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

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

**MAX Properties Pvt. Ltd.**

17.08.2026

To

The Chairperson
Tamilnadu Real Estate Regulatory Authority
Anna Nagar
Chennai.

Sir / Madam,

Ref: **'MAX SATHYA',** R.S.No.362/8, Ayyaan Pappakudi Village, Madurai South Taluk, Madurai District, Tamilnadu.

We refer to our above project, we are constructing a Residential Apartment Building in Thiruppalai, Madurai. we have received approvals from **Madurai Local Planning Authority vide planning permission no.131/2026 dated 05.03.2026** duly digitally signed by the Assistant Director, Madurai Local Planning Authority, Madurai DTCP office, Madurai and also we have received approval from **Madurai Corporation vide க. வி. எண். 115/CP/25-26/0139092, உ. ஆணை எண். 115/BL/2026/00038 & பி.ஏ. எண். 115/BPA/2026/00224 dated 01.07.2026.**

In Madurai Corporation, they are issuing plan approval orders digitally signed with QR code only without signature & Rubber Stamp.

We have uploaded the Approved plan duly signed by Assistant Director, Madurai Local Planning Authority, Madurai DTCP office, Madurai and Building Approval from Madurai Corporation.

We request you to register our project **'MAX SATHYA'** in TNRERA.

Thanking you
Yours Faithfully

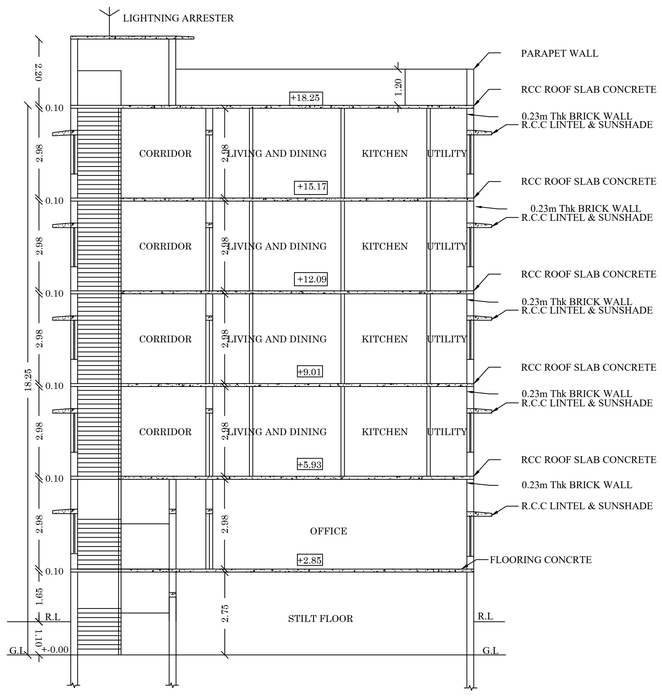
For Max Properties Pvt. Ltd,

Director

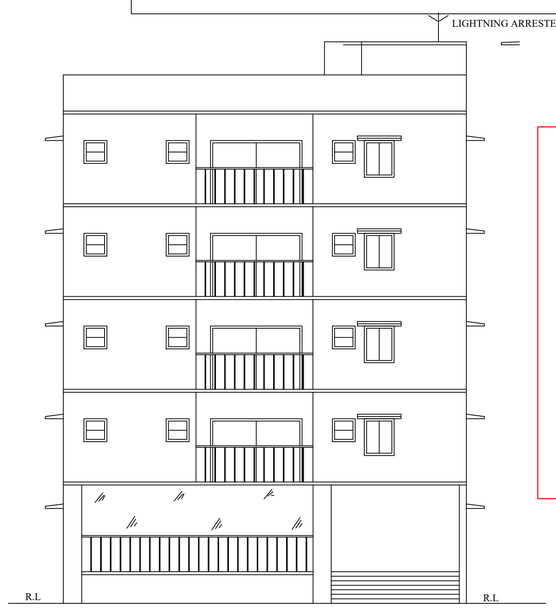
# Online Application Number:SWP/BPA/730002/2025

SHEET NO: 02

PLAN SHOWING THE PROPOSED CONSTRUCTION OF OFFICE CUM RESIDENTIAL APARTMENT BUILDING IN S.NO:362/8 AT AYANPAPPAKUDI VILLAGE, MADURAI SOUTH TALUK,MADURAI CORPORATION,MADURAI DISTRICT.




