

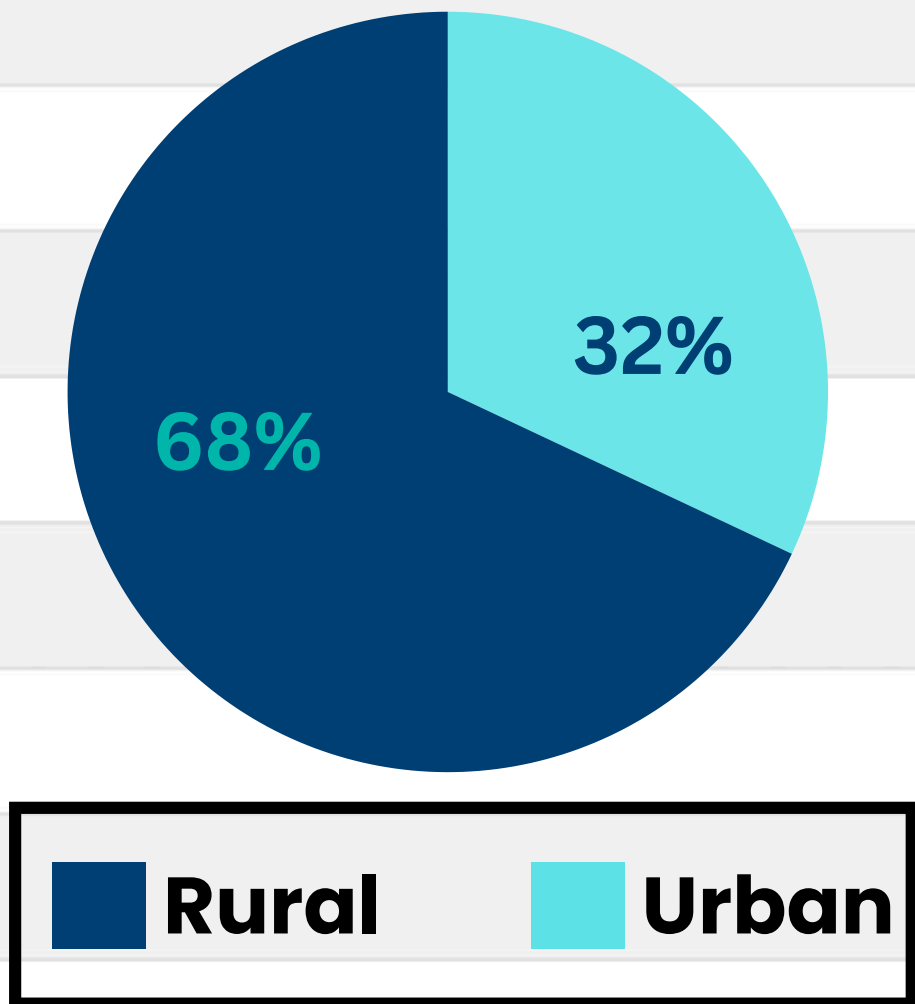
A nighttime cityscape featuring a multi-lane highway with light trails from traffic. The background shows a dense urban skyline with illuminated skyscrapers. The text 'MAHESHWARI NAGAR' is overlaid in a large, yellow, serif font across the middle of the image.

