

PP

APPROVAL RECORD

Planning Permission

Madurai

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.

PROCEEDINGS OF THE ASSISTANT DIRECTOR/MEMBER SECRETARY (i/c)
MADURAI LOCAL PLANNING AUTHORITY
MADURAI DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: Tmt.P.G.MANJU,M.PLAN,
Online Building Plan Application – Planning Permission

Online Application Number : SWP/BPA/003894/2022

Dated: 14.06.2023

Subject: School Building - District Town and Country planning Office – Madurai District – Madurai East Taluk- Vandiyur Bit I Village – S.F.Nos.76/2A1pt., 76/2A2pt., 76/2A3pt., 76/4A1, 76/4A2, 76/6 and 76/7 an extent of site 8585.40 Sq.m – Existing and Proposal of School building (Ground + 2 Floors) for FSI area of 5376.10 Sq.m – Planning permission issued - forwarded for further action - Reg.

- Reference:**
1. Director of Town and Country Planning, Chennai Technical Clearance No. B.P/DTCP No:196/2023.
 2. Applicant Thiru. PKM.Rajangam and 5 Others Online Application Reference No. SWP/BPA/003894/2022 Dated:19.12.2022
 3. G.O.86 Housing and Urban Development Department, Dated: 28.03.2012
 4. G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
 5. G.O.01 Housing and Urban Development Department, Dated: 05.01.2021
 6. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
 7. G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
 8. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
 9. Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
 10. Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012
 11. Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
 12. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
 13. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
 14. Station Officer, Fire and Rescue Services department, Madurai Tallakulam Letter.No.262/V/2023 Dated: 17.03.2023 and No.46/2023 13.03.2021.
 15. The Proceedings of the Director of Town and country planning, Chennai-2 Roc No.3919/2019/TCP-1, Dated, 11.12.2019.

16. Tahsildar, Madurai East Taluk, ROC No.1807/2023/93
Dated.19.05.2023.
17. Applicant Thiru.PKM RAJANGAM AND FIVE OTHERS, Demand
remittance letter, Dated: 09.06.2023.

Order:

In the reference to the 2nd Cited letter, the applicant Thiru.PKM Rajangam And Five Others has requested for the approval of School building at Madurai District, Madurai East Taluk, Vandiyur Bit I Village, S.F.Nos.76/2A1pt., 76/2A2pt., 76/2A3pt., 76/4A1, 76/4A2, 76/6 and 76/7 an extent of site 8585.40 Sq.m , Existing and Proposal of School building (Ground + 2 Floors) for FSI area of 5376.10 Sq.m.

In the reference first cited proceedings of Director of Town and Country Planning, Chennai, the boundary of the site has been marked as “A to L” and the Technical Clearance has been issued under section 47 & 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No.196/2023**.

On the receipt of requisite charges vide reference 17th cited the boundary of the site has been marked as “A to L” and the concurrence for the site has been issued and numbered as **LP/MLPA: 218/2023**. The planning permission for the Existing and Proposal of School building (Ground + 2 Floors) for FSI area of 5376.10 Sq.m. in the site has been issued and numbered as Planning Permission No.**220A/2023 to 220D/2023** with the validity from **14.06.2023 to 13.06.2031 (8 Years)**.

The area statement for the Proposed School building is as below.

Area of Site – 8585.40sq.m.

Building details: School Building

SL No.	Floor details	FSI (in S.qm)	Non-FSI Area (in S.qm)	Total Area (in S.qm)
1	Existing Building			
	Ground Floor	1788.24	-	1788.24
	First Floor	1756.58	-	1756.58
2	Proposed Building			
	Ground Floor	24.90	-	24.90
	First Floor	24.90	-	24.90
	Second Floor	1781.48	-	1781.48
	Terrace Floor	-	97.10	-
	TOTAL	5376.10	97.10	5473.20

FSI Area = 5376.10 Sq.m

FSI = 0.626 < 2.0

The Planning Permission issued with the following General and Special Conditions: -

Special condition:

1. As per TNCD&BR 2019 Rule No.41, the OSR reservation area of 896.23 sqm has been marked as 1 to 4 in site plan and the space so reserved should be kept open.
2. Technical concurrence is issued based on certificate of Tahsildar, Madurai East Taluk in the reference 16th cited.
3. Conditions stipulated in the No Objection certificates obtained from the Fire and Rescue Services department must be fulfilled.
4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
6. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and do not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. Planning Permission is issued subject to the condition that the applicant/developer and also the architect/Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
7. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage.
8. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed etc.,) submitted by the applicant is being verified for the applicant's entitlement to develop in the site. If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.
9. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3)) Department dated: 05.02.2016 relating to installation and use of solar energy system should be followed.

Condition:

1. Solar water heating system to be provided to the proposed School building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
4. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and WaterSupply,Dated: 04.02.2019& 31.01.2020
5. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
6. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules
8. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.
10. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
11. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.
12. . If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
13. The Applicant / developer and also the architects / Licensed Surveyors and the Structural Engineer associated with the development shall ensure that Developments shall be structurally sound and adequate safety measures are taken during the process of construction.
14. Enforcement action Under section 56 & 57 of Tamilnadu Town and country planning Act 1971 must be taken by **The Commissioner, Madurai Corporation**, if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
15. Government Registered Electrical Contractor must be employed for wiring works during construction.
16. This planning permission issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.
17. This Permit is furnished by virtue of power delegated by Madurai Local Planning Authority Under Sub Division 1 and 2 of Section 91-A of Tamil Nadu Town and Country Planning Act 1971 (Act 35 of 1972) as amended by 22 of 1974.

18. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority under Section 49 of Sub Section (1) of Section 54 may appeal to the Director/The Government within two months from the date of on Which the Decision or order was Communicated.
19. After the Planning Permission issued by Member Secretary Madurai Local Planning Authority.
- i).If the details given by the applicant is found to be false(or) ii).If the applicant fails to follow the rules and Norms, the Member Secretary concern can cancel or revise the planning permission issued

The applicant remitted the required fees given below for the proposed Construction of School Building

Fees Paid Details

Sl.No	Charges	Amount paid (in Rupees)
1	Scrutiny Fees	24852.00
2	OSRA Fees	Not applicable
2	Premium FSI Charges	Not applicable
3	Development Charges For Building	44000.00
4	Development Charges For Land	28200.00
5	Centage Charge For Land	2100.00
6	Centage Charge For Building	15500.00
7	Infrastructure and Amenities charges	1015200.00
8	CC charges	59197.00
9	Security Deposit Charges	507600.00
10	Display Board Charges	1500.00
11	Shelter Charges	51720.00

To:

The Commissioner,,
Madurai Corporation,
Madurai

Copy to:

Thiru.PKM Rajangam & 5 others,
5/744, Othaveedu Pudhukottai,
Andarkottaram, Andarkottaram,
Madurai – 625020

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.

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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.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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
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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
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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.

