

PP

APPROVAL RECORD

Planning Permission

Madurai district, Tamil Nadu

APPROVAL TYPE

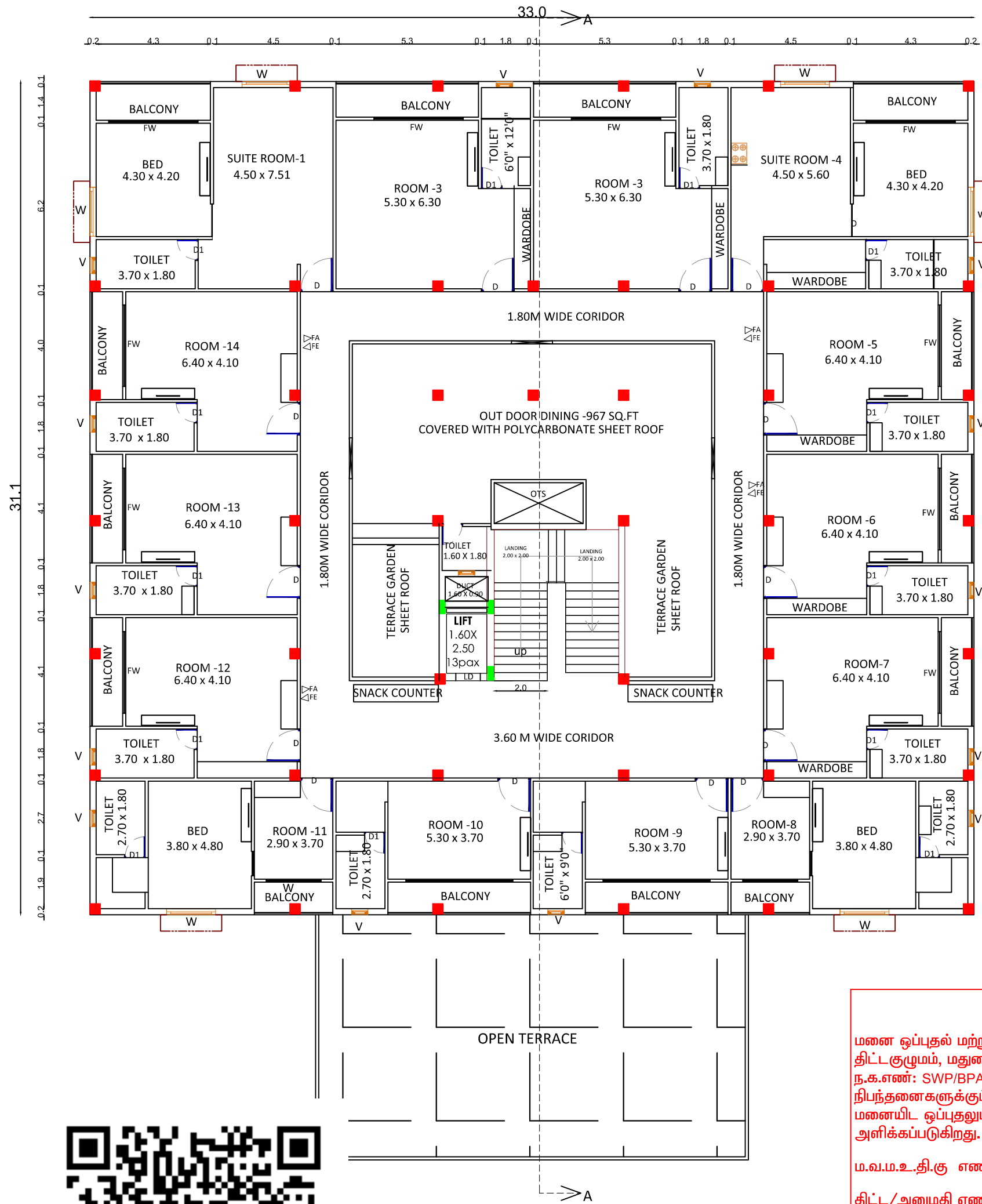