MAHESHWARI NAGAR

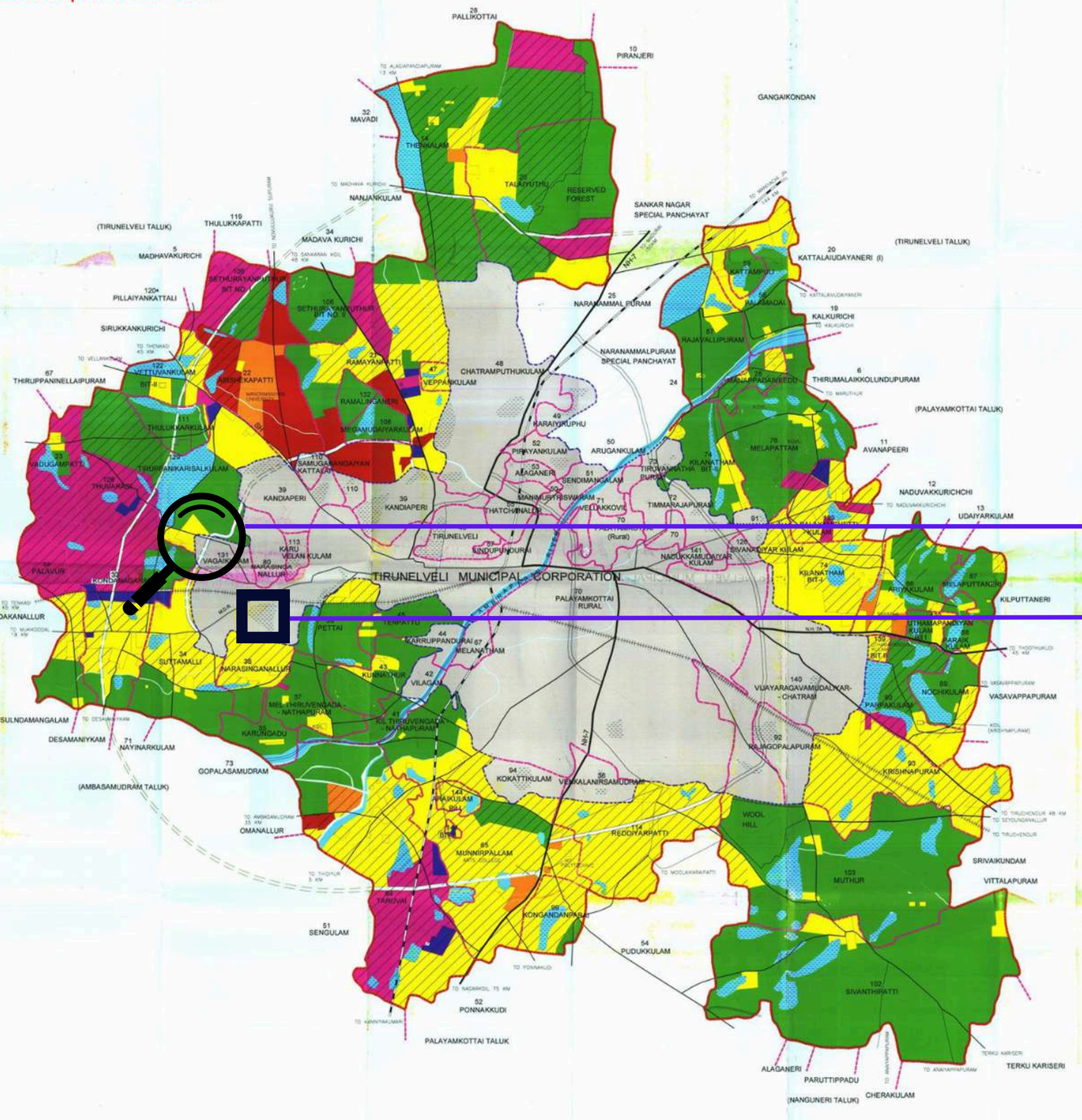
TIRUNELVELI

What is the population of Tirunelveli district in 2024 ? The question though important has no correct answer. The last census of Tirunelveli was done in 2011 and next census of 2021 has been postponed or cancelled. But we can do projection of future Tirunelveli 2024 Population on the basis likely Population Growth Rate.

Year	Projected Population	
2011	3,077,233	30.77 Lakhs
2021	3,410,000	34.16 Lakhs
2022	3,440,000	34.48 Lakhs
2023	3,470,000	34.76 Lakhs
2024	3,490,000	34.99 Lakhs
2025	3,510,000	35.20 Lakhs
2026	3,530,000	35.37 Lakhs
2027	3,550,000	35.51 Lakhs
2028	3,560,000	35.64 Lakhs
2029	3,570,000	35.75 Lakhs
2030	3,580,000	35.84 Lakhs



PROPOSED LAND USE-2021 VICINITY AREA



LEGEND

L.P.A. BOUNDARY	
CORPORATION BOUNDARY	
VILLAGE BOUNDARY	
RAILWAY LINE	
METER GAUGE	
BROAD GAUGE	
NATIONAL HIGHWAYS	
STATE HIGHWAYS	
BYE PASS ROAD	
MAJOR DISTRICT ROAD	
OTHER DISTRICT ROAD	
HILLOCKS	
RESERVED FOREST	
WATER BODIES	

