

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/0008351/2023**

**Dated: 22 .5.2023**

**Subject:** Revised Commercial Building (Office Building) - District Town and Country planning Office – Madurai District – Madurai Corporation-Madurai Tiruparankundram Taluk – Madakulam Village - New Ellies Nagar -Tamilnadu Housing Board Layout-S.F.Nos.5/3pt and 4p Shop Site Near to M-244 an extent of 342.42 Sqm –proposed Commercial building (Office Building ) FSI area of 778.30 Sqm – Planning permission issued - forwarded for further action - Reg.

- Reference:**
1. Applicants J.Gunasundari online application No SWP/BPA/0008351/2023 Dated 23.03.2023.
  2. The Member Secatary ,Madurai Local Planning Authority, Proceeding Roc 1673/2019mathi2 , **Dated: 25.10.2019 (Planning Permission No: 87/2019)**
  3. G.O.138 Housing and Urban Development Department, Dated: 04.06.2004
  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.53 Housing and Urban Development Department, Dated: 16.04.2018
  8. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
  9. G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
  10. G.O.18, Housing and Urban Development Department, Dated: 04.02.2019
  11. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
  12. G.O.166, Housing and Urban Development Department, Dated: 29.11.2018(Insisting TNRERA Registration)
  13. G.O. circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009
  14. Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012
  15. Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
  16. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
  17. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 and 14.08.2021.
  18. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 7963/2022/K1, Dated: 23.04.2022

21. Applicant J.Gunasundari Demand remittance letter, Dated:14.10.2019 (Existing approval No:87/2019 RocNo 1673/2019mathi2 ).
22. Applicant J.Gunasundari Demand remittance letter, Dated: 17.05.2023

**Order:**

With reference to the letter 1st Cited, applicant has requested for the approval of Commercial building(Office Building ) in Madurai Local planning Authority, Madurai District, Madurai Corporation, Tiruparankundram Taluk,Madakulam Village, New Ellies Nagar Tamilnadu Housing Board Layout-S.F.Nos.5/3pt&4p Shop Site Near to M-244 an extent of 342.42 Sqm of FSI Area 778.30 Sqm.

Planning permission for Commercial building Stilt+ 4 Floors in Madurai Local planning Authority, Madurai District, Madurai Corporation, Tiruparankundram Taluk,Madakulam Village, New Ellies Nagar Tamilnadu Housing Board Layout-S.F.Nos.5/3pt&4p Shop Site Near to M-244 an extent of 342.42 Sqm of FSI Area 586.84 Sqm has already been issued vide reference 2nd Cited. Now, the applicant has requested for the approval of Commercial building Stilt+ 5 Floors Additionally One Floor in Same Site of FSI Area 778.30 Sqm. vide reference 1st Cited.

As per the request of the applicant, the planning permission already issued in site approval from **A to E, Site approval No: LP/MLPA No: 78/2019** and the Planning Permission No.87/2019 for Commercial building Stilt+ 4 Floors **is hereby cancelled subject to obtaining ratification of Local Planning Authority in the ensuing Authority meeting.**

Further,as per the request of the applicant vide reference 1<sup>st</sup> cited, Revised approval for the **Commercial building Stilt +5 Floors** in Madurai District, Madurai Corporation, Tiruparankundram Taluk ,Madakulam Village, New Ellies Nagar Tamilnadu Housing Board Layout-S.F.Nos.5/3pt&4p Shop Site Near to M-244 an extent of 342.42 Sqm of FSI Area 778.30 Sqm.for the site mentioned from **A to E** approved as **LP/MLPA No:179/2023** for Site.The details of proposed Construction of Commercial Building is noted as below,