Building Plan

ISSUING AUTHORITY

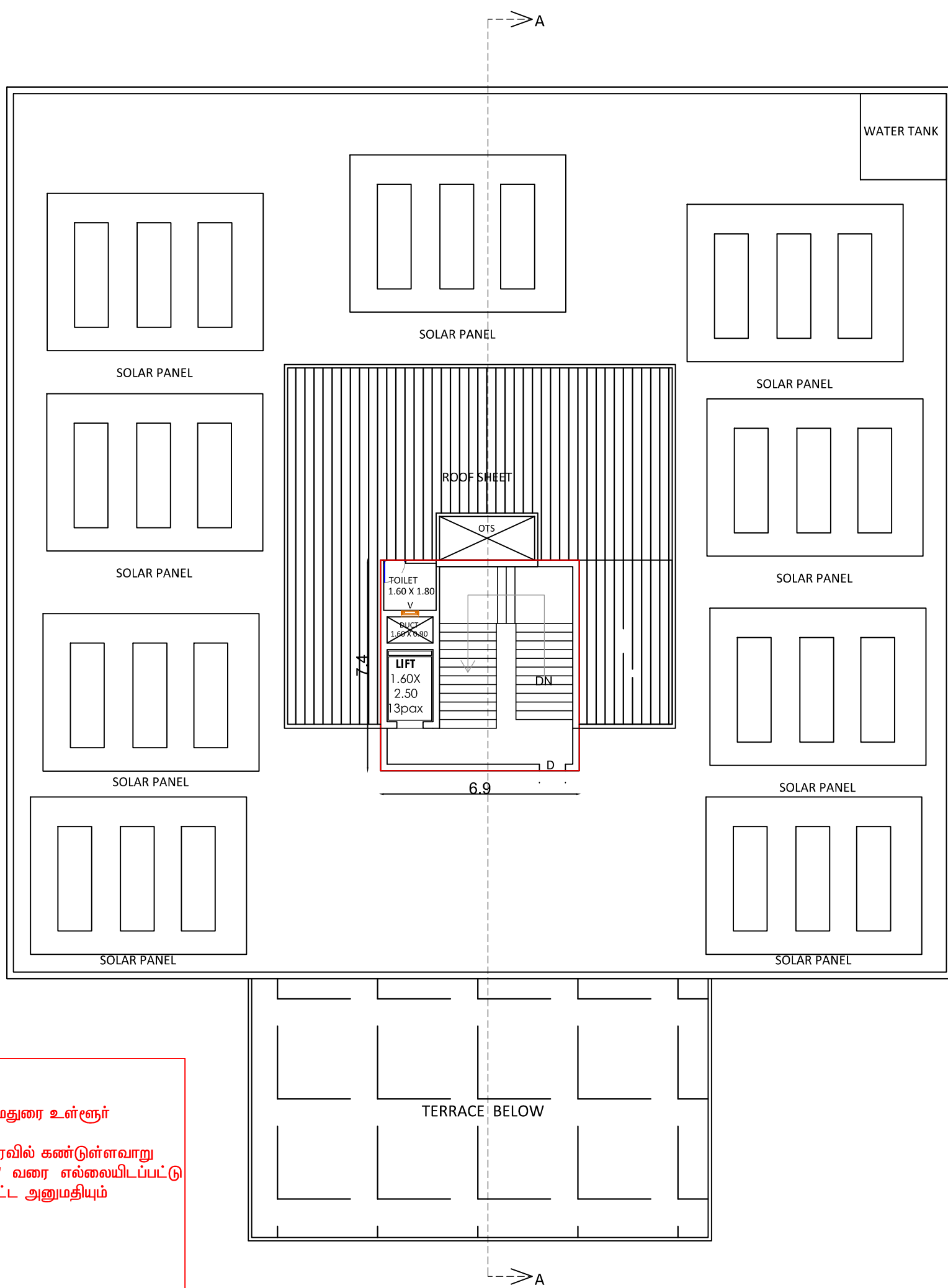
DTCP

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.



