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.

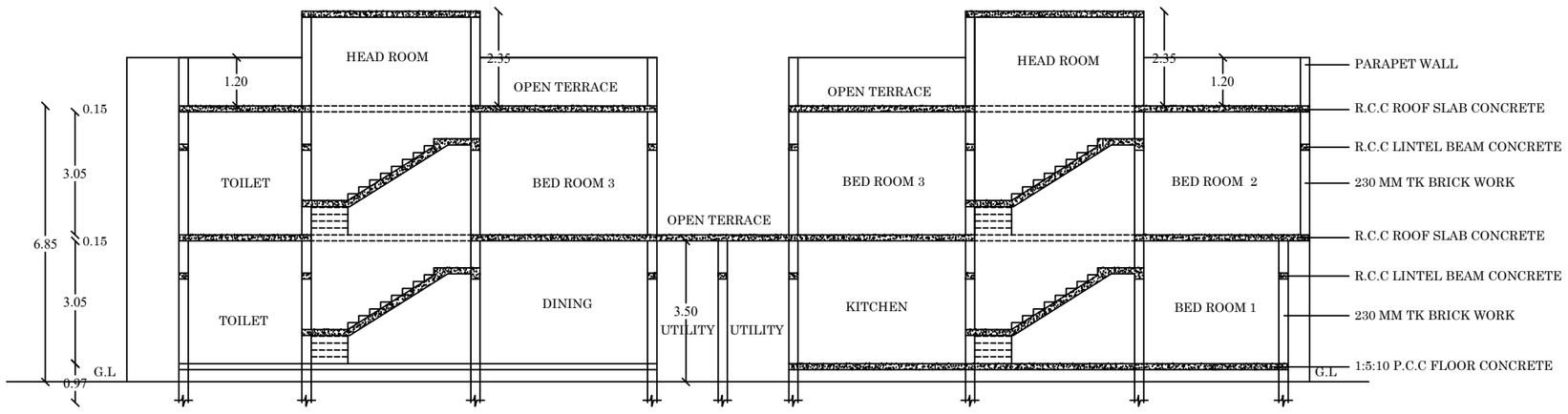
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

SHEET NO: 1

Online Application Number:SWP/BPA/682777/2025/TCP1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP HOUSING BUILDING IN S.NO:26/1B,26/2B, 26/3A1B, 26/3A2,31/2 ,31/3 AT THUVARIMANVILLAGE/PANCHAYAT, THIRUPARANKUNDRAM PANCHAYAT UNION,MADURAI LOCAL PLANNING AUTHORITY ,MADURAI WEST TAULK, MADURAI DISTRICT.