SECTION - A-A




FRONT ELEVATION

திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி

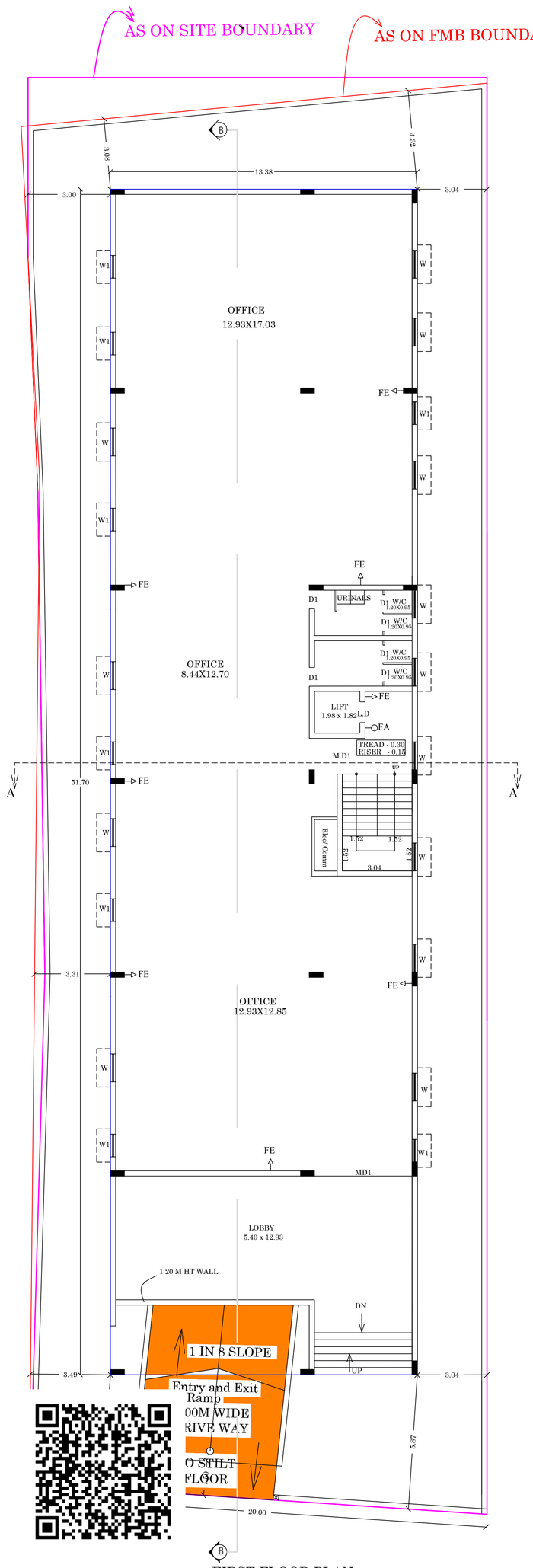
மதுரை உள்ளூர் திட்ட குழுமம்
மதுரை-625017

ந.க.எண். SWP/BPA/0730002/2025
உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு 'A' முதல் 'D' வரை என எல்லையிட்டு மனையிட ஒப்புதலும், கட்டிடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது

