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DIGITALLY VERIFIED RECORD

SRI RAMABHAKTA REAL ESTATES LLP.

No.5/89, 4A, Chettiar Park Road, M.M.Street, Kodaikanal - 624 101.

March 27, 2026

THE CHAIRPERSON,
Tamil Nadu Real Estate Regulatory Authority,
TN RERA Building
Plot Nos. 586, 587, 588, I & II Avenue,
Anna Nagar (East), Chennai – 600 102.

Dear Sir,

Sub: project **"APEX ATRIUM"** consisting of Stilt + 5 floors, Residential Building with 39 dwelling units situated at Plot No.A-24, Old Door No.2/47, New Door No.3, Sundar Street, Thiru Nagar, Thiruparankundram Taluk, Madurai District - 625 006, Comprised in S.Nos.121, 121/1, 121/2 & 121/3 as per Document and S.No.121/1B as per patta, Thiruparankundram Village, Thiruparankundram Taluk, Madurai Corporation.

Ref: **TNPBF01312026**

Application No: **TNRERA/PBF/0120/2026**

Further to the query raised by you, we wish to inform you that the Local Body online approval issued for the subject project will bear only digital signature of the Assistant Director will not bear seal of the Madurai Location Panning Authority.

This is for your information and records

We request you to process the application issue us the Form C for the subject project at the earliest.

Thanking you,
Yours Faithfully,
For Sri Ramabhakta Real Estates LLP

Authorised Signatory

PROCEEDINGS OF THE ASSISTANT DIRECTOR/MEMBER SECRETARY (i/c)
MADURAI LOCAL PLANNING AUTHORITY
MADURAI DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT:Thiru VIJAYAN.A B.E..,
ASSISTANT DIRECTOR
Online Building Plan Application – Planning Permission

Online File No SWP/BPA/007032/2023 **Date- 17.05.2023**

Sub;

Residential Building - Office of the Assistant Director of Town and Country planning –Madurai District –Madurai Corporation – Tiruparankundram Taluk/VIllage- S.F No 121/1B–extent of 1227.00Sq.m–Residential Apartment Building Stilt Floor +5 Floors of FSI Area 3416.56 Sqm-Planning Permission issued- Reg.

1. ApplicantThiru.s.Gyanaprasanna,online application No SWP/BPA/007032/2023 Dated:4.02.2023.
2. Applicant demand remittance letter, Dated: 09.05.2023.
3. G.O.138 Housing and Urban Development Department, Dated: 04.06.2004
4. Proceedings of the Director of Town and Country Planning, Chennai Vide letter Roc No. 8172/1997/MP2 Dated 24.04.1997.
5. G.O.86 Housing and Urban Development Department, Dated: 28.03.2012
6. G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O.01 Housing and Urban Development Department, Dated: 05.01.2021
8. G.O.53 Housing and Urban Development Department, Dated: 16.04.2018
9. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
10. G.O.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020
11. G.O.53 Housing and Urban Development Department, Dated: 16.04.2018 G.O.18, Housing and Urban Development Department, Dated: 04.02.2019
12. G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
13. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
14. Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
15. Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012.
16. Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
17. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
18. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 and 14.08.2021.
19. Circular from the Director of Town and Country Planning, Roc No.7963/2022/K1, Dated: 23.04.2022
20. 20. Circular from the Director of Town and Country Planning, Roc No.7963/2022/K1, Dated: 11.04.2023

Order

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Apartment Building 39 Dwellings Stilt Floor +5 Floors in Madurai District, Madurai Local planning Authority, Madurai Corporation , Tiruparankundram Taluk, Tiruparankundram Village S.F No 121/1B extent of 1227.00Sq.m.The site approval from **A to D** has been Approved the LP/MLPA No:175/2023 for Site has been issued with the following common and special conditions.

The area statement for the Proposed Residential building is as below.

Area of Site –1227.00 sq.m.

