Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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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DIGITALLY VERIFIED RECORD

VISVAS
PROMOTERS

Date: 01.07.2026

Enclosure to Application for Registration of Project, R.S.Nos.29/3B, 29/4B2, 29/5A1, 29/5B2, 29/34A and amalgamation of Owner Use – 4 (R.S.No.30/3A7) in the existing already approved Layout Ref. LP/MDTCP/No.37/2022 in Site Area 8397.00 Sq.m and FSI Area 13047.79 Sq.m. Construction of a Residential Apartment Building comprising Block - C (Stilt Floor to 5th Floors – 55 Units), Block - D (Stilt Floor to 5th Floors – 45 Units), Block - E (Stilt Floor to 5th Floors – 35 Units) and Block - F (Ground Floor to 4th Floors – 13 Units) to total 148 Dwelling Units in Thuvariman Village, Thiruparankundram Panchayat Union, Madurai West Taluk and Madurai District.

Project Name: APARNA - PHASE II

M/s. VISVAS PROMOTERS PRIVATE LIMITED., Madurai.

Plan of Development Works – Renewable energy

a. **SOLAR WATER HEATERS:** Provisions are made for residents to install solar based water heaters on terrace. Piping provisions are designed to be made through the OTS sections for each residence at the time of installation of Solar based water heaters. Scope of piping and installation is with buyers.

b. **SOLAR PANELS:** Space available in terrace can be made available to all residents on an even basis for the purpose of installation of Solar Panels of adequate capacity. Design provisions for connecting to net meters or batteries as per government norms will be incorporated.

For VISVAS PROMOTERS (P) LTD.

Authorised Signatory

VISVAS PROMOTERS (P) LTD., MADURAI 625 003.

VISVAS PROMOTERS (P) LTD.,
84,TPK Road, Andalpuram, Madurai - 625 003.
Phone : 0452 – 2375211 E-Mail : enquiry@visvaspromoters.com Web : www.visvas.in
GSTN : 33AABCV2330G1ZU

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.