PP APPROVAL RECORD

# Planning Permission

## Survey 173/1B and 2 more

Perungudi, Thiruppankundram taluk

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 Assistant Director/Member Secretary (i/c)**
**Madurai Local Planning Authority**
**Madurai District Town and Country Planning Office**
**Present: Mr.P.Karthick Krishna, M.plan.,**
**Online Building Plan Application – Planning Permission**

**Online Application Number: SWP/BPA/943881/2026** **Dated: 24.10.2026**

**Sir,**

**Sub:** **Residential Building** - District Town and Country planning Office – Madurai Local Planning Authority - Madurai District – Thiruppankundram Taluk / Panchayat Union – Perungudi Village – S.No.173/1B,174/47,174/48 with Site extent of – 4750.071 sq.m – FSI area of 3710.57 sqm - Amalgamation of Plot Nos. 59 & 60 in the existing regularized layout SWP/MDU/SPFW No.352/2026 and additional piece of land at S.No.173/1B for the proposed construction of a Residential Apartment Building with Stilt Floor + 3 Floors (Bock-1&2) having 15 Dwelling Units - Planning permission issued - forwarded for further action – Reg.

**Ref:**
1. Applicants M/s SAS Hotels and Enterprises Limited Online application No. SWP/BPA/943881/2026, Dated: 04.09.2026.
2. Demand requested dated:21.10.2026, 22.10.2026.
3. Applicant demand remittance, Dated: 21.10.2026, 22.10.2026.
4. G.O.138 Housing and Urban Development Department, Dated:04.06.2004
5. G.O.86 Housing and Urban Development Department, Dated:28.03.2012
6. G.O.85 Housing and Urban Development Department, Dated:16.05.2017.
7. G.O.01 Housing and Urban Development Department, Dated:05.01.2021.

8. G.O.53 Housing and Urban Development Department, Dated:16.04.2018.
9. G.O.172, Housing and Urban Development Department, Dated:13.10.2017
10. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
11. G.O.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020
12. G.O.54, Housing and Urban Development Department, Dated:12.03.2020
13. G.O.166, Housing and Urban Development Department, Dated: 29.11.2018(Insisting TNRERA Registration)
14. Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
15. Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012.
16. Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
17. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
18. Circular from the Director of Town and Country Planning, RocNo.7963/2022/K1, Dated: 11.04.2023.
19. G.O.(Ms).191, Housing and Urban Development UD4(2) Department, dated 05.12.2025.
20. Airport Authority of India, NOC ID No. MADU/SOUTH/B/061926/2791254, MADU/SOUTH/B/ 061926/ 2791254 , Dated: 30.07.2026.
21. Assistant director /member secretary(i/c) ,Madurai District Town and Country Planning Office letter ROC.No: DTCP/P/WoXQ1I27/2026/62387,Dated:30.07.2026.

22. Block Development Officer (V.P), Thirupparankundram Panchayat Union Letter ROC.No:1083/2026/T4, Dated:06.05.2026.
23. Applicants M/s SAS Hotels and Enterprises Limited Affidavit submitted dated:21.10.2026

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**Order**

With reference to the 1st Cited letter, applicant has requested for Amalgamation of Plot Nos. 59 & 60 in the existing regularized layout SWP/MDU/SPFW No.352/2026 and additional piece of land at S.No. 173/1B for the proposed construction of a Residential Apartment Building at Madurai District, Thiruppankundram Taluk/Panchayat Union, Perungudi Village, S.No.173/1B,174/47,174/48 with Site extent of – 4750.071 sq.m , FSI area of 3710.57 sqm.

The site has been marked as "**A to H"** and Site approval issued vide No. **LP/MLPA No:461/ 2026.**

The area statement for Residential Building area is as below.