Building details: Apartment Building

Floor details	FSI(Sqm)	Deduction/Non FSI Area (Sqm)	Total Area (Sq.m)	use
Stilt Floor	27.42	792.92	820.34	parking
First Floor	704.72	46.18	750.90	8 Dwelling
Second Floor	704.72	46.18	750.90	8 Dwelling
Third Floor	704.72	46.18	750.90	8 Dwelling
Fourth Floor	704.72	46.18	750.90	8 Dwelling
Fifth Floor	570.26	46.18	616.44	7 Dwellings
TOTAL	**3416.56**	**1023.82**	**4440.38**	**39**Dwellings

FSI =3416.56/1227= 2.78<2.80

And as per Section 49 of Town and Country Planning Act 1971, **Planning Permission No.177A/2023 to 177C/2023** and Duration of Permission from **17.05.2023** to 16**.05.2031** (8Years) has been accorded with the following special condition

Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and do not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. Planning Permission is issued subject to the condition that the applicant/developer and also the architect/Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.

3. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
4. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4 (3)) Department dated: 05.02.2016 relating to installation and use of solar energy system should be followed.
5. The Tamil Nadu Government in G.O. Ms .No 112, Housing and Urban Development Department dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertises, Market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or Part of it only after registering the Real Estate project with the Real Estate Regulatory Authority.
6. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.
7. According to G.O No 18 Municipal Administration and Water supply Department, Dated: 04.02.2019 Construction continuation certificate should be obtained from this office for the planning permission approved building at the time of Plinth level and Last Story itself. After completion of the building works completion certificate to obtain from this by the applicant.
8. Applicant should obtain consent from Tamil Nadu Pollution control Board UnderSection 25 of the Water Act 1974 for discharge of sewage.
9. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 2019 Rule 11. The permission granted by the competent authority shall not mean responsibility or clearance of the following aspects.
    a. Title or ownership of the site or building
    b. Easement Rights.
    c. Structural Reports, Structural Drawing and Structural aspects.
    d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be shall be responsibility for defects in the design.
    e. Workmanship, soundness of structure and materials used.
    f. quality of building services and amenities the construction of building
    g. other requirements or licenses or clearance required for the site or premises or activity under various other laws.

Condition:

1. This planning permission issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.

2. This Permit is furnished by virtue of power delegated by Madurai Local Planning Authority Under Sub Division 1 and 2 of Section 91-A of Tamil Nadu Town and Country Planning Act 1971 (Act 35 of 1972) as amended by 22 of 1974.

3. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority under Section 49 of Sub Section (1) of Section 54 may appeal to the Director/The Government within two months from the date of on Which the Decision or order was Communicated.

4. After the Planning Permission issued by Member Secretary Madurai Local Planning Authority. i).If the details given by the applicant is found to be false(or) ii).If the applicant fails to follow the rules and Norms, the Member Secretary concern can cancel or revise the planning permission issued.

5. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.

6. Parking area to be utilized only for parking purpose mentioned as per approved drawing.

7. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.

8. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and WaterSupply, Dated: 04.02.2019.

9. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.

10. Mosquito netting to be provided at OHT and well.

11. As per GO No 341 Municipal Administration and Water Supply Department, dated 03.11.2004 U Trap in the septic tank design to be provided.

12. Fly Ash bricks and Materials to be used Mandatory.

13. As per GO 16 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.

14. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.

15. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

16. The Applicant / developer and also the architects / Licensed Surveyors and the structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.

17. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Commissioner, Madurai Corporation if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.

18. Government Registered Electrical Contractor must be employed for wiring works during construction.

The applicant remitted the required fees given below for the proposed of Residential Building .

Fees Paid Details

Scrutiny Fees	-	Rs.4294/-
Centage Charge for Building	-	Rs.5000/-
Centage for Land	-	Rs. 600/-
Development Charges for Land	-	Rs.3000/-
Development Charges for Building	-	Rs. 17,800/-
Infrastructure and Amenities Charges	-	Rs. 6,44,000/-

Security Deposit Charges	-	Rs.3,23,000/-
Display Board Charges	-	Rs. 1500.00
CC Charges	-	Rs.45,000/-
OSR Charges	-	Not Applicable
Shelter Fund	-	Rs.20,000/
Premium FSI	-	Rs20,92,000/-

To:

1.The Commissioner,
Madurai Corporation,
Madurai.

2.S.Gyanaprasanna,
32E/,322,Meenashi Road,
Tvs Nagar,Madurai South-625003.

3.TamilNadu Real estate Regulaory Authority,
1A,first Floor,Gandhi Irvin bridgeRoad,
Egmore,Chennai-600008.

