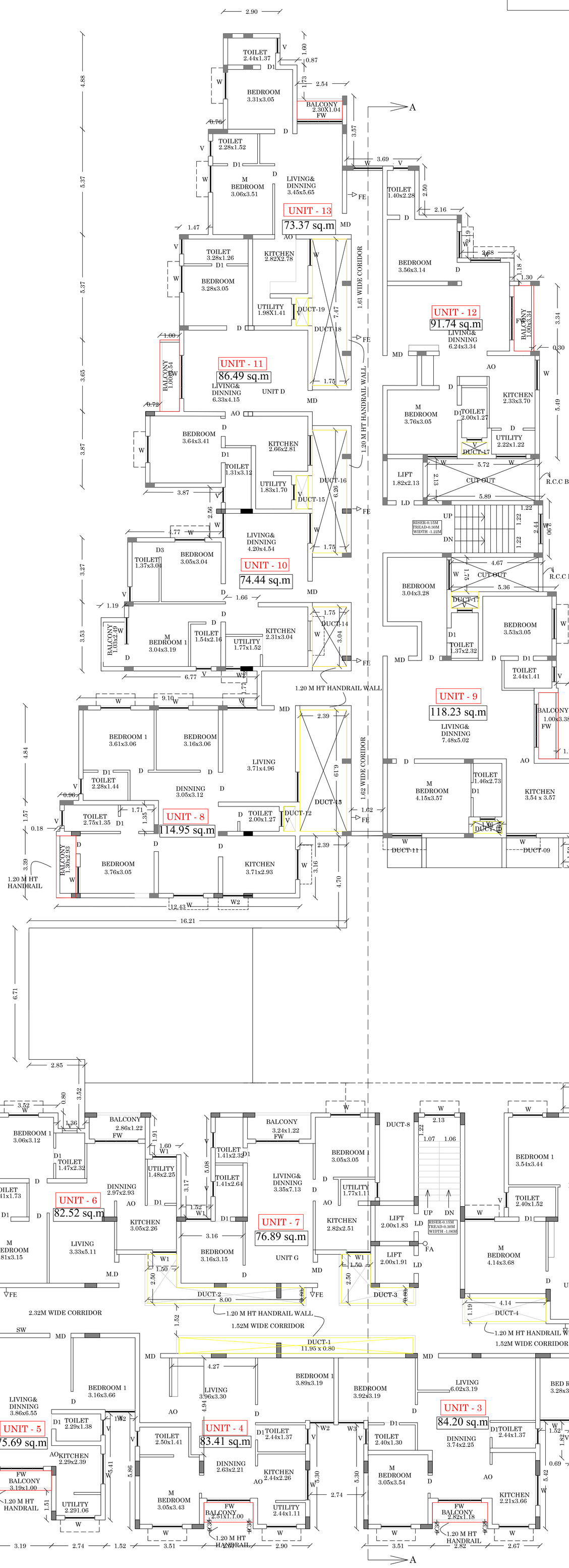
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SHEET NO: 06

PLAN SHOWING THE REVISED AND ADDITIONAL 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)



TYPICAL FLOOR PLAN (FOURTH AND FIFTH FLOOR)

JOINERY / OPENING SCHEDULE

TYPE	DESCRIPTION	SIZE
MD	DOOR	1.07 x 2.10
D	DOOR	0.91 x 2.10
D2	DOOR	0.90 x 2.10
D3	DOOR	0.76 x 1.80
FD	FRENCH DOOR	2.20 x 2.10
W	WINDOW	1.52 x 1.22
W1	WINDOW	1.22 x 1.22
W2	WINDOW	1.22 x 1.52
W3	WINDOW	1.29 x 1.52
V	VENTILATOR	0.76 x 0.76
RS	ROLLING SHUTTER	2.50 x 2.44

ALREADY APPROVED AREA DETAILS

Descriptions	Non FSI	FSI	Total Area	No.of dwelling
Area of the Stilt Floor	782.86	33.32	816.18	-
Area of the First Floor		719.71	719.71	07 Nos
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Area of the Fifth Floor		719.71	719.71	07 Nos
Terrace floor area	47.30		47.30	-
Total Area	830.16	3631.87	4462.03	35 Nos

