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.

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**Proceedings of the Assistant Director/Member Secretary (i/c)**
**Madurai Local Planning Authority**
**Madurai District Town and Country Planning Office**
**Present: Thiru Karthick Krishnan,B.E., M.plan.,**
**Online Building Plan Application – Planning Permission**

**cation Number : SWP/BPA/932379/2026** **Dated: 10.09.2026**

Sir,

**Sub:** **Residential Apartment Building (12 Units)** - District Town and Country planning Office – Madurai Local Planning Authority - Madurai District - Madurai East Taluk – Mangalakudi Village – R.S.No.27/3A1A, 27/3A1B with an extent of 1050.00 Sq.m – **Approval of The Residential Apartment Building (12 Units) having Stilt Floor+3 Floors-Total FSI area of 1851.26 Sq.m** – Planning permission issued - forwarded for further action – Reg.

**Ref:**

1. Applicant Mr.K.V.HAYAKRIV, Online application No. SWP/BPA/**932379**/2026, Dated 21.08.2026.
2. Applicant demand remittance letters, Dated: 09.09.2026 and 10.09.2026.
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.18, Housing and Urban Development Department, Dated: 04.02.2019
11. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
12. G.O.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration).
13. Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.

14. Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, 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, Roc No.7963/2022/K1, Dated: 11.04.2023.

*****

**Order**

With reference to the letter 1st Cited, applicant has requested for Planning Permission of Proposed Construction of Residential Apartment Building (**12 units**) Building having Stilt Floor+3 Floors in Madurai District, Mangalakudi Village, Madurai East Taluk, Madurai Corporation, R.S.No.27/3A1A, 3A1B with an extent of **1050.00 Sq.m, Total FSI area of 1851.26 Sq.m.**

The site approval from "A to D" has been Approved the **LP/MLPA No:405/2026** for Site has been issued with the following common and special conditions.

The area statement for the Proposed Construction of Residential Apartment Building (12 Units ) Building is as below.

Area of Site (As per Document) - 1050.00 S.qm
Area of Site (As per PATTA) - 1050.00 S.qm

**Building details: Proposed Construction of Residential Apartment Building (12 Units) Building**

| Floor Details | FSI (Sqm) | Non FSI (Sqm) | Deuction Area (Sq.M) | Total Builtup Area |
|---|---|---|---|---|
| Stilt Floor Area | 28.91 | 634.72 | - | 663.63 |
| First Floor Area | 607.45 | - | - | 607.45 |
| Second Floor Area | 607.45 | - | - | 607.45 |
| Third Floor Area | 607.45 | | | 607.45 |
| Head Room Area | - | 59.00 | - | 59.00 |
| **Total** | **1851.26** | **693.72** | **-** | **2544.98** |

Total FSI area - 1851.26 Sq.m
Total Allowable FSI - 2.0

| | | |
|---|---|---|
| FSI Achieved | - | 1.76 < 2.00 |
| Premium FSI Achieved | - | - |

Further the applicant has paid the required fees and submitted on 09.09.2026. Hence, the Planning Permission by Madurai LPA is issued for the Commercial (Professional Consulting Office) Building Plan and Numbered as **Planning Permission No.428/ 2026** from 10-09-2026 to 09-09-2034 (8 Years).

**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 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.
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 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. The Planning permission is issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 49)
2. If the application applied under 49 or 64 (1) of Tamil Nadu Town and Country Planning Act 1971 is rejected or refused, the Applicant under section 80 of Tamil Nadu Town and county Planning Act 1971 can Appeal within two months from the date of issue of this order to Director of Town and Country Planning, Chennai
3. In case the documents submitted for approval is found to be fake or fraudulently the Technical Concurrence will be cancelled without any prior intimation to the applicant
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. Fire rescue Equipment shall be provided as per rules
6. Solar Energy System to be provided to the proposed residential building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
7. Fly Ash bricks and Materials must be used for construction
8. Setbacks should be Retained as per Approved Drawing

9. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided
10. If the proposed building comes under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) Consent from the TNPCB should be obtained
11. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained
12. Mosquito netting to be provided at OHT and well
13. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at the applicant's own cost.
14. 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.
15. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
16. Government Registered electrical Contractor must be employed for wiring works during construction
17. Seismic Resistance Procedure to be Followed
18. Provide Sufficient Fire Resistance and Fire equipment in proposed Building
19. Approved order and drawing copies shall be handed over to buyer by the owner at the time of sale
20. Enforcement action under section 56&57 of Tamil Nadu 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.
21. The Applicants/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
22. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

| **Fees Paid Details for Residential Apartment Building** | | |
|---|---|---|
| Scrutiny Fees | - | 6776.00 |
| OSR Fees | - | Not Applicable |
| Premium FSI Charges | - | Not Applicable |
| Development Charges for Building | - | 10400.00 |
| Development Charges for Land | - | 1650.00 |
| Centage Charge for Land | - | 1500.00 |
| Centage Charge for Building | - | 2000.00 |
| Infrastructure and Amenities charges | - | 366600.00 |
| CC charges | - | 27984.00 |
| Security Deposit Charges | - | 183300.00 |
| Display Board Charges | - | 1500.00 |
| Shelter Charges | - | Not applicable |

(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:**

1. **Mr.K.V.HAYAKRIV**
   PLOT NO.600, MAHARISHI SCHOOL STREET,
   NEAR MAHARISHI SCHOOL, K.K.NAGAR,
   GANDHI NAGAR (PO), MADURAI NORTH,
   MADURAI DISTRICT – 625 020.
2. **The Chairman,**
   Tamil Nadu Real Estate Regulatory Authority,(TNRERA)
   No.133, G - Block, I Avenue,
   Anna Nagar (East), Chennai – 600 102

THE LANDLENS SUITE

# 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**

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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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/tools

**Services we run for you**
/services

**The LandLens suite**
/landlens/one

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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.