Signature Not Verified
Signed by: Assistant Director
Location:Madurai
Date:2023.05.17 10:37:14



SITE PLAN

Document certified by A Vijayan.
Signed by: Assistant Director
Location Madurai
Date: 2023.10.17 14:44:52

SHEET NO : 01 / 03

PROJECT TITLE :

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT + 5 FLOORS, RESIDENTIAL BUILDING WITH 39 DWELLING UNITS WITH 18.30M HEIGHT AVAILING PREMIUM FSI AT PLOT NO. A - 24, OLD DOOR NO. 2 / 47,NEW DOOR NO. 3, SUNDAR STREET, THIRU NAGAR,THIRUPARANKUNDRAM TALUK, MADURAI DISTRICT - 625 006, COMPRISED IN S.NOS.121, 121/1, 121/2 & 121/3 AS PER DOCUMENT AND S.NO.121 / 1B AS PER PATTA, THIRUPRAKUNDRAM VILLAGE, THIRUPARANKUNDRAM TALUK, MADURAI CORPORATION , ZONE : IV, WARD NO.98

AREA DETAILS :

TOTAL PLOT EXTENT AS PER PATTA	1227.00 sq.m
TOTAL PLOT EXTENT AS PER DOCUMENT	1253.07 sq.m

AREA DETAILS

FLOORS	FSI AREA IN SQ.M	DEDUCTION/ NON FSI	BUILD UP AREA SQ.M	USE
STILT FLOOR	27.42	792.92	820.34	PARKING
FIRST FLOOR	704.72	46.18	750.90	8 UNITS
SECOND FLOOR	704.72	46.18	750.90	8 UNITS
THIRD FLOOR	704.72	46.18	750.90	8 UNITS
FOURTH FLOOR	704.72	46.18	750.90	8 UNITS
FIFTH FLOOR	570.26	46.18	616.44	7 UNITS
TOTAL	3416.56	1023.82	4440.38	39 UNITS

F.S.I.PROVIDED $\frac{3416.56}{1227.00}$ = 2.784 <2.80

DWELLING AREA DETAILS

FLAT NAME	PLINTH AREA IN SQ.M	FLAT NAME	PLINTH AREA IN SQ.M
1st TO 4th FLOORS		5th FLOOR	
1A, 2A, 3A & 4A	81.72	5A	73.94
1B, 2B, 3B & 4B	81.76	5B	73.97
1C, 2C, 3C & 4C	81.76	5C	73.97
1D, 2D, 3D & 4D	81.72	5D	73.94
1E, 2E, 3E & 4E	81.76	5E	74.81
1F, 2F, 3F & 4F	81.72	-	-
1G, 2G, 3G & 4G	81.72	5G	73.94
1H, 2H, 3H & 4H	81.76	5H	73.97

COLOUR INDEX :
PROPOSED
ROAD
BOUNDARY

NORTH POINT :

SCALE :
1 : 100

CAR PARKING DETAILS :
REQUIRED PARKING - 40 Nos.
PROVIDED PARKING - 40 Nos.

TWO WHEELER PARKING DETAILS :
REQUIRED PARKING - 08 Nos.
PROVIDED PARKING - 08 Nos.

SCHEDULE OF JOINERY :