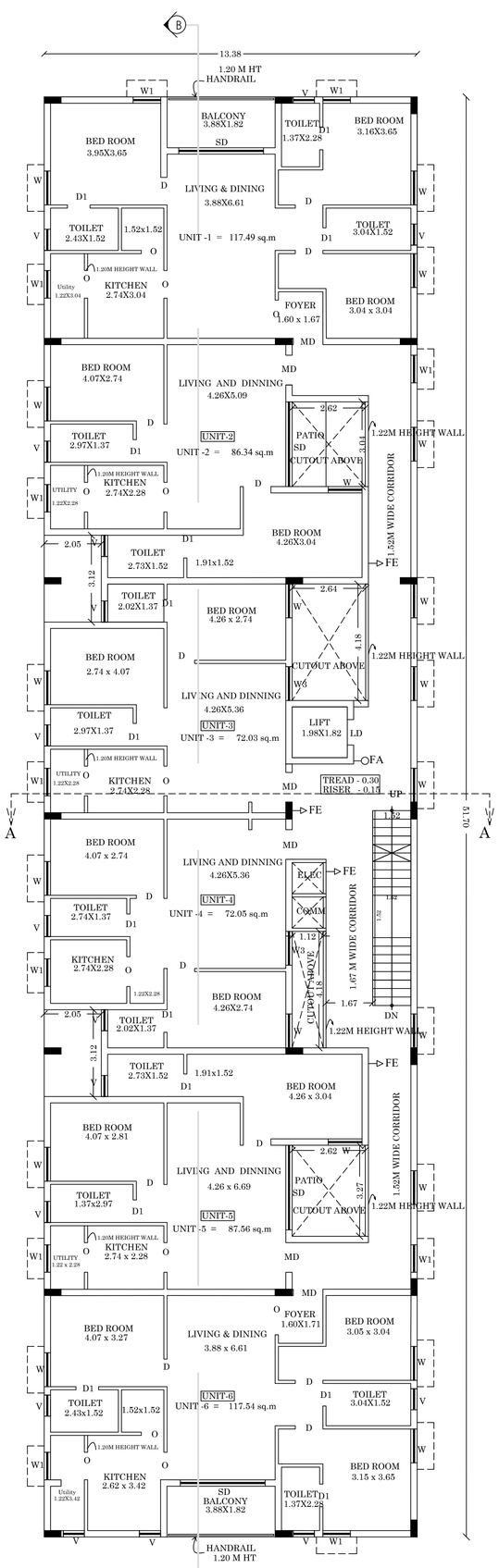
ம.வ./ம.உ.தி.கு எண் : 123/2026
திட்ட அனுமதி எண் :131 /2026



