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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: Tmt P.G Manju ,M.plan.,
ASSISTANT DIRECTOR
Online Building Plan Application – Planning Permission

Online File No : SWP/BPA/008184/2023

Date - 02.06.2023

Sub;

Proposed Construction of a Residential Building - Assistant Director of Town and Country planning –Madurai District –Madurai Corporation –Madurai West Taluk –Ward-5 -Block-89,T.S NO 64,65 & 66 extent of 477.00 Sqm – Proposed Construction of a Residential Building Stilt Floor + 5 Floors of FSI Area 1218.55Sqm-Planning Permission issued- Reg.

1. Applicant Thiru Joseph Prabhu, online application No :SWP/BPA/008184/2023 Dated 16.03.2023.
2. Applicant demand remittance letter, Dated: 01.06.2023
3. G.O.138 Housing and Urban Development Department, Dated: 04.06.2004
4. Proceedings of the Director of Town and Country Planning, Chennai Vide letter Roc No. 8172/1997/MP2 Dated 24.04.1997.
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.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
10. G.O.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020
11. G.O.53 Housing and Urban Development Department, Dated: 16.04.2018
G.O.18, Housing and Urban Development Department, Dated: 04.02.2019
12. G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
13. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
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, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 and 14.08.2021.
19. Circular from the Director of Town and Country Planning, Roc No.7963/2022/K1, Dated: 23.04.2022

Order

With reference to the 1st Cited letter, applicant has requested for the approval of **Proposed Construction of a Residential Building Stilt Floor + 5 Floors** in Madurai District ,Madurai Local planning Authority, Madurai Corporation ,West Taluk,Ward-5-Block-89,T.S NO 64,65& 66 extent of 477.00 Sq.m. The site approval from A to H has been Approved the LP/MLPA No: 201 /2023 for Site has been issued with the following common and special conditions.

The area statement for the **Proposed Construction of a Residential Building** is as below.

Area of Site – 477.00 sq.m.

Building detail - **Proposed Construction of a Residential Building**

Floor details	FSI(Sqm)	Non FSI Area (Sq.m)	Total Area (Sq.m)	Use
Stilt Floor	--	249.465	249.465	Car Parking/Two Wheeler Parking
First Floor	243.71	5.75	249.465	Residential
Second Floor	243.71	5.75	249.465	Residential
Third Floor	243.71	5.75	249.465	Residential
Fourth Floor	243.71	5.75	249.465	Residential
Fifth Floor	243.71	5.75	249.465	Residential
Head Room	--	14.39	14.39	--
Total	1218.55	292.60	1511.15	--

$$FSI=1218.55/471.07= 2.586 < 2.60$$

And as per Section 49 of Town and Country Planning Act 1971, **Planning Permission No. 203 /2023** and Duration of Permission from **02.06.2023 to 01.06.2031 (8Years)** has been accorded with the following special condition

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 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 planning permission issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.
2. 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.
3. 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.
4. 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.
5. 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.
6. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
7. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
8. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and WaterSupply, Dated: 04.02.2019.

9. 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.
10. Mosquito netting to be provided at OHT and well.
11. 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.
12. Fly Ash bricks and Materials to be used Mandatory.
13. As per GO 16 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.
14. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
15. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
16. 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.
17. 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.
18. Government Registered Electrical Contractor must be employed for wiring works during construction.

The applicant remitted the required fees given below for the proposed of Commercial & Residential Building.

Fees Paid Details

Scrutiny Fees	-	Rs.3153/-
Development Charges for Building	-	Rs. 7000/-
Development Charges for Land	-	Rs.1000/-
Centage for Land	-	Rs. 2000/-
Centage Charge for Building	-	Rs.2500/-
Infrastructure and Amenities Charges	-	Rs. 2,31,000/-
Security Deposit Charges	-	Rs.1,17,000/-
Display Board Charges	-	Rs. 1500/-
CC Charges	-	Rs.18,000/-
OSR Charges	-	Not Applicable
Shelter Fund	-	Not Applicable
Premium FSI	-	Concession provided as per TNCDBR – 2019 Rule 35 - 24 (a) (Amendment No. 7e) & 24(b)

To:

1. The Commissioner,
Madurai Corporation,
Madurai
2. Joseph Prabhu
No 30 Jesu Enclave Apartment Melaponnagaram
2nd street, Gnanaolipuram, Madurai -625016
3. The Chairman
Tamil nadu Real Estate Regularity Authority
No1-A CMDA Tower II, 1st Floor
Gandhi Irwin Bridge Road,
Egmore Chennai - 600008