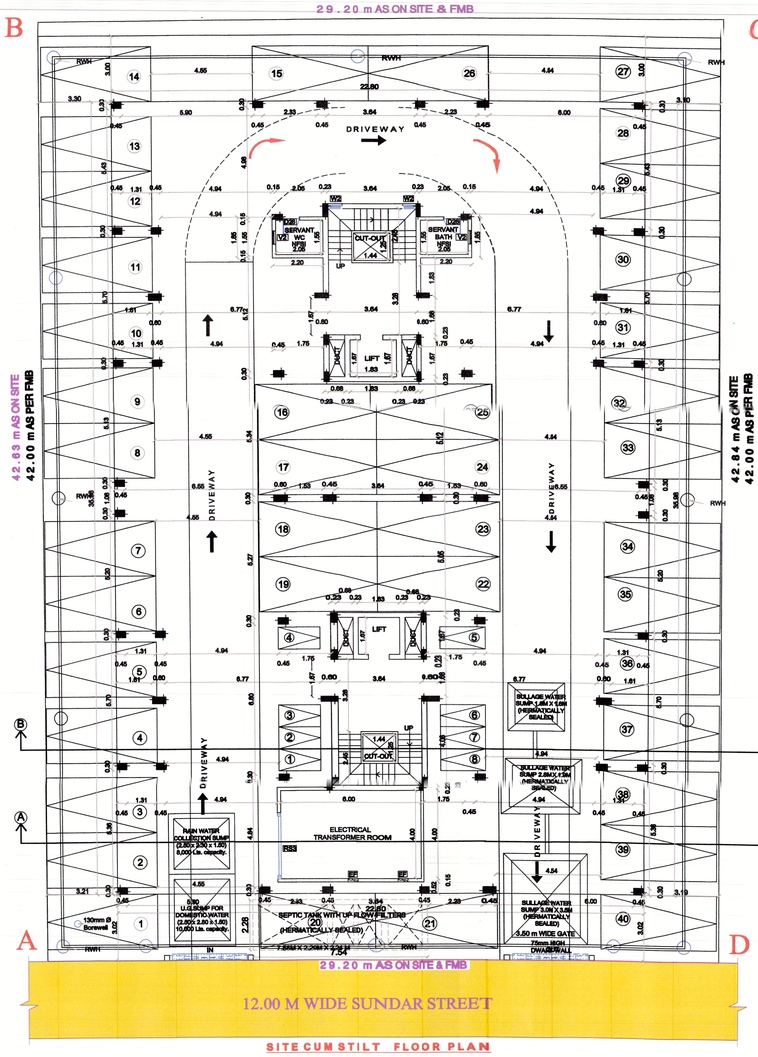
TYPE	DESCRIPTION	SIZE	
D36	DOOR	1.07 X 2.13	
MD	MAIN DOOR	1.07 X 2.13	
D3	DOOR	0.91 X 2.13	
D26	DOOR	0.76 X 2.13	
FD6	FRENCH DOOR	1.83 X 2.13	
W4	WINDOW	1.22 X 1.20	
W2	WINDOW	0.60 X 1.20	
V2	VENTILATOR	0.60 X 0.90	
RS3	ROLLING SHUTTER	3.00 X 2.13	

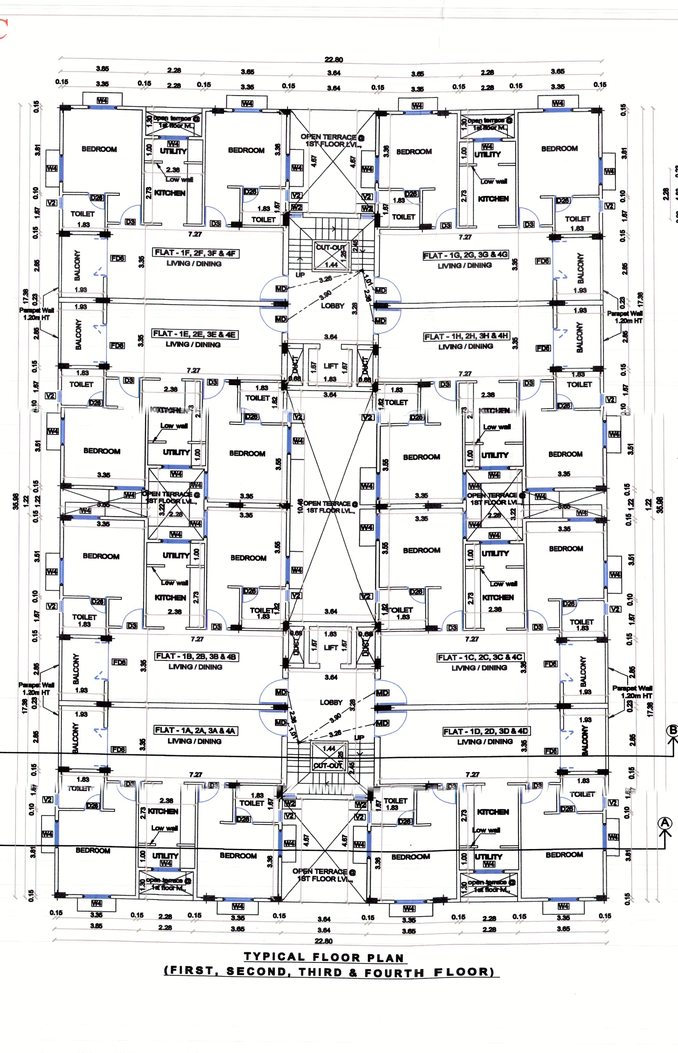
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மதுரை உள்ளுர் திட்ட குழுமம்,
மதுரை - 625017.
ந.க.எண்.SWP/SWP/007032/2023 உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு
மனையிட ஒப்புதலும், கட்டடதிற்கு திட்ட
அனுமதியும் அளிக்கப்படுகிறது.
ம.வ/ம.உ.தி.கு. எண்: 175/2023
திட்ட அனுமதி எண்: 177A/2023

