

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. MANJU.P.G M.PLAN.,
ASSISTANT DIRECTOR

Online Building Plan Application – Planning Permission

Online File No .SWP/BPA/011695/2023

Date- 20.09.2023

Subject:

Commercial Building – Madurai district Town and country planning office - Madurai Local Planning Area – Madurai District – Thirupparankundram Taluk/Panchayat Union — Thoppur Village/Panchayat- R.S.No.97/2B2 & 97/2C2 - Extent of site 5829.85 Sq.m – Proposal of Commercial building (Basement Floor +Ground Floor+ Mezzanine Floor), Automobile Show room of FSI area of 3487.88 Sq.m. – Planning permission issued – Forwarded for further action - Regarding

Reference:

1. M/s KUNMOTORS COMPANY PVT LTD THROUGH U.VENKATESH Online Application Reference No. **SWP/BPA/011695/2023** Dated: 13.07.2023
2. Applicant demand remittance letter, Dated: 13.07.2023, 13.09.2023 &14.09.2023
3. G.O.138 Housing and Urban Development Department, Dated: 04.06.2004
4. Proceedings of the Director of Town and Country Planning, Chennai Vide letter Roc No. 8172/1997/MP2 Dated 24.04.1997.
5. G.O.79 Housing and Urban Development Department, Dated: 04.05.2017.
6. G.O.86 Housing and Urban Development Department, Dated: 28.03.2012
7. G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
8. G.O.01 Housing and Urban Development Department, Dated: 05.01.2021
9. G.O.53 Housing and Urban Development Department, Dated: 16.04.2018
10. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
11. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
12. Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
13. Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012.
14. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
15. 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.
16. Circular from the Director of Town and Country Planning, Roc No.7963/2022/K1, Dated: 23.04.2022
17. District Officer, Fire and Rescue Services department, Madurai Letter R.Dis.No.11475/E/2023 Dated: 30.08.2023.

Order

In the reference to the 1st Cited letter, the applicant M/s KUNMOTORS COMPANY PVT LTD THROUGH U.VENKATESH has requested for the approval of Commercial building (Automobile Show room) at Madurai District, Thirupparankundram Taluk/Panchayat Union, Thoppur Village/Panchayat, R.S.No.97/2B2 & 97/2C2 , Extent of site 5829.85 Sq.m and buildings with (Basement Floor +Ground Floor+ Mezzanine Floor)for FSI area of 3487.88 Sq.m.

On the receipt of requisite charges vide reference 02nd cited the boundary of the site has been marked as "A to D" and the concurrence for the site has been issued and numbered as **LP/MLPA: 309/2023**. The planning permission for the Proposed construction of Commercial building having total FSI Area of 3487.88 Sq.m in the site has been issued and numbered as **Planning Permission No. 318அ/2023 to 318ஆ/2023** with the validity from **20-09-2023 to 19-09-2031 (8 Years)**.

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

Area of Site – 5829.85.sq.m.

Building details : Commercial Building

SL No	Floor details	FSI(Sqm)	Non FSI Area (Sq.m)	Total Buildup Area (Sq.m)
	Basement Floor Area	2639.16	-	2639.16
	Ground Floor Area	558.76	21.19	579.95
	Mezzanine Floor Area	289.96	-	289.96
	Head Room Area	-	27.69	27.69
	TOTAL	3487.88	48.88	3536.76

FSI Area = 3536.76 Sq.m.

FSI = 0.6 < 2.0

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

Special Conditions

1. As per site condition, S.F.NO.98, Burial Ground is situated in south side of proposed site. As per TNCD&BR 2019, Annexure-XVII, 30m from cremation or Burial Grounds wherever piped water supply system not available, the bore well should not provide within the radius of 30m. Proper water supply system to be arranged by local panchayat.
2. The local body also to be ensured before commencement of construction, the arrangement of water supply system by applicant.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. 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.

5. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.

General Conditions

1. Solar water heating system to be provided to the proposed Residential 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.
- Enforcement action Under section 56 & 57 of Tamilnadu Town and country planning Act 1971 must be taken by **The President, Thoppur Panchayat** if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
14. Government Registered Electrical Contractor must be employed for wiring works during construction.

Fees Paid Details

Sl.No	Charges		Amount in Rupees
1)	Scrutiny Fees		15448.00
2)	Development Charge	For Land	25000.00
		For Building	30000.00
3)	Centage Charge	For Land	2000.00
		For Building	2000.00
4)	Infrastructure and Amenities charges		629800.00
5)	Security Deposit Charges		315000.00
6)	Display Board		10000.00
7)	CC Charges		36500.00
8)	shelter charges		10000.00
9)	Osra Fees		1256796.00

To:

- The President,
Thoppur Panchayat,
Thoppur village
Madurai
- M/s KUNMOTORS COMPANY PVT LTD THROUGH U.VENKATESH
C-48,2nd Avenue Street,
Annanagar East,
Chennai-600 102

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.

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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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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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Every claim in this document traces back to a government record.

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Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

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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.

