PP APPROVAL RECORD

Planning Permission

Survey 138/1b and 2 more

Navinipatti

Madurai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

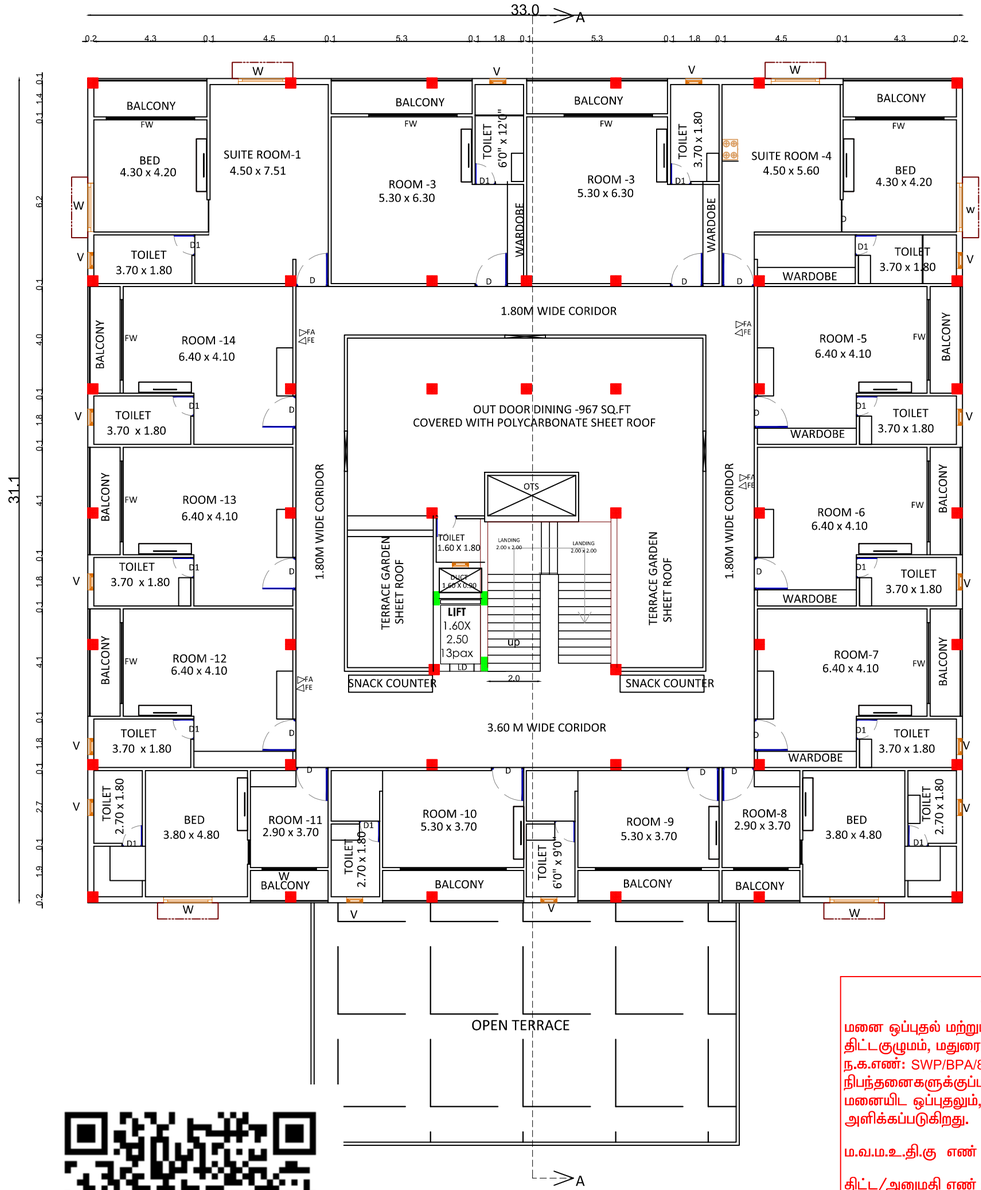
Verified RealEstate™

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

hello@verified.realestate

+91 9996 12 9996

verified.realestate