**Area of Site - 342.42 Sqm**

**Building details**

| Description   | FSI (Sqm) | Non FSI (Sqm) | Total Builtup Area |
|---------------|-----------|---------------|--------------------|
| Stilt Floor   | --        | 155.66        | 155.66             |
| First Floor   | 155.66    | -             | 155.66             |
| Second Floor  | 155.66    | -             | 155.66             |
| Third Floor   | 155.66    | -             | 155.66             |
| Fouth Floor   | 155.66    | -             | 155.66             |
| Fifth Floor   | 155.66    | -             | 155.66             |
| Terrace Floor | -         | 27.22         | 27.22              |
| Total         | 778.30    | 182.88        | 961.18             |

$$FSI = 778.30/342.42 = 2.27 > 2.60$$

And as per Section 49 of Town and Country Planning Act 1971, The revised **Planning Permission is accorded in Planning Permission No181/2023** with the following Special condition and conditions. Duration of Permission is from **22.05.2023** to **21 .05.2031** (8Years).

**Special condition:**

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. 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.
3. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
4. 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.
5. The Tamil Nadu Government in G.O. Ms .No 112, Housing and Urban Development Department dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertise, Market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or Part of it only after registering the Real Estate project with the Real Estate Regulatory Authority.
6. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.
7. According to G.O No 18 Municipal Administration and Water supply Department, Dated: 04.02.2019 Construction continuation certificate should be obtained from this office for the planning permission approved building at the time of Plinth level and Last Story itself. After completion of the building works completion certificate to obtain from this by the applicant.
8. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
9. As per Tamil Nadu Combined Development and Building Rules, 2019 rule 11. The permission granted by the competent authority shall not mean responsibility or clearance of the following aspects.
  - a. Title or ownership of the site or building
  - b. Easement Rights.
  - c. Structural Reports, Structural Drawing and Structural aspects.
  - d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be shall be responsibility for defects in the design.
  - e. Workmanship, soundness of structure and materials used.
  - f. quality of building services and amenities the construction of building

- g. other requirements or licenses or clearance required for the site or premises or activity under various other laws.

**Condition:**

1. Solar water heating system to be provided to the proposed Commercial 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 Water Supply, 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 Commercial Building ( Office Building)

**Fees Paid Details**

| Sl.No | Charges                              | Amount Paid in Previous file (with Ref: 21 Letter, Dated:14.10.2019) (in rupees) (A) | Amount paid in this file, Dated: 17.5.2023 (in rupees) (B) | Total amount paid (in Rupees) (A+B) |
|-------|--------------------------------------|--------------------------------------------------------------------------------------|------------------------------------------------------------|-------------------------------------|
| 1     | Scrutiny Fees                        | 1000/-                                                                               | 2435/-                                                     | 3435/-                              |
| 2     | OSRA Fees                            | Not applicable                                                                       | Not applicable                                             | Not applicable                      |
| 2     | Premium FSI Charges                  | Not applicable                                                                       | 7,09,000/-                                                 | 7,09,000/-                          |
| 3     | Development Charges For Building     | 9000/-                                                                               | 2000/-                                                     | 11,000/-                            |
| 4     | Development Charges For Land         | 0                                                                                    | 1100/-                                                     | 1100/-                              |
| 5     | Centage Charge For Land              | 3000/-                                                                               | 0                                                          | 3000/-                              |
| 6     | Centage Charge For Building          | 0                                                                                    | 0                                                          | 0                                   |
| 7     | Infrastructure and Amenities charges | 1,13,000                                                                             | 33600/-                                                    | 1,46,600/-                          |
| 8     | CC charges                           | 9500/-                                                                               | 1000/-                                                     | 10500/-                             |
| 9     | Security Deposit Charges             | 56500/-                                                                              | 17000/-                                                    | 73,500/-                            |
| 10    | Display Board Charges                | 10,000/-                                                                             | 0                                                          | 10,000/-                            |
| 11    | Shelter Charges                      | Not applicable                                                                       | Not applicable                                             | Not applicable                      |

To:

The Commissioner,  
Madurai Corporation,  
Madurai

Copy to:

J.Gunasundari  
28,HarveyNagar ,  
1<sup>st</sup> Street Arasaradi,  
Madurai-625016

# 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

## 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

## 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

## 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**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.