REVISED & PROPOSED ADDITIONAL AREA DETAILS

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Area of the Fifth Floor		1390.54	1390.54	13 Nos
Terrace floor area	76.51		76.51	-
Total Area	1898.56	7313.39	9211.95	65 Nos

FLOOR SPACE INDEX = $\frac{7313.39}{2816.11}$ = 2.597

L. VEERAMANI B.E.
STRUCTURAL ENGINEER
PH:-9512480
24J/1, Old Kuyavarpalayam Road
2nd Floor, Ralin Castle
MADURAI - 625009
Reg. No. SE.02/2022 (Gr.II)

STRUCTURAL ENGINEER

Er.N.BALACHANDER.DCE.,
PLAN CENTER
Registration,Construction Engineer No:
CE/512024/DTCP/MADURAI
No.25, South Street, Near Amma Mess
Tallakulam, Madurai-2. Ph:8220044943

CONSTRUCTION ENGINEER

S.R.ASWINTH BALAJI,B.Arch.,
CA / 2021 / 128231
3/220-A, Ram Lakshmi Nivas,
Sarvodaya Nagar,
Nagamalai Pudukottai,
MADURAI - 625 019.

ARCHITECT

For Max Properties Pvt. Ltd.
Director

APPLICANT

Online Application Number:SWP/BPA/676569/2025/TCP1

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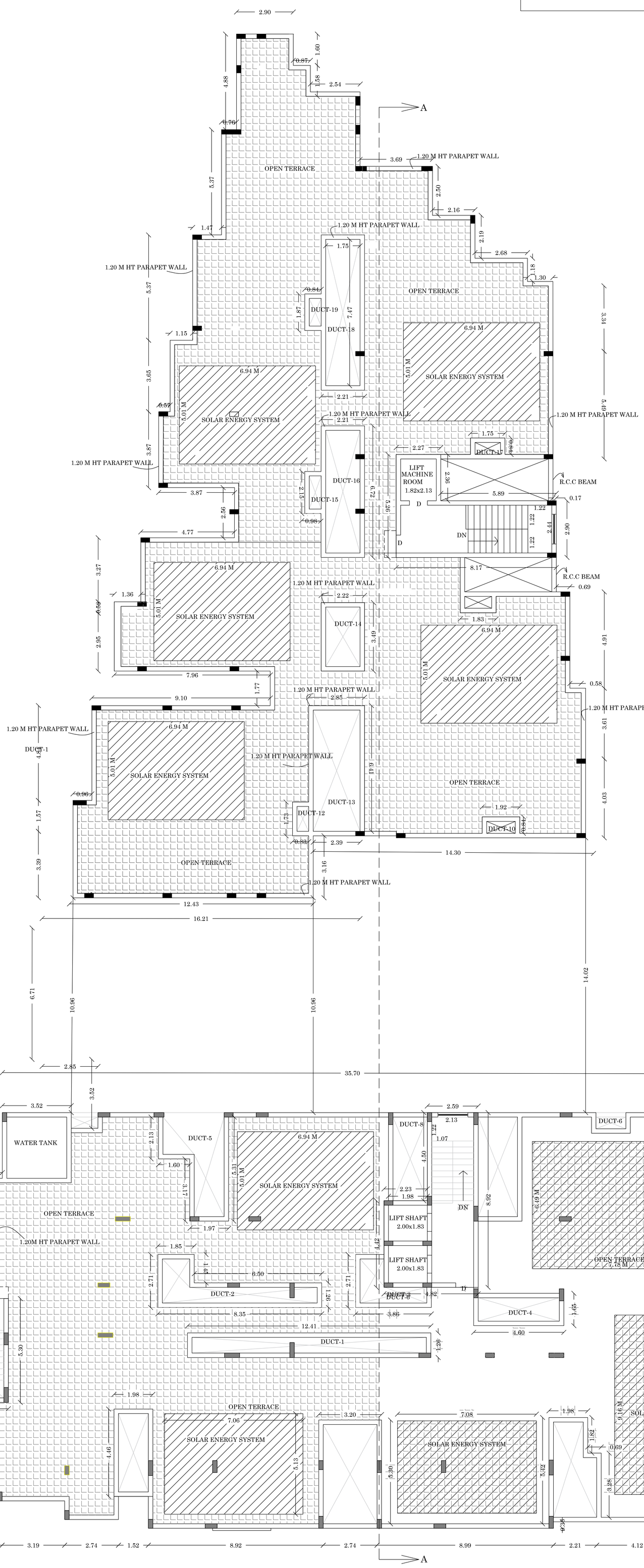
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S