Area of the Site – 4869.38sq.m. (As per Document)

Area of the Site – 4795.00sq.m. (As per Patta)

Area of the Site – 4750.00sq.m. (As per Superimposed)

**Building details: Residential Building**

| Floor Details | Non FSI area (Sqm) | FSI area (Sqm) | Total Built-up Area (Sqm) |
|---|---|---|---|
| **Block-1** Stilt Floor area | 735.25 | - | 735.25 |
| First Floor area | - | 689.74 | 689.74 |
| Second Floor area | - | 689.74 | 689.74 |
| Third Floor area | - | 689.74 | 689.74 |
| Terrace Floor area | 28.17 | - | 28.17 |

| | | | |
|---|---|---|---|
| **Block-2**<br>Stilt Floor area | 560.23 | - | 560.23 |
| First Floor area | | 527.435 | 527.435 |
| Second Floor area | - | 527.435 | 527.435 |
| Third Floor area | - | 527.435 | 527.435 |
| Terrace Floor area | 56.52 | - | 56.52 |
| Sewage Treatment Plant (STP) | | 59.05 | 59.05 |
| Security Cabin | 6.25 | - | - |
| **Total area** | **1386.42** | **3710.57** | **5096.99** |

Total FSI area - 3710.57 sq.m
FSI - 0.78 < 2.00

As per Reference No.19th cited, the subject site falls under the Residential and Commercial Use Zone in the Madurai Master Plan.

And as per Section 49 of Town and Country Planning Act 1971, **Planning Permission No.486A / 2026 to 486D / 2026 Duration** of Permission from **24 .10.2026 to 23.10.2026** (8 Years) has been accorded with the following common and special conditions.

**Special Conditions**

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

2. **As per the affidavit submitted by the applicant, as cited in the 23rd reference, an undertaking has been obtained stating that the internal walls will be modified in accordance with the plan approved by the Directorate of Town and Country Planning (DTCP) and the provisions of the Tamil Nadu Combined Development and Building Rules, 2019 (TNCDBR-2019), before obtaining final approval from the local body. Therefore, final approval shall be issued only after verifying that the internal walls have been modified in accordance with the approved drawing.**

1. As per the G.O.Ms.No.171, Housing and Urban Development Department (UD4(1)), dated 30.10.2025 For Residential buildings a charging point for Electric Vehicles shall be provided for each of the required car parking space and two-wheeler parking space. In buildings where the number of dwelling units exceeds 50, car and two-wheeler parking space earmarked for visitors shall be provided with fast charging points.

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

8. 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.

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.

**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 within 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.
7. 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.
8. 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.
9. Mosquito netting to be provided at OHT and well.
10. 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.
11. Fly Ash bricks and Materials to be used Mandatory.
12. 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.
13. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
14. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
15. 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.
16. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Block Development Officer (V.P), Thirupparankundram Panchayat Union, Madurai District, if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
17. Government Registered Electrical Contractor must be employed for wiring works during construction.
18. The applicant remitted the required fees given below for the Residential Building.

**Fees Paid Details (Amount in Rs.)**

| | | |
|---|---|---|
| Scrutiny Fees | - | 17271.00/-&300.00/ , Dated: 22.10.2026(Offline Payment) |
| OSR Fees | - | 522577.00/- |
| Development Charges for Building | - | 20600.00/- |
| Development Charges for Land | - | 7500.00/- |
| Centage Charge for Land | - | 1200.00/- |
| Centage Charge for Building | - | 1600.00/- |
| Infrastructure and Amenities Charge | - | 705000.00/- |
| Premium FSI Charges | - | Not Applicable |
| Security Deposit Charges | - | 352500.00/- |
| Display Board Charges | - | 1500.00/- |
| CC Charges | - | 55430.00/- |
| Shelter Charges | - | 45375.00/- |

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

**To**

Block Development Officer (V.P),
Thirupparankundram Panchayat Union,
Madurai District.

**Copy to**

1. M/s SAS Hotels and Enterprises Limited,
   Represented by Authority Signatory Mr T.V.Sathia Narayana Registered Office at NO. 03,
   Mangesh street,
   Chennai 600 017
2. The Chairman,
   Tamil Nadu Real Estate Regulatory Authority, (TNRERA)
   NO-133, G-Block, I Avenue, Anna Nager (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.
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## 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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- Legal opinions, due diligence and title verification
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- Completion and occupancy certificates, regularisation
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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.