

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



ation Number : SWP/BPA/0821651/2026

Dated:11.06.2026

Industrial Building - District Town and Country planning Office – Madurai District, Local Planning Authority - Vadipatti Taluk - Vadipatti Town Panchayat - Thathampatti Village - Amalgamation of plot No.27 & future development in S.No. 142/2D1, 142/2E3, 143/3A1A, 143/3A2A, 143/3A3, 143/3B1, 143/3C, 144/4A1A, 144/5C in already approved industrial layout LP/MDTP/No.1/2019 and S.No. 142/4, 143/2B, 151/1 - Site Area:33000 sq.m - FSI Area:10315.74 sq.m - Technical Concurrence issued for Proposed construction of Industrial Building by the Director of town and country Planning, Chennai - Planning permission issued - forwarded for further action - Reg.

Reference:

1. Director of Town and Country Planning, Chennai Technical Clearance No. B.P / DTCP No: 345/ 2026, Dated:29.04.2026.
2. Applicant. Thiru.Kumaran B Jaghuva, Online Application No. SWP/BPA/0821651/2026, Dated: 02.04.2026.
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. District Office, Fire & Rescue Service, Madurai District PP NOC No.10363/NOC/ NMSB/2026, Dated:10.06.2026.
15. Demand requested dated: 05.05.2026
16. Applicant Thiru.Kumaran B Jaghuva, Demand remittance, Dated: 05/05/2026.
17. This Office File No.1336/2026 MaMa (Demolished Portion Shown in the Site Plan- Demolished Photos)

Order:

With reference to the 2nd Cited letter, the applicant Thiru.Kumaran B Jaghuva, has requested for the approval of Industrial Building at Madurai District, Local Planning Authority, Vadipatti Taluk , Vadipatti Town Panchayat, Thathampatti Village, Amalgamation of plot No.27 & future development in S.No. 142/2D1, 142/2E3, 143/3A1A, 143/ 3A2A, 143/3A3, 143/3B1, 143/3C, 144/4A1A, 144/5C in already approved industrial layout LP/MDTP/No.1/2019 and S.No:142/4, 143/2B, 151/1 with Site Area of 33000 sq.m & FSI Area of 10315.74 sq.m.

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 Q**” 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. 345/ 2026.**

Further the applicant has paid the required fees and submitted on 05.05.2026. Hence, the Planning Permission by Madurai LPA is issued for the Proposed Construction of Industrial Building Plan and Numbered as Planning Permission No. 296/2026 from 11-06-2026 to 10-06-2034 (8 Years)

The area statement for the Industrial Building is as below.

Site Extent – 33000 sq.m.

Area statement of Proposed Industrial building: Tailoring and Garment Making (Green Category)

S.No	DESCRIPTION		FSI (Sq.m)	NON FSI (Sq.m)	Total Built-up Area (Sq.m)
1	BLOCK-1 (Factory Building)	Ground Floor	8425.40	-	8425.40
2	BLOCK-2 (Dining Hall Building-1)	Ground Floor	429.88	-	429.88
3	BLOCK-3 (Dining Hall Building-2)	Ground Floor	308.16	-	308.16
4	BLOCK-4 (Rest Room Building)	Ground Floor	83.09	-	83.09
5	BLOCK-5 (Ladies Toilet Building)	Ground Floor	206.25	-	206.25
6	BLOCK-6 (Gents Toilet Building)	Ground Floor	126.15	-	126.15
7	BLOCK-7 (Store Room Building)	Ground Floor	713.00	-	713.00
8	BLOCK-8 (Security Building)	Ground Floor	23.81	-	23.81
TOTAL AREA			10315.74	-	10315.74

Total FSI area - 10315.74 Sq.m

Total FSI achieved - 0.31

Total HP - 309HP

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

Special condition:

1. The open space reservation area 3338.00 sq.m.(10.11%) (OSR-1 earmarked 1-8) shown in the site plan should be retained as OSR as per TNCD&BR, 2019 Rule No.41(1)(i).
2. The existing LT & HT line clearance from the portion of the building to be maintained as per TNCD&BR, 2019 Rule No.19 - Annexure XVII (5).
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
5. 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.Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage.
6. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
7. The Town and Country Planning Department is not legally certifying the title to the ownership by granting this technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant is above 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.

General Conditions:

1. Solar Energy 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 shall 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 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.
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 Industrial building.

Fees Paid Details

Sl.No	Charges	Amount paid (in Rupees)
1	Scrutiny Fees	70,138.00/-
2	OSRA Fees	Not applicable
2	Premium FSI Charges	Not applicable
3	Development Charges for Building	82720.00
4	Development Charges for Land	99300.00
5	Centage Charge for Land	4500.00
6	Centage Charge for Building	9000.00
7	Infrastructure and Amenities charges	1943920.00
8	CC charges	Not applicable
9	Security Deposit Charges	Not applicable
10	Display Board Charges	1,500.00
11	Shelter Charges	10,497.00

To:

1. The Executive Officer,
Vadipatti Town Panchayat,
Vadipatti Taluk,
Madurai.
- 2 . Thiru.Kumaran B Jaghuva,
The Managing Director,
M/S.Quality Knit Wears Private Limited,
Plot No.1 A, Bharathi Street,
Managiri, K.K.Nagar,
Madurai District-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.

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Verify My Land

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

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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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

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.

