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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 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/0063531/2023

Dated:25.11.2024

Subject: Additional and Revised Commercial Building-- District Town and Country planning Office – Madurai Local Planning Area - Madurai South Taluk, Ayanappakudi Village, S.No:358/1A, 2, 3A, 3B, 4, 5A, 5B, 6A, 6B, 7A, 7C, 8A1, 8A2, 8B, 9A1, 11A1, 11A2, 11A3, 11B, 11C, 11D, 11E, 15, 16, 18, 359/1B2, 2C3(part), 2D1,2D3,3pt,5pt,7pt,8, Site Area : 23239.00Sqm - FSI Area: 28903.79sqm – Already approved - Now additional floor has been added in already approved building and Revision from already approved Total FSI Area: 37449.70Sqm – Planning permission issued - forwarded for further action - Reg.

- Reference:**
1. Director of Town and Country Planning, Chennai Technical Clearance No. B.P/DTCP No: 147/2024, Dated:20.03.2024 and 19.10.2024(Plan issued).
 2. Applicant. M/s.SAS Hotels and Enterprises Limited, Online Application Reference No. SWP/BPA/0063531/2023, Dated: 24.11.2023.
 3. HRB Meeting held on 12.03.2024.
 4. Commissioner of Town and Country Planning, Technical Concurrence vide Roc No.83/2018/Splcell, Dated: 24.12.2018. (Technical Concurrence No.331/2018)
 5. Assistant Director/ Member Secretary,Madurai LPA, Madurai District, Planning permission vide Roc No.3025/2017/MLPA 2 , Dated:15.02.2022.(P.P.No.31A/2022 to 31P/2022)
 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. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
 9. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
 10. G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
 11. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
 12. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
 13. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012

14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017..
15. Airport Authority of India Noc.ID MADU/ SOUTH/ B/ 111417/ 260119, Dated: 15.11.2017, Valid up to 14.11.2025.
16. Member Secretary SEIAA-TN Letter No. SEIAA/TN/F.6492/EC/8 (a)/588/2018 Dated: 17.07.2018.
17. Member Secretary SEIAA-TN Letter No. SEIAA/TN/F.9976/EC/8 (a)/1012/2024 Dated: 14.02.2024.
18. DGP/Director, Tamil Nadu Fire & Rescue Services Noc, R.Dis No.2015/C1/2018, PP Noc No.68/2018, Dated: 30.05.2018.
19. DGP/Director, Tamil Nadu Fire & Rescue Services Noc, R.Dis No.1126/C1/2024, PP Noc No.45/2024, Dated: 19.03.2024.
20. Applicant Ms SAS Hotels and Enterprises Limited Rep, Demand Remittance Letter Dated:17.05.2024.
21. Applicant M/s.SAS Hotels and Enterprises Limited, Offline Letter, Dated.07.06.2024 (With Enclosure RBL BANK LTD-Bank Guarantee No.FBGI00912400089, Issued Date:30.04.2024)(DTCP-Madurai File No:1472/2024/ Mathi 2)
22. Madurai local planning Authority Resolution 89/2024,Dated:22.11.2024

Order:

With reference to the 1st Cited letter, the applicant M/s.SAS Hotels and Enterprises Limited, has requested for the approval of revision and additional floor construction in commercial (Hotel) building in additional to the Planning permission has already been issued in the reference 4th cited for an FSI area of 28903.79sqm in a site area of 23239.00Sqm at S.F.Nos.358/1A, 2, 3A, 3B, 4, 5A, 5B, 6A, 6B, 7A, 7C, 8A1, 8A2, 8B, 9A1, 11A1, 11A2, 11A3, 11B, 11C, 11D, 11E, 15, 16, 18, 359/1B2, 2C3(part), 2D1, 2D3, 3pt, 5pt, 7pt, 8 , in Ayanpappakudi village, Madurai south Taluk, Madurai District/ LPA. Now a revised and additional floor has been added to the existing building in already approved site, proposed additional and Revised FSI area put together is 37449.70Sqm.

