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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

SHEET NO. 1/1

APARTMENT BUILDING IN T.S.NO. 40/2, BLOCK NO: 01, D.WARD : II
OLD S.NO : 2149/1 Part, MADURAI CORPORATION, MADURAI

Scale:1"=10'=1/100

N

Scrutiny Reference Number : PG40AJ27
Online Application Number : SMP/BPA/010883/2023

AREA DETAILS

AREA OF THE SITE (AS PER SMDA) (AS PER DOCUMENT) (AS PER PATTA) (AS PER SITE)	SQ.M
	967.61
	962.50
	962.50
	969.02

AREA DETAILS	TOTAL COVERED AREA (FSI) SQ.M	NON F.S.I SQ.M	TOTAL BUILTUP AREA SQ.M
STILT FLOOR AREA	.....	442.47	442.47
FIRST FLOOR AREA	439.65	2.82	442.47
SECOND FLOOR AREA	439.65	2.82	442.47
THIRD FLOOR AREA	439.65	2.82	442.47
FOURTH FLOOR AREA	439.65	2.82	442.47
FIFTH FLOOR AREA	439.65	2.82	442.47
HEAD ROOM AREA	.....	02.30	02.30
TOTAL BUILT UP AREA	2198.25	519.33	2717.70

MAXIMUM ONE FLOOR AREA = 442.47 Sq.M

F.S.I = TOTAL COVERED AREA OF ALL FLOORS / PLOT AREA = 2198.25 Sq.M / 969.02 Sq.M = 2.268

PLOT COVERAGE = MAX. ONE FLOOR AREA / SITE EATENT X 100 = 442.47 Sq.M / 969.02 Sq.M X 100 = 45.66%

PARKING DETAILS

	REQUIRED	PROVIDED
CAR PARKING STALLS (INCULDING VISITOR PARKING)	14 Nos (12 + 2)	14 Nos (12 + 2)
TWO WHEELER PARKING	33 Nos	34 Nos

FLAT DETAILS

Typical Floor (First,Second,Third & Fourth)

FLAT 1A - 4A	66.30 SQ.M	FLAT 1D - 4D	61.04 SQ.M
FLAT 1B - 4B	70.86 SQ.M	FLAT 1E - 4E	58.68 SQ.M
FLAT 1C - 4C	69.87 SQ.M	FLAT 1F - 4F	49.91 SQ.M

FIFTH FLOOR

FLAT 5A	66.30 SQ.M	FLAT 5D	61.04 SQ.M
FLAT 5B	70.85 SQ.M	FLAT 5E	49.97 SQ.M
FLAT 5C	69.87 SQ.M	FLAT 5F	49.91 SQ.M

TOTAL NUMBER OF UNITS : 30 Nos

JOINERY DETAILS		
	DESCRIPTION	SIZE IN M
MD	Main Door	1.07 X 2.10
D1	DOOR	0.75 X 2.10
D	Door	0.91 X 2.10
PD	PASSAGE DOOR	0.90 X 2.10
TD	TOILET DOOR	0.90 X 2.10
W	Window	1.83 X 1.37
W1	Window	1.22 X 1.37
V	Ventilator	0.76 X 0.91

REFERENCE

- SITE BOUNDARY
- EXISTING ROAD
- PROPOSED BUILDING
- DRIVE WAY

NOTE : ALL DIMENSION ARE IN METER

NOTE :

1) DRAINAGE TO BE CONNECTED WITH PUBLIC SEWER WITH NECESSARY PERMISSION
2) SOLAR WATER HEATING SYSTEM TO BE PROVIDED IN TERRACE FLOOR
3) RAIN WATER HARDVESTING SYSTEM TO BE PROVIDED
4) STP AND RECYCLING UNIT OF WASTE WATER TO BE PROVIDED IN THE SITE
5) STRUCTURE IS SAFE FOR EARTHQUAKE
6) FE:FIRE EXTINGUISHING SYSTEM PROVIDED IN ALL FLOORS
7) EA:EXTINGUISHING ALARM PROVIDED IN ALL FLOORS
8) MV:MECHANICAL VENTILATION TO BE PROVIDED

திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்,
மதுரை - 625017.
ந.க.எண்.SMP/BPA/010883/2023 உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு
'A' முதல் 'I' வரை எல்லையிடப்பட்டு மனையிட
ஒப்புதலும், கட்டிடத்திற்கு திட்ட அனுமதியும்
அளிக்கப்படுகிறது.
மஉ/மஉ...தி.த. எண். 331/2023
நாள் : அனுமதி எண். 331/2023

Ar. S.J. NAVEEN THIRUMAL B.Arch.
Registered Architect
Reg. No. CA/2013/74167
Angulia Associates
No.12, Lourde Mary Main Road
K. Pudur, MADURAI-625 007
Cell: 99762 15175