SHEET NO: 07

PLAN SHOWING THE REVISED AND ADDITIONAL 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)



TERRACE FLOOR PLAN

JOINERY / OPENING SCHEDULE

TYPE	DESCRIPTION	SIZE
MD	DOOR	1.07 x 2.10
D	DOOR	0.91 x 2.10
D2	DOOR	0.90 x 2.10
D3	DOOR	0.76 x 1.80
FD	FRENCH DOOR	2.20 x 2.10
W	WINDOW	1.52 x 1.22
W1	WINDOW	1.22 x 1.22
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RS	ROLLING SHUTTER	2.50 x 2.44

ALREADY APPROVED AREA DETAILS

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FLOOR SPACE INDEX = $\frac{7313.39}{2816.11}$ = 2.597

STRUCTURAL 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)

CONSTRUCTION ENGINEER

Er.N.BALACHANDER.DCE.,
PLAN CENTER,
Registration Construction Engineer No:
CE01/2024/DTCP/MADURAI
Licence Valid upto 31.12.2026
No.25, South Street, Near Amman Kovil,
Tallakulam, Madurai-2. Ph:8220044943

ARCHITECT

S.R.ASWINTH BALAJI, B.Arch.
CA / 2021 / 128231
3/220-A, Ram Lakshmi Nivas,
Sarvodaya Nagar,
Nagamalai Pudukottai,
MADURAI - 625 019.

APPLICANT

For Max Properties Pvt. Ltd.
Director

Online Application Number:SWP/BPA/676569/2025/TCP1

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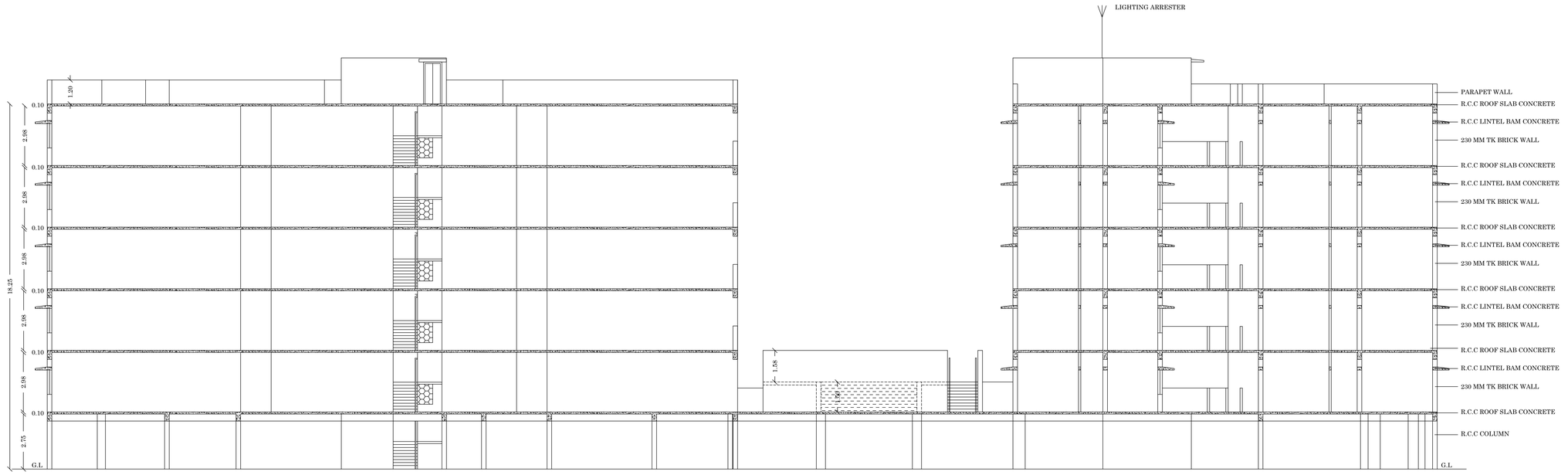
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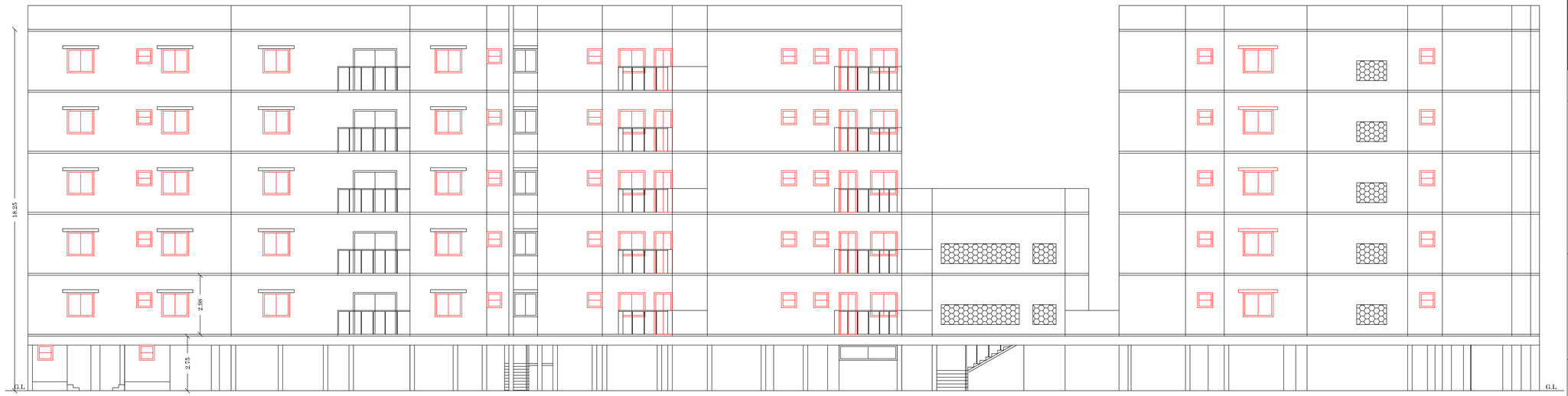
SHEET NO: 08