FIRST FLOOR PLAN



TERRACE FLOOR

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



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 EXTINGUISHER

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,Talukulam,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
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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 EXTINGUISHER

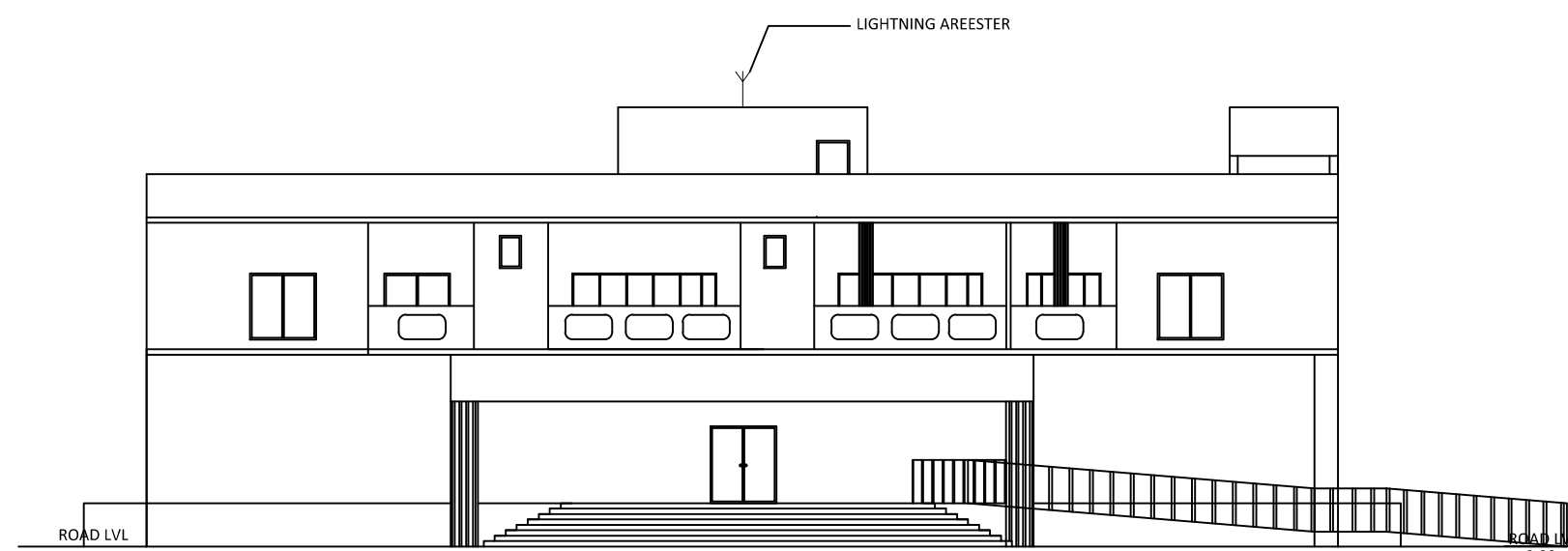
APPLICANT

Signature
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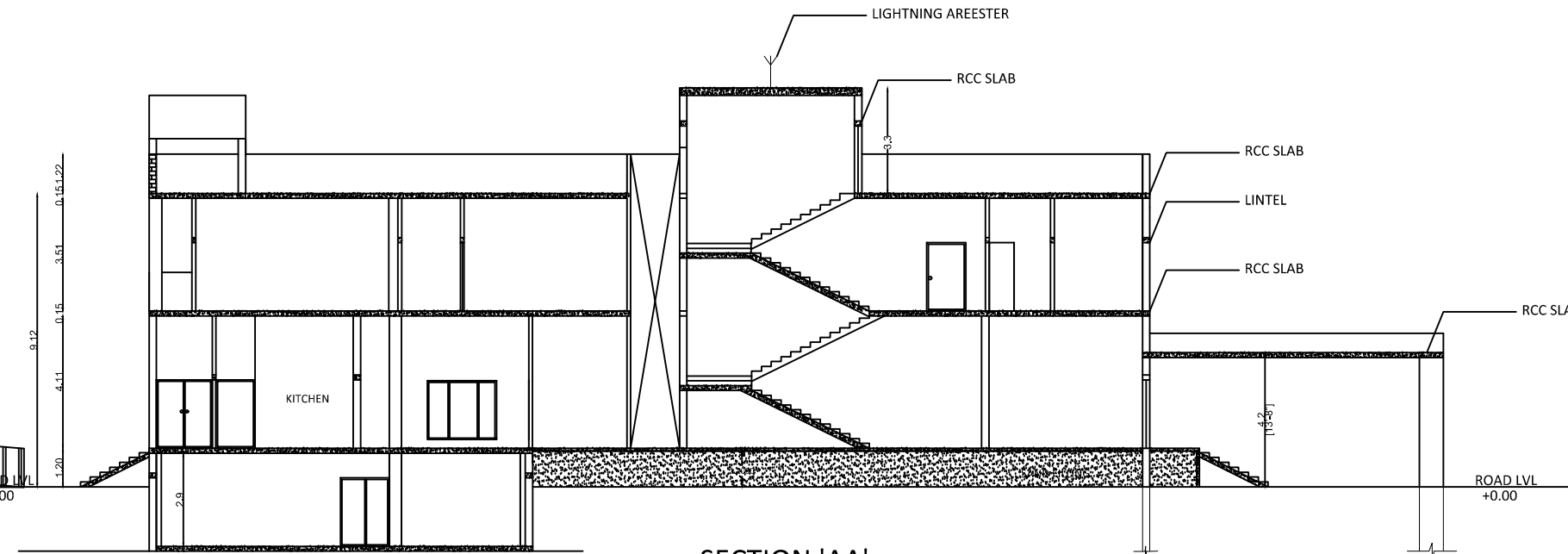
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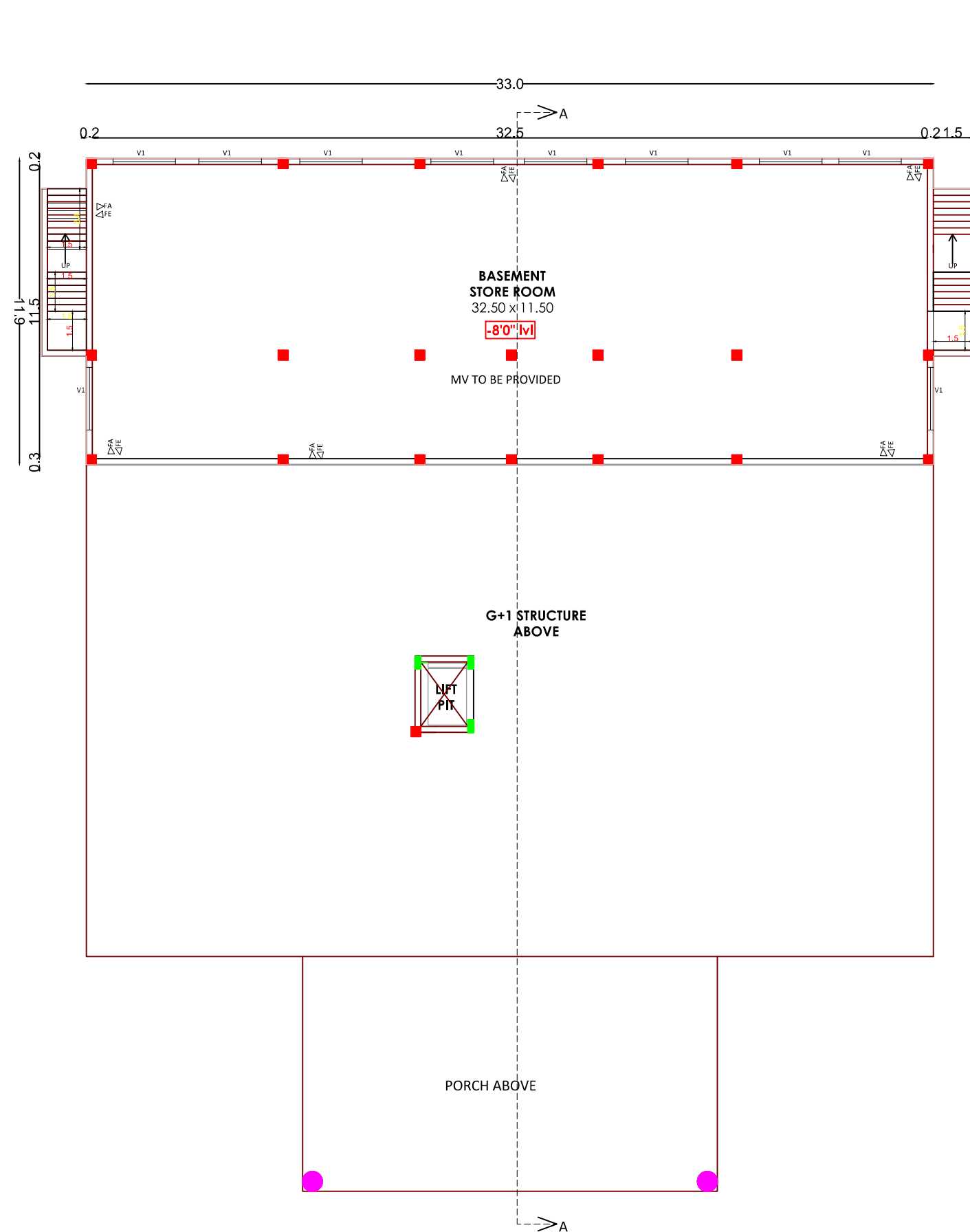
REGISTERED ENGINEER