Document certified by Manju P G

Signed by: Assistant Director
Location: Madurai
Date: 2023.06.02 18:41:53



மதுரை மாநகராட்சி கட்டிட அனுமதி உத்தரவு				நாள் : 19/08/2023
க.வி.எண்:115/CP/23-24/0041883		உ.ஆ.எண்:115/BL/2023/02774		
பி.ஏ.எண்:115/BPA/2023/02280				
பொருள்: கட்டிட அனுமதி மதுரை மாநகராட்சி, கிராமம்; நகரளவு எண்: 64,65,66, தொகுதி: 5, பகுதி : 89, கதவு/மனை எண்:28 கட்டிட அனுமதி வழங்கி உத்தரவிடுதல் பார்வை : ஜோசப் பிரபு ஜே என்பவரது 03/06/2023 ம் தேதிய விண்ணப்பம் மனையின் பரப்பளவு-5070.000 சதுர அடி				
S.No	Build Floor Name	UsageName	Build up Sqft	
1	Stilt Floor	RESIDENTIAL	2685.180	
2	First Floor	RESIDENTIAL	2685.180	
3	Second Floor	RESIDENTIAL	2685.180	
4	Third Floor	RESIDENTIAL	2685.180	
5	Fourth Floor	RESIDENTIAL	2685.180	
6	Fifth Floor	RESIDENTIAL	2685.180	
7	Lift and Headroom	RESIDENTIAL	154.890	
			Total Sqft	16265.970
செலுத்தப்பட்ட கட்டணங்களின் விவரம் பின்வருமாறு				
S.No	கட்டணம்	தொகை ரூ.		
1	உண்மை நகல்	600.00		
2	சேவை வரி	1500.00		
3	Flag Day Collection Fund	5000.00		
4	பாதாள சாக்கடை முன்வைப்புத் தொகை	75000.00		
5	மழைநீர் சேகரிப்பு முன் வைப்புத் தொகை	76000.00		
6	கட்டிட உரிமையாணைக் கட்டணம்	260000.00		
7	பொருள் சேகரிப்புக் கட்டணம்	260000.00		
8	தொழிலாளர் நல நிதிக் கட்டணம்	268000.00		
			Total Amount	946100.00
Receipt No	Receipt Date	Amount	Payment Mode	
115/CP/23-24/0086474	19/08/2023	946100.00	Online	
Fees Description 2		DD/Challan No	DD/Challan Date	Amount
உத்தரவு :				
2008-ம் ஆண்டின் மதுரை மாநகராட்சி சட்டம் 275, 276-வது பிரிவின் கீழ் கட்டிடம் கட்ட உத்தேசிக்கப்பட்டுள்ள கிராமம்: கதவு/மனை எண்:28, டெக்னிகல் ஸ்கூல் மேற்கு 5 வது தெரு, மேல் பொன்னகரம் (W0058), ZONE-3, தொகுதி: 5, பகுதி: 89, நகரளவு எண்: 64,65,66, உள்ள இடத்தை அங்கீகரித்து வரைபடத்தில் குறிப்பிட்டுள்ளவாறு மாறுதல் கட்டிடம்/ கூடுதல் கட்டிடம்/ புதுப்பித்து கட்டிக்கொள்ள கீழ்க்கண்ட நிபந்தனைகளுடன் அனுமதி வழங்கப்படுகிறது. அங்கீகரிக்கப்பட்ட வரைபடங்களின் ஒரு தொகுப்பு இத்துடன் இணைக்கப்பட்டுள்ளது. கட்டிடம் கட்ட குறித்த இடத்தில் கட்டிடத்தை வரைபடத்தில் வரைந்துள்ளபடி/ திருத்தப்பட்டபடி கீழ்க்கண்ட கட்டுப்பாடுகளுக்கு 19/08/2023 தேதியில் இருந்து 18/08/2028 தேதிக்குள் கட்டிக்கொள்ள உரிமை ஆணை வழங்கப்படுகிறது.				
பெறுபவர்,		 உதவி செயற்பொறியாளர் (திட்டம்) மதுரை மாநகராட்சி ZONE-3,		
ஜோசப் பிரபு ஜே 28, டெக்னிகல் ஸ்கூல் மேற்கு 5 வது தெரு, மேல் பொன்னகரம் (W0058), ZONE-3				
				
நகல்: இளம் / உதவி பொறியாளர் - கட்டிடம் கட்டி முடிக்கப்பட்ட தேதியை தெரிவிக்க நகல்: வருவாய் உதவியாளர் - கட்டிடம் கட்டி முடிக்கப்பட்ட பின்னர் கட்டிடத்திற்கு வரிவிதித்து வரிவிதிப்பு எண்ணை தெரிவிக்க நகல்: வருவாய் பிரிவு எழுத்தர்.				
				



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