

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.,
ASSISTANT DIRECTOR
Online Building Plan Application – Planning Permission

Online File No : SWP/BPA/012798/2023

Date- 01.12.2023

Subject:

School Building- Madurai District Town and Country planning office - Madurai District – Madurai West Taluk – Thiruppanrankundram Panchayat Union – Keelamathur Village/Panchayat – S.F.Nos.48/3, 49/1B, 49/6B an extent of site 13638.00 Sq.m – Revised and Additional School building for FSI area of 14626.63 Sq.m-Planning Permission Issued- Regarding.

Reference:

1. Director of Town and Country Planning, Chennai Technical Clearance B.P/DTCP No.433 / 2023.
2. Applicant Tmt. Nicky Flora , Online Application Reference No. SWP/BPA/012798/2023 Received Dated:08.02.2023.
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
6. G.O.No.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. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
10. .Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
11. .Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No.14227/2017/Spl,Cell Dated: 14.12.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
14. Commissioner of Town and Country Planning Proceedings RocNO5416/2016/BA1 Dated 18.05.2016
15. Station Officer, Fire and Rescue Services department, Sholavandan Letter.No.294/V/2023 Dated: No.22/2023 18.07.2023.
16. The Proceedings of the Member Secretary, Madurai Local Planning Authority, Roc No.1925/2016/Ma Thi2, Dated, 18.04.2017. Applicant Requesting Letter Dated 28.07.2023.
17. Fees paid details received from Applicant on 01.08.2023.
18. Additional Scrutiny fees paid By Applicant on 30.11.2023

Order

In the reference to the 2nd Cited letter, the applicant Tmt. Nicky Flora has requested for the approval of Revised and Additional Construction of School building, Madurai West Taluk – Thiruppanrankundram Panchayat Union, Keelamathur Village/Panchayat, S.F.Nos.48/3, 49/1B, 49/6B an extent of site 13638.00 Sq.m, Revised and Additional School building for FSI area of 14626.63 Sq.m.

In the reference first cited proceedings of Director of Town and Country Planning, Chennai, 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.433/2023.

On the receipt of requisite charges vide reference 18th cited the concurrence for the site has already been approved by Member Secretary Madurai Local Planning Authority Planning permission No 23A/2017 to 23E/2017 with the demarcation of boundaries from A to I vide letter No ROC 1925/2016 dated 18.04.2017. The planning permission for the Revised and Additional Construction of School building having FSI Area of 14626.63 Sqm in the site has been issued and numbered as Planning Permission No. 385/2023 with the validity from 01-12-2023 to 30-11-2031 (8 Years).

The area statement for the Proposed Revised and Additional Construction building is as below.

Area of Site -13638.00.

SL No	Floor Details	FSI (in Sq.m)	Non-FSI (in Sq.m)	Total Area (InSq.m)
1	Revised Building			
	Ground Floor	3646.28	-	3646.28
	First Floor	3685.80	-	3685.80
	Second Floor	3694.31	-	3694.31
2	Proposed Building			
	Third Floor	3600.24	-	3600.24
	Terrace Floor		92.86	92.86
	TOTAL	14626.63	92.86	14719.49

FSI Area = 14626.63 Sq.m.

FSI = 1.072 < 2.0

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

Special Conditions

1. As per TNCD&BR 2019 Rule No.41, the OSR reservation area of 1364.36 sqm earmarked as 1 to 4 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. 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 advertises, 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.
14. Enforcement action Under section 56 & 57 of Tamilnadu Town and country planning Act 1971 must be taken by The local body 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.

Fees Paid Details

Sl.No	Charges	Amount in Rupees (paid This file) (9.8.2023 28.11.2023&29.11.2023)	Amount in Rupees Roc No.1925/2016/Mathi2 (7.4.2017 &10.04.2017)
1	Scrutiny Fees	7200/-	Nil
	Scrutiny Fees (FileNo-4031/2023mathi2- offline mode)	44000/-	Nil
2	Development Charges	Nil	1,62,500/-
	For Land		
	For Building		
3	Centage Charge	1500.00/-	9400/-
	For Land		
	For Building	19000.00/-	
4	Infrastructure and Amenities charges	36200.00/-	27,18,000/-
5	Security Deposit Charges	347800.00/-	Nil
6	Completion Certificate Charges	159500.00/-	Nil
7	Display Board	1500.00/-	Nil
8.	shelter charges	15145.00/-	Nil

To:

1. Prsident,
Keelamathur Panchayat,
Thiruppanrankundram Panchayat Union
Madurai.
2. Tmt. Nicky Flora ,
8,vanamalai Nagar,Bypass Road,
Madurai-625010

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

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EC Analyzer

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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



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Services we run
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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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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.