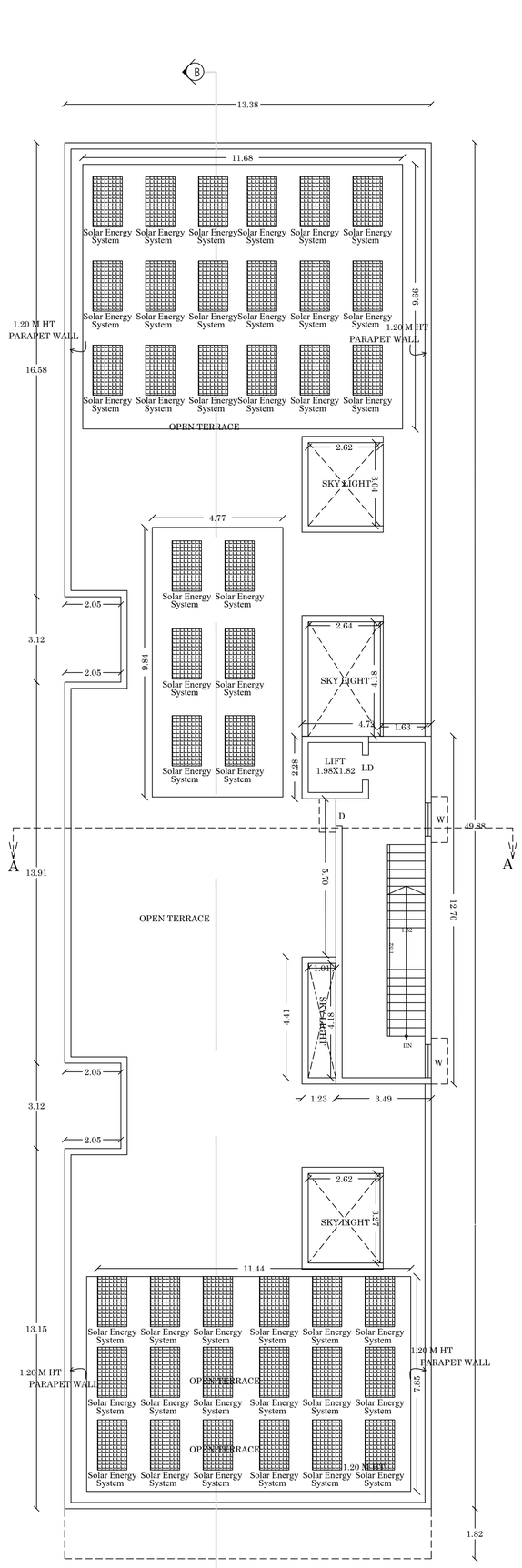

SECTION - B-B




FIRST FLOOR PLAN




TYPICAL SECOND,THIRD, FOURTH,FIFTH FLOOR PLAN




TERRACE FLOOR PLAN

## SITE AREA DETAILS:

| | | |
|---|---|---|
| AS PER PATTA AREA | - | 1228.00 SQ.M |
| AS PER DOCUMENT AREA | - | 1225.00 SQ.M |

JOINERY DETAILS

| | | |
|---|---|---|
| D | DOOR | 0.91 x 2.13 |
| D1 | DOOR | 0.76 x 2.13 |
| MD | MAIN DOOR | 1.06 x 2.13 |
| MD1 | MAIN DOOR | 4.26 x 2.44 |
| W | WINDOW | 1.22 x 1.50 |
| W1 | WINDOW 1 | 0.99 x 1.50 |
| W2 | WINDOW 2 | 2.97 x 1.50 |
| W3 | WINDOW 3 | 1.22 x 2.44 |
| LD | LIFT DOOR | 0.91x 2.13 |
| SW | SLIDING WINDOW | 3.04 x 2.44 |
| V | VENTILATOR | 0.76 x 0.76 |
| V1 | VENTILATOR | 0.91 x 0.76 |

AREA DETAILS

| Descriptions | Non FSI | FSI | Total Area |
|---|---|---|---|
| Area of the Stilt Floor | 644.46 | 47.36 | 691.82 |
| Area of the First Floor | | 689.61 | 689.61 |
| Area of the Second Floor | | 651.96 | 651.96 |
| Area of the Third Floor | | 651.96 | 651.96 |
| Area of the Fourth Floor | | 651.96 | 651.96 |
| Area of the Fifth Floor | | 651.96 | 651.96 |
| Terrace floor area | 47.08 | | 47.08 |
| Total Area | 691.54 | 3344.81 | 4036.35 |

Floor Space Index = 3344.81 / 1228.00 = 2.72<3 (Premium FSI)

DWELLING AREA

| SECOND FLOOR | | THIRD FLOOR | |
|---|---|---|---|
| UNIT -1 = | 117.49 sq.m | UNIT -1 = | 117.49 sq.m |
| UNIT -2 = | 86.34 sq.m | UNIT -2 = | 86.34 sq.m |
| UNIT -3 = | 72.03 sq.m | UNIT -3 = | 72.03 sq.m |
| UNIT -4 = | 72.05 sq.m | UNIT -4 = | 72.05 sq.m |
| UNIT -5 = | 87.56 sq.m | UNIT -5 = | 87.56 sq.m |
| UNIT -6 = | 117.54 sq.m | UNIT -6 = | 117.54 sq.m |
| TOTAL = | 553.01 sq.m | TOTAL = | 553.01 sq.m |

| FOURTH FLOOR | | FIFTH FLOOR | |
|---|---|---|---|
| UNIT -1 = | 117.49 sq.m | UNIT -1 = | 117.49 sq.m |
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| TOTAL = | 553.01 sq.m | TOTAL = | 553.01 sq.m |

| | |
|---|---|
| TOTAL DWELLING AREA | - 2212.04 SQ.M |
| TOTAL NON DWELLING AREA | - 1132.77 SQ.M |
| ( Office,Staircase, Lift, Passage ) | |
| ( Electrical Transformer Room ) | |
| TOTAL AREA | - 3344.81 SQ.M |

C. KANNAN, B.E.,M.E.,(Structure)
Structural Engineer,
DTCP Reg. No. CGLRGN/SE/Gr-I/19/05/002
Door No: 21, 4th Main Road,
Indira Nagar, Chennai-600 020