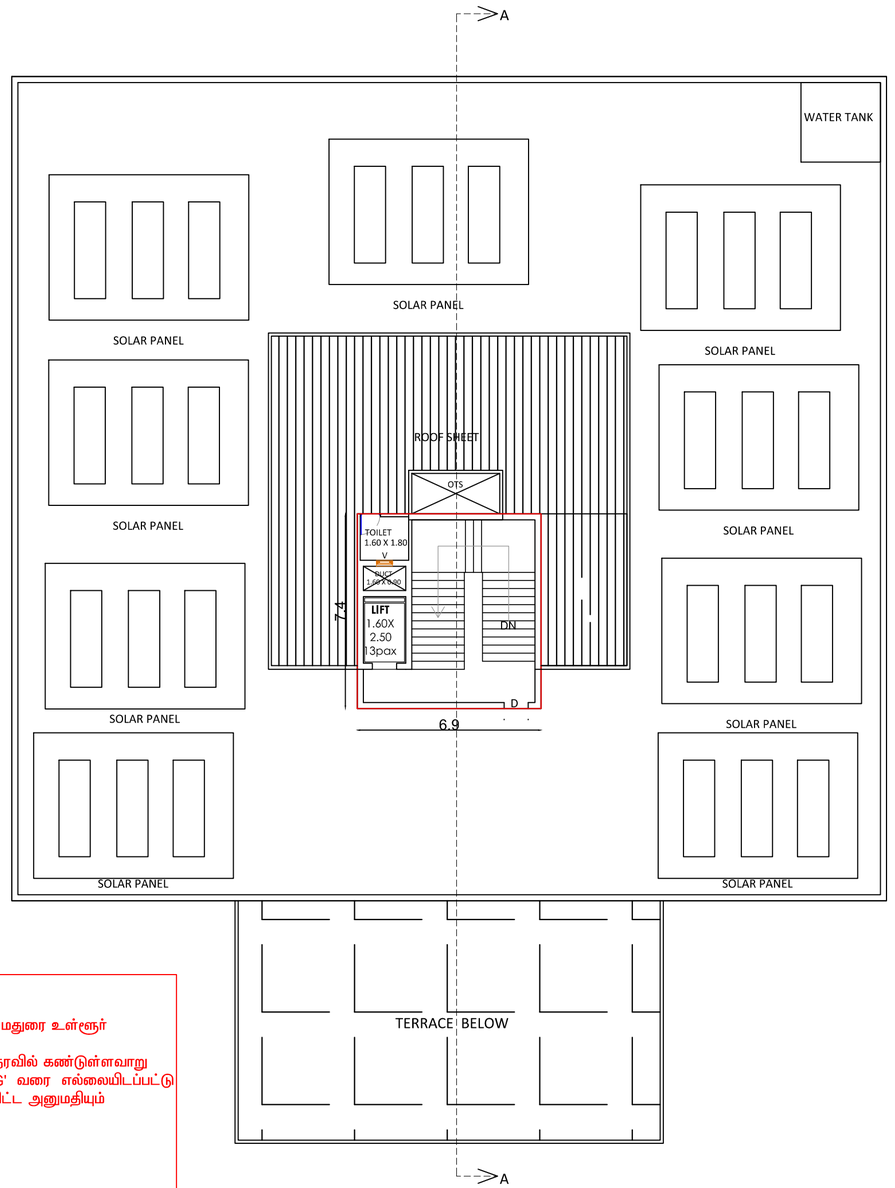
FIRST FLOOR PLAN

திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி மதுரை உள்ளூர்
திட்டகுழுமம், மதுரை - 625017.
ந.க.எண்: SWP/BPA/863239/2026 உத்தரவில் கண்டுள்ளவாறு
நிபந்தனைகளுக்குப்பட்டு 'A' முதல் 'G' வரை எல்லையிடப்பட்டு
மனையிட ஒப்புதலும், கட்டிடத்திற்கு திட்ட அனுமதியும்
அளிக்கப்படுகிறது.