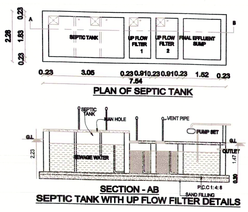
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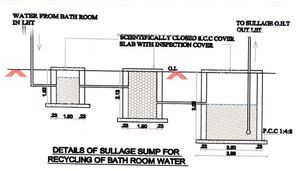
P. JEGATHEESAN, M.E., (Struct.), M.I.E.
REGISTERED STRUCTURAL ENGINEER
DEPUTY DIRECTOR OF TOWN & COUNTRY PLANNING
REGISTRATION No. CGLRGN/SE/Gr-I/2019/07/020
NEW No. 31 (OLD No.14), BESANT AVENUE ROAD,
ADYAR, CHENNAI – 600 020.
E-Mail: jegatheesan@buroengineers.in
Mobile: +91 9962545631

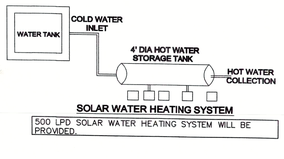
P.V. DILIPRAJ, B.E.(CIVIL)
REGISTERED ENGINEER GRADE - I
DISTRICT TOWN AND COUNTRY PLANNING
REGISTRATION NO. TVLR / RE / Gr-I / 2022 / 12 / 004.
NO. 10, GOVINDASAMY STREET,
KAT... OMMAN BLOCK.
...TTERKHANPET, CHENNAI - 600 083.
MOBILE: 9841269153.

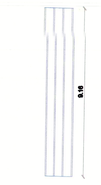


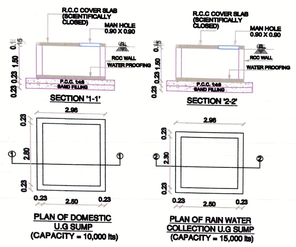


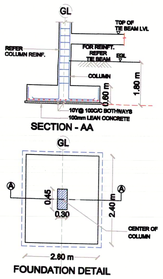












DESIGN OF SEPTIC TANK WITH UPFLOW FILTER FOR 39 DWELLINGS

NO. OF FLATS OR DWELLINGS : 39
ASSUMING 5 PERSONS PER FLAT : 39 X 5 = 195
NO OF PERSONS : 195
ASSUMING 2 FIXTURES PER FLAT: 195X 2 = 390 FIXTURES
PER HOUR DISCHARGE : 390 X 6 = 2340 LPM.

SEPTIC TANK

SURFACE AREA NEEDED 2340 X 0.92 / 10 = 215.28 SAY 215 M
VOLUME OF SEDIMENTATION :
ASSUMING 0.3M DEPTH 8 X 0.3M = 2.40 M^2
FOR DIGESTION 80 X 0.032 = 2.56 M^2
FOR SLUDGE STORAGE 0.0032 X 365 X 80 = 5.84 M^2
FREE BOARD FOR SLUDGE 5 X 0.3 = 1.50 M^2