PLAN SHOWING THE REVISED AND ADDITIONAL 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)



SECTION ON A-A



WEST SIDE ELEVATION

JOINERY / OPENING SCHEDULE

TYPE	DESCRIPTION	SIZE
MD	DOOR	1.07 x 2.10
D	DOOR	0.91 x 2.10
D2	DOOR	0.90 x 2.10
D3	DOOR	0.76 x 1.80
FD	FRENCH DOOR	2.20 x 2.10
W	WINDOW	1.52 x 1.22
W1	WINDOW	1.22 x 1.22
W2	WINDOW	1.22 x 1.52
W3	WINDOW	1.29 x 1.52
V	VENTILATOR	0.76 x 0.76
RS	ROLLING SHUTTER	2.50 x 2.44

ALREADY APPROVED AREA DETAILS

Descriptions	Non FSI	FSI	Total Area	No.of dwelling
Area of the Stilt Floor	782.86	33.32	816.18	-
Area of the First Floor		719.71	719.71	07 Nos
Area of the Second Floor		719.71	719.71	07 Nos
Area of the Third Floor		719.71	719.71	07 Nos
Area of the Fourth Floor		719.71	719.71	07 Nos
Area of the Fifth Floor		719.71	719.71	07 Nos
Terrace floor area	47.30		47.30	-
Total Area	830.16	3631.87	4462.03	35 Nos

REVISED & PROPOSED ADDITIONAL AREA DETAILS

Descriptions	Non FSI	FSI	Total Area	No.of dwelling
Area of the Stilt Floor	1801.39	37.98	1839.37	-
Area of the First Floor		1628.38	1628.38	13 Nos
Area of the Second Floor		1475.41	1475.41	13 Nos
Area of the Third Floor	20.66	1390.54	1411.20	13 Nos
Area of the Fourth Floor		1390.54	1390.54	13 Nos
Area of the Fifth Floor		1390.54	1390.54	13 Nos
Terrace floor area	76.51		76.51	-
Total Area	1898.56	7313.39	9211.95	65 Nos

