

PP

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/0734003/2025

Dated: 03.03.2026

Subject: **Commercial Building** - Madurai Local Planning Area - Madurai District, Madurai North Taluk – Madurai Corporation –Sathamangalam village-Ward No-19, Block-21,T.S.No-25,26,27,28,29,30,57,58 with an site extent of **3316.61 sq.m.**- Proposal **commercial building (Shops and professional consulting office)** consists of double basement + ground floor + four floors - **Total FSI area of 9862.98 sq.m** - Technical Concurrence issued by DTCP Approval of The Proposed Construction of Commercial Building – Planning permission issued - forwarded for further action – Reg.

Reference:

1. Director of Town and Country Planning, Chennai Technical Concurrence Issued NoB.P/DTCP No:115 / 2026., Dated:18.02.2026.
2. Applicant M/s.The Madurai Cine Enterprises Pvt Ltd, Online Application SWP/BPA/0734003/2025,Dated:13.12.2025.
3. G.O.138 Housing and Urban Development Department, Dated: 04.06.2004
4. G.O.86 Housing and Urban Development Department, Dated: 28.03.2012
5. G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O.01 Housing and Urban Development Department, Dated: 05.01.2021
7. G.O.53 Housing and Urban Development Department, Dated: 16.04.2018
8. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
9. G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
10. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020.
11. G.O. No.95,Housing and Urban Development Department, UD4 (1), Dated: 04.08.2023.
12. G.O.166, Housing and Urban Development Department, Dated: 29.11.2018 (Insisting TNRERA Registration)
13. G.O. circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.

15. Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
16. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
17. 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.
18. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 7963/2022/K1, Dated: 11.04.2023.
19. The Director of Fire & Rescue Service, Chennai NOC No.38/2026, Dated:28.01.2026..
20. Applicant M/s.The Madurai Cine Enterprises Pvt Ltd, Online Application SWP/BPA/0734003/2025, Demand remittance letter, Dated: 02.03.2026.

Order

With reference to the letter 2nd Cited, applicant has requested for the Approval of the Proposed Construction Of Non High Rise Building of Commercial Building in Madurai Local Planning Area, Madurai District, Madurai North Taluk, Madurai Corporation, Sathamangalam village, Ward No-19, Block-21,T.S.No-25,26,27,28,29,30,57,58 with an site extent of **3316.61 sq.m.** Approval of the Proposal commercial building (Shops and professional consulting office) consists of double basement + ground floor + four floors, **Total FSI area of 9862.98 sq.m .**

The Assistant Director, Madurai District Town and Country Planning office has recommended the proposal with a site inspection remarks. Based on the Assistant Director, Madurai District Town and Country Planning office recommendation, the applicant request has been accepted and the proposed site approval has been marked as **“A to M”** and the Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 and numbered as **B.P/D.T.C.P. No: 115/2026.**

On the receipt of requisite charges vide reference 21th cited the boundary of the site has been marked as **“A to M”** and the concurrence for the site has been issued. The planning permission for the Proposal commercial building (Shops and professional consulting office)., consists of double basement + ground floor + four floors, Total FSI area of 9862.98 sq.m. in the site has been issued and numbered as **Planning Permission No. 129/2026** with the validity from **03.03.2026 to 02.03.2034 (8 Years).**

The area statement for the Proposal commercial building (Shops and professional consulting office) is as below.

Area of the Site – 3316.61 sq.m.

Building details: Proposed Construction Of commercial building (Shops and professional consulting office)

Floor Details	FSI area in Sq.m	Non FSI area in Sq.m	Total Built up area in Sq.m
Basement area-2	69.71	2178.87	2248.58
Basement area-1	69.71	2178.87	2248.58
Ground floor area	2210.2	24.02	2234.22
First floor area	2169.12	16.99	2186.11
Second floor area	2219.67	16.99	2236.66
Third floor area	2217.48	16.99	2234.47
Fourth floor area	907.09	164.93	1072.02
Terrace floor area	-	7.52	7.52
Total	9862.98	4605.18	14468.16

Total FSI Area = 9862.98 sq.m.

Normally Permissible FSI = 2.97

Premium FSI 50 % allowed, Hence Maximum Permissible FSI = 3.00

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 of Tamil Nadu combined development and building rules, 2019 (TNCD&BR,2019). 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 as prescribed TNCD & BR,2019.
3. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. 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.

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. 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.
7. 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 The Proposed Construction of Residential and 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 Approval of The Proposed Construction of Residential and Commercial Building.

Fees Paid Details:

Sl.No	Charges	Amount paid (in Rupees)
1	Scrutiny Fees	37522.00
2	OSRA Fees	Approved layout plots hence does not arise
3	Premium FSI Charges	57372875.00
4	Development Charges For Building	124000.00
5	Development Charges For Land	10500.00
6	Centage Charge For Land	3000.00
7	Centage Charge For Building	15000.00
8	Infrastructure and Amenities charges	1854244.00
9	CC charges	166827.00
10	Security Deposit Charges	927122.00
11	Display Board Charges	1500.00
12	Shelter Charges	2925697.00

To:

1. The Commissioner,
Madurai Corporation,
Madurai.
2. M/S. THE MADURAI CINE
ENTERPRISES PVT LTD.,
NO:7,DEPUTY COLLECTOR COLONY
7th STREET,KK
NAGAR,MADURAI625020,Madurai,
Madurai - 625020

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

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

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

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,
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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.

