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.

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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/0106010/2023 **Dated:18.03.2024**

Subject: Institutional Building - District Town and Country planning Office – Madurai District – Madurai Local Planning Area-Madurai Corporation- Madurai South Taluk, Anuppanadi Village S.F.Nos.33/1B, 2A, 3, 4A, 4B, 5, 6, 7, 8B, 9B; 51/2, 3, 4A, 5A, 6A1, 6B, 6C; 52/1, 2, 3, 4; 53/1A,1B, 1C,2A,2B, 3,4A, 4B, 5A,5B,6,7,8;54/3A,3B,4,5,6,7,8B, 9,10; 55/1A1, 1B, 3B; 56/3A, 4A, 57/1A, 7, 11B, 12; 58/1A1, 3A, 4, 5, 6; 59/1A, 3,4,5,6,7,8,9,10,11,12,13,14,15A,15B,16,60/2A1B,2B,2C,2D,2E,3A1, 3A2, 3B, 4, 5A, 5B, 61/5, 6, 7B, 8, 9A, 10, 62/1A, 1B, 3A, 3B, 3C, 3D, 5A2, 6B, 63/1B With a Site Area of 141558.00Sq.m-FSI Area of 51793.00sq.m – Planning permission issued - forwarded for further action - Reg.

Reference:

1. Director of Town and Country Planning, Chennai Technical Clearance No. B.P/DTCP No: 93/2024, Dated:24.02.2024.
2. Applicant.M/s.Velammal Madurai Educational Trust, Online Application Reference No.SWP/BPA/0106010/2024, Dated:22.01.2024.
3. G.O.86 Housing and Urban Development Department, Dated: 28.03.2012
4. G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O.01 Housing and Urban Development Department, Dated: 05.01.2021
6. G.O.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.54, Housing and Urban Development Department, Dated: 12.03.2020
9. Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
10. Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012
11. Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
12. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
13. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
14. Madurai Local Planning Authority, Resolution No:40, Dated:29.02.2024.

15. Station Officer, Fire and Rescue Services Department, Madurai District R.O.C.No.451/FF/2023, dated:22.11.2023. (த.இ.சா.எண் .55/2023.
16. Applicant M/S.VELAMMAL MADURAI EDUCATIONAL TRUST, Demand remittance letter, Dated: 07.03.2024.
17. Applicant.M/s.Velammal Madurai Educational Trust, Offline Letter-Dated: 18.03.2024
With Enclosed below copy of Documents (As per Ref: 1st Cited Technical Clearance-Special Conditions 11 and 12).
Station Officer, Fire and Rescue Services Department, Madurai District R.O.C.No.451/FF/2023, dated:22.11.2023. (த.இ.சா.எண் .55/2023 (Revised) and Patta No:5482 (SF No:60/3A1 Ownership in the Name of Mr.Muthuramalingam) (Madurai DTCP File No.812/2024/Mathi2).

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Order:

With reference to the 1st Cited letter, the applicant M/s.Velammal Madurai Educational Trust has requested for the approval of proposed construction of school building in Madurai District / LPA / Corporation, Madurai South Taluk, Anuppanadi Village in S.F.Nos.33/1B, 2A, 3, 4A, 4B, 5, 6, 7,8B, 9B, 51/2, 3, 4A, 5A, 6A1, 6B, 6C, 52/1, 2, 3, 4, 53/1A, 1B, 1C, 2A, 2B, 3, 4A, 4B, 5A, 5B, 6, 7, 8, 54/3A, 3B, 4, 5, 6, 7, 8B, 9, 10, 55/1A1, 1B, 3B, 56/3A, 4A, 57/1A, 7, 11B, 12, 58/1A1, 3A, 4, 5, 6, 59/1A, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15A, 15B, 16, 60/2A1B, 2B, 2C, 2D, 2E, 3A1, 3A2, 3B, 4, 5A, 5B,61/5,6,7B,8,9A,10,62/1A,1B,3A,3B,3C,3D,5A2,6B,63/1B, in a Site Area of 141558.00Sq.m with a FSI Area of 51793.00sq.m.

In the reference first cited proceedings of Director of Town and Country Planning, Chennai, the boundary of the site has been marked as **"1 to 99".**and 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: 93/2024**.

On the receipt of requisite charges vide reference 16th cited, the boundary of the site has been marked as **"1 to 99"** and the concurrence for the site has been issued and numbered as **LP/MLPA: 70/2024**. The planning permission for the School building proposal FSI area of 51793.00Sq.m. in the site has been issued and numbered as Planning Permission No.**79/2024** with the validity from **18.03.2024 to 17.03.2032 (8 Years)**.