USE ZONE

	EXISTING	PROPOSAL
I. RESIDENTIAL		
a. PRIMARY RESIDENTIAL		
b. MIXED RESIDENTIAL		
II. COMMERCIAL		
III. INDUSTRIAL		
a. CONTROLLED INDUSTRIAL		
b. GENERAL INDUSTRIAL		
c. SPECIAL INDUSTRIAL AND HAZARDOUS		
IV. EDUCATIONAL		
V. PUBLIC & SEMI PUBLIC		
VI. AGRICULTURAL - WET		
- DRY		
PROPOSED BYE PASS ROAD		

Corporation Boundary

Corporation Boundary

Project Location

MEMBER SECRETARY
TIRUNELVELI LOCAL PLANNING AUTHORITY
TIRUNELVELI

REGIONAL DEPUTY DIRECTOR OF TOWN
AND COUNTRY PLANNING
TIRUNELVELI REGION
TIRUNELVELI

ASST. DIRECTOR OF TOWN AND
COUNTRY PLANNING
CHENNAI

ADDITIONAL DIRECTOR OF TOWN AND
COUNTRY PLANNING
CHENNAI

DIRECTOR OF TOWN AND
COUNTRY PLANNING
CHENNAI

SECRETARY TO GOVERNMENT
HOUSING & URBAN DEVELOPMENT DEPT
GOVERNMENT OF TAMILNADU





20 Min Nellaiyappar Temple

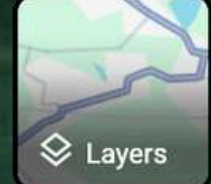
15 Min Tirunelveli Town

12 Min Pettai

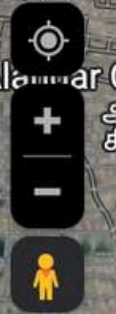
10 Min Pettai Station

20 Min Town Station

30 Min Tirunelveli Railway Station



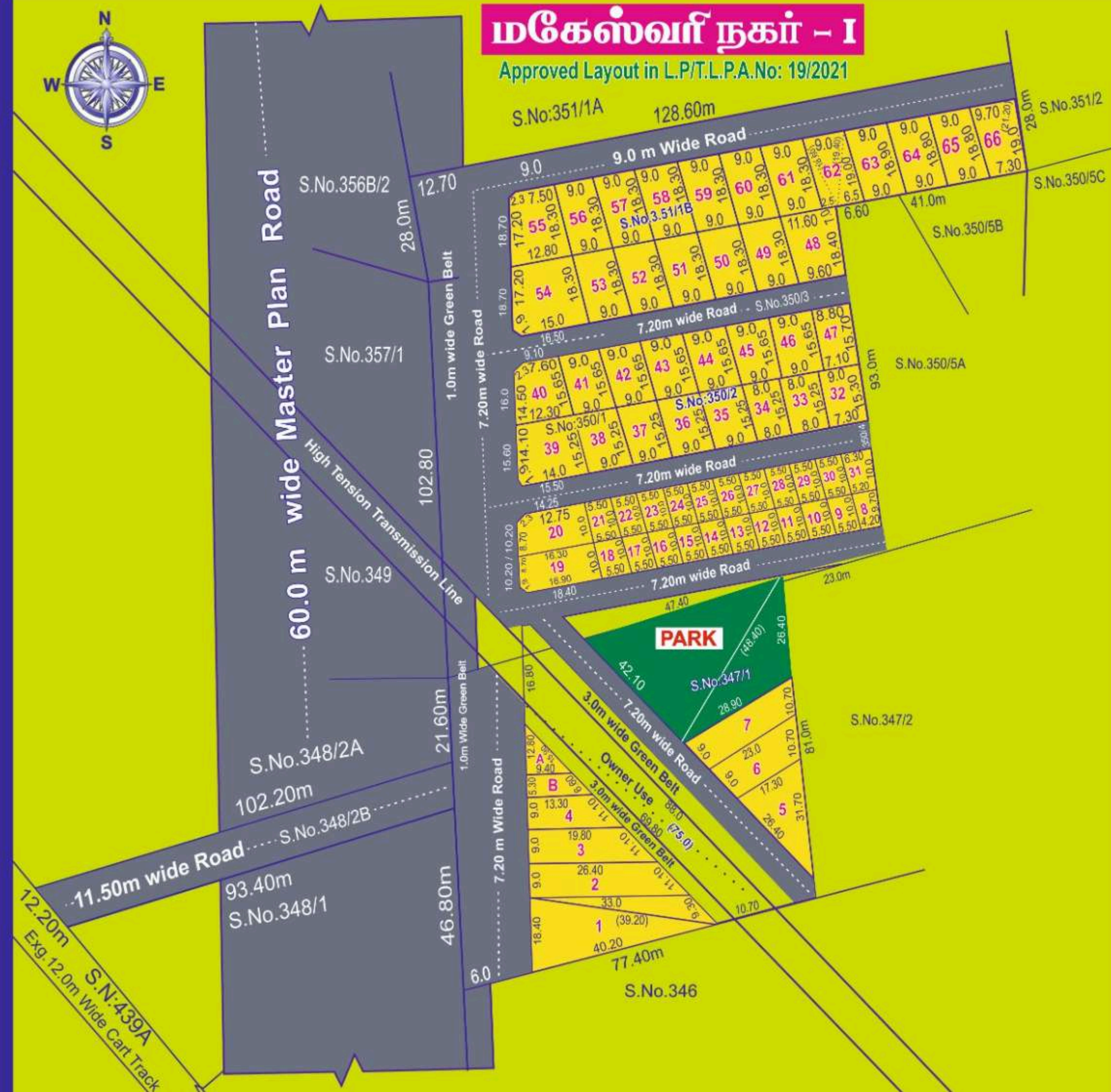
Google





மகேஸ்வரீ நகர் - I

Approved Layout in L.P/T.L.P.A.No: 19/2021



Plot No.	SQ.MT	CENT
1	478.85	11.83
2	267.30	6.60
3	207.90	5.14
4	148.95	3.68
5	228.35	5.64
6	181.35	4.48