DEPTH = VOLUME = 16 = 3.2 M 12.30 M SAY 12 M^2
STORAGE 5

SIZE OF SEPTIC TANK 3.05 X 1.83 X 2.24

UPFLOW FILTER
LIQUID DEPTH OF SEPTIC TANK = 1.6M
VOLUME 80 X 0.045 = 3.60 M^2
UPFLOW FILTER DEPTH
ALLOWING 0.3M FREE BOARD 1.6 - 0.3 = 1.3M
AREA NEEDED = 1.30 = 1.0M
1.30
SIZE OF UPFLOW FILTER 1.0 X 1.83
UPFLOW NO:1 = .91 X 1.83 X 1.47M
UPFLOW NO:2 = .91 X 1.83 X 1.47M

SHEET NO - 02 / 03

PROJECT TITLE :

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT + 5 FLOORS, RESIDENTIAL BUILDING WITH 39 DWELLING UNITS WITH 18.30M HEIGHT AVAILING PREMIUM FSI AT PLOT NO. A - 24, OLD DOOR NO. 2 / 47,NEW DOOR NO. 3, SUNDAR STREET, THIRU NAGAR,THIRUPARANKUNDRAM TALUK, MADURAI DISTRICT - 625 006, COMPRISED IN S.NOS.121, 121/1, 121/2 & 121/3 AS PER DOCUMENT AND S.NO.121 / 1B AS PER PATTA, THIRUPRAKUNDRAM VILLAGE, THIRUPARANKUNDRAM TALUK, MADURAI CORPORATION ,

ZONE : IV, WARD NO.98

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1E, 2E, 3E & 4E	81.76	5E	74.81
1F, 2F, 3F & 4F	81.72	-	-
1G, 2G, 3G & 4G	81.72	5G	73.94
1H, 2H, 3H & 4H	81.76	5H	73.97

COLOUR INDEX : PROPOSED, ROAD, BOUNDARY

NORTH POINT : S, E, W, N

SCALE : 1 : 100

CAR PARKING DETAILS :

REQUIRED PARKING - 40 Nos.
PROVIDED PARKING - 40 Nos.

TWO WHEELER PARKING DETAILS :

REQUIRED PARKING - 08 Nos.
PROVIDED PARKING - 08 Nos.

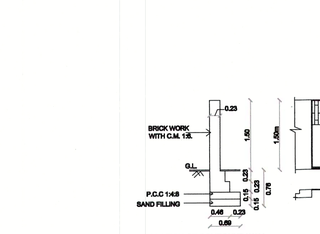
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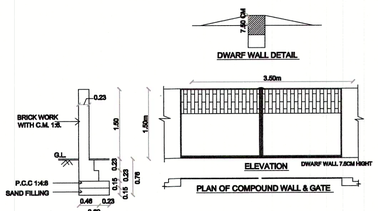
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W2	WINDOW	0.60 X 1.20
V2	VENTILATOR	0.60 X 0.90
RS3	ROLLING SHUTTER	3.00 X 2.13

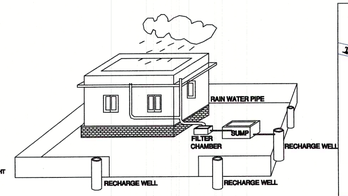
திட்ட அனுமதி
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மதுரை உள்ளூர் திட்ட குழுமம்,
மதுரை - 625017.
ந.க.எண்.SWP/SWP/007032/2023 உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு
மனையிட ஒப்புதலும், கட்டடதிற்கு திட்ட
அனுமதியும் அளிக்கப்படுகிறது.
ம.வ/ம.உ.தி.கு. எண்: 175/2023
திட்ட அனுமதி எண்: 177 B/2023

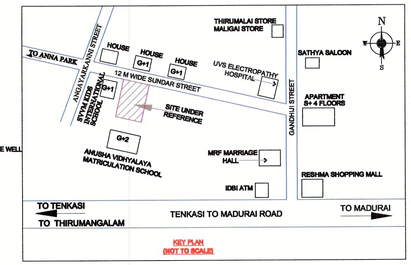
P.V. DILIPRAJ, B.E.(CIVIL)
REGISTERED ENGINEER GRADE - I
DISTRICT TOWN AND COUNTRY PLANNING.
REGISTRATION NO: TVLR / RE / Gr-I / 2022 / 12 / 004.
[illegible] DOWNDASAMY STREET,
[illegible] MAN BLOCK,
[illegible] T, CHENNAI - 600 083.