SECTION ON-AA



ELEVATION

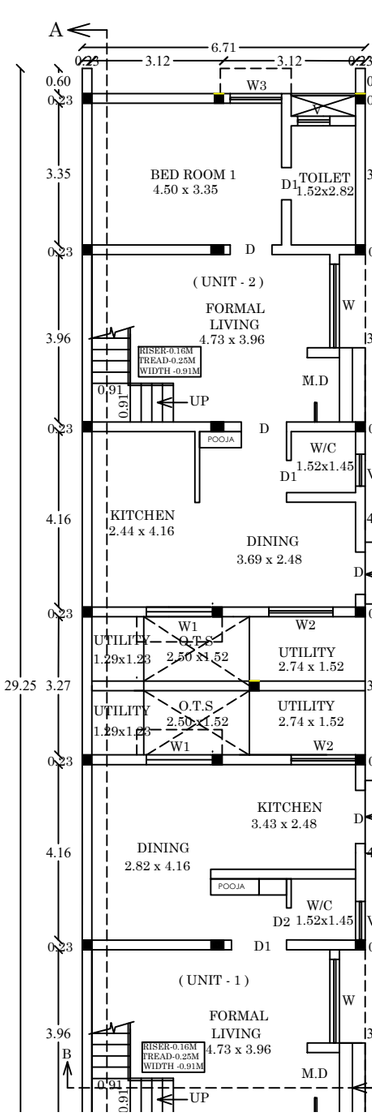
JOINERY / OPENING SCHEDULE

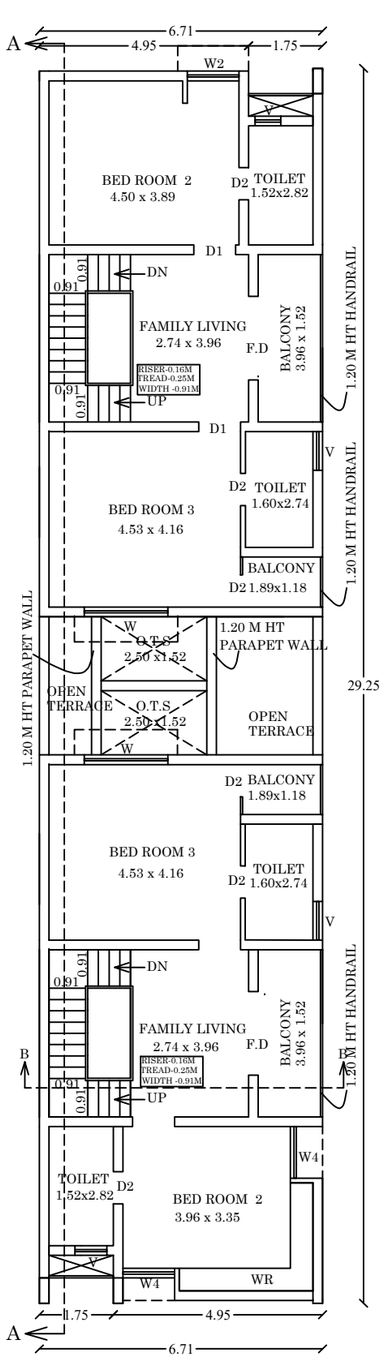
TYPE	DESCRIPTION	SIZE
M.D	DOOR	1.07 x 2.10
D	DOOR	1.00 x 2.10
D1	DOOR	0.76 x 1.80
F.W	F.WINDOW	2.00 x 2.10
W	WINDOW	2.00 x 1.52
W1	WINDOW	1.57 x 1.52
W2	WINDOW	1.52 x 1.52
W3	WINDOW	1.22 x 1.52
W4	WINDOW	1.22 x 1.60
V	VENTILATOR	0.76 x 0.76

BUILDING AREA DETAILS

DESCRIPTION (BLOCK 1-20)	Non FSI (Sq.M)	FSI (Sq.M)	Total Area (Sq.M)
Area of the Ground Floor		182.50	182.50
Area of the First Floor		169.88	169.88
Area of the Terrace Floor	30.50		30.50
ONE BLOCK AREA	30.50	352.38	382.88
TOTAL BLOCK AREA (1 TO 20)	610.00	7047.60	7657.60