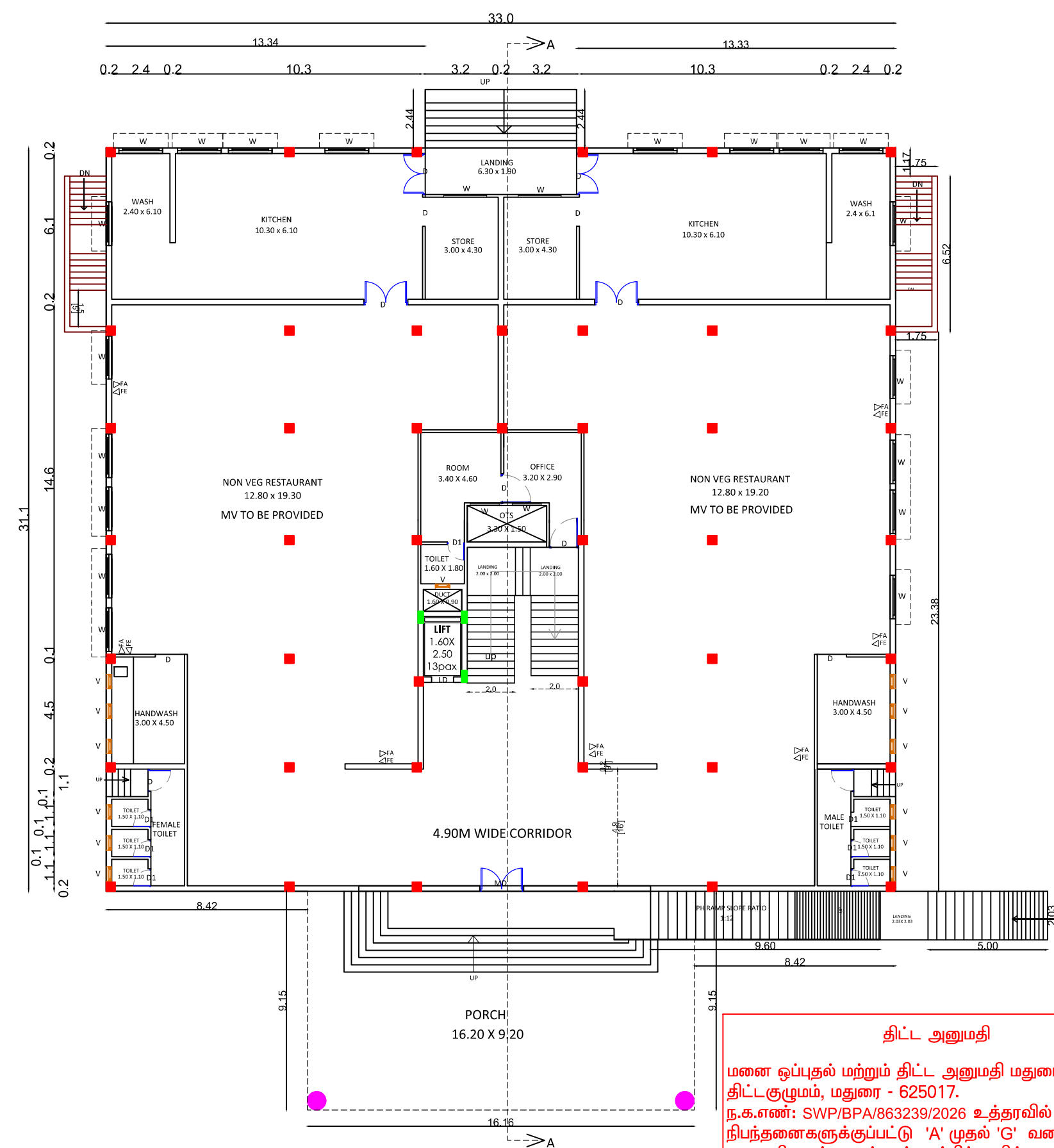
ELEVATION



SECTION 'AA'



BASEMENT FLOOR PLAN



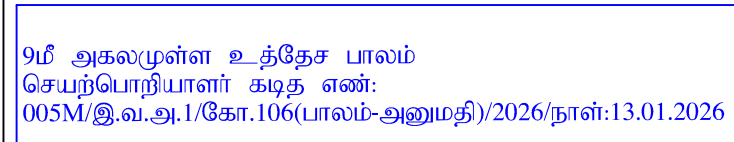
GROUND FLOOR PLAN

திட்ட அனுமதி

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திட்டகுழும், மதுரை - 625017.
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அளிக்கப்படுகிறது.

ம.வ.ம.உ.தி.கு எண் : 302 / 2026

திட்ட/அனுமதி எண் : 322 / 2026



**SITEPLAN SHOWING THE PROPOSED
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R.S.NO: 138/2A & 138/1B, NAVINIPATTI
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HEAD ROOM	—	51.00	51.00
TOTAL	2647.72	51.00	2698.72

$$FSI = \frac{\text{TOTAL BUILDUP AREA}}{\text{SITE AREA}} = \frac{2647.72}{3950.00} = 0.67 < 2.00$$

$$\% \text{ OF PLOT COVERAGE AREA} = \frac{1204.75}{3950.00} \times 100 = 30.5\%$$

<u>PARKING DETAILS</u>	
BASEMENT FLOOR (RESTAURANT-STORE) AREA	416.18 SQ.
GROUND FLOOR (RESTAURANT) AREA	1204.75 SQ.
TOTAL	1620.93 SQ.

CAR PARKING

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 ~ 33NO

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 PROVIDED =08 NOS(INCLUDING EV PARKING) + 02 PH PARK

1 TWO WHEELER SPACE FOR EVERY 50 SQ.M OF NON ROOM AREA = 314.0
=6.28 ~ 7
TWO WHEELER PARKING REQUIRED = 07 NOS
TWO WHEELER PARKING PROVIDED = 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)

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SANITARY DETAILS:54(2)(b)			GENTS-50 Nos	
TOTAL NUMBER OF PERSON -70			Ladies-20 Nos	
S.NO	DESCRIPTION		REQUIRED	PROVIDED
1	WATER CLOSET	MALE(1 PER 15 PERSONS)	5	10
		FEMALE(1 PER 12 PERSONS)	2	10
2	URINAL	MALE(1 PER 20 PERSONS)	2	19
3	WASHBASIN	MALE(1 PER 15 PERSONS)	21	22
4	DRINKING WATER	(1 PER 100 PERSONS)	2	2
5	WATER CLOSET	STAFF FEMALE WATER CLOSET 2 FOR 25 PERSONS	2	18
6	URINAL	MALE STAFF URINAL 2 FOR 21-45 PERSON	2	19

APPLICANT

REGISTERED ENGINEER

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](#)



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



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.