P. JEGATHEESAN, M.E., (Struct.), M.I.E.,
REGISTERED STRUCTURAL ENGINEER
DEPUTY DIRECTOR OF TOWN & COUNTRY PLANNING
REGISTRATION No. COA/TN/STR/P-0973/6/2020
NEW No: 31 (OLD No: 16), [illegible] AVENUE ROAD,
ADYAR, CHENNAI - 600 020.
E-Mail: jegatheesp@tcpchennai.in
Mobile: +91 9952345631

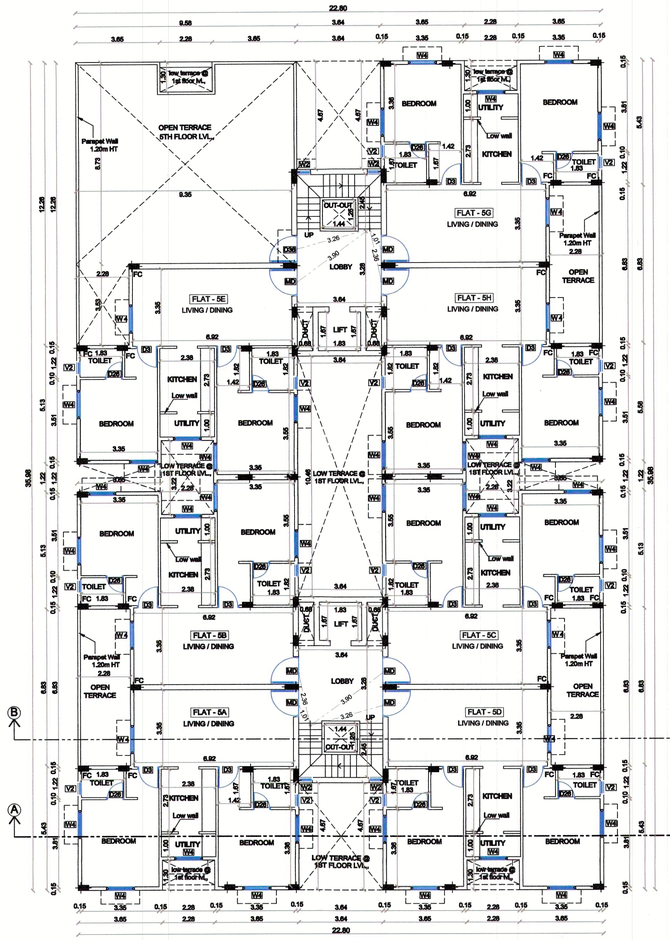




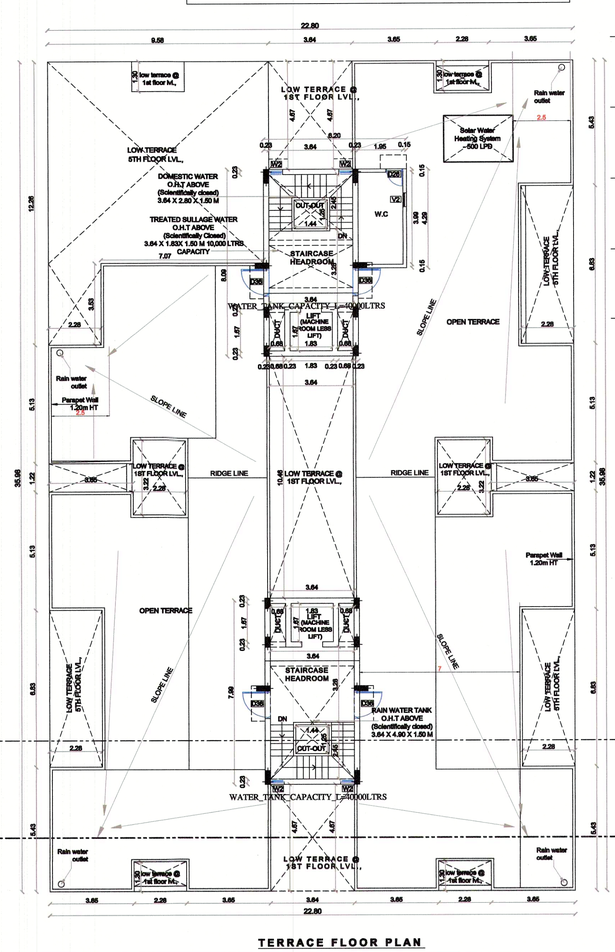




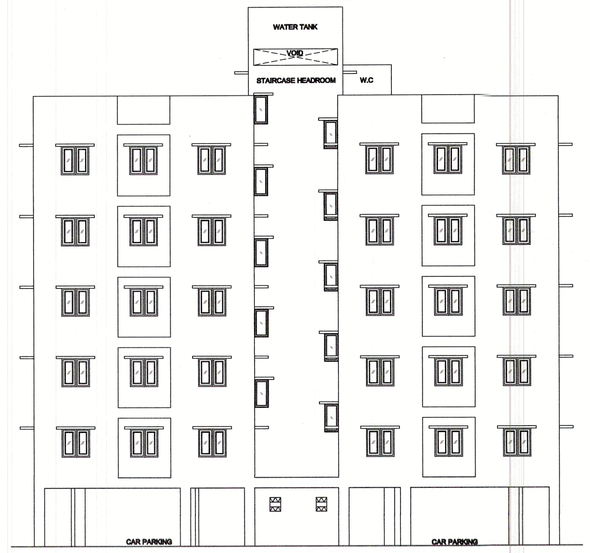




FIFTH FLOOR PLAN



TERRACE FLOOR PLAN



FRONT ELEVATION

PROJECT TITLE :

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT + 5 FLOORS, RESIDENTIAL BUILDING WITH 39 DWELLING UNITS WITH 18.30M HEIGHT AVAILING PREMIUM FSI AT PLOT NO. A - 24, OLD DOOR NO. 2 / 47, NEW DOOR NO. 3, SUNDAR STREET, THIRU NAGAR, THIRUPARANKUNDRAM TALUK, MADURAI DISTRICT - 625 006, COMPRISED IN S.NOS.121, 121/1, 121/2 & 121/3 AS PER DOCUMENT AND S.NO.121 / 1B AS PER PATTA, THIRUPRAKUNDRAM VILLAGE, THIRUPARANKUNDRAM TALUK, MADURAI CORPORATION , ZONE : IV, WARD NO.98

COLOUR INDEX :

PROPOSED

ROAD

BOUNDARY

SCALE : 1 : 100

NORTH POINT : S, E, W, N

SCHEDULE OF JOINERY :

TYPE	DESCRIPTION	SIZE
