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APPROVAL RECORD

Planning Permission

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/0347048/2024

Dated: 19.01.2026

Subject: **HRB** - Residential and Commercial Building - District Town and Country planning Office – Madurai Local Planning Authority - Madurai District-Madurai Corporation- Madurai North Taluk –Bibi kulam Village –Ward No.10, Block No.73, T.S.No.125/2, 3; 126/2 - to an extent of 2964.00Sq.m (As per TSLR) – Approval of The Proposed Construction of Residential and Commercial Building - Stilt Floor Cum Ground Floor + 9 Floors-Total FSI Area of 7956.71sq.m– Planning permission issued - forwarded for further action – Reg.

Reference:

1. Director of Town and Country Planning, Chennai Technical Concurrence Issued NoB.P/DTCP No:199 / 2025., Dated:24.04.2025.
2. Applicant.M/s.Bekae Properties Pvt Ltd and M/s.Soura Capital Pvt Ltd, Online Application Reference No. SWP/BPA/ 0347048/ 2024, Dated:12.09.2024.
3. HRB Meeting held on 21.02.2025, (Subject No.3)
4. G.O.138 Housing and Urban Development Department, Dated: 04.06.2004
5. G.O.86 Housing and Urban Development Department, Dated: 28.03.2012
6. G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O.01 Housing and Urban Development Department, Dated: 05.01.2021
8. G.O.53 Housing and Urban Development Department, Dated: 16.04.2018
9. G.O.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. G.O. No.95,Housing and Urban Development Department, UD4 (1), Dated: 04.08.2023.
13. G.O.166, Housing and Urban Development Department, Dated: 29.11.2018 (Insisting TNRERA Registration)
14. G.O. circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.

16. Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
17. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
18. 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.
19. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 7963/2022/K1, Dated: 11.04.2023.
20. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No.10918/C1/2024, PP Noc.No.161/2024. Dated:23.08.2024.
21. Airport Authority of India NOC ID No. MADU/SOUTH/B/112724/1379158, Dated:09.12.2024.
22. Applicant.M/s.Bekae Properties Pvt Ltd and M/s.Soura Capital Pvt Ltd, Madurai, Application Reference No: SWP/BPA/0347048/ 2024 Demand remittance letter, Dated: 12.12.2025, 22.12.2025 & 23.12.2025.
23. The City Planner, Madurai Corporation, Letter no: மதுரை/2/018730/2025, dated on 13.1.2026.
24. The superintending Engineer,P.W.D, Planning and Designs Circle Chepauk, Chennai-5, certificate dated on 17.10.2025
25. The Chariman/ Madurai district Collector, Madurai Local Planning Authority, Resolution No:39, Dated on 9.9.2025

Order

With reference to the letter 2nd Cited, applicant has requested for the Approval of the Proposed Construction Of High Rise Building of Residential and Commercial Building in Madurai Local Planning Authority, Madurai District, Madurai Corporation, Madurai North Taluk, Bibikulam Village, Ward No.10, Block No.73, T.S.No.125/2, 3; 126/2, to an extent of **2964.00Sq.m. (As per TSLR)** . Approval of The Proposed Construction of Residential and Commercial Building., Stilt Floor Cum Ground Floor + 9 Floors, Total FSI Area of 7956.71sq.m.

The above HRB Residential and commercial proposal was placed in High Rise Building Panel meeting held on 21.02.2025. The subject was discussed and suggestions of High Rise Building panel were obtained.

In the reference first cited proceedings of Director of Town and Country Planning, Chennai, the boundary of the site has been marked as **"A to K"** and the Technical Clearance has been issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No.199/ 2025.**

On the receipt of requisite charges vide reference 22th cited the boundary of the site has been marked as **"A to K"** and the concurrence for the site has been issued. The planning permission for the Proposed Construction of Residential and Commercial Building., comprises one block with Stilt Floor Cum Ground Floor + 9 Floors, having **Total FSI Area of 7956.71sq.m.** in the site has been issued and numbered as **Planning Permission No. 22/2026** with the validity from **19.01.2026 to 18.01.2034 (8 Years).**

The area statement for the Proposed High Rise Residential and commercial building is as below.