ம.வ.ம.உ.தி.கு எண் : 302 / 2026

திட்ட/அனுமதி எண் : 322 / 2026



TERRACE FLOOR

SHEET NO:3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A HOTEL BUILDING R.S.NO: 138/2A & 138/1B, NAVINIPATTI VILLAGE/PANCHAYATH, MELUR PANCHAYAT UNION , MELUR TALUK, MADURAI DISTRICT

AREA DETAILS

AREA AS PER DOCUMENT = 3950.00 SQ.M

AREA AS PER PATTA = 3950.00 SQ.M

AREA DETAILS	FSI SQ M	NON FSI SQ M	TOTAL BUILDUP AREA SQM
BASEMENT FLOOR	416.18	–	416.18
GROUND FLOOR	1204.75	–	1204.75
FIRST FLOOR	1026.79	–	1026.79
HEAD ROOM	–	51.00	51.00
TOTAL	2647.72	51.00	2698.72

JOINERY DETAILS		
M.D	MAIN DOOR	8.00X3.00
D	DOOR	0.91X2.13
D1	DOOR	1.20X2.13
D2	DOOR	0.64X2.13
W1	WINDOW	2.00 x 1.22
W	WINDOW	1.83 x 1.22
FW	FRENCH WINDOW	2.07 x 2.14
V	VENTILATOR	0.60 x 0.90

FA - FIRE ALARM

FE - FIRE EXTINGUISER

APPLICANT

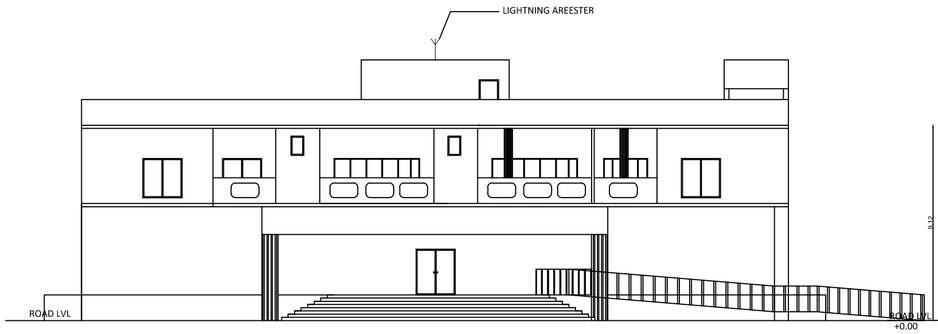
Er.A.G.JAGADEESH, B.Tech.,
Structural Engineers (MDTCP)
Reg. No - SE-06/2021 (Gr-II)
16/16, Indira Gandhi Street,
Villapuram, Madurai-625012
Cell: 8883342220

REGISTERED STRUCTURAL ENGINEER

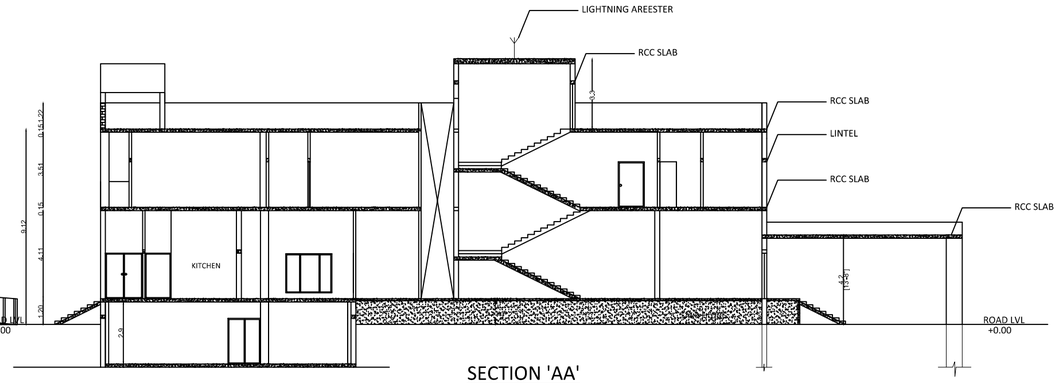
Er.K. PRASANNA ,B.E.
DTCP Registered Engineer
RE 05 / 2022 (Gr.I)
Shop No -1,Kallalagar Complex
Alagar Kovil Main Road,Tallakulam,Madurai-625002
Cell - 9894984630