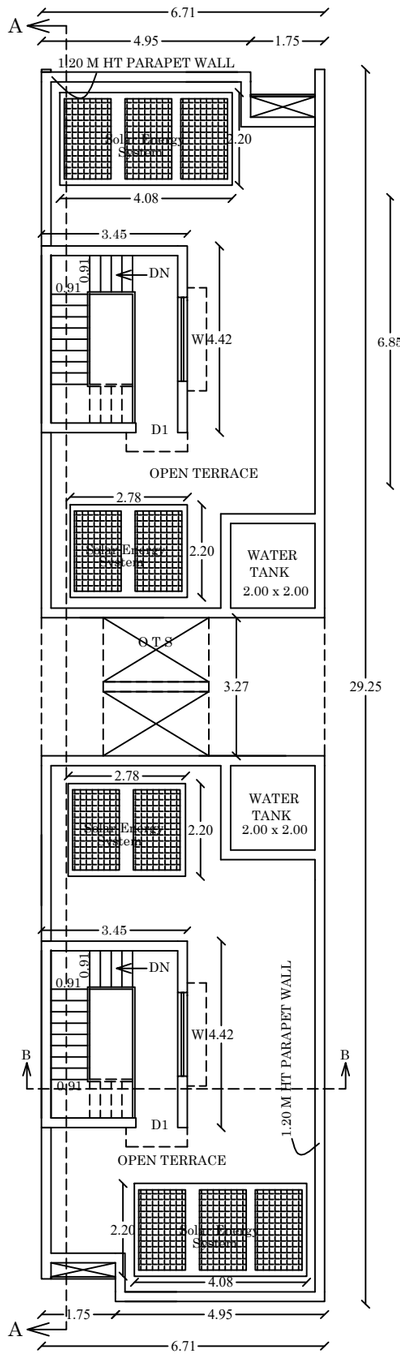
OFFICE USE





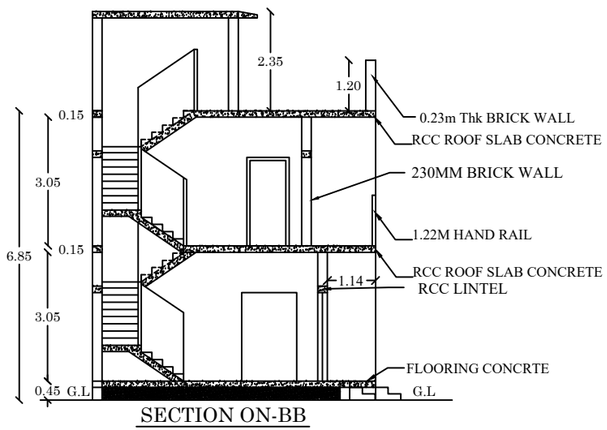
FIRST FLOOR PLAN

(TYPICAL BLOCK-1 TO 20)



TERRACE FLOOR PLAN

(TYPICAL BLOCK-1 TO 20)



SECTION ON-BB

SREEMATHY S
Licensed Architect
Regn.No:CA/2019/90368
TPK Road,Andalpuram
MADURAI-625 002

ARCHITECT

R.MANIVANNAN, M.E.,(Struct.)
Structural Engineer Grade I (SE)
Reg. No. 03/2022 (Gr I)
Shri Balaji Consultancy
7, First Floor, North Gate,
S.S. Colony, Madurai - 625 016
Ph: 86089 70943
74rmanivannan@gmail.com

STRUCTURAL ENGINEER

For SUPRADEEP HOMES PRIVATE LIMITED

DIRECTOR

APPLICANT

T.K. VENKATESH BABU
CONSTRUCTION ENGINEERS
Madurai Local Planning Authority (MLPA)
Registration No. TZ/DE/03/AGTC/Madurai
ON 24/05/2024 TO 23/05/2029
Door No.21, Gnanambika Maistry Street,
South Veli Street, Madurai - 625 001.
Cell : 98421 22004 / 98106 67704

ENGINEER

SHEET NO-2

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP HOUSING BUILDING IN S.NO:26/1B,26/2B,26/3A1B, 26/3A2,31/2 ,31/3 AT THUVARIMAN VILLAGE/PANCHAYAT, THIRUPARANKUNDRAM PANCHAYAT UNION,MADURAI LOCAL PLANNING AUTHORITY ,MADURAI WEST TAULK, MADURAI DISTRICT.

(SCALE-1:400)

Online Application Number:SWP/BPA/682777/2025/TCP1

Site Boundary Shown as "A TO P "

N
W E
S

REFERENCE

SITE BOUNDARY AS PER FMB BOUNDARY -

SITE BOUNDARY AS PER SITE CONDITION

EXISTING ROAD -

DRIVEWAY -

PROPOSED BUILDING -



APPROVED LAYOUT NO-LP/MLPA/39/2024
ம.வ/ம.உ.,தி.கு. எண்: 37/2022
திட்ட அனுமதி எண்: 43/2024

DOCUMENT AREA =	9020.04
AS PER PATTA =	9036.00

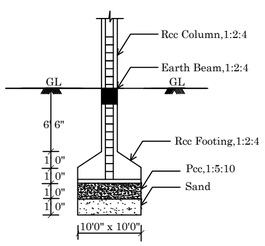
FLOOR SPACE INDEX = $\frac{7047.60}{9020.04}$ = 0.781

