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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,
Online Building Plan Application – Planning Permission

Online Application Number : SWP/BPA/ 426777/2024 **Dated:19.03.2025**

Subject: Residential Building - District Town and Country planning Office – Madurai Local Planning Area - Madurai District - Madurai Corporation – Madurai East Taluk – Madurai East Zone-1 - Uthangudi Village – C.Ward:08, Old Natham S.No:130/2part, 130/3 New Natham Sub-division S.No:218/9 with Site Extent of 1500.00 Sq.m - Proposal of Residential cum Office building – Block 1 (Stilt + 5 floor) – FSI area of 3875.76 sq.m (31 Dwelling units) – Planning permission issued - forwarded for further action - Reg.

Reference:

1. Director of Town and Country Planning, Chennai Technical Clearance No. B.P/DTCP No: 119/2025, Dated:12.03.2025.
2. Applicant Thiru V.Jayaraj Online Application Reference No. SWP/BPA/426777/2024, Dated:23.12.2024.
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. No.01, 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.54, Housing and Urban Development Department, Dated: 12.03.2020
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012

11. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 28.09.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl. Cell, Dated: 14.12.2017.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
15. District Officer, Fire and Rescue Services department, Madurai Letter K.Dis.No.16571/FT/2024, NOC No.2068/2024 Dated.24.12.2024.
16. Applicant Thiru. Thiru V.Jayaraj, SWP/BPA/426777/2025, Demand remittance letter, Dated: 10.03.2025.

Order:

With reference to the 2nd cited letter, the applicant has requested for the approval of Residential cum office building in Madurai District, Madurai Corporation, Madurai East Taluk, Uthangudi Village, C.Ward:08, Old Natham S.No:130/2part, 130/3 New Natham Sub-division S.No:218/9 with Site Extent of 1500.00 Sq.m - Proposal of Residential cum Office building, Block 1 (Stilt + 5 floor), FSI area of 3875.76 sq.m (31 Dwelling units).

In the reference first cited proceedings of Director of Town and Country Planning, Chennai, (On the receipt of requisite charges vide reference 16th cited), The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No. 119 / 2025 and the boundary of the **boundried** has been marked as **"A to F"** and the concurrence for the site has been issued and numbered as **LP/MLPA: 85/2025**. The planning permission for the proposed Residential building FSI area of 3875.76Sq.m. in the site has been issued and numbered as Planning Permission No.**99/2025** with the validity from **19.03.2025 to 18.03.2033 (8 Years)**.

The area statement for the proposed Residential cum Office building is as below.

Area of Site – 1500.00 Sq.m.

Building details: Residential building (31 Dwelling Units)

Floor Details	**FSI (in Sq.m)**	**Non-FSI (in Sq.m)**	**Total Area (In Sq.m)**	Building Use
Block-1				
Stilt Floor	-	801.55	820.80	Parking
Stilt Floor (Drivers Room)	19.25	-	19.25	
First floor (Residential)	550.41	-	550.41	5 Dwelling Units
First floor (Commercial)	213.33	-	213.33	
Second floor (Residential)	550.41	-	550.41	5 Dwelling Units
Second Floor (Commercial)	213.33	-	213.33	
Third floor	801.55	-	801.55	7 Dwelling Units
Fourth floor	763.74	-	763.74	7 Dwelling Units
Fifth floor	763.74	-	763.74	7 Dwelling Units
Head Room	-	79.65	79.65	
TOTAL	**3875.76**	**881.20**	**4756.96**	**31 Dwelling Units**

FSI Area = 3875.76 Sq.m.
FSI Achieved = 2.58 < 3.00 (Along with 0.58 Premium FSI)

The Planning Permission issued with the following General and Special Conditions: -

Special condition:

1. Conditions stipulated in the No Objection certificates obtained from the Fire and Rescue Services department must be fulfilled.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. 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.
5. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage.
6. 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.

7. 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.

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 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.
16. This planning permission issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.
17. 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.
18. 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.

19. 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

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

Fees Paid Details

Sl.No	**Charges**	**Amount paid (in Rupees)**
1	Scrutiny Fees	11793.00
2	OSRA Fees	Not applicable
2	Premium FSI Charges	7867200.00
3	Development Charges For Building	38800.00
4	Development Charges For Land	5100.00
5	Centage Charge For Land	1800.00
6	Centage Charge For Building	45000.00
7	Infrastructure and Amenities charges	731320.00
8	CC charges	52201.00
9	Security Deposit Charges	365660.00
10	Display Board Charges	1500.00
11	Shelter Charges	175046.00

To:

1. The Commissioner,
   Madurai Corporation,
   Madurai

2. Thiru.V Jayaraj
   Door No: 1/7, Ashoka Street,
   Alwarpet,Tetnampet,
   Chennai- 600018.

Signature valid

Signed by: Assistant Director
Location:Madurai
Date:2025.03.19 21:37:26



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Home Vastu Shastra, Plot Vastu Shastra, Property Management

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