REGISTERED ENGINEER

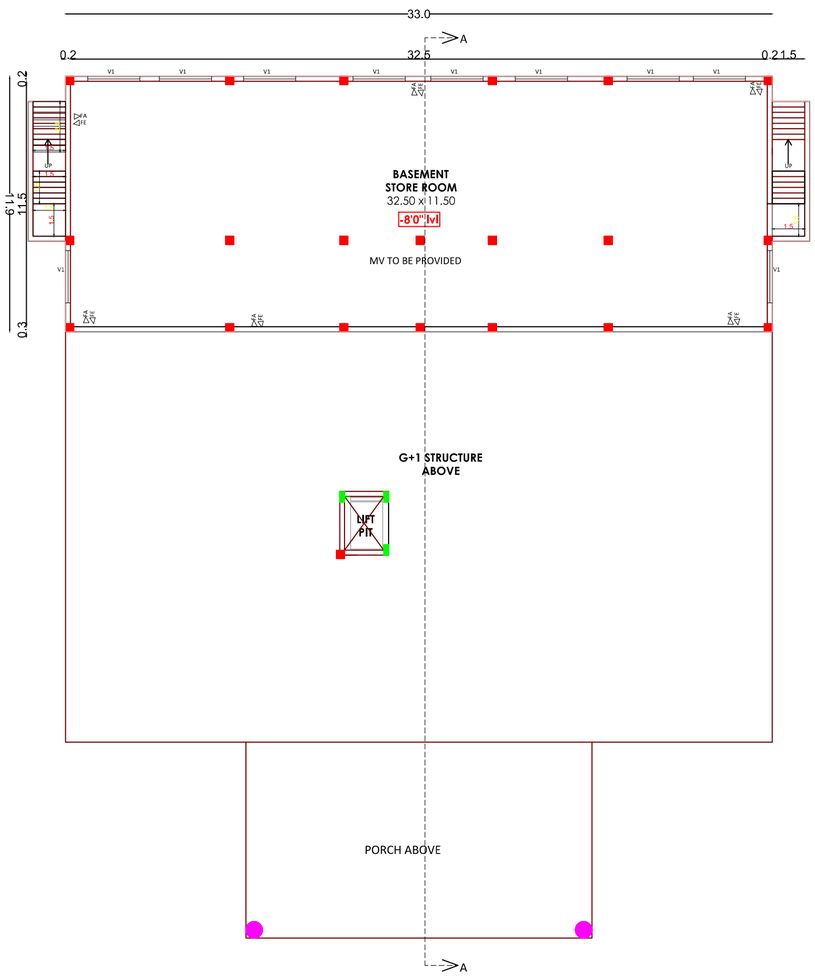
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A HOTEL BUILDING R.S.NO: 138/2A & 138/1B, NAVINIPATTI VILLAGE/PANCHAYATH, MELUR PANCHAYAT UNION , MELUR TALUK, MADURAI DISTRICT