FLOOR SPACE INDEX = $\frac{7313.39}{2816.11}$ = 2.597

L. VEERAMANI B.E.,
STRUCTURAL ENGINEER
24J/1, Old Kuyavarpalayam Road
2nd Floor, Bolts Castle
Ph:9626647 / 98228
Reg. No. ME 002922 (Gr.II)

STRUCTURAL ENGINEER

Ex.N.BALACHANDER,DCE.,
PLAN CENTER
Registered Construction Engineer No.
LIC/2021/CE/0000/1(1)/2021
No.20, South Street, Near Amma Mess
Tallakulam, Madurai-2, Ph:8220040943

CONSTRUCTION ENGINEER

S.R.ASWINTH BALAJI,B.Arch.,
CA / 2021 / 128231
3/220-A, Ram Lakshmi Nivas,
Sarvodaya Nagar,
Nagamalai Pudukottai,
MADURAI - 625 019.

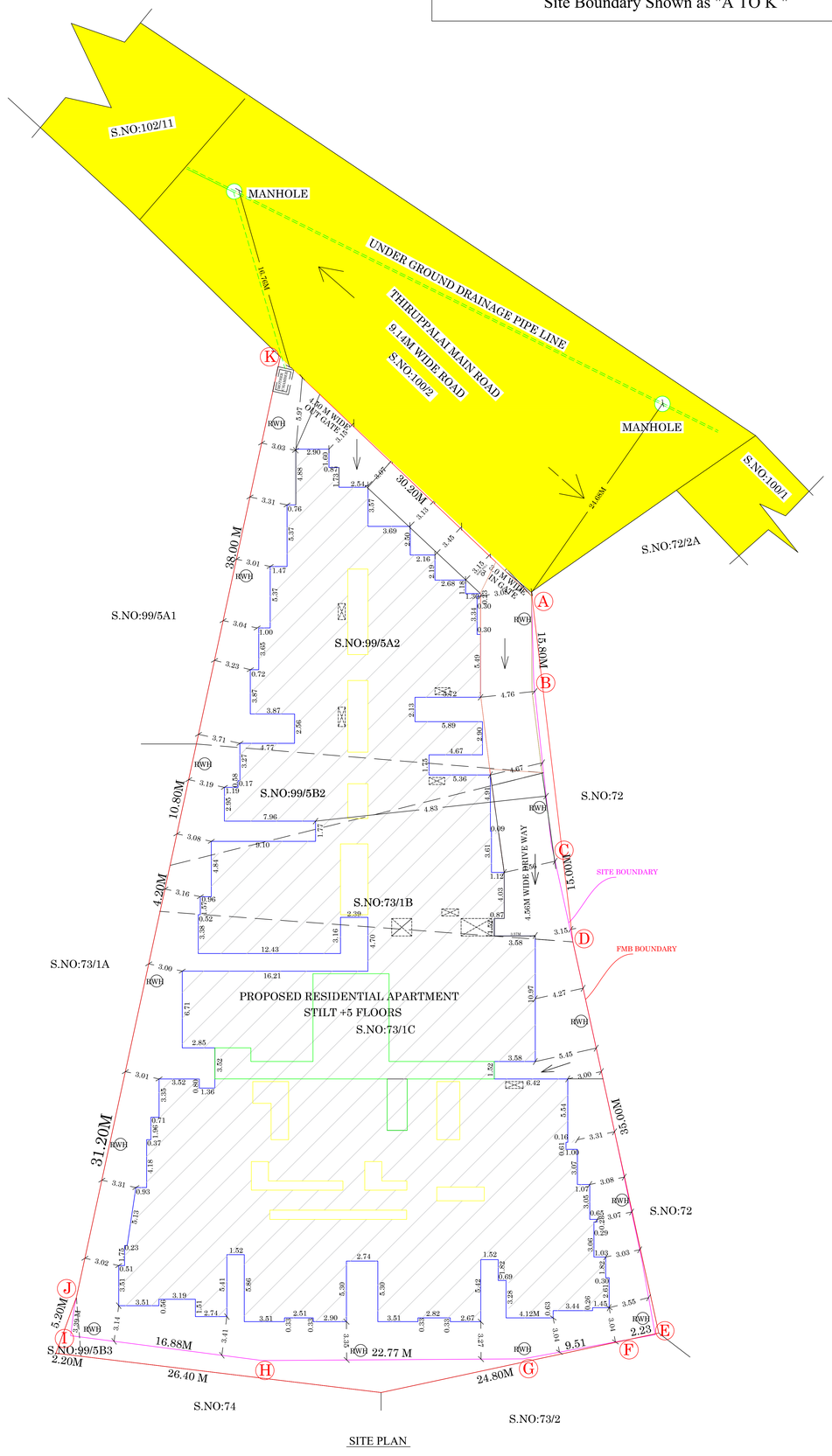
ARCHITECT

For Max Properties Pvt. Ltd

Director

APPLICANT

Online Application Number:SWP/BPA/676569/2025/TCP1
Site Boundary Shown as "A TO K "



SITE PLAN

REFERENCE:-

SITE BOUNDARY	-
FMB BOUNDARY	
EXISTING ROAD	-
DRIVEWAY	-
PROPOSED BUILDING	-

DWELLING AREA

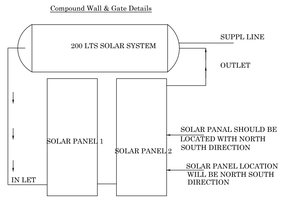
FIRST FLOOR	SECOND FLOOR
UNIT -1 = 117.08 sq.m	UNIT -1 = 117.08 sq.m
UNIT -2 = 78.06 sq.m	UNIT -2 = 78.06 sq.m
UNIT -3 = 84.20 sq.m	UNIT -3 = 84.20 sq.m