SL.NO	BLOCK NAME	DESCRIPTION	NON FSI	FSI	TOTAL AREA
1	(BLOCK-1) DOUBLE DWELLING	GROUND FLOOR		182.50	182.50
		FIRST FLOOR		169.88	169.88
		TERRACE FLOOR	30.50		30.50
		TOTAL AREA	30.50	352.38	382.88
2	(BLOCK-2) DOUBLE DWELLING	GROUND FLOOR		182.50	182.50
		FIRST FLOOR		169.88	169.88
		TERRACE FLOOR	30.50		30.50
		TOTAL AREA	30.50	352.38	382.88
3	(BLOCK-3) DOUBLE DWELLING	GROUND FLOOR		182.50	182.50
		FIRST FLOOR		169.88	169.88
		TERRACE FLOOR	30.50		30.50
		TOTAL AREA	30.50	352.38	382.88
4	(BLOCK-4) DOUBLE DWELLING	GROUND FLOOR		182.50	182.50
		FIRST FLOOR		169.88	169.88
		TERRACE FLOOR	30.50		30.50
		TOTAL AREA	30.50	352.38	382.88
5	(BLOCK-5) DOUBLE DWELLING	GROUND FLOOR		182.50	182.50
		FIRST FLOOR		169.88	169.88
		TERRACE FLOOR	30.50		30.50
		TOTAL AREA	30.50	352.38	382.88
6	(BLOCK-6) DOUBLE DWELLING	GROUND FLOOR		182.50	182.50
		FIRST FLOOR		169.88	169.88
		TERRACE FLOOR	30.50		30.50
		TOTAL AREA	30.50	352.38	382.88
7	(BLOCK-7) DOUBLE DWELLING	GROUND FLOOR		182.50	182.50
		FIRST FLOOR		169.88	169.88
		TERRACE FLOOR	30.50		30.50
		TOTAL AREA	30.50	352.38	382.88
8	(BLOCK-8) DOUBLE DWELLING	GROUND FLOOR		182.50	182.50
		FIRST FLOOR		169.88	169.88
		TERRACE FLOOR	30.50		30.50
		TOTAL AREA	30.50	352.38	382.88
9	(BLOCK-9) DOUBLE DWELLING	GROUND FLOOR		182.50	182.50
		FIRST FLOOR		169.88	169.88
		TERRACE FLOOR	30.50		30.50
		TOTAL AREA	30.50	352.38	382.88
10	(BLOCK-10) DOUBLE DWELLING	GROUND FLOOR		182.50	182.50
		FIRST FLOOR		169.88	169.88
		TERRACE FLOOR	30.50		30.50
		TOTAL AREA	30.50	352.38	382.88
11	(BLOCK-11) DOUBLE DWELLING	GROUND FLOOR		182.50	182.50
		FIRST FLOOR		169.88	169.88
		TERRACE FLOOR	30.50		30.50
		TOTAL AREA	30.50	352.38	382.88
12	(BLOCK-12) DOUBLE DWELLING	GROUND FLOOR		182.50	182.50
		FIRST FLOOR		169.88	169.88
		TERRACE FLOOR	30.50		30.50
		TOTAL AREA	30.50	352.38	382.88
13	(BLOCK-13) DOUBLE DWELLING	GROUND FLOOR		182.50	182.50
		FIRST FLOOR		169.88	169.88
		TERRACE FLOOR	30.50		30.50
		TOTAL AREA	30.50	352.38	382.88
14	(BLOCK-14) DOUBLE DWELLING	GROUND FLOOR		182.50	182.50
		FIRST FLOOR		169.88	169.88
		TERRACE FLOOR	30.50		30.50
		TOTAL AREA	30.50	352.38	382.88
15	(BLOCK-15) DOUBLE DWELLING	GROUND FLOOR		182.50	182.50
		FIRST FLOOR		169.88	169.88
		TERRACE FLOOR	30.50		30.50
		TOTAL AREA	30.50	352.38	382.88
16	(BLOCK-16) DOUBLE DWELLING	GROUND FLOOR		182.50	182.50
		FIRST FLOOR		169.88	169.88
		TERRACE FLOOR	30.50		30.50
		TOTAL AREA	30.50	352.38	382.88
17	(BLOCK-17) DOUBLE DWELLING	GROUND FLOOR		182.50	182.50
		FIRST FLOOR		169.88	169.88
		TERRACE FLOOR	30.50		30.50
		TOTAL AREA	30.50	352.38	382.88
18	(BLOCK-18) DOUBLE DWELLING	GROUND FLOOR		182.50	182.50
		FIRST FLOOR		169.88	169.88
		TERRACE FLOOR	30.50		30.50
		TOTAL AREA	30.50	352.38	382.88
19	(BLOCK-19) DOUBLE DWELLING	GROUND FLOOR		182.50	182.50
		FIRST FLOOR		169.88	169.88
		TERRACE FLOOR	30.50		30.50
		TOTAL AREA	30.50	352.38	382.88
20	(BLOCK-20) DOUBLE DWELLING	GROUND FLOOR		182.50	182.50
		FIRST FLOOR		169.88	169.88
		TERRACE FLOOR	30.50		30.50
		TOTAL AREA	30.50	352.38	382.88
TOTAL NON FSI			610.00		
TOTAL FSI				7047.60	
TOTAL AREA					7657.60