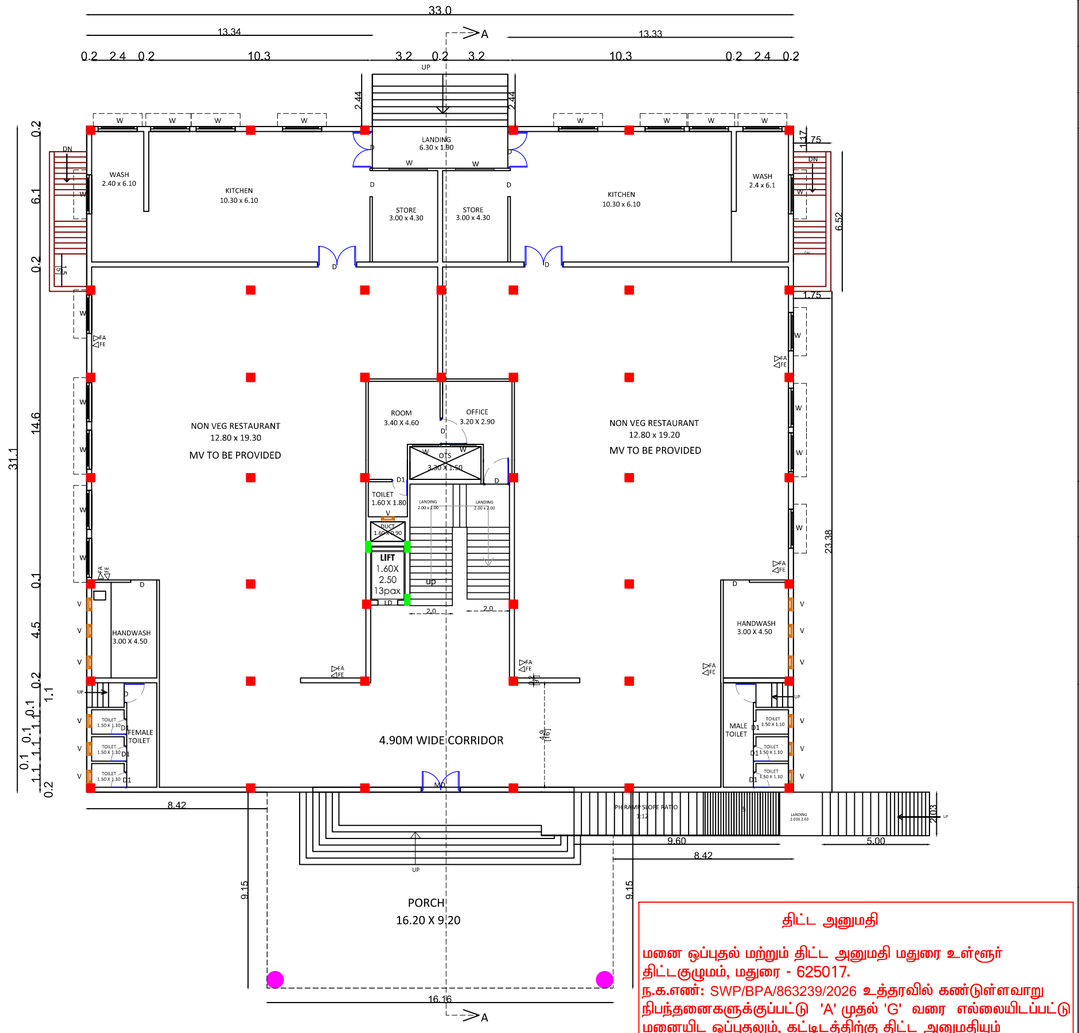
ELEVATION



SECTION 'AA'



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

AREA DETAILS	FSI SQ M	NON FSI SQ M	TOTAL BUILDUP AREA SQM
BASEMENT FLOOR	416.18	–	416.18
GROUND FLOOR	1204.75	–	1204.75
FIRST FLOOR	1026.79	–	1026.79
HEAD ROOM	–	51.00	51.00
TOTAL	2647.72	51.00	2698.72

AREA DETAILS

AREA AS PER DOCUMENT = 3950.00 SQ.M

AREA AS PER PATTA = 3950.00 SQ.M

JOINERY DETAILS		
M.D	MAIN DOOR	8.00X3.00
D	DOOR	0.91X2.13
D1	DOOR	1.20X2.13
D2	DOOR	0.64X2.13
W1	WINDOW	2.00 x 1.22
W	WINDOW	1.83 x 1.22
FW	FRENCH WINDOW	2.07 x 2.14
V	VENTILATOR	0.60 x 0.90
V1	VENTILATOR	2.44 x 0.90

FA - FIRE ALARM

FE - FIRE EXTINGUISER

APPLICANT

Er.A.G.JAGADEESH, B.Tech.,
Structural Engineers (MDTCP)
Reg. No - SE-06/2021 (Gr-II)
16/16, Indira Gandhi Street,
Villapuram, Madurai-625012
Cell: 8883343220

REGISTERED STRUCTURAL ENGINEER

திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி மதுரை உள்ளூர் திட்டகுழுமம், மதுரை - 625017.

