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.

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PROCEEDINGS OF THE ASSISTANT DIRECTOR
MADURAI DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: Tmt.P.G.MANJU,M.PLAN,
ASSISTANT DIRECTOR
Online Building Plan Application – Technical Clearance

Online Application Number : SWP/BPA/283642/2024 **Dated: 08.11.2024**

Subject: Industrial Building – Madurai District Town and Country planning Office - Madurai District – Vadipatti Taluk- Vadipatti Town Panchayat- Thathampatti Village –in Plot No:3,(in Revised approved Industrial Layout –L.P/DTP :01/2019)-R.S.No: 188/2B Part , 188/3A Part, 188/4A1,1 88/4B3 Part, 189/1A1, 189/1B1, 189/1C1, 189/1D1, 191/1A2C, 191/1B3, (Old R.S.No: 188/2B Part , 188/3, 188/4A , 188/4B,189/1A, 189/1B ,189/1C , 189/1D , 191/1A2,191/1B) with an extent of 11917.42Sqm –The Existing and proposed additional Construction of Industrial Building (Green Category-Apparel Making) - FSI area of 3605.76 Sqm – Technical Clearance issued - forwarded for further action - Reg.

Reference:

1. Applicant M/S. MADURAI INTEGRATED TEXTILE PARK PRIVATE LTD AND PENQUIN APPARELS PRIVATE LTD, online application No.SWP/BPA/283642/2024**,** Dated:15.07.2024.
2. Applicant M/S. MADURAI INTEGRATED TEXTILE PARK PRIVATE LTD AND PENQUIN APPARELS PRIVATE LTD, demand remittance letter, Dated: 04.11.2024.
3. Technical Concurrence of the Director of Town and Country Planning, Chennai Vide letter Roc No. 5996/2017LA1, Dated:31.01.2019.
4. Proceedings of the Deputy Director of Town and Country Planning, Madurai Zone, Madurai District Vide letter Roc No.880/2017/MD4, Dated:07.02.2020.
5. Proceedings of the Executive Officer of Vadipatti Town Panchayat, Vide letter Roc No.270/2021, Dated:15.12.2023.
6. G.O.49 Housing and Urban Development Department, Dated: 24.03.2003
7. G.O.138 Housing and Urban Development Department, Dated: 04.06.2004
8. Proceedings of the Director of Town and Country Planning, Chennai Vide letter Roc No. 8172/1997/MP2 Dated 24.04.1997.
9. G.O.79 Housing and Urban Development Department, Dated: 04.05.2017.
10. G.O.86 Housing and Urban Development Department, Dated: 28.03.2012
11. G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
12. G.O.01 Housing and Urban Development Department, Dated: 05.01.2021
13. G.O.53 Housing and Urban Development Department, Dated: 16.04.2018
14. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
15. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
16. Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
17. Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012.
18. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
19. Circular from the Government Principal Secretary, Housing and Urban Development, Vide Letter Roc No.15535/UD4(3)/2019-2, Dated: 18.02.2020.
20. 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.

21. Circular from the Director of Town and Country Planning, Roc No.7963/2022/K1, Dated: 23.04.2022
22. District Officer, District Fire & Rescue Services, Madurai District, Fire NOC. No:1127/2024, Dated:27.07.2024.

Order

In the reference to the 1st Cited letter, the applicant has requested for the approval of Industrial Building at Madurai District, Vadipatti Taluk, Vadipatti Town Panchayat, Thathampatti Village , in Plot No:3,(in Revised approved Industrial Layout – L.P/DTP :01/2019)-R.S.No: 188/2B Part, 188/3A Part, 188/4A1,1 88/4B3 Part, 189/1A1, 189/1B1, 189/1C1, 189/1D1, 191/1A2C, 191/1B3, (Old R.S.No: 188/2B Part , 188/3, 188/4A , 188/4B,189/1A, 189/1B ,189/1C , 189/1D , 191/1A2,191/1B) with an extent of 11917.42Sqm, proposed Construction of Industrial Building (Green Category-Apparel Making) an FSI area of 3605.76 Sqm.

