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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 DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT:Tmt.P.GManju.M.plan.,
ASSISTANT DIRECTOR
Online Building Plan Application – Technical Clearance

Application Number :SWP/BPA/011660/2023

Dated:02.09.2023

Subject:

Industrial Building – District Town and Country planning office– Madurai District – Vadipatti Taluk – Vadipatti Selection Grade Panchayat Union - Kulasekarankottai Village and Panchayat – Survey No. 299/2A1, 299/8A1; 310/3A, 310/4, 310/5A; 311/1, 311/2A, 311/3A1 and 311/4A, Site Extent of 40850 Sq.m – Proposed decorticating industrial building for dry food grains such as paddy, dhal, wheat etc. of 110 HP with as FSI area of 15646.41 Sq.m. – Technical Concurrence issued – Forwarded for further action - Regarding

1. Director of Town and Country Planning, Chennai Technical Clearance No. **B.P/DTCP No:311/2023**
2. Applicant Vetrivel Warehouse Corporation Online application No. SWP/BPA/011660/2023, Dated.13.07.2023
3. Applicant demand remittance letter, Dated: 01.09.2023
4. G.O.138 Housing and Urban Development Department, Dated: 04.06.2004
5. Proceedings of the Director of Town and Country Planning, Chennai Vide letter Roc No. 8172/1997/MP2 Dated 24.04.1997.
6. G.O.79 Housing and Urban Development Department, Dated: 04.05.2017.
7. G.O.86 Housing and Urban Development Department, Dated: 28.03.2012
8. G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
9. G.O.01 Housing and Urban Development Department, Dated: 05.01.2021
10. G.O.53 Housing and Urban Development Department, Dated: 16.04.2018
11. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
12. G.O.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020
13. G.O.53 Housing and Urban Development Department, Dated: 16.04.2018
14. G.O.18, Housing and Urban Development Department, Dated: 04.02.2019
15. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
16. G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
17. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
18. Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
19. Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012.
20. Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
21. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
22. 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.
23. Circular from the Director of Town and Country Planning, Roc No.7963/2022/K1, Dated: 23.04.2022

24. District Officer, Fire and Rescue Services department, Madurai Letter L.Dis.No.11008/E/2023, NOC No.1034/2023 Dated:27.07.2023.
25. Joint Director, Agriculture Department, Tallakulam, Madurai LrNo.Thi/4/7381/2023 dated.19.05.2023

Order

With reference to the 2st Cited letter, the applicant has requested for the approval of Industrial Building at Madurai District, VadipattiTaluk, Vadipatti Selection Grade Panchayat Union, Kulasekarankottai Village and Panchayat, Survey No. 299/2A1, 299/8A1; 310/3A, 310/4, 310/5A; 311/1, 311/2A, 311/3A1 and 311/4A, Site Extent of 40850 Sq.m, Proposed decarticating industrial building for dry food grains such as paddy, dhal, wheat etc. of 110 HP with as FSI area of 15646.41 Sq.m

In reference first cited proceedings of Director of Town and Country planning ,Chennai, the Technical clearance has been issued under section 47 of Town and Country planning Act , 1971 for the above site has marked as “1 to 21” and proposal industrial Building Numbered as **B.P/DTCP No:311/ 2023**.

2. The area statement for the proposed Industrial building is as below. Area of Site – 40850.00 Sq.m.

Building details: Industrial Building

Block No	Floor details	FSI(Sqm)	Non FSI Area (Sqm)	Total Area (Sq.m)
1	Storage Godown-1	7106.00	--	7106.00
	Parking Shed-1	--	1881.00	1881.00
2	Storage Godown-2	7106.00	--	7106.00
	Parking Shed-2	--	1881.00	1881.00
3	OFFICE			
	Ground Floor	279.08	-	279.08
	First Floor	279.08	-	279.08
	Terrace Floor	-	26.18	26.18
4	Silo – 1	100.00	-	100.00
5	Silo – 2	100.00	-	100.00
6	Workers Rest Room	233.33	-	233.33
7	Drivers Rest Room	233.33	-	233.33
8	Weighing Meter Room	18.00	-	18.00
9	E.B Room	39.09	-	39.09
10	Drivers Toilet	76.25	-	76.25
11	Workers Toilet	76.25	-	76.25
12	Caretaker Room	-	9.00	9.00
13	Security	-	6.25	6.25
	TOTAL	15646.41	3803.43	19449.84

FSI Area = 15646.41 Sq.m.

FSI = 0.383 < 1.5

Conditions

1. As per TNCD&BR 2019 Rule No.41, the OSR reservation area of 4272.75 Sq.m has been marked as 'A' to 'F' in site plan and the space so reserved should be kept open.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. 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.
4. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
5. 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.
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.

9.பார்வை

(13)-ல்

கண்டுள்ள அரசாணையின்படி திட்டமில்லாத பகுதிக்கான நில உபயோகமாற்ற விதிகள் 2017, விதி (3)-ன்படி உள்ளாட்சிக்கான கூராய்வுக் கட்டணமாக ரூ.1000/- (ரூபாய் ஆயிரம் மட்டும்) மற்றும் விதி (9)-ன்படி நில உபயோகமாற்ற கட்டணமாக மனுதாரர் மனையிடத்திற்கான சந்தை நிலமதீப்பிட்டுத் தொகையில் 3% (3 விழுக்காடு) தொகையினை மனுதாரரிடமிருந்து கீழ்க்கண்ட அரசு கணக்கில் செலுத்தப்படவேண்டும். மேற்படி தொகை பெறப்பட்ட பின்னரே உள்ளாட்சியால் இறுதி ஒப்புதல் வழங்கப்படவேண்டும்.

