Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

DZ 318264

30 DEC 2025

T. Meenakshi Bharathi

T. மீனாட்சிபாரதி
முத்திரைத்தாள் விற்பனையாளர்
19/3, சரண் சென்டர்,
கோகலே ரோடு, மதுரை-2
RC. No. 1761 / B1 / 97-17

30-Dec-2025

From
M.MOHAN & R.ASTALAKSHMI
D.NO:78, Gandhiji Park Road,
Melur,
Madurai - 625106

To
The Chairman,
Tamil Nadu Real Estate Regulatory Authority,
No.1A, First Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.

Dear Sir,

Ref: Project Name "AVR NAGAR "Plot No – 1 - 33 (Total 33 Plots) Comprised in Town Survey No 3/9,3/23 ,Ward-A, Block-22 of Melur Village, Melur Taluk, Madurai District – Application No - TNRERA/PLI/9144/2025Sub: Saleable area clarification and saleable area confirmation

This is in reference to the TNRERA application no - TNRERA/PLI/9144/2025, I would like to submit that as per Sale deed / Ownership document extend is 6839.43 sq.m. As per Patta No's. 3/9,3/23, Ward-A, Block-22 and the land extend is 6890.00 sq.m. which consist in Town Survey No's. 3/9,3/23, Ward-A, Block-22 of Melur Village, Melur Taluk, Madurai District. In this regard I submit that, I will sell only the saleable plotted able area of 4553.26 sq.m. and details of layout area, road and other common area detailed given below for your kindest reference.

DTCP Approval (sq.m)	
Total Land	6890.00
Road	2212.97
EB, Public	51.43
Layout Area	4625.60

As Per Document (sq.m)	
Total Land	6839.43
Road	2212.97
EB, Public	51.43
Layout Area	4575.03

Note: Please note that I sell the saleable are 4553.26 sq.m.

P.NO	SQM	SQFT	CENT
1	287.9970	3100.0000	7.1166
2	168.7300	1816.2100	4.1694
3	153.6241	1653.6100	3.7962
4	142.0327	1528.8400	3.5097
5	138.6566	1492.5000	3.4263
6	140.0502	1507.5000	3.4607
7	141.0953	1518.7500	3.4866
8	141.4437	1522.5000	3.4952
9	144.9275	1560.0000	3.5813
10	156.3424	1682.8700	3.8633
11	132.5873	1427.1700	3.2763
12	122.7917	1321.7300	3.0343
13	113.3463	1220.0600	2.8009

NOTARY * GOVERNMENT OF TAMILNADU *

14	105.5602	1136.2500	2.6085
15	85.9346	925.0000	2.1235
16	94.3014	1015.0600	2.3303
17	110.5974	1190.4700	2.7329
18	139.3534	1500.0000	3.4435
19	139.3534	1500.0000	3.4435
20	139.3534	1500.0000	3.4435
21	139.3534	1500.0000	3.4435
22	139.3534	1500.0000	3.4435
23	153.2887	1650.0000	3.7879
24	138.6566	1492.5000	3.4263
25	163.7402	1762.5000	4.0461
26	119.3534	1284.7199	2.9493
27	119.3534	1284.7199	2.9493
28	119.3534	1284.7199	2.9493
29	119.3534	1284.7199	2.9493
30	119.3534	1284.7199	2.9493
31	119.3534	1284.7199	2.9493

NOTARY GOVERNMENT OF TAMILNADU

32	119.3534	1284.7199	2.9493
33	185.3168	1994.7500	4.5793
TOTAL	4553.2618	49011.3093	112.5145

I will give assurance to the TNRERA authority that I will ensure the attached salable Layout area will be sold to the buyers and I will not deviate from this salable area.

Please help us to register this project in TNRERA office at the earliest.

Thanking you,

Yours Sincerely

M. [illegible]

R. [illegible]

NOTARY * GOVERNMENT OF TAMILNADU *
V. LINGANATHADURAI B.A.,B.L.
ADVOCATE
NOTARY PUBLIC
R.S.No. 35/2024
Lapse Dt: 28.2.2024
Exp: 27.2.2029

V. LINGANATHADURAI B.A.,B.L.,
ADVOCATE & NOTARY PUBLIC
44A/5, H.H. Road,
CMR ROAD, MADURAI-9.
Mob: 93441 74790

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.