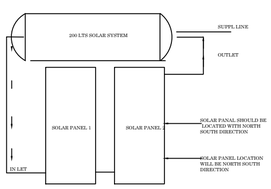
DWELLING DETAILS	NO OF DWELLING
BLOCK 1 TO 20 DOUBLE DWELLING	
DWELLING 1-175.04 S.Q M	20 NOS
DWELLING 2-177.34 S.Q M	20 NOS
TOTAL DWELLING NOS	40 NOS

PARKING DETAILS

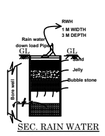
VEHICLE	PARKING AREA DESCRIPTION	REQUIRED	PROVIDED
CAR	1 CAR SPACE FOR EVERY 100 SQ.M (2 CARS) x 40 UNIT	80 NOS	80 NOS
	visitor car parking-10%	08 NOS	08 NOS
	TOTAL	88 NOS	88 NOS
	TWO WHEELER	88 NOS	88 NOS



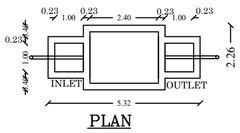
RCC COLUMN DETAILS



200 LTS SOLAR SYSTEM

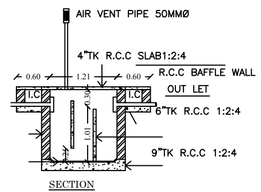


SEC. RAIN WATER HARVEST PIT

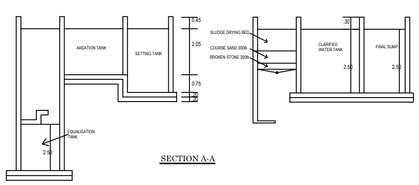


PLAN

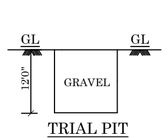
SEPTIC TANK DETAILS



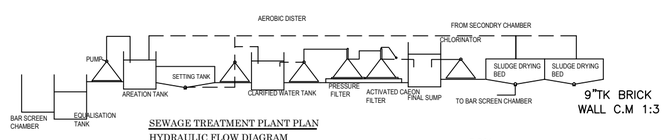
SECTION



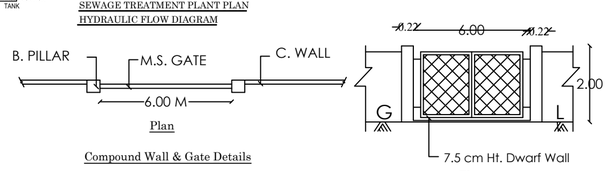
SECTION A-A



TRIAL PIT



SEWAGE TREATMENT PLANT PLAN
HYDRAULIC FLOW DIAGRAM



Plan

Compound Wall & Gate Details

Elevation

SREEMATHY S
Licensed Architect
Regn.No:CA/2013/50368
TPK Road,Andalpuram
MADURAI-625 003

ARCHITECT

R. MANIVANNAN, M.E.,(Struct.)
Structural Engineer Grade I (SE)
Reg. No: 03/2022 (Gr I)
Shri Balaji Consultancy
7, First Floor, North Gate
S.S. Colony, Madurai - 625 016
Ph. 86089 70943
74rmanivannan@gmail.com

STRUCTURAL ENGINEER

For SUPRADEEP HOMES PRIVATE LIMITED

DIRECTOR

APPLICANT

T.K. VENKATESH BABU
CONSTRUCTION ENGINEER
Madurai Local Planning Authority (MLPA)
Registration No. CE/2019/00369
Valid upto 31/03/2029
Door No.21, Oodhuvinn Vasanty Street,
South Veli Street, Madurai - 625 001.
Cell : 98421 23004 / 98108 97594

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.