Area of the Site – 2964Sq.m (As per TSLR)

Area of the Site – 2905.49Sq.m (As per Super imposed)

Building details: Proposed Construction Of High Rise Building of Residential and Commercial Building

Sl.No	Building Details	FSI area in Sq.m	Non FSI area in Sq.m	Deductions area in Sqm	Total Build up area in Sq.m	Dwelling Units Details
1.	Stilt cum Ground Floor					
	Stilt Floor	54.21	634.55	-	688.76	Parking, Meter Room, Servant Room, Driver WC, Association Room & Stand by Generator
	Ground Floor (Commercial)	229.37	-	2.82	229.37	Office
	First Floor (Residential)	555.68	-	21.67	555.68	4Units
	First Floor (Commercial)	310.84	-	30.77	310.84	Office & Association Hall
	Second Floor (Residential)	624.11	-	24.54	624.11	5Units
	Second Floor (Commercial)	246.24	-	2.40	246.24	Office
	Third Floor (Residential)	868.88	-	27.03	868.88	7Units
	Fourth Floor (Residential)	854.87	-	41.04	854.87	7Units
	Fifth Floor (Residential)	868.88	-	27.03	868.88	7Units
	Sixth Floor (Residential)	854.87	-	41.04	854.87	7Units
	Seventh Floor (Residential)	868.88	-	27.03	868.88	7Units
	Eighth Floor (Residential)	854.87	-	41.04	854.87	7Units
	Ninth Floor (Residential)	765.01	-	15.81	765.01	6Units
	Terrace Floor	-	81.92	-	81.92	
	Total	7056.71	716.47	202.22	8672.18	57 Dwelling Units

Normally Permissible FSI = 2.5

Premium FSI 40 % allowed, Hence Maximum Permissible FSI = 3.50

Total FSI Achieved = 2.738

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

Special conditions:

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does 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. Conditions stipulated in the Noc cited in the reference 15 issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
4. Conditions stipulated in the Noc cited in the reference 16 issued by Airport Authority of India is to be followed scrupulously.
5. Existing well in the proposed site is to be closed scientifically with a consultation from PWD.
6. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
7. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
8. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, 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's 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.
10. 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.
11. 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

12. 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.
- Title or ownership of the site or building
 - Easement Rights.
 - Structural Reports, Structural Drawing and Structural aspects.
 - The Registered Architect or Register Engineer and Structural Engineer on record as the case may be shall be responsibility for defects in the design.
 - Workmanship, soundness of structure and materials used.
 - quality of building services and amenities the construction of building
 - other requirements or licenses or clearance required for the site or premises or activity under various other laws.

General Conditions:

- Solar water heating system to be provided to the The Proposed Construction of Residential and Commercial Building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area..
- Parking area to be utilized only for parking purpose mentioned as per approved drawing.
- No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
- 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.
- 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.
- Mosquito netting to be provided at OHT and well.
- Fire rescue equipment should be provided as per Rules
- As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
- Fly Ash bricks and Materials must be used for construction.
- 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.
- In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.
- . If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
- 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 Commissioner, Madurai Corporation**, if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
- Government Registered Electrical Contractor must be employed for wiring works during construction.
- This planning permission issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.
- 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

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 Approval of The Proposed Construction of Residential and Commercial Building_

Fees Paid Details:

Sl.No	Charges	Amount paid (in Rupees)
1	Scrutiny Fees	22266.00
2	OSRA Fees	3521466.00
3	Premium FSI Charges	3636000.00
4	Development Charges For Building	79200.00
5	Development Charges For Land	9000.00
6	Centage Charge For Land	4500.00
7	Centage Charge For Building	15000.00
8	Infrastructure and Amenities charges	3000000.00
9	CC charges	106554.00
10	Security Deposit Charges	1500000.00
11	Display Board Charges	10000.00
12	Shelter Charges	666601.00

To:

1. The Commissioner,
Madurai Corporation,
Madurai.
2. M/S.Bekae Proerties Pvt Ltd And
Soura Capital Pvt Ltd,
Kothari Buildings 4th Floor 114 Mg
Road, Nungambakkam,
Chennai-600034.

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](#)



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



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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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.