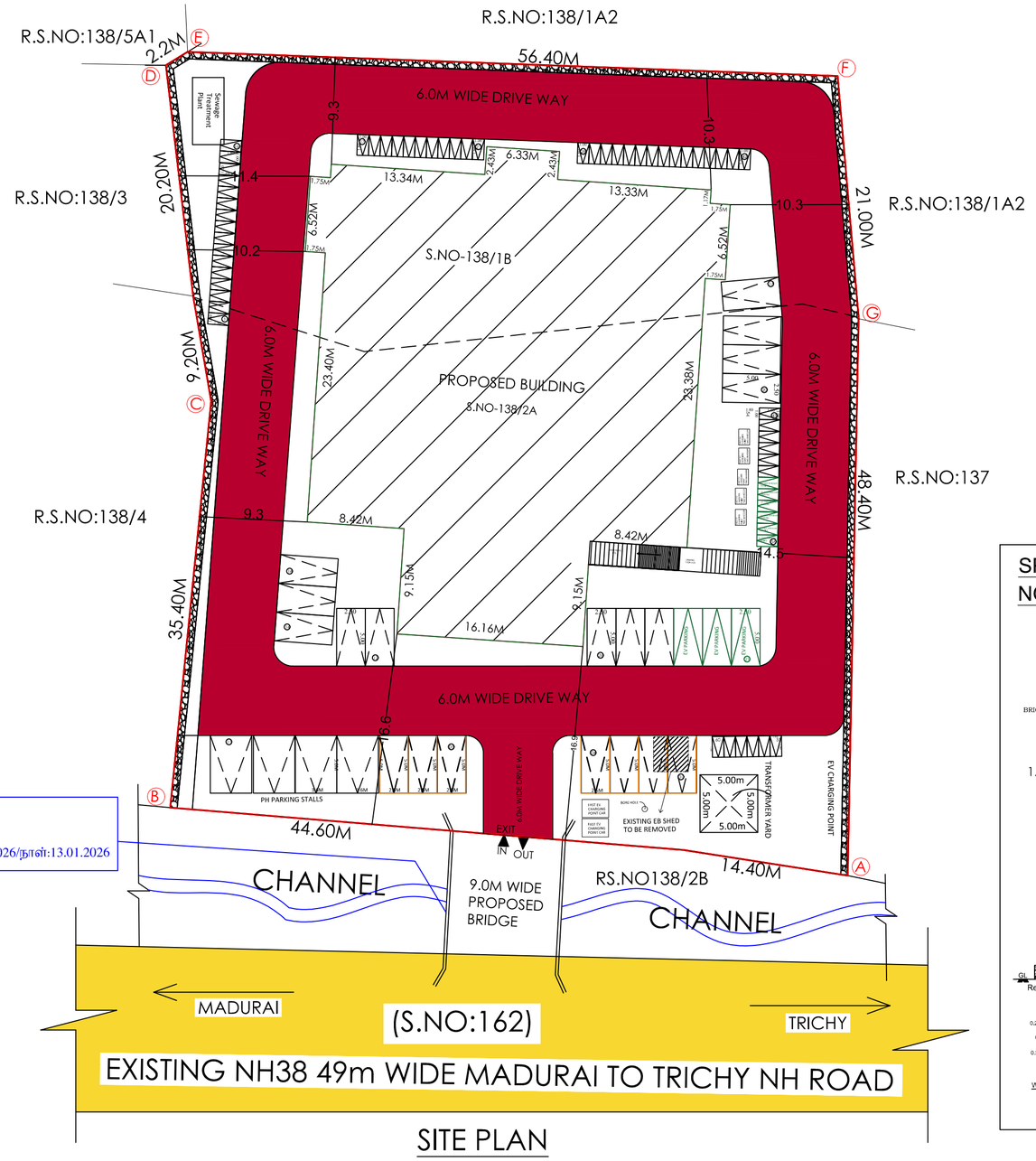
ந.க.எண்: SWP/BPA/863239/2026 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குப்பட்டு 'A' முதல் 'G' வரை எல்லையிடப்பட்டு மனையிட ஒப்புதலும், கட்டிடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.

