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RE REGULATORY RECORD

RERA Document

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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

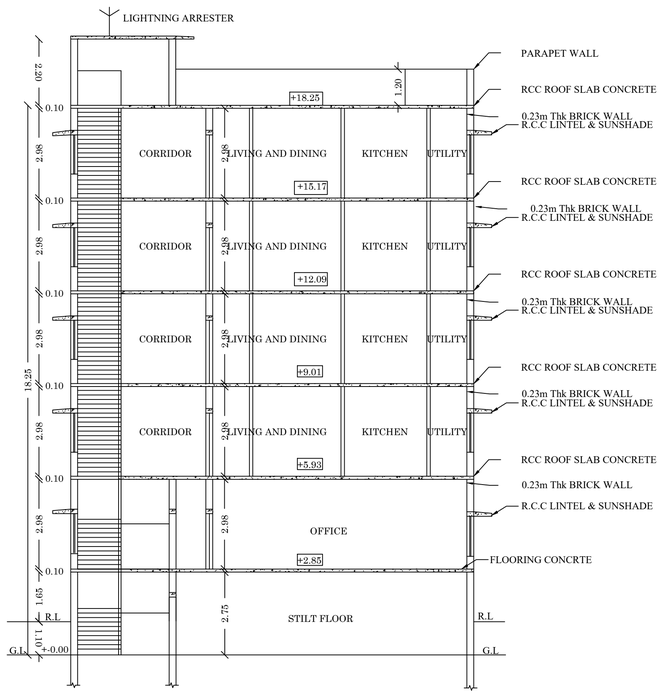
For Max Properties Pvt. Ltd,

Director

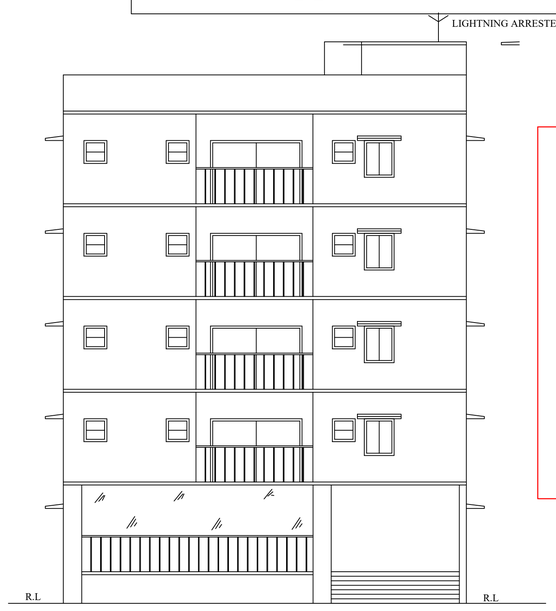
Online Application Number:SWP/BPA/730002/2025

