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/0005925/2023 **Dated:18.11.2023**

Subject: HRB – Hotel Building - District Town and Country planning Office – Madurai District – Madurai Local Planning Area-Madurai Corporation- Madurai East Taluk – Mangalakudi Village -in S.F.No. 31/14A, 31/13B with a Site Area of 2654.27sq.m - FSI Area of 5523.66sq.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:254/2023, Dated:25.07.2023.
2. Applicant.Thiru.J.RAGUNANDAN,Online Application Reference No. SWP/BPA/0005925/2023, Dated: 30.01.2023.
3. HRB Meeting held on 28.04.2023, Subject No.7
4. G.O.86 Housing and Urban Development Department, Dated: 28.03.2012
5. G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O.01 Housing and Urban Development Department, Dated: 05.01.2021
7. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
9. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
10. Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
11. Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012
12. Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
13. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
14. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
15. Chief Engineer, Water Resource Organisation, Madurai Region, letter no: Va Pa /C VA A / Ko.12119/ Dated: 30.09.2022.
16. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No.13963/C1/2022, dated:21.10.2022. PP Noc.No.138/2022.
17. Airport Authority of India, Height clearance Noc id: MADU/SOUTH/B/062223/764930, Dated:27.06.2023.

18. Applicant Thiru. RAGUNANDAN, Demand remittance letter, Dated: 05.08.2023 and 10.08.2023.
19. Madurai Local Plannin Authority, Resoultion No:46, Dated:30.08.2023.
20. Structural Design Report and Drawing-vetted by Special Chief Engineer, P.W.D., Planning and Designs Circle, Chennai dated:08.11.2023. (Madurai DTCP File No.3068/2023/Mathi2).

Order:

With reference to the 2nd Cited letter, the applicant Thiru.J.RAGUNANDAN, has requested for the approval of proposed construction of High Rise hotel Building in Madurai District / LPA / Corporation, Madurai East Taluk, Mangalakudi Village, in S.F.No. 31/14A, 31/13B with a Site Area of 2654.27sq.m, FSI Area of 5523.66sq.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 H"** 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.254/2023**.

On the receipt of requisite charges vide reference 18th cited the boundary of the site has been marked as "A to H" and the concurrence for the site has been issued and numbered as **LP/MLPA: 358/2023**. The planning permission for the HRB hotel building proposal FSI area of 5523.66 Sq.m. in the site has been issued and numbered as Planning Permission No.**368A/2023 to 368E/2023** with the validity from **18.11.2023 to 17.11.2031 (8 Years)**.

The area statement for the Proposed High Rise Hotel building is as below. Total Area of the Site - 2654.27sq.m

Hotel Building Area details

SL No.	Building Details	FSI area in Sq.m	Non FSI area in Sq.m	Total Builtup area in Sq.m
1.	Basement Floor	-	904.84	904.84
	Ground Floor	895.00	6.71	901.71
	First Floor	894.23	6.74	900.97
	Second Floor	891.90	9.80	901.70
	Third Floor	700.92	12.84	713.76
	Fourth Floor	782.31	13.72	796.03
	Fifth Floor	782.19	13.59	795.78
	Mezzanine Floor-1	227.23	3.24	230.47
	Mezzanine Floor-2	338.36	8.67	347.03
	Meter Room	11.52	-	11.52
	Head Room	-	90.92	90.92
	Total FSI Area	5523.66	1071.07	6594.73

FSI Area = 5523.66sq.m.

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

Special condition:

1. As per Structural Design Report and Drawing (vetted by Special Chief Engineer, P.W.D., Planning and Designs Circle, Chennai)-It is the Responsibility of the site/Structural Engineers Concerned to Scrutinize the details and implement at site as per the detailed drawings and Specifications.
2. As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
5. 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.
6. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage.
7. 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.
8. 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.

General Conditions:

1. Solar water heating system to be provided to the proposed Hotel 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 HSB-Hotel Building .

Fees Paid Details

Sl.No	**Charges**	**Amount paid (in Rupees)**
1	Scrutiny Fees	9296.00
2	OSRA Fees	857501.00
2	Premium FSI Charges	Not applicable
3	Development Charges For Building	53200.00
4	Development Charges For Land	8100.00
5	Centage Charge For Land	1200.00
6	Centage Charge For Building	17000.00
7	Infrastructure and Amenities charges	2081250.00
8	CC charges	71574.00
9	Security Deposit Charges	1040625.00
10	Display Board Charges	10000.00
11	Shelter Charges	98991.00

To:

The Commissioner,,
Madurai Corporation,
Madurai

Copy to:

Thiru. J.Ragunandan,
Door No 3, Alagar Nagar1st Street,
K Pudur,
Madurai – 625007.

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.