Proposed commercial shop cum restaurant (ground floor) — T.S. No. 988 & 989, Tallakulam village, Madurai North taluk, Madurai Corporation

Drawing checked: approval plan dated 05.11.2026, sheet 1/1 (site cum ground floor plan, elevation, section). Site 1,111.23 sq.m on Alagar Kovil Main Road (30.48 m). Ground floor 735.00 sq.m (restaurant 686.00 + shop 49.00). All values are read from the drawing.

VERDICT **Setbacks, FSI, road width and height comply with Rule 35(1)(b). The parking does not: the 14 cars have no aisle and reverse onto the main road, the front has more than two vehicle gates, and two-wheeler spaces are 6 short. Rework the front parking before submission (Option A below).**

1. Rule 35(1)(b) — commercial building over 300 sq.m

Item	Rule	Required	On the plan	Result
Abutting road width	35(1)(b) A	9.0 m minimum	30.48 m	✓ **Complies**
Height	35(1)(b) B; rule 2(57)	19.50 m maximum	5.68 m to eaves from −1.05 ground level (6.82 m if the gable faces the road)	✓ **Complies**
FSI	35(1)(b) C	2.0	735.00 / 1,111.23 = 0.66	✓ **Complies**
Front setback	35(1)(b) D(i)	4.5 m (road 18–30.5 m)	7.68 m	✓ **Complies**
Side and rear setbacks	35(1)(b) D(ii)	1.0 m (height up to 7 m)	1.00 m left, 1.00–1.40 m right, 1.00 m rear	✓ **Complies**
Vehicle access within 50 m	35(9)	Every block within 50 m	Building about 34 m deep from the road	✓ **Complies**
Sewage / RWH / solar	35(15), (5), (7)	Septic tank (under 2,500 sq.m)	Septic tank, RWH trench, solar heater shown	✓ **Complies**
Electrical room	35(11)	Only above 900 sq.m	735 sq.m	Not needed
Plot coverage	—	No limit in Rule 35	66.0%	✓ **Complies**

2. Parking (Rule 35(4), Annexure IV) and gates (Rule 28)

Item	Rule	Required	On the plan	Result
Car spaces	Annex IV 10(a)	1 per 50 sq.m or part: 686 → 14 (shop 49 sq.m: nil)	14	✓ **Complies**
Aisle for 90° stalls	Annex IV (C)	4.5 m aisle inside the site (5.0 + 4.5 = 9.5 m)	About 2.7 m left in front of the building; cars reverse out onto a 30.48 m arterial road	✗ **Does not comply**
Vehicle gates	Rule 28 Expl. (i)	At most 1 entry + 1 exit (frontage under 50 m), each ≥ 3.0 m (Annex IV (D))	Four sliding gate leaves along the whole 40.50 m front	✗ **Does not comply**
Two-wheeler spaces	Annex IV 10(a)	1 per 25 sq.m or part: 686 / 25 = 27.4 → 28	22 (plan states 27 required)	✗ **6 short**
EV charging	Annex IV (I)(ii)	Commercial over 300 sq.m: 10% of spaces with fast chargers (2 car or 3 two-wheeler)	Not shown	✗ **Add**
Two-wheeler aisle	Annex IV (C)	1.5 m	1.5 m driveways	✓ **Complies**

3. Parking fix options (front open space 7.68 m, frontage 40.50 m)

Option	Layout in the front open space	Depth needed	Cars	Floor area cost	Assessment
A Recommended	4.5 m aisle along the front boundary, 90° stalls (2.5 × 5.0 m) on the building side; entry gate at the left end, exit at the right	9.5 m — building front moves back 1.82 m	14 (as now)	About 47 sq.m: cafe, reception and shop each 1.82 m shallower (front width about 26 m)	**Meets Annex IV and Rule 28**
B	30° angled stalls with a 3.0 m one-way aisle	7.67 m — fits as is	About 7	None	✗ **7 cars short**
C	Parallel stalls (2.7 m) with a 3.0 m aisle	5.7 m — fits as is	About 6–7	None	✗ **7–8 cars short**

With Option A the ground floor drops to about 688 sq.m (restaurant about 656, shop about 32), FSI about 0.62. Parking then needs 14 cars (656 / 50 = 13.1 → 14) and 27 two-wheelers (656 / 25 = 26.2 → 27): add 5 two-wheeler bays opening onto the aisle, for example at the right-front corner beside the exit, and mark 2 car stalls for EV fast charging.

4. Check before submission

- **Area statement.** The area table gives restaurant + shop = 686.00 + 49.00 = 735.00 sq.m, but the parking table derives 686.00 as 735.00 − 68.80 (existing building). Make the two agree and state whether the existing storage room is part of the restaurant. If all 735 sq.m is restaurant: 15 cars and 30 two-wheelers.
- **"Hotels" in Rule 35 Explanation 2(vii)** require 6 m setbacks all around. A restaurant is often called a hotel in Tamil Nadu; describe the use as restaurant / fast-food outlet (Annexure IV item 10(a)) so the 1.0 m side and rear setbacks are not challenged.
- **Access for persons with disabilities (35(6), rule 43).** Floor level is 1.05 m above ground and the entrance marked "RAMP UP" is drawn as steps. A 1:12 ramp needs about 12.6 m; show it.
- **Covered two-wheeler shed** is outside the minimum setbacks. Confirm whether its roofed area is counted in coverage; FSI has room either way.
- **Deposits.** Security deposit under 35(21) is payable (not residential). Display board deposit under 35(22): ₹1,500.
- **Street alignment.** If a street alignment is notified on Alagar Kovil Main Road, that strip cannot be used for parking (Annexure IV (b)) and the front open space reduces.

Not checked: Master Plan land-use zoning, fire and other statutory clearances. Based on the unofficial consolidated text of TNCDBR 2019 with amendments up to G.O.(Ms).No.194 dated 26.10.2026; where it differs, the Gazette prevails. Area costs in Section 3 are estimates scaled from the drawing.