D36	DOOR	1.07 X 2.13
MD	MAIN DOOR	1.07 X 2.13
D3	DOOR	0.91 X 2.13
D26	DOOR	0.76 X 2.13
FD6	FRENCH DOOR	1.83 X 2.13
W4	WINDOW	1.22 X 1.20
W2	WINDOW	0.60 X 1.20
V2	VENTILATOR	0.60 X 0.90
RS3	ROLLING SHUTTER	3.00 X 2.13

திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்,
மதுரை - 625017.
ந.க.எண்.SWP/SWP/007032/2023 உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு
மனையிட ஒப்புதலும், கட்டடதிற்கு திட்ட
அனுமதியும் அளிக்கப்படுகிறது.
ம.வ/ம.உ.தி.கு. எண்: 175/2023
திட்ட அனுமதி எண்: 177C/2023

CS-Gayam (Pradeepan).

P. JEGATHEESAN, M.E., (Struct.), M.I.E.
REGISTERED STRUCTURAL ENGINEER
DEPUTY DIRECTOR PLANNING
REGISTRATION NO. TVLR/RE/2019/0220
NEW No.31 (OLD No.16), VENKATESAPURAM AVENUE ROAD,
ASHOK NAGAR, CHENNAI - 600 020.
E-Mail: jegan@consultingengineers.in
Mobile: +91 9962545631

P.V. Dilipraj.
P.V. DILIPRAJ, B.E.(CIVIL)
REGISTERED ENGINEER GRADE - I
DISTRICT TOWN AND COUNTRY PLANNING
REGISTRATION NO. TVLR / RE / Gr-I / 2022 / 12 / 004.
NO: 10, GOVINDASAMY STREET,
KATTABOMMAN BLOCK.
[illegible]PERKHANPET, CHENNAI - 600 083.
[illegible]9153.

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.