The above HRB Hotel proposal was placed in High Rise Building Panel meeting held on 12.03.2024.The subject was discussed and suggestions of High Rise Building panel were obtained.

The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 147 /2024.**

On the receipt of requisite charges vide reference 20th cited the concurrence for the site has already been approved by Member Secretary Madurai Local Planning Authority with the demarcation of boundaries from A to N vide letter No ROC 3025/2017/MLPA2 Dated 15.02.2022. The planning permission for the proposed additional and Revised FSI area of 37449.70Sqm in the site has been issued and numbered as **Planning Permission No.395/2024** with the validity from 25.11.2024 to 24.11.2032 (8 Years)

The area statement for the Additional and Revised commercial Building is as below.

Area of Site–23239.00sq.m

Revised and Proposed Additional Commercial Building Area Statement

S.No	Floor Name	Total FSI Area (Sq.m)	Parking Non FSI	Deduction	Non FSI Area (Sq.m)	Total Built up Area
	Combined Basement floor (Block 1& 2)	7683.26	2834.62	38.58	907.66	11425.54
Block 1						
1	Ground Floor	5124.03	-	261.27	-	5124.03
	First Floor	2109.04	-	169.45	252.57	2361.61
	Second Floor	2196.20	-	68.29	-	2196.20
	Third Floor	2147.01	-	45.08	-	2147.01
	Fourth Floor	2147.01	-	45.08	-	2147.01
	Fifth Floor	2147.01	-	45.08	-	2147.01
	Sixth Floor	2147.01	-	45.08	-	2147.01
	Seventh Floor	2147.01	-	45.08	-	2147.01
	Eighth Floor	2162.55	-	45.08	-	2162.55
	Terrace Floor	-	-	-	104.79	104.79
	Total	22326.87	-	769.49	357.36	22684.23
Block 2						
2	Ground Floor	4540.76	-	21.27	-	4540.76
	First floor	1985.26	-	25.67	-	1985.26
	Second Floor	913.55	-	14.11	397.37	1310.92
	Terrace Floor	-	-	-	102.39	102.39
	Total	7439.57	-	61.05	499.76	7939.33
	TOTAL	37449.70	2834.62	-	1764.78	42049.10

Already Approved FSI Area : 28903.79Sq.m

Total Revised and Proposed Additional FSI Area : 37449.70Sq.m

OSR Area 2324.00sqm already handed over to local body in vide document no. 12214/2019, Dated: 31.10.2019.

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

Special condition:

1. Structural Design report and drawing for the entire structure from PWD shall be obtained before commencement of construction.
2. Necessary Environmental clearance is to be obtained before commencement of Additional construction.
3. As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.
4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
6. 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.
7. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage.
8. 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.

9. 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 Additional and Revised 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 Additional and Revised Commercial Building.

Fees Paid Details

Sl.No	Charges	Amount paid (in Rupees)
1	Scrutiny Fees	120189.00
2	OSRA Fees	OSR Area 2324sqm already handed over to local body in vide document no. 12214/2019, Dated: 31.10.2019.
2	Premium FSI Charges	Not applicable
3	Development Charges For Building	41550.00
4	Development Charges For Land	500.00
5	Centage Charge For Land	12000.00
6	Centage Charge For Building	88900.00
7	Infrastructure and Amenities charges	3209375.00
8	CC charges	454000.00
9	Security Deposit Charges	Ref:21 Cited- RBL BANK LTD-Bank Guarantee No.FBGI00912400089, Issued Date:30.04.2024
10	Display Board Charges	10000.00
11	Shelter Charges	775000.00

To:

1. The Commissioner,
Madurai Corporation,
Madurai
2. Ms SAS Hotels and Enterprises Limited Rep by its Authorized Signatory
Mr TV Sathianarayana,
No : 3, Mangesh street,
T .Nagar, Chennai 600017.

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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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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The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

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Seller background check

Approval check by survey

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What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

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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

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

Legal opinions, due diligence and title verification

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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.