STRUCTURAL ENGINEER

For Max Properties Pvt. Ltd.
Director

APPLICANT

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

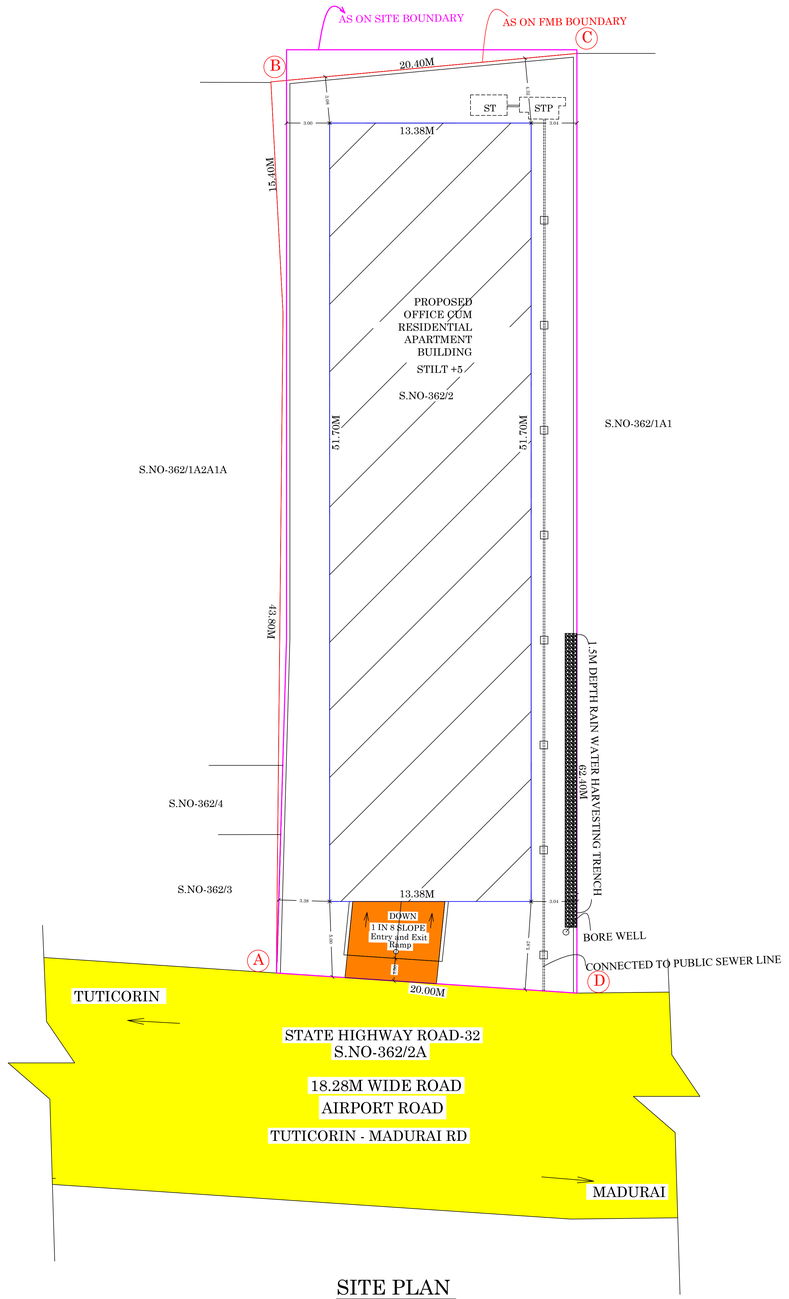
ARCHITECT/ENGINEER

Online Application Number:SWP/BPA/730002/2025

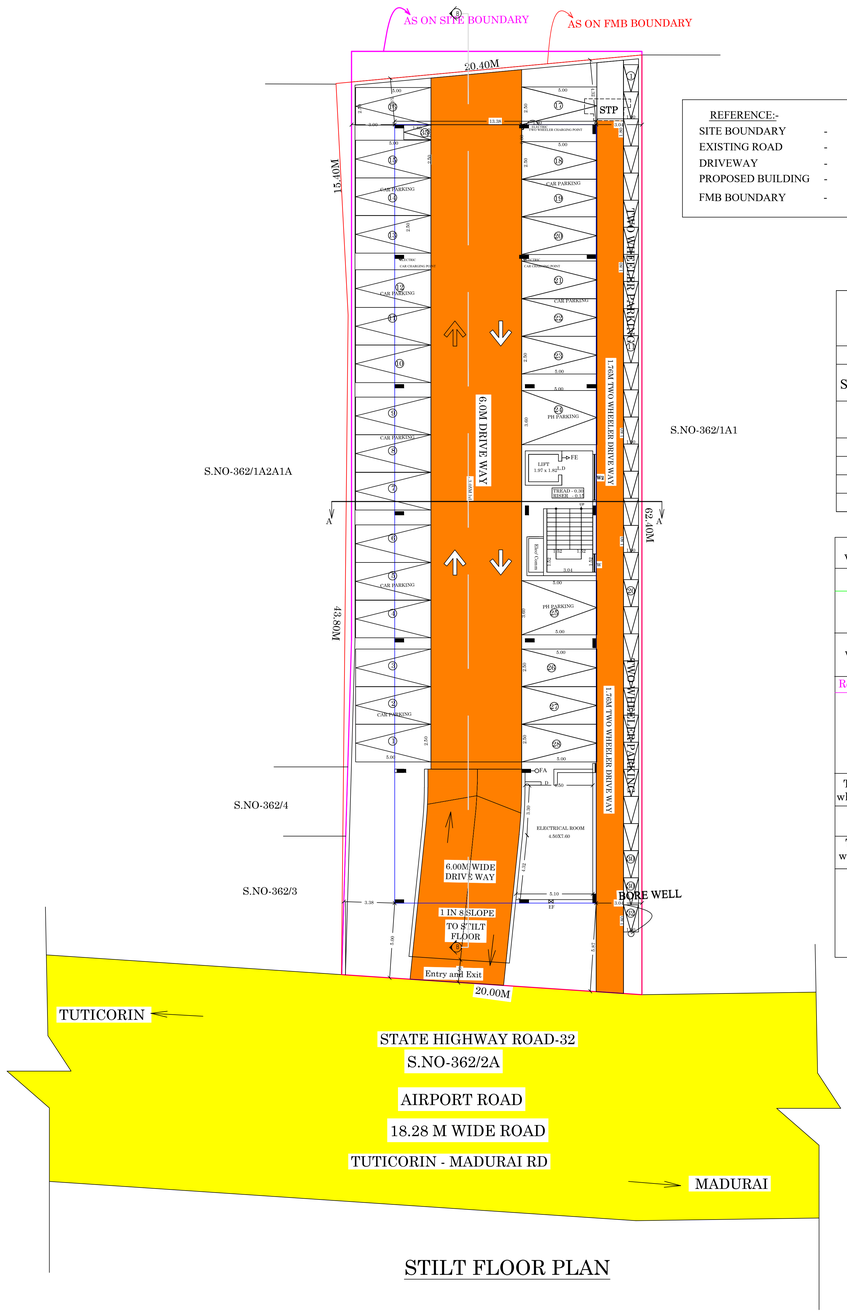
SHEET NO: 01

# SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF OFFICE CUM RESIDENTIAL APARTMENT BUILDING IN S.NO:362/8 AT AYANPAPPAKUDI VILLAGE, MADURAI SOUTH TALUK,MADURAI CORPORATION ,MADURAI DISTRICT.

(SCALE. 1:100)




SITE PLAN




STILT FLOOR PLAN

REFERENCE:-

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

TOTAL NUMBER OF PERSONS-40Nos
GENTS-25Nos - LADIES-15Nos (OFFICE)

SANITATION DETAILS

| S.NO | DESCRIPTION(OFFICE) | | REQUIRED (Nos) | PROVIDED (Nos) |
|---|---|---|---|---|
| 1 | WATER CLOSET | Male(1for every 25persons) | 1 | 2 |
| | | Female(1Forevery15persons) | 1 | 2 |
| 2 | URINALS | Male(2for21-45persons) | 2 | 2 |
| 3 | Ablution Taps | One in each w/c | 4 | 4 |
| 4 | CLEANER SINK | 1 Per Each Floor | 1 | 1 |
| 5 | DRINKING | 1 For 100 persons | 1 | 1 |

