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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/ 0008992/2023 **Dated:04.04.2024**

Subject: HRB-Residential and Commercial building - District Town and Country planning Office – Madurai District – Madurai Local Planning Area-Madurai Corporation- Madurai North Taluk – Kannanenthal Village -in S.F.No. 10/17B &10/17C with a Site Area of 1377.00 sq.m - FSI Area of 3810.39 sq.m Residential and Commercial building – Planning permission issued - forwarded for further action - Reg.

Reference:

1. Director of Town and Country Planning, Chennai Technical Clearance No. B.P/DTCP No:412/2023, Dated:08.11.2023.
2. Applicant M/s.Pryme Promoters Private Limited, represented by its Director Thiru.Zaid Omar., Online Application Reference No.SWP/BPA/0008992/2023, Dated:13.04.2023
3. HRB Meeting held on 15.09.2023 (Subject No.13).
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.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
9. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
10. Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
11. Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012
12. Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
13. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
14. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
15. Chief Engineer, Water Resource Organisation, Madurai Region, letter no: Va Pa /C VA A / Ko.12119/ Dated: 30.09.2022.
16. Director of Fire and Rescue Services Department Noc.R.Dis.No.8248/C1/2023,PPNoc No.84/2023,Dated:20.06.2023
17. Applicant Thiru. ZAID OMAR, Demand remittance letter, Dated: 21.11.2023.
18. Madurai Local Plannin Authority, Resoultion No:35, Dated:29.02.2024.

19. Structural Design Report and Drawing-vetted by Special Chief Engineer, P.W.D., Planning and Designs Circle, Chennai dated:01.12.2023. (Madurai DTCP File No.3867/2023/Mathi2).

Order:

With reference to the 2nd Cited letter, the applicant M/s. Pryme Promoters Private Limited, represented by its Director Thiru.Zaid Omar has requested for the approval of proposed construction of High Rise Residential and commercial building in Madurai District/ LPA / Corporation, Madurai North Taluk, Kannanenthal Village S.F.Nos.10/17B &10/17C in site area of 1377.00sqm with a FSI area of 3810.39sqm.

The above HRB Residential and Commercial proposal was placed in High Rise Building Panel Meeting held on 15.09.2023. The subject was discussed and suggestions of High Rise Building Panel were obtained.

In the reference first cited proceedings of Director of Town and Country Planning, Chennai, the boundary of the site has been marked as " 1 to 6"and 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.** 412 / 2023.

On the receipt of requisite charges vide reference 17th cited, the boundary of the site has been marked as " 1 to 6" and the concurrence for the site has been issued and numbered as **LP/MLPA: 54/2024**. The planning permission for the HRB Residential and commercial building proposal FSI area of 3810.39 Sq.m. in the site has been issued and numbered as Planning Permission No.**62/2024** with the validity from **04.03.2024 to 03.03.2032 (8 Years)**.

The area statement for the Proposed High Rise Residential and Commercial building is as below.

Area of Site–1375.92sqm (As per Document)
Area of Site- 1377.00sqm (As per Patta)

Proposed Building FSI area details

Floor Details	FSI (m^2)	Non FSI (m^2)	Total Area (m^2)	Number of Dwelling Units
Basement Floor	–	834.56	834.56	-
Ground Floor	277.56	120.45	398.01	-
First Floor	391.71	8.19	399.90	02
Second Floor	391.71	8.19	399.90	02
Third Floor	391.71	8.19	399.90	02
Fourth floor	392.55	7.35	399.90	03
Fifth Floor	392.55	7.35	399.90	03
Sixth Floor	392.55	7.35	399.90	03
Seventh Floor	392.55	7.35	399.90	03
Eight Floor	392.55	7.35	399.90	03
Nineth Floor	394.95	4.95	399.90	01
Head Room	-	69.75	69.75	-
Total	3810.39	1091.03	4901.42	22

Total FSI Area= 3810.39**sq.m**

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

Special condition:

1. As per Structural Design Report and Drawing (vetted by Special Chief Engineer, P.W.D., Planning and Designs Circle, Chennai)-It is the Responsibility of the site/Structural Engineers Concerned to Scrutinize the details and implement at site as per the detailed drawings and Specifications.
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 and Commercial 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 Construction of HRB- Residential and Commercial building..

Fees Paid Details

Sl.No	**Charges**	**Amount paid (in Rupees)**
1	Scrutiny Fees	11082.00
2	OSRA Fees	Not applicable
2	Premium FSI Charges	Not applicable
3	Development Charges For Building	39600.00
4	Development Charges For Land	4200.00
5	Centage Charge For Land	1500.00
6	Centage Charge For Building	37500.00
7	Infrastructure and Amenities charges	1432500.00
8	CC charges	53277.00
9	Security Deposit Charges	716250.00
10	Display Board Charges	10000.00
11	Shelter Charges	74145.00

To:

1. The Commissioner,,
   Madurai Corporation,
   Madurai

2. M/S Pryme promoters Private limited,represented by its Director Thiru.Zaid Omar,
   No:429, K K Nagar,
   Madurai-625020.

3 .Account Section

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Signature valid

Signed by: Assistant Director
Location:Madurai
Date:2024.03.04 13:26:12



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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