

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
MADURAI DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: Tmt P.G Manju, M.plan.,
Online Building Plan Application – Technical Concurrence**

Application Number: SWP/BPA/868281/2026

Dated: 01.07.2026

Residential Building (23 Dwelling units) - District Town and Country planning Office -
Madurai District - Vadipatti Taluk - Alanganallur Panchayat Union - Athanur Panchayat / Village -
SF No. 565/3 - LP(R)/DDTCP(MD) No. 356/2018 **Plot Nos: 64-78** to an extent of **6336.00 sq.m** -
Approval of the Proposed Construction of **Residential Group Development Building (23
Dwelling units)** - Block 1 to Block 23 - Total FSI area of **2928.88 Sqm** - Technical Concurrence
issued - forwarded for further action - Reg.

Reference:

1. Applicant Mr. R. Ilangoan Application Reference No: SWP/BPA/868281/2026, Dated: 09.06.2026.
2. G.O. 138 Housing and Urban Development Department, Dated: 04.06.2004
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. 53 Housing and Urban Development Department, Dated: 16.04.2018
7. G.O. 18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O. 16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
9. G.O. 54, Housing and Urban Development Department, Dated: 12.03.2020
10. G.O. 166, Housing and Urban Development Department, Dated: 29.11.2018 (Insisting TN RERA Registration)
11. G.O. circular from the Director of Town and Country Planning, Roc No. 7486/2009/PA2, Dated: 16.04.2009.
12. Circular from the Director of Town and Country Planning, Vide Letter Roc No. 21075/2009/PA1, Dated: 27.06.2012
13. Circular from the Director of Town and Country Planning, Vide Letter Roc No. 12201/2017/PA1, Dated: 22.09.2017.
14. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14227/2017/CP, Dated: 14.12.2017.
15. 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.

16. Circular from the Director of Town and Country Planning, Chennai
Vide Letter Roc No. 7963/2022/K1, Dated: 11.04.2023.
17. Demand requested dated.29.06.2026
18. Applicant Mr. R. Ilangovan Application Demand remittance letter,
Dated: 29.06.2026.

Order

With reference to the letter 1st Cited, applicant has requested for the Approval of the Proposed Construction Of **Residential Building(23 Dwelling units)**in District Town and Country planning Office Madurai District, Vadipatti Taluk, Alanganallur Panchayat Union, Athanur Panchayat /Village, SF No.565/3, LP(R)/DDTCP(MD) No.356/2018, **Plot Nos:64-78** to an extent of **6336.00sq.m**, Approval of the Proposed Construction of **Residential Group Development Building(23 Dwelling units)**, Block 1 to Block 23, Total FSI area of **2928.88 Sqm.**

The area statement for the Proposed **Residential Group Development Building (23 Dwelling units)** is as below.

Area of Site (As per Patta)– 6336.00 Sqm

Building details:Proposed Construction Of Residential Apartment Building)

FloorDetails	Block Details	FSI (Sqm)	Non FSI (Sqm)	TotalBuiltup Area
Ground Floor	1	37.72	-	37.72
First Floor		37.72	-	37.72
Ground Floor	2	61.57	-	61.57
First Floor		61.57	-	61.57
Ground Floor	3	61.57	-	61.57
First Floor		61.57	-	61.57
Ground Floor	4	61.57	-	61.57
First Floor		61.57	-	61.57
Ground Floor	5	61.57	-	61.57
First Floor		61.57	-	61.57
Ground Floor	6	61.57	-	61.57
First Floor		61.57	-	61.57
Ground Floor	7	61.57	-	61.57
First Floor		61.57	-	61.57
Ground Floor	8	61.57	-	61.57
First Floor		61.57	-	61.57
Ground Floor	9	61.57	-	61.57
First Floor		61.57	-	61.57
Ground Floor	10	61.57	-	61.57
First Floor		61.57	-	61.57
Ground Floor	11	61.57	-	61.57
First Floor		61.57	-	61.57
Ground Floor	12	61.57	-	61.57
First Floor		61.57	-	61.57
Ground Floor	13	61.57	-	61.57
First Floor		61.57	-	61.57
Ground Floor	14	61.57	-	61.57
First Floor		61.57	-	61.57

Ground Floor	15	61.57	-	61.57
First Floor		61.57	-	61.57
Ground Floor	16	61.57	-	61.57
First Floor		61.57	-	61.57
Ground Floor	17	61.57	-	61.57
First Floor		61.57	-	61.57
Ground Floor	18	147.20	-	147.20
Ground Floor	19	147.20	-	147.20
Ground Floor	20	147.20	-	147.20
Ground Floor	21	147.20	-	147.20
Ground Floor	22	147.20	-	147.20
Ground Floor	23	147.20	-	147.20
Total		2928.88	-	2928.88

FSI=2928.88/6336.00 =0.46 <2.00

And as per Section 47A of Town and Country Planning Act 1971, The site approval from **A to D** has been approved and Technical Clearance Numbered as BP/ DTCP (MD) **No. 11/2026** with the following Special condition and 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 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. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
4. 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.
5. 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 advertise, 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.
6. 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.
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. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
9. 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 responsible 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 Proposed Construction of **Residential Group Development 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. As per G.O.No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
8. Fly Ash bricks and Materials must be used for construction.
9. 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.
10. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.
11. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
12. 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.
13. Enforcement action Under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by **BDO, Alanganallur Panchayat Union** if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
14. Government Registered Electrical Contractor must be employed for wiring works during construction.
15. This Permit is furnished by virtue of power delegated by assistant director Madurai district town and country planning office 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.
16. After the Planning Permission issued by assistant director madurai district town and country planning office 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 assistant director concern can cancel or revise the planning permission issued.

17. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes –

800 other Receipts - AS Receipts under

Land Use Conversion Charges-27 Non Taxation fees - 09 Collections

(DPC: 0217-60-800-AS 22709)

The applicant remitted the required fees given below for the **Approval of Proposed Construction of Residential Group Development Building**

Fees Paid Details:

Sl.No	Charges	Amountpaid(inRupees)
1	Scrutiny Fees	15595.00
2	OSRA Fees	Not Applicable
2	Premium FSI Charges	Not Applicable
3	Development Charges For Building	15500.00
4	Development Charges For Land	13000.00
5	Centage Charge For Land	6000.00
6	Centage Charge For Building	30000.00
7	Infrastructure and Amenities charges	564000.00
8	CC charges	33366.00
9	Security Deposit Charges	282000.00
10	Display Board Charges	1500.00
11	Shelter Charges	Not Applicable

To:

1. Special Officer / Block Development Officer(V.P)
Alanganallur Panchayat Union
Athanur Panchayat
Vadipatti Taluk
Madurai District
2. Mr.R.Ilangovan
Plot No.200, Door No.611/3
GR Nagar East Street
Kannanenthal
Madurai-62501

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,
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+91 9996 12 9996

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.