UNIT -4 = 83.41 sq.m	UNIT -4 = 83.41 sq.m
UNIT -5 = 75.69 sq.m	UNIT -5 = 75.69 sq.m
UNIT -6 = 82.52 sq.m	UNIT -6 = 82.52 sq.m
UNIT -7 = 76.89 sq.m	UNIT -7 = 76.89 sq.m
UNIT -8 = 114.95 sq.m	UNIT -8 = 114.95 sq.m
UNIT -9 = 118.23 sq.m	UNIT -9 = 118.23 sq.m
UNIT -10= 74.44 sq.m	UNIT -10= 74.44 sq.m
UNIT -11= 86.49 sq.m	UNIT -11= 86.49 sq.m
UNIT -12= 91.74 sq.m	UNIT -12= 91.74 sq.m
UNIT -13= 73.37 sq.m	UNIT -13= 73.37 sq.m
Total = 1157.07 sq.m	Total = 1157.07 sq.m

THIRD FLOOR	FOURTH FLOOR
UNIT -1 = 117.08 sq.m	UNIT -1 = 117.08 sq.m
UNIT -2 = 78.06 sq.m	UNIT -2 = 78.06 sq.m
UNIT -3 = 84.20 sq.m	UNIT -3 = 84.20 sq.m
UNIT -4 = 83.41 sq.m	UNIT -4 = 83.41 sq.m
UNIT -5 = 75.69 sq.m	UNIT -5 = 75.69 sq.m
UNIT -6 = 82.52 sq.m	UNIT -6 = 82.52 sq.m
UNIT -7 = 76.89 sq.m	UNIT -7 = 76.89 sq.m
UNIT -8 = 114.95 sq.m	UNIT -8 = 114.95 sq.m
UNIT -9 = 118.23 sq.m	UNIT -9 = 118.23 sq.m
UNIT -10= 74.44 sq.m	UNIT -10= 74.44 sq.m
UNIT -11= 86.49 sq.m	UNIT -11= 86.49 sq.m
UNIT -12= 91.74 sq.m	UNIT -12= 91.74 sq.m
UNIT -13= 73.37 sq.m	UNIT -13= 73.37 sq.m
Total = 1157.07 sq.m	Total = 1157.07 sq.m