ம.வ.ம.உ.தி.கு எண் : 302 / 2026

திட்ட/அனுமதி எண் : 322 / 2026

Er.K. PRASANNA ,B.E.
DTCP Registered Engineer
RE 05 / 2022 (Gr.I)
Shop No -1,Kallalagar Complex
Alagar Kovil Main Road,Tallakulam,Madurai-625002
Cell - 9894984630

REGISTERED ENGINEER



SITE PLAN

9ஆ அகலமுள்ள உத்தேச பாலம்
செயற்பொறியாளர் கடித எண்:
005M/இ.வ.அ.1/கோ.106(பாலம்-அனுமதி)/2026/நாள்:13.01.2026

திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி மதுரை உள்ளூர் திட்டகுழுமம், மதுரை - 625017.
ந.க.எண்: SWP/BPA/863239/2026 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குப்பட்டு 'A' முதல் 'G' வரை எல்லையிடப்பட்டு மனையிட ஒப்புதலும், கட்டிடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.

ம.வ.ம.உ.தி.கு எண் : 302 / 2026

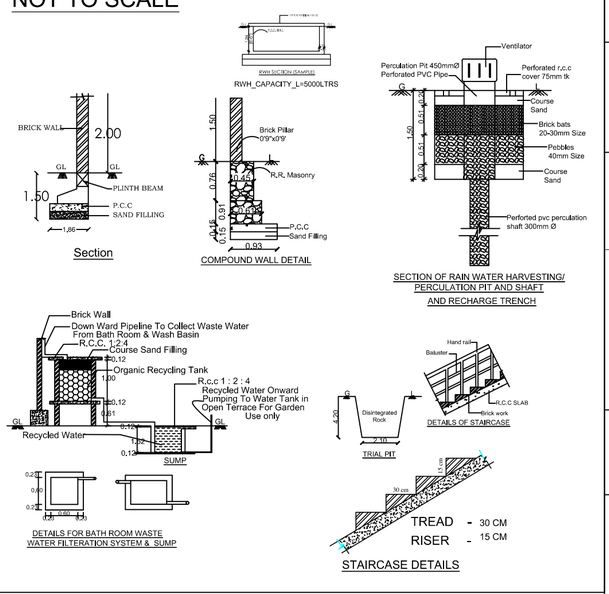
திட்ட/அனுமதி எண் : 322 / 2026

N

NOTE
1.SOLAR WATER HEATING SYSTEM TO BE PROVIDED IN TERRACE FLOOR
2.RAIN WATER HARDVESTING SYSTEM TO BE PROVIDED
3.STP AND RECYCLING UNIT OF WASTE WATER TO BE PROVIDED I THE SITE
4. STRUCTURE IS SAFE FOR EARTHQUAKE
5.FE:FIRE EXTINGUISHNG SYSTEM PROVIDED IN ALL FLOORS
6.EA:EXISTING ALARAM PROVIDED IN ALL FLOORS

REFERENCE
SITE BOUNDARY -
EXT. ROAD -
BUILDING -
DRIVE WAY -

SPECIFICATION
NOT TO SCALE



SITEPLAN SHOWING THE PROPOSED CONSTRUCTION OF A HOTEL BUILDING R.S.NO: 138/2A & 138/1B, NAVINIPATTI VILLAGE/PANCHAYATH, MELUR PANCHAYAT UNION , MELUR TALUK, MADURAI DISTRICT