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

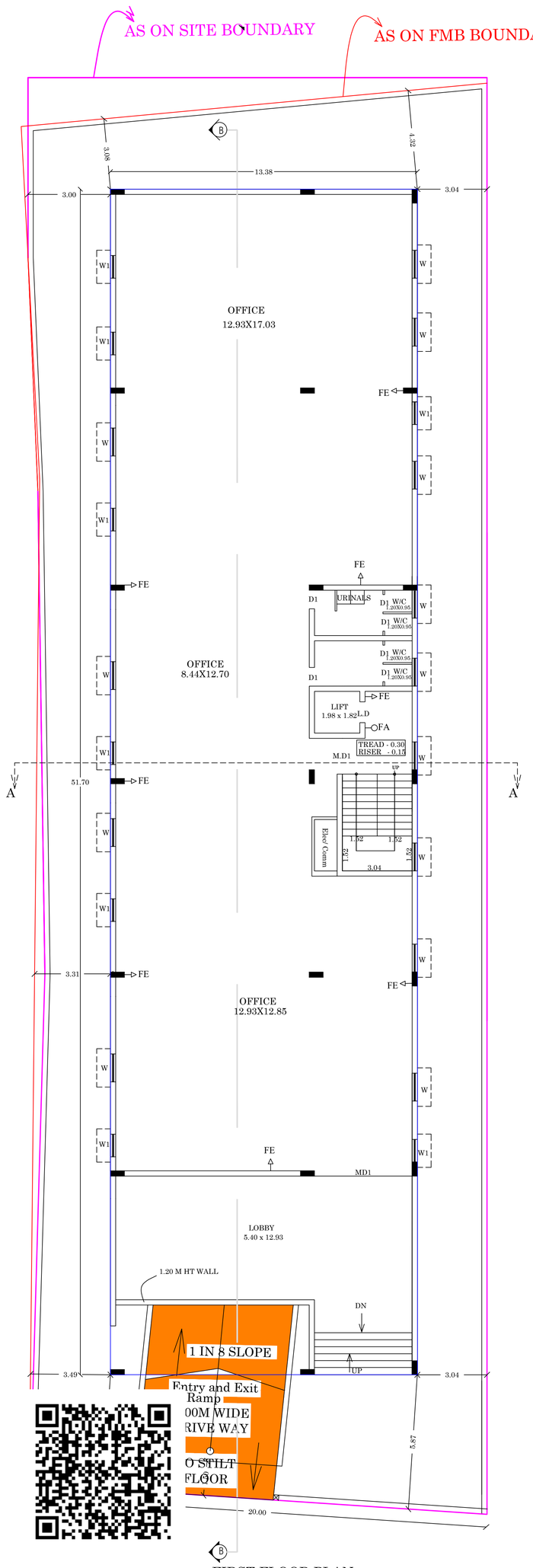
மதுரை உள்ளூர் திட்ட குழுமம்
மதுரை-625017

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

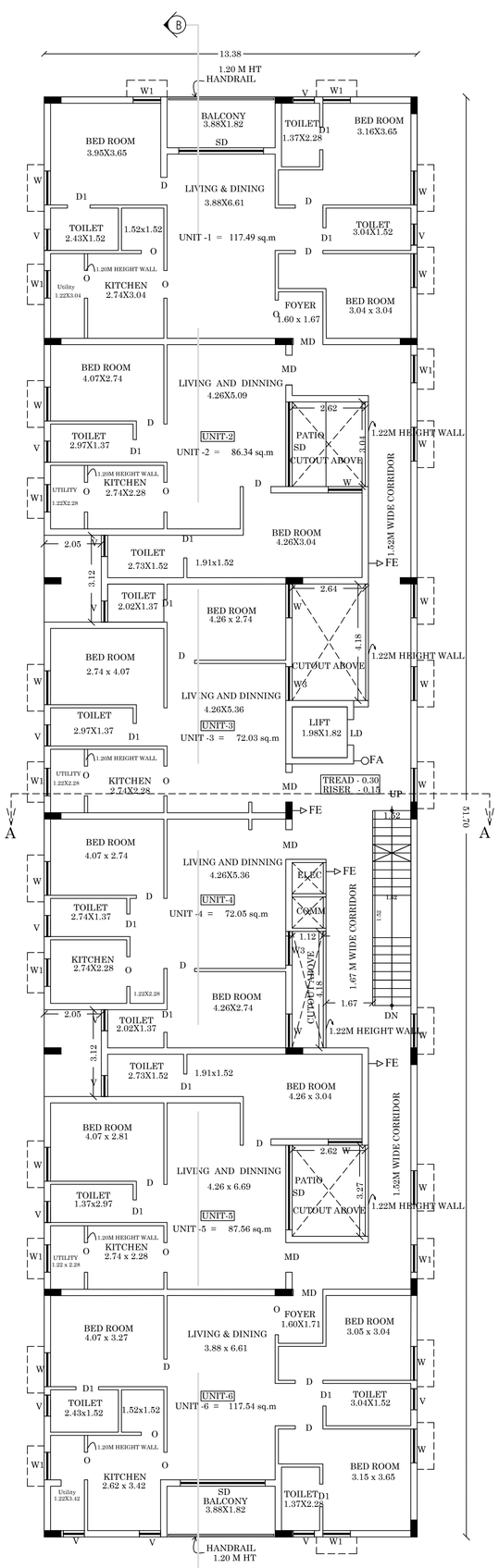
ம.வ./ம.உ.தி.கு எண் : 123/2026
திட்ட அனுமதி எண் :131 /2026