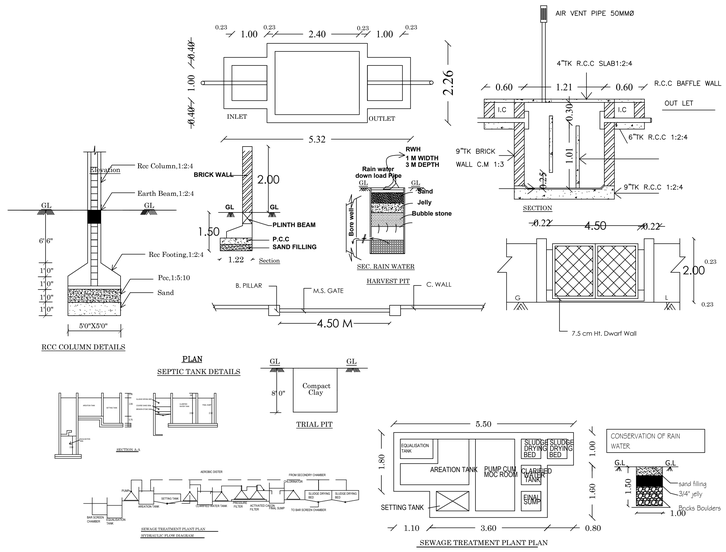
FIFTH FLOOR	
UNIT -1 = 117.08 sq.m	
UNIT -2 = 78.06 sq.m	
UNIT -3 = 84.20 sq.m	
UNIT -4 = 83.41 sq.m	
UNIT -5 = 75.69 sq.m	
UNIT -6 = 82.52 sq.m	
UNIT -7 = 76.89 sq.m	
UNIT -8 = 114.95 sq.m	
UNIT -9 = 118.23 sq.m	
UNIT -10= 74.44 sq.m	
UNIT -11= 86.49 sq.m	
UNIT -12= 91.74 sq.m	
UNIT -13= 73.37 sq.m	
Total = 1157.07 sq.m	

TOTAL DWELLING AREA - 5785.35 SQ.M
TOTAL NON DWELLING AREA - 1528.04 SQ.M
(Staircase, Lift, Passage)
(Electrical Transformer Room)
TOTAL AREA - 7313.39 SQ.M

Compound Wall & Gate Details



P-01 200LTS SOLAR SYTEM(TYP) INDIVIDUAL HOUSE
SCALE-1:50



PLAN
SEPTIC TANK DETAILS
TRIAL PIT
SECTION A-A
SEWAGE TREATMENT PLANT PLAN
SEWAGE TREATMENT PLANT PLAN
SYNOPTIC FLOW DIAGRAM

N
W E
S

SHEET NO: 01

SITE PLAN SHOWING THE REVISED AND ADDITIONAL 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. 1:200)

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

ALREADY APPROVED AREA DETAILS

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Area of the Fifth Floor		1390.54	1390.54	13 Nos
Terrace floor area	76.51		76.51	-
Total Area	1898.56	7313.39	9211.95	65 Nos

FLOOR SPACE INDEX = 7313.39 / 2816.11 = 2.597

NOTE

EXISTING PLANNING PERMISSION NO-56/2025
EXISTING APPROVAL NO -47/2025

—○FA — FIRE ALARAM
—▷FE — FIRE EXTINGUISHER

PARKING DETAILS

VEHICLE	PARKING AREA DESCRIPTION	REQUIRED	PROVIDED
CAR	1 CAR SPACE FOR EVERY 75-150 SQ.M (1 CARS) x 55 UNIT	55 NOS	57 NOS
	1 CAR SPACE FOR EVERY 2 DWELLING BELOW 75 SQ.M (10 DWELLING)	05 NOS	05 NOS
	visitor car parking 10%	06 NOS	06 NOS
	TOTAL	66 NOS	68 NOS
TWO WHEELER (below 75 sq.m) 10 units		10 NOS	12 NOS
	visitor two wheeler 10%	1 NOS	1 NOS
	TOTAL	11 NOS	13 NOS

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MADURAI - 625009
Reg. No. SE.02/2022 (Gr.II)
STRUCTURAL ENGINEER

Er.N.BALACHANDER,DCE.,
Assistant Commission Engineer No.
CE/E1/2024/Corp/Engg/
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Tallakulam, Madurai-2. Ph:8220044451
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S.R.ASWINTH BALAJI,B.Arch.,
CA / 2021 / 128231
3/220-A, Ram Lakshmi Nivas,
Sarvodaya Nagar,
Nagamalai Pudukottai,
MADURAI - 625 019.
ARCHITECT

For Max Properties Pvt. Ltd.
Director
APPLICANT

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.