On the receipt of requisite charges the boundary of the site has been marked as "A to H" and the concurrence for the site has been issued and numbered as **BP/DTCP(MD)-17A/2024 to 17D/2024**. The Technical Concurrence for the Proposed construction of Industrial building (Green Category-Apparel Making) having total FSI Area of 3605.76 Sqm .

The area statement for the Proposed Industrial building is as below.
Area of Site – 11917.42sq.m

Building details: Industrial Building (Green Category-Apparel Making)

Floor details	FSI(Sqm)	Non FSI Area (Sqm)	Total Build up Area (Sqm)
BLOCK 1 - MAIN BUILDING (EXISTING)			
Area of Ground Floor	2967.26	-	2967.26
Area of First Floor	348.30	-	348.30
BLOCK 2 - EB PANEL & DINING ROOM (EXISTING)			
Area of Ground Floor	95.06	-	95.06
BLOCK 3 - GODOWN BUILDING (EXISTING)			
Area of Ground Floor	141.16	-	141.16
BLOCK 4 - FIRE HYDRANT ROOM (EXISTING)			
Area of Ground Floor	21.11	-	21.11
BLOCK 5 - TOILET (EXISTING)			
Area of Ground Floor	11.76	-	11.76
BLOCK 6 - STORAGE BUILDING (PROPOSED)			
Area of Ground Floor	21.11	-	21.11
TOTAL	**3605.76**	-	**3605.76**

Total FSI Area=3605.76, FSI=0.30

The Technical Clearance issued with the following General and Special Conditions: -

Special Conditions

1. 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.
2. 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.
3. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
4. 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.
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. 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.
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. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 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 உபயோக மாற்ற விதிகள் 2017, விதி (3)-ன் படி உள்ளாட்சிக்கான கூராய்வு கட்டணமாக ரூ.1000/- (ரூபாய் ஆயிரம் மட்டும்) மற்றும் விதி (9)-ன் படி நில உபயோக மாற்ற கட்டணமாக மனுதாரர் மனையிடத்திற்க்கான சந்தை நில மதிப்பீட்டுத் தொகையில் 3% (3 விழுக்காடு) தொகையினை மனுதாரரிடமிருந்து கீழ்கண்ட அரசு கணக்கு தலைப்பில் செலுத்தப்பட வேண்டும். மேற்படி தொகை பெறப்பட்ட பின்னரே உள்ளாட்சியால் இறுதி ஒப்புதல் வழங்கப்பட வேண்டும்.

கணக்கு தலைப்பு

0217 - Urban Development 60-Other Urban Development Schemes800 - Other Receipts AS- Receipts Under Land Use Conversion Charges-27Non Taxation fees-09 collections (DPC - 0217-60-800-AS-22709)

General Conditions

1. Solar water heating system to be provided to the proposed Industrial 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 Executive Officer, Vadipatti Town Panchayat 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.

The applicant remitted the required fees given below for the proposed Construction of Industrial Building (Green Category-Apparel Making).

Fees Paid Details:

Sl.No	Charges	**Amount paid (in Rupees)**
1	Scrutiny Fees	25046.00
2	OSRA Fees	Not applicable
3	Premium FSI Charges	Not applicable
4	Centage Charge For Land	1500.00
5	Centage Charge For Building	7500.00
6	Infrastructure and Amenities charges	681500.00
7	Development Charges for Building	21930.00
8	Development Charges for Land	35940.00
9	CC charges	Not applicable
10	Security Deposit Charges	Not applicable
11	Display Board Charges	1500.00
12	Shelter Charges	894.00

To:

1. Executive Officer,
   Vadipatti Town Panchayat,
   Madurai.

2. M/S. Madurai Integrated Textile Park Private Ltd
   And Penquin Apparels Private Ltd,
   Plot No 3, Thathampatti Village,
   Vadipatti, Madurai-625218.

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.
/landlens/deal-room

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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.