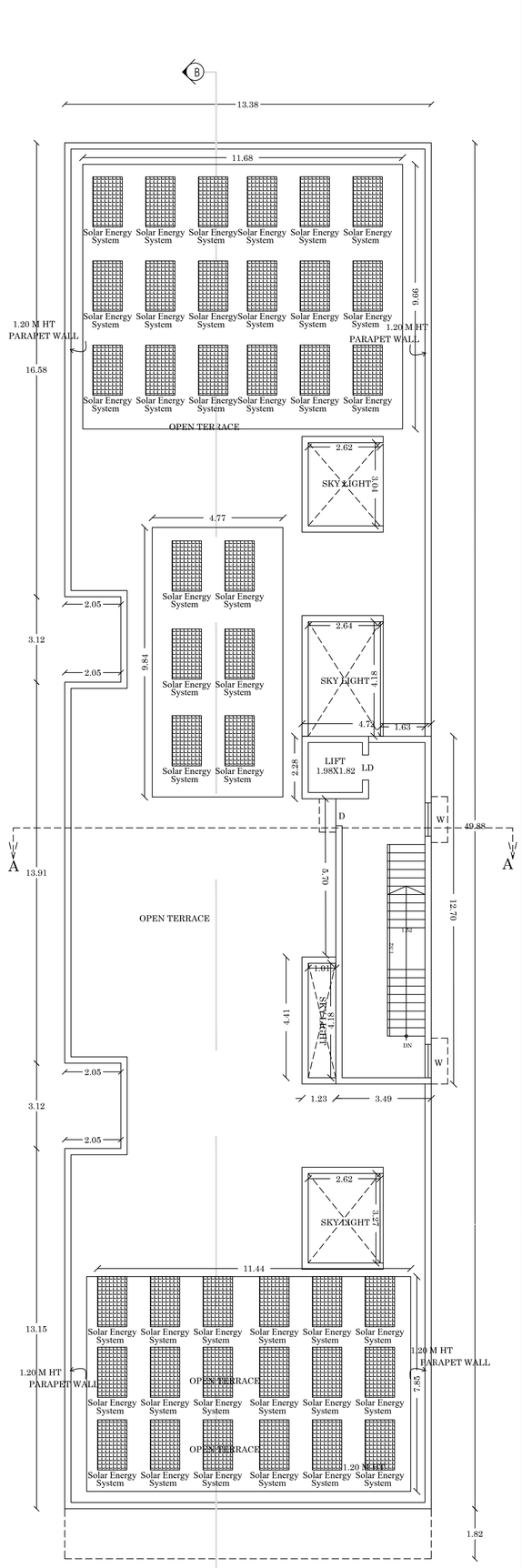
SECTION - B-B



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
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

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.