7	233.55	5.77
8	46.30	1.14
9 to 18	55.00	1.36
19	173.50	4.29
20	152.75	3.77
21 to 30	55.00	1.36
31	57.79	1.43
32	124.28	3.07
33 & 34	122.00	3.01
35 to 38	137.25	3.39
39	211.97	5.24
40	167.45	4.14
41 to 46	140.85	3.48
47	124.41	3.07
48	193.98	4.79
49 to 53	164.70	4.07
54	268.09	6.62
55	199.47	4.93
56 to 61	164.70	4.07
62	169.23	4.18
63	170.55	4.21
64	169.65	4.19
65	169.20	4.18
66	159.97	3.95
A	60.16	1.49
B	60.15	1.49
Park	1228.69	30.35
Owner Use	768.93	19.00







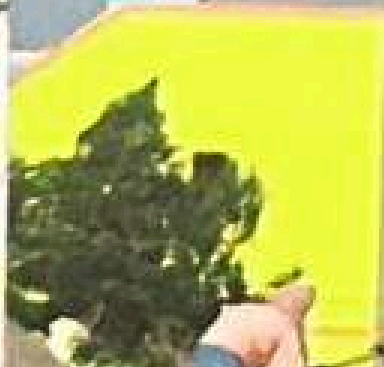
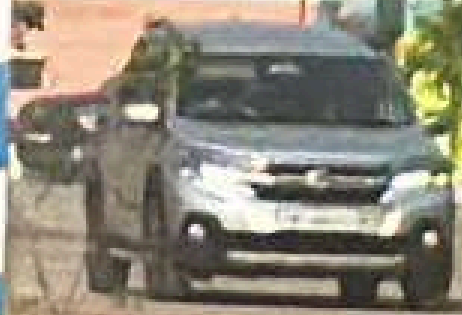


மாண்புமிகு
மாண்புமிகு
மாண்புமிகு
மகேஸ்வரி
நகர்
கொண்டா நகர்

16

5

4



PLOT COST

PER CENT

3.5L

Registration

FREE TILL 30th JUNE

PLOT COST

3 Cent Plot $3.5L * 3 = 10.5LACS$

Registration

FREE TILL 30th JUNE

ESTIMATED GROWTH FROM 1300 SQFT PLOT IN 2 YEARS

Investment Amount

₹ 1050000

Investment Period



2

years

Returns

30

%

30%

Total Wealth

₹ 17,74,500

Wealth Gained

₹ 7,24,500

ESTIMATED GROWTH FROM 1300 SQFT PLOT IN 2 YEARS

Investment Amount

₹ 1050000

Investment Period



2

years

Returns

36

%

36%

Total Wealth

₹ 19,42,080

Wealth Gained

₹ 8,92,080



***The best time to plant a tree was 20 years ago.
The second best time is now.***