ARCHITECT

R. VISWANATHAN
Licensed Building & Consulting Civil Engineer
Reg. No. 66/2021 (Civil)
37/1/D, Kasturi Samy St.,
Narayanapuram, Madurai-14
Cell: 9500443883

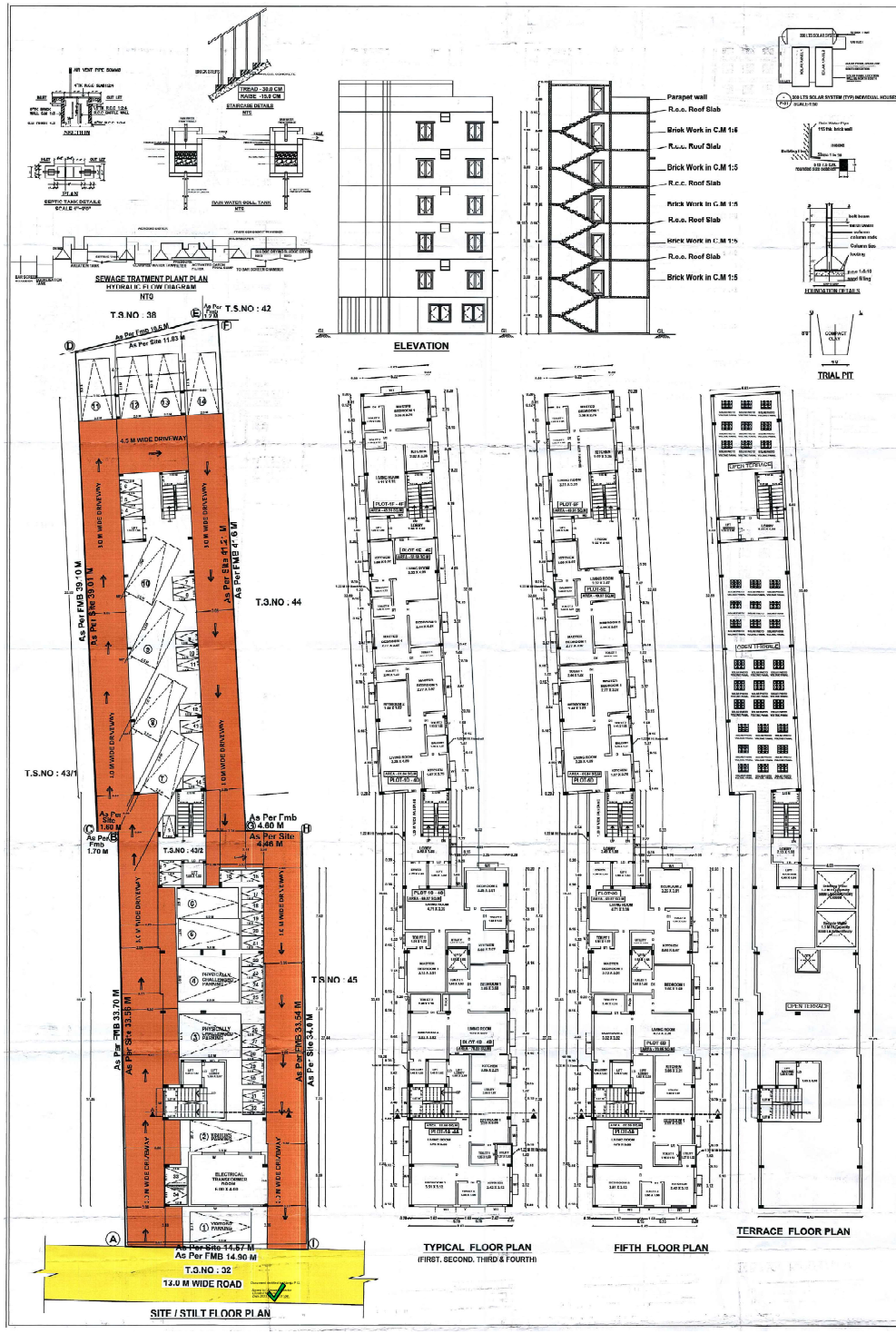
STRUCTURAL ENGINEER

For QUALITY PROMOTERS AND BUILDERS
Partner
For QUALITY PROMOTERS AND BUILDERS
Partner
For QUALITY PROMOTERS AND BUILDERS

APPLICANT

Er. A.ARONE M.E.,
Licensed Building & Consulting Civil Engineer
Reg. No. 66/2021 (Civil)
37/1/D, Kasturi Samy St.,
Narayanapuram, Madurai-14

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.