AREA DETAILS
AREA AS PER DOCUMENT = 3950.00 SQ.M
AREA AS PER PATTA = 3950.00 SQ.M

AREA DETAILS	FSI SQ M	NON FSI SQ M	TOTAL BUILDUP AREA SQM
BASEMENT FLOOR	416.18	–	416.18
GROUND FLOOR	1204.75	–	1204.75
FIRST FLOOR	1026.79	–	1026.79
HEAD ROOM	–	51.00	51.00
TOTAL	2647.72	51.00	2698.72

FSI = TOTAL BUILDUP AREA / SITE AREA = 2647.72 / 3950.00 = 0.67<2.00

% OF PLOT COVERAGE AREA = 1204.75 / 3950.00 x100=30.5%

PARKING DETAILS
BASEMENT FLOOR (RESTAURANT-STORE) AREA-416.18 SQ.M
GROUND FLOOR (RESTAURANT) AREA -1204.75 SQ.M
TOTAL -1620.93 SQ.M

CAR PARKING
1 CAR SPACE FOR EVERY 100 SQ.M OF FLOOR AREA = 1620.93/100 =16.21 ~16NOS
CAR PARKING REQUIRED =16 NOS
CAR PARKING PROVIDED=14 NOS+02 PH PARKING

TWO WHEELER PARKING
1 TWO WHEELER SPACE FOR EVERY 50 SQ.M OF FLOOR AREA = 1620.93/50 =32.42 ~ 33NOS
TWO WHEELER PARKING REQUIRED =33 NOS
TWO WHEELER PARKING PROVIDED=33 NOS

FIRST FLOOR AREA -1026.79 SQ.M
1 CAR SPACE FOR EVERY 10 GUEST ROOMS = 17 NOS / 10 =1.7 ~02NOS
1 CAR SPACE FOR EVERY 100 SQ.M OF NON ROOM AREA = 314.04/100 =3.14 ~03 NOS
CAR PARKING REQUIRED =05 NOS
CAR PARKING PROVIDED =08 NOS(INCLUDING EV PARKING) + 02 PH PARKING

1 TWO WHEELER SPACE FOR EVERY 50 SQ.M OF NON ROOM AREA = 314.04/50 =6.28 ~ 7NOS
TWO WHEELER PARKING REQUIRED = 07 NOS
TWO WHEELER PARKINGPROVIDED = 27NOS

TOTAL CAR PARKING PROVIDED = 26 NOS(INCLUDING PH PARKING AND EV PARKING)
TOTAL TWO WHEELER PARKING PROVIDED =60 NOS (INCLUDING PH PARKING AND EV PARKING)

Er.A.G.JAGADEESH, B.Tech.,
Structural Engineers (MDTCP)
Reg. No - SE-06/2021 (Gr-II)
16/18, Indira Gandhi Street,
Villapuram, Madurai-625012
Cell: 8883343220

REGISTERED STRUCTURAL ENGINEER

Er.K. PRASANNA ,B.E.
DTCP Registered Engineer
RE 05 / 2022 (Gr.I)
Shop No -1,Kallalagar Complex
Alagar Kovil Main Road,Tallakulam,Madurai-625002
Cell - 9894984630

REGISTERED ENGINEER

SANITARY DETAILS:54(2)(b)
TOTAL NUMBER OF PERSION -70

			GENTS-50 Nos	
			Ladies-20 Nos	
S.NO	DESCRIPTION		REQUIRED	PROVIDED
1	WATER CLOSET	MALE(1 PER 15 PERSIONS)	5	10
		FEMALE(1 PER 12 PERSIONS)	2	10
2	URINAL	MALE(1 PER 20 PERSIONS)	2	19
3	WASHBASIN	MALE(1 PER 15 PERSIONS)	21	22
4	DRINKING WATER	(1 PER 100 PERSIONS)	2	2
5	WATER CLOSET	STAFF FEMALE WATER CLOSET 2 FOR 25 PERSIONS	2	18
6	URINAL	MALE STAFF URINAL 2 FOR 21-45 PERSION	2	19

APPLICANT

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.