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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 VIJAYAN.A B.E..,
ASSISTANT DIRECTOR
Online Building Plan Application – Planning Permission

Online File No SWP/BPA/005046/2023 **Date- 12.04.2023**

Subject:

Residential Building- Madurai District Town and Country planning office - Madurai District – Madurai Local Planning Area - Madurai West Taluk- Madurai Corporation - ponmeni Village -Ward-XXIII, Block-26- T.S.NO.16/6Apt,16/6Bpt (RS.No179/6Apt,179/6Bpt) Regularised Layout L.P/MLPA No 276/R/1/2018,Plot NO A5 with an extent of site 2273.30 Sqm –Proposal of Residential building for FSI area of 5507.06 Sqm-Planning Permission Issued- Reg.

Reference:

1. Director of Town and Country Planning, Chennai Technical Clearance No. B.P/DTCP No:118/2023.
2. Thiru VISVAS PROMOTERS PVT LTD, Online Application Reference No.SWP/BPA/005046/2023 Received Dated:4.02.2023
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
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. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
9. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
11. .Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
12. .Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
14. Fee paid details received from Applicant on 30.3.2023.

Order

In the reference to the 2nd Cited letter, the applicant M/S VISVAS PROMOTERS PVT LTD has requested for the approval of residential building at Madurai District Madurai Local Planning Area ,Madurai West Taluk, Madurai Corporation,ponmeni Village , Ward-XXIII, Block-26- T.S.NO.16/6Apt,16/6Bpt (RS.No179/6Apt,179/6Bpt) Regularised Layout L.P/MLPA No 276/R/1/2018,Plot NO A5 with an extent of site 2273.30 Sqm.

24.15

In the reference first cited proceedings of Director of Town and Country Planning, Chennai, the Technical Clearance has been issued under section 47 & 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No.118/2023.

On the receipt of requisite charges vide reference 18th cited the concurrence for the site has been issued and numbered as LP/MLPA: 118/2023. The planning permission for the Proposed construction of Residential building having total FSI Area of 5507.06 Sqm in the site has been issued and numbered as Planning Permission No. 119 /2023 with the validity from 21-03-2023 to 20-03-2031 (8 Years).

The area statement for the Proposed Residential building is as below.

Area of Site - 2273.30sq.m.

Building details: Residential Building

Floor details	FSI(Sqm)	Non FSI Area (Sqm)	Total Area (Sq.m)	Type of building Use
Ground cum Stilt Floor	407.42	923.95	1331.37	Parking
First floor	1274.91	-	1274.91	8Dwelling Units
Second floor	1274.91	-	1274.91	8 Dwelling Units
Third floor	1274.91	-	1274.91	8 Dwelling Units
Fourth floor	1274.91	-	1274.91	8 Dwelling Units
Head Room	-	32.81	32.81	
TOTAL	**5507.06**	**956.76**	**6463.82**	

The Planning Permission issued with the following General 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. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
3. 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.

4. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
5. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed etc.,) submitted by the applicant is being 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.
6. 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.
7. 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.
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 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. Solar water heating 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.
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 WaterSupply,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 must 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 The Commissioner,Madurai Corporation 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.

Fees Paid Details

Sl.No	Charges		Amount in Rupees
1	Scrutiny Fees		16337/-
2	Development Charges	For Land	6000/-
		For Building	27,000/-
3	Centage Charge	For Land	1000/-
		For Building	4000/-
4	Infrastructure and Amenities charges		10,37,000/-
5	Security Deposit Charges		5,20,000/-
6	Completion Certificate Charges		71,000/-
7	Display Board		1500/-
8.	shelter charges		1,21,000/

To:

1.The Commissioner,
Madurai Corporation,
Madurai

2. M/S VISVAS PROMOTERS PVT LTD,
NO84,TPK Road,
Andalpuram,
Madurai-625003.

3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.

Signature Not Verified
Signed by: Assistant Director
Location:Madurai
Date:2023.04.12 11:02:22

உள்ளூர் திட்டக் குழுமம், மதுரை மாநகராட்சி
திட்ட அனுமதி உத்தரவு
(பிரவு 49, நகர் ஊரமைப்பு சட்டம் 1971)

கட்டிட விண்ணப்ப எண்	: 115/CP/23-24/0004961	நாள்:28-May-2023
பி.ஏ எண்	: 115/BPA/2023/01668	
கட்டிட அனுமதி எண்	: 115/BL/2023/01848	
திட்ட அனுமதி எண்	: 219-2023	
மனுதாரர் பெயர்	: திரு சீதாராமன் எஸ்	
முகவரி	: TS NO 16/6B,தானத்தவம், பொன்மேனி (WD068), ZONE-3	
மனுவின் நாள்	: 13-Apr-2023	
நில / கட்டிட விளக்கம்	: கட்டிடம் /கூடுதல் கட்டிடம் /புதுப்பித்து கட்டிக்கொள்ள	
தொகுதி	: XXII	பகுதி : 26
கதவு/மனை எண்	: A5	நகரளவுஎண் : 16/6A pt,16/6B pt
தெரு	: தானத்தவம்	
அபிவிருத்திக் கட்டணம்	: செலான் நெ: 115/CP/23-24/0037918	நாள் : 28-May-2023
	கட்டணம்:	

முழுமைத்திட்டத்தில் கண்டுள்ள கட்டுபாட்டுக்குட்பட்டு, மேற் காணும் நகரளவு எண் 16/6A pt,16/6B pt, தானத்தவம், பொன்மேனி (WD068), ZONE-3 தெருவில் கட்டிடம் கட்டிக் கொள்ள கீழ்க்கண்ட நிபந்தனைபேரில் 28-May-2023 முதல் 27-May-2028 வரை ஐந்து ஆண்டு காலத்திற்கு திட்ட அனுமதி வழங்கப்படுகிறது.

நிபந்தனை:

(1) அரசாணை எண் 154, வீட்டு வசதி மற்றும் நகர்புற வளர்ச்சித்துறை, நாள்:13.10.2020 அரசால் வழங்கப்பட்ட அதிகார பகிர்வு உத்தரவுப்படி திட்ட அனுமதி வழங்கப்படுகிறது.

(2) இந்த திட்ட அனுமதி தவறான தகவல்கள் பேரில் வழங்கப்பட்டிருந்தால் அதை தள்ளுபடி செய்யவோ, நிறுத்தி வைக்கவோ ஆணையருக்கு அதிகாரம் உள்ளது.

பெறுபவர்,

சீதாராமன் எஸ்
TS NO 16/6B,தானத்தவம், பொன்மேனி (WD068),
ZONE-3

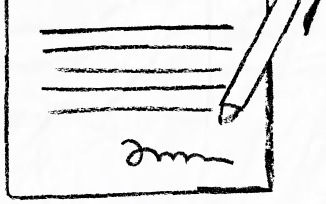


உதவி செயற்பொறியாளர்
(திட்டம்)
மதுரை மாநகராட்சி
ZONE-3

MADURAI CITY MUNICIPAL CORPORATION

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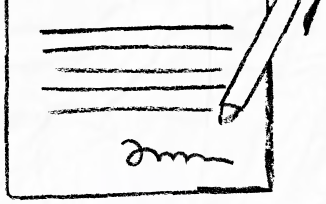
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