கணக்கு தலைப்பு

0217 - Urban Development 60-Other Urban Development Schemes 800 - Other Receipts AS- Receipts Under Land Use Conversion Charges-27 Non Taxation fees-09 collections (DPC - 0217-60-800-AS-22709)

Condition:

1. This planning permission issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.
2. 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.
3. 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.
4. 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.
5. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
6. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
7. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
8. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and WaterSupply, Dated: 04.02.2019.
9. 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.
10. Mosquito netting to be provided at OHT and well.
11. As per GO No 341 Municipal Administration and Water Supply Department, dated 03.11.2004 U Trap in the septic tank design to be provided.
12. Fly Ash bricks and Materials to be used Mandatory.
13. As per GO 16 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.
14. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
15. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
16. 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.
17. Enforcement action under section 56 & 57 of Tamil Nadu 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.
18. Government Registered Electrical Contractor must be employed for wiring works during construction.

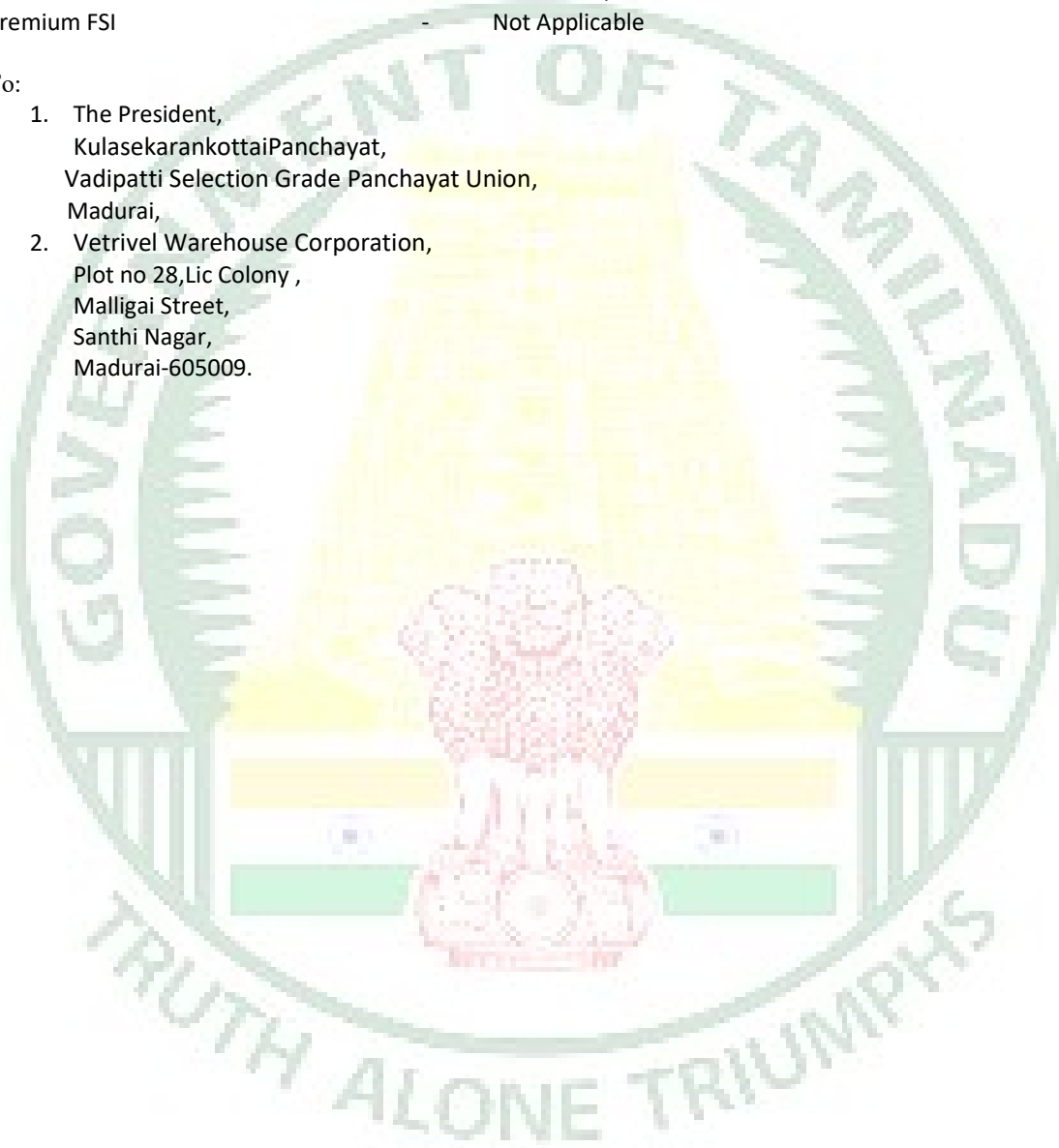
The applicant remitted the required fees given below for the proposed of Industrial Building

Fees Paid Details`

Scrutiny Fees	-	Rs. 100174/-
Centage Charge for Building	-	Rs.3,000/-
Centage for Land	-	Rs. 3,000/-
Infrastructure and Amenities Charges	-	Rs. 29,42,200/-
Security Deposit Charges	-	Not Applicable
Display Board Charges	-	Rs. 2000.00
CC Charges	-	Not Applicable
OSR Charges	-	Not Applicable
Shelter Fund	-	Rs. 18000/-
Premium FSI	-	Not Applicable

To:

1. The President,
KulasekarankottaiPanchayat,
Vadipatti Selection Grade Panchayat Union,
Madurai,
2. Vetrivel Warehouse Corporation,
Plot no 28,Lic Colony ,
Malligai Street,
Santhi Nagar,
Madurai-605009.



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.

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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

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

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The LandLens
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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

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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.