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

Total Area of the Site – 141558.00Sq.m

Proposed School Building Area details

Floor Details	Fsi Area In Sq.m	Non Fsi Area In Sq.m	Total Area In Sq.m
Block -1 (Academic Cum Private Office)			
Ground Floor	5430.2	2186.02	7616.22
First Floor	4152.75	802.52	4955.27
Second Floor	4341.83	506.04	4847.87
Terrace Head Room Area	-	211.49	211.49
Block -2 (Swimming Pool)			
Ground Floor	3751.09	40.55	3791.64
First Floor	722.55	2891.94	3614.49
Block -3 (Girls Hostel)			
Ground Floor	737.12	108.25	845.37
First Floor	737.12	108.25	845.37
Second Floor	737.12	108.25	845.37
Third Floor	737.12	108.25	845.37
Fourth Floor	737.12	108.25	845.37
Terrace Head Room Area	-	38.73	38.73
Block -4 (Dinning Hall & Kitchen)			
Ground Floor	935.89	6.6	942.49
First Floor	930.84	6.6	937.44
Terrace Head Room Area	-	56.17	56.17
Block -5 (Boys Hostel)			
Ground Floor	957.41	170.66	1128.07
First Floor	957.41	170.66	1128.07
Second Floor	957.41	170.66	1128.07
Third Floor	957.41	170.66	1128.07
Fourth Floor	957.41	170.66	1128.07
Terrace Head Room Area	-	16.95	16.95
Block -6 (Villas)			
Ground Floor	100.36	-	100.36
First Floor	89.19	18.64	107.83
Block- 7 (Villas)			
Ground Floor	224.43	5.77	230.2
First Floor	169.43	57.38	226.81
Terrace Head Room Area	-	12.09	12.09
Block -8 (Apartments)			
Stilt Floor	-	1041.51	1041.51
First Floor	974.33	67.18	1041.51
Second Floor	974.33	67.18	1041.51
Third Floor	974.33	67.18	1041.51
Fourth Floor	974.33	67.18	1041.51
Fifth Floor	974.33	67.18	1041.51
Terrace Head Room Area	-	53.26	53.26
Block-9 (Apartments)			
Stilt Floor	-	413.02	413.02
First Floor	392.39	-	392.39
Second Floor	392.39	-	392.39
Third Floor	392.39	-	392.39
Fourth Floor	392.39	-	392.39
Fifth Floor	392.39	-	392.39
Terrace Head Room Area	-	41.58	41.58

Block -10 (Apartments)			
Stilt Floor	-	413.02	413.02
First Floor	392.39	-	392.39
Second Floor	392.39	-	392.39
Third Floor	392.39	-	392.39
Fourth Floor	392.39	-	392.39
Fifth Floor	392.39	-	392.39
Terrace Head Room Area		41.58	41.58
Block-11 (Sports Stadium)			
Ground Floor	1614.68		1614.68
First Floor	1555.27		1555.27
Second Floor	523.99		523.99
Third Floor	523.99		523.99
Block-12 (Sports Stadium)			
Ground Floor	925.66		925.66
First Floor	878.97		878.97
Block-13 (Sports Stadium)			
Ground Floor	1655.32	-	1655.32
First Floor	1628.78	-	1628.78
Second Floor	1658.62	-	1658.62
Third Floor	1658.62	-	1658.62
Block -14 (Practice Pitch Toilet)			
Ground Floor	194.96	-	194.96
Block - 15 (Electrical Room)			
Electrical Room	157.92	-	157.92
Block 16 (Rwh Collection)			
Rwh Collection	-	179.58	179.58
Block - 17 (U.G Sump)			
Under Ground	-	273.96	273.96
Ground Floor	32.8	-	32.80
Block - 18 (Electrical Room)			
Ground floor	157.92	-	157.92
Block 19(STP, Pump, Laundry room)			
Under Ground Floor	-	254.37	254.37
Lower Ground Floor	-	254.37	254.37
Ground Floor	254.37	-	254.37
First Floor	254.37	-	254.37
Total	**51793.00**	**11554.19**	**63347.19**

Total FSI Area= 51793.00sq.m

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

Special condition:

1. The OSR (ear marked as A to U) 14157.99Sq.m shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41 (1)(i).
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.
7. 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.
8. 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.
9. As per TNCD&BR-2019, Rule No. 61, Annexure XX (2) – the applicant should obtain necessary permission for swimming pool before construction from the concerned Executive Authority.
10. As per TNCD&BR-2019, Rule No. 61, Annexure XX (3) - the applicant should obtain No Objection Certificate from District Collector to operate the Swimming pool.

General Conditions:

1. Solar water heating system to be provided to the proposed School building. Solar photo voltaic panels to be erected at the 1/3rd 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 WaterSupply,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 School building.

Fees Paid Details

Sl.No	**Charges**	**Amount paid (in Rupees)**
1	Scrutiny Fees	328412.00
2	OSRA Fees	Not applicable
2	Premium FSI Charges	Not applicable
3	Development Charges For Building	507200.00
4	Development Charges For Land	424950.00
5	Centage Charge For Land	39000.00
6	Centage Charge For Building	229000.00
7	Infrastructure and Amenities charges	9745920.00
8	CC charges	682375.00
9	Security Deposit Charges	4872960.00
10	Display Board Charges	1500.00
11	Shelter Charges	3680094.00

To:

1. The Commissioner,,
   Madurai Corporation,
   Madurai

2. M/S Velammal Madurai Educational Trust
   by Thiru. Muthuramalingam, S/O Late Veeramahali,
   Ladanendal Village,
   Thiruppuvanam Taluk, Sivagangai- 630610.

3 .Account Section

THE LANDLENS SUITE

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.
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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

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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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.