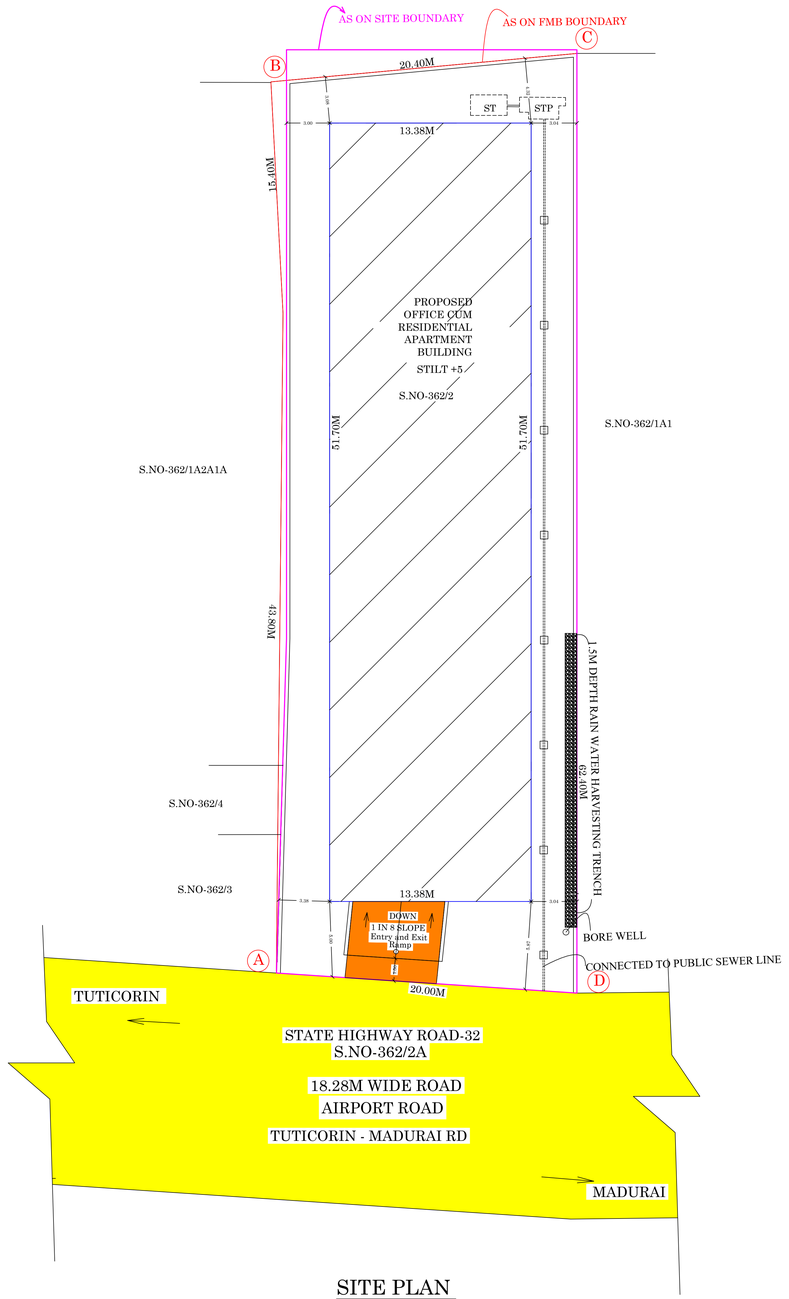
ARCHITECT/ENGINEER

Online Application Number:SWP/BPA/730002/2025

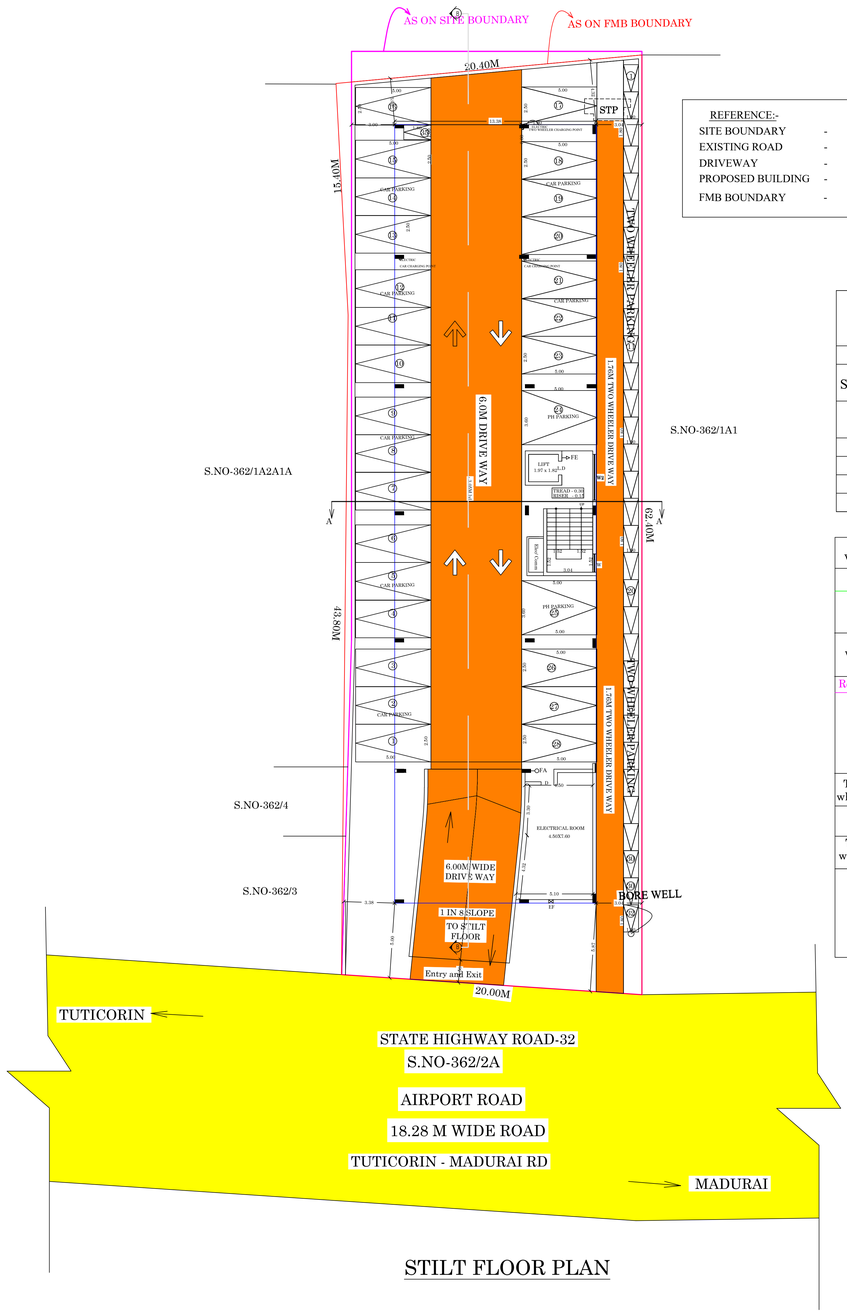
SHEET NO: 01

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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Total Area	691.54	3344.81	4036.35

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

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

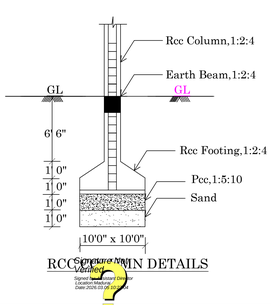
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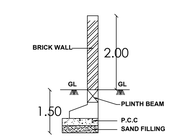