PARKING DETAILS

| VEHICLE | PARKING AREA DESCRIPTION | REQUIRED | PROVIDED |
|---|---|---|---|
| OFFICE | | | |
| CAR (A) | 1 CAR SPACE FOR EVERY 100 SQ.M 689.61/75%=517.20sq.m | 5 NOS | 5 NOS |
| TWO wheeler (A) | 1 Two wheeler SPACE for EVERY 25 SQ.M 689.61/75%=517.20sq.m | 21 NOS | 21 NOS |
| Residential | | | |
| CAR (B) | 1 CAR SPACE FOR EVERY 75-150 SQ.M (1 CARS) x 16 UNIT | 16 NOS | 16 NOS |
| | 1 CAR SPACE FOR EVERY 2 DWELLING BELOW 75 SQ.M (08 DWELLING) | 04 NOS | 04 NOS |
| TWO wheeler (B) | (below 75 sq.m) 8 units | 08 NOS | 08 NOS |
| CAR (C) | visitor car parking 10% (EV Car parking) | 03 NOS | 03 NOS |
| TWO wheeler (C) | visitor two wheeler parking 10% (EV two wheeler parking) | 03 NOS | 03 NOS |

GRAND TOTAL

TOTAL CAR PARKING (A+B+C) = 28 NOS

TOTAL TWO WHEELER PARKING(A+B+C) = 32 NOS

திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி

மதுரை உள்ளூர் திட்ட குழுமம்
மதுரை-625017

ந.க.எண். SWP/BPA/0730002/2025
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ம.வ./ம.உ.தி.கு எண் : 123/2026
திட்ட அனுமதி எண் : 131/2026

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PLOT COVERAGE = $\frac{691.82}{1225.00}$ X 100 = 56.47%

Floor Space Index = $\frac{3344.81}{1225.00}$ = 2.73 < 3 (Premium FSI)

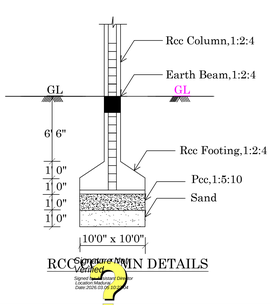
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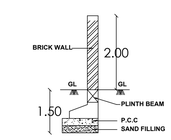
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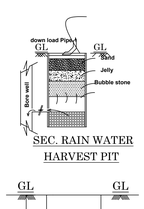
FA — FIRE ALARAM
FE — FIRE EXTINGUISHER




RCC Spread Footing DETAILS

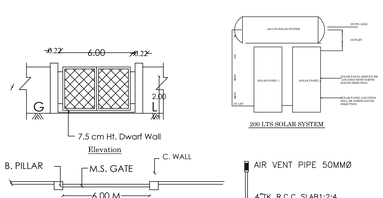



COMPOUND WALL SECTION



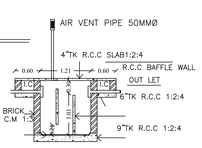

SEC. RAIN WATER HARVEST PIT

TRIAL PIT

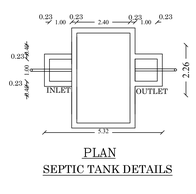




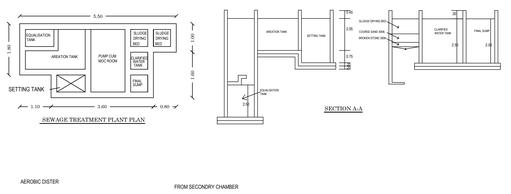




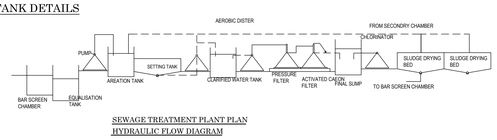

SECTION




PLAN
SEPTIC TANK DETAILS




SEWAGE TREATMENT PLANT PLAN




SEWAGE TREATMENT PLANT PLAN
HYDRAULIC FLOW DIAGRAM

C. KANNAN, B.E.,M.E.,(Structure)
Structural Engineer,
DICP Reg No. CGLRGN/SE/GI-1/19/05/002
Door No. 21, 4th Main Road,
Indira Nagar, Chennai-600 020

STRUCTURAL ENGINEER

For Max Properties Pvt. Ltd

Director

APPLICANT

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

ARCHITECT /ENGINEER

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**
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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.