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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/0819251/2026

Dated: 06.04.2026

Sir,

Sub: NHRB – Revision and Additional Court Building – DTCP – Madurai District / LPA / Corporation- Madurai North Taluk, Tallakulam Village, Ward No - 10, Block- 20, T.S.Nos.816/12 with a site extent of 69000.00Sq.m.(as per TSLR) and FSI Area of 17913.53Sq.m Planning Permission has been already issued – In the same site now Revised and Proposed additional FSI area 18729.95sq.m (Total FSI Area 44834.17Sq.m Existing, Revised and proposed area) - Technical Concurrence issued by the Director of town and country Planning, Chennai – Revised Planning Permission issued - Forwarded for further action – Regarding.

Ref:

1. Applicant. Principal District Judge, District Court, Madurai, Online Application Reference No. SWP / BPA / 0819251 / 2026, Dated: 31.03.2026.
2. Proceedings of the Director of Town and Country Planning, Chennai, Roc No. SWP/BPA/0819251/2026, Dated 04.04.2026. (B.P/DTCP No: 282/2026)
3. Technical concurrence issued by Director of Town and country Planning, Proceedings SWP / BPA / 030834 / 2023, Dated:11.09.2024. (Consent for Planning Clearance No: 437/2024)
4. Assistant Director / Member Secretary, Madurai Local Planning Authority, Madurai District Town and Country Planning, Proceedings SWP/BPA/030834/2023, Dated:23.09.2024. (Planning Clearance -330 /2024).
5. Land Transfer Order issued by District Collector, Madurai District, letter No.523075/2023/Y2, Dated: 16.02.2023.
6. G.O.No.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.Ms.No.171, Housing and Urban Development Department, Dated: 30.10.2025.
9. Tamil Nadu Fire and Rescue Services Department, Madurai District, Fire Officer L.Dis.No.11835/D1/2023, Dated:22.08.2023, NOC

No.1091/2023.

10. Member secretary, SEIAA, Environmental clearance, EC23B038TN140066, File number: 10463, Dated: 23.11.2023.
11. G.O.138 Housing and Urban Development Department, Dated: 04.06.2004
12. Proceedings of the Director of Town and Country Planning, Chennai Vide letter Roc No. 8172/1997/MP2 Dated 24.04.1997.
13. G.O.86 Housing and Urban Development Department, Dated: 28.03.2012
14. G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
15. G.O.01 Housing and Urban Development Department, Dated: 05.01.2021
16. G.O.53 Housing and Urban Development Department, Dated: 16.04.2018
17. G.O.18, Housing and Urban Development Department, Dated: 04.02.2019
18. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
19. Go(MS)No: 167, Housing and Urban Development Department, Dated: 12.09.2022.
20. Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
21. Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
22. Circular from the Director of Town and Country Planning, Roc No.7963/2022/K1, Dated: 11.04.2023.
23. Chairman / District Collector, Madurai Local Planning Authority, Madurai district, Note order dated. 06.04.2026.

Order

With reference to the 4th Cited letter, Non High Rise Building – Court Building has been approved at Madurai District / LPA / Corporation, Madurai North Taluk, Tallakulam Village, Ward No - 10, Block- 20, T.S.Nos.816/12 with a site extent of 69000.00Sq.m.(as per TSLR) and FSI Area of 17913.53 Sq.m Planning Permission has been already approved.

In the above site the applicant Principle District Judge, District Court, Madurai has requested for the revised and additional construction of court building with FSI area of 18729.95sq.m (Total FSI Area 44834.17Sq.m Existing, Revised and proposed area). After scrutiny the same was forwarded to Director of Town and Country Planning, Chennai online for concurrence.

In continuation to that, with reference to the letter 2nd cited letter, Technical Concurrence for Revised and proposed additional Non High Rise Building – District Court Building has been issued by the Director of Town and Country Planning Chennai. The Consent for Planning Clearance is issued under section 49 and 58 of Town and Country Planning Act, 1971 and clearance under rule 6 (4) TNCD&BR-2019 for the above revised and proposed additional building only and numbered as B.P/DTCP No:282/2026.

The area statement for the Revised and Proposed Additional Non High Rise Building – District Court Building is as below.

Site Area: 69000.00 Sq.m

Revised and Proposed Additional Non-High-Rise Building – District Court Building area statement in Sq.m

Description	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Built-up Area in Sq.m
Block -19 (Revision)			
Basement Floor		7801.55	7801.55
Stilt Cum Ground Floor	1639.22	5990.37	7629.59
First Floor	5617.12	-	5617.12
Second Floor	5599.53	-	5599.53
Third Floor	5599.53	-	5599.53
Head Room	-	301.48	301.48
Total	18455.40	14093.40	32548.80
Block- 17 (EB Room) (Proposed)			
Ground Floor	185.44	-	185.44
Block -18 (Pump Room) (Proposed)			
Ground Floor	89.11	-	89.11
Total Area in Sq.m	18729.95	14093.40	32823.35

Revised and additional FSI Area = 18729.95 Sq.m

Existing Building Area = 26104.22 Sq.m (Not considered for Planning Clearance)

Total FSI Area – 44834.17 Sq.m

And as per Section 49 of Town and Country Planning Act 1971, **Planning Permission No. 190 / 2026** is hereby issued for the Revised and Proposed Additional Non High Rise Building – Court Building. Duration of Permission from **06.04.2026 to 05.04.2034** (8Years) has been accorded with the following special condition.

Special Conditions

1. OSR (earmarked as 1 to 16) area 7079.46Sq.m shown in the site plan should be retained as Open Space Reservation as per TNCD&BR, 2019.As per the rule no. 41(5) of TNCD&BR-2019

Government department shall obtain permission from the local body and may be maintained.

2. Conditions stipulated in the Noc cited in the reference 9th issued by District Fire Officer Madurai, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
3. Revised Fire NOC is to be obtained before issue of Building Permission by Concerned Local Body.
4. Conditions stipulated in the Environmental Clearance cited in the reference 10th cited issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.
5. Structural soundness of the existing buildings shown in the site plan is to be ensured by the Authorised signatory of the PWD.
6. Planning Clearance is given only for the Revised and Proposed additional Building only.
7. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
8. 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
9. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
10. 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.
11. 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.
12. 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. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

13. 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.
14. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
15. 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.

Condition

1. 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.
2. 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 with in two months from the date of on Which the Decision or order was Communicated.
3. 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.
4. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
5. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
6. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
8. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
9. 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.
10. Mosquito netting to be provided at OHT and well.
 11. As per GO No 341 Municipal Administration and Water Supply Department, dated 03.11.2004 U Trap in the septic tank design to be provided.
 12. Fly Ash bricks and Materials to be used Mandatory.
 13. As per GO16 display board of size 60cmx120cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
 14. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
 15. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
 16. 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.
 17. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by Commissioner, Madurai Corporation, if the construction is done with Additional / Deviation to the approved plan before Levy of the applicable Taxes.
 18. Government Registered Electrical Contractor must be employed for wiring works during construction.

(E-Signed)

Assistant Director/Member Secretary (i/c),
Madurai Local Planning Authority,
District Town and Country Planning,
Madurai District.

To

The commissioner ,
Madurai corporation
Madurai.

Copy to

The Principle District Judge,
District Court,
Madurai.

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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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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Property Tracker

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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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

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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

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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

Coastal regulation zone

Master plan check

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Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

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Services we run
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The LandLens
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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

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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.