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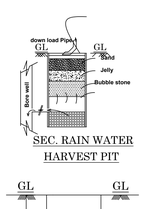
FA — FIRE ALARAM
FE — FIRE EXTINGUISHER



RCC Spread Footing DETAILS

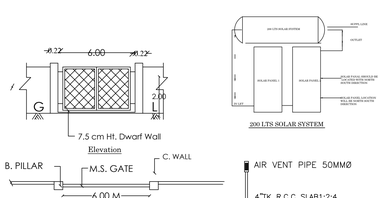


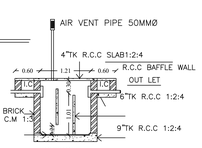
COMPOUND WALL SECTION



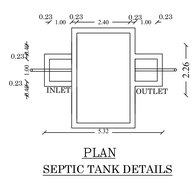
SEC. RAIN WATER HARVEST PIT

TRIAL PIT

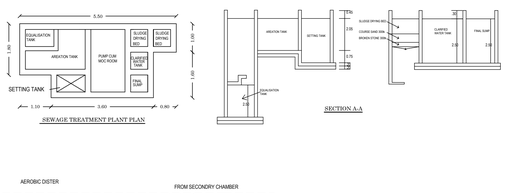




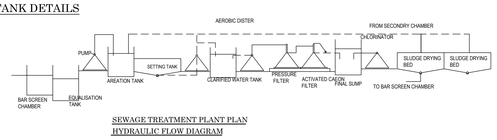
SECTION



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
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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.