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DIGITALLY VERIFIED RECORD

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

ation Number : SWP/BPA/0730002/2025 **Dated: 05.03.2026**

Subject: **Commercial cum Residential Building(Office cum Residential apartment Building)** - District Town and Country planning Office – Madurai Local Planning Authority - Madurai District - Madurai Corporation - Madurai South Taluk – Ayanpappakudi Village –R.S.No:362/8 - to an extent of **1225.00sq.m** – Approval of The Proposed Construction of **Commercial cum Residential Building(Office cum Residential apartment Building)** – Stilt Floor + 5 Floors-Total FSI area of **3344.81Sqm** – Planning permission issued - forwarded for further action – Reg.

Reference:

1. Applicant M/s. MAX PROPERTIES PVT LTD., Madurai, Application Reference No: SWP/BPA/0730002/2025, Dated: 16.12.2025.
2. G.O.138 Housing and Urban Development Department, Dated: 04.06.2004
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.01 Housing and Urban Development Department, Dated: 05.01.2021
6. G.O.53 Housing and Urban Development Department, Dated: 16.04.2018
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. G.O.166, Housing and Urban Development Department, Dated: 29.11.2018 (Insisting TNRERA Registration)
11. G.O. circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
12. Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012
13. Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.

14. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
15. 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.
16. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 7963/2022/K1, Dated: 11.04.2023.
17. Applicant M/s. MAX PROPERTIES PVT LTD., Madurai, Application Reference No: SWP/BPA/0730002/2025, Demand remittance letter, Dated: 27.02.2026.
18. The District Officer, Tamil Nadu Fire and Rescue Services, Madurai District, PP NOC No: 7352/NOC/NMSB/2026, dated: 14/01/2026.

Order

With reference to the letter 1st Cited, applicant has requested for the Approval of the Proposed Construction Of **Commercial cum Residential Building(Office cum Residential apartment Building)** in Madurai Local Planning Authority, Madurai District, Madurai Corporation - Madurai South Taluk, Ayanpappakudi Village, R.S.No:362/8, to an extent of **1225.00sq.m.** Approval of The Proposed Construction of **Commercial cum Residential Building (Office cum Residential apartment Building),** Stilt Floor + 5 Floors-Total FSI area of **3344.81Sqm**.

The site approval from **A to D** has been Approved the **LP/MLPA No:123/2026** for Site has been issued with the following common and special conditions.

The area statement for the Proposed **Commercial cum Residential Building(Office cum Residential apartment Building)** is as below.

Area of Site (As per Document)– 1225.00Sqm
Area of Site (As per Patta) -1228.00sq.m

Building details: Proposed Construction Of Commercial cum Residential Building(Office cum Residential apartment Building)

Floor Details	FSI (Sqm)	Non FSI (Sqm)	Total Builtup Area	Building Use
Stilt Floor Area	47.36	644.46	691.82	Parking
First Floor Area	689.61	-	689.61	Office
Second Floor Area	651.96	-	651.96	Dwelling unit-6nos
Third Floor Area	651.96	-	651.96	Dwelling unit-6nos
Fourth Floor Area	651.96	-	651.96	Dwelling unit-6nos
Fifth Floor Area	651.96	-	651.96	Dwelling unit-6nos
Head Room Area	-	47.08	47.08	Head room
Total	**3344.81**	**691.54**	**4036.35**	

FSI =3344.81/1225.00= 2 . 7 3 < 3.00(Premium FSI)

And as per Section 49 of Town and Country Planning Act 1971, The **Planning Permission is accorded in Planning Permission No. 131/2026** with the following Special condition and conditions. Duration of Permission is from **05.03.2026 to 04.03.2034**(8Years).

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 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. 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 UnderSection 25 of the Water Act 1974 for discharge of sewage.
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.

General Conditions:

1. Solar water heating system to be provided to the Proposed Construction Of Professional Consulting Office 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 Water Supply, 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 **Approval of Proposed Construction Of Commercial cum Residential Building(Office cum Residential apartment Building)**

Fees Paid Details:

Sl.No	Charges	**Amount paid (in Rupees)**
1	Scrutiny Fees	9915.00
2	OSRA Fees	926980.00
2	Premium FSI Charges	Not Applicable
3	Development Charges For Building	32400.00
4	Development Charges For Land	3750.00
5	Centage Charge For Land	900.00
6	Centage Charge For Building	5000.00
7	Infrastructure and Amenities charges	631680.00
8	CC charges	43591.00
9	Security Deposit Charges	315840.00
10	Display Board Charges	1500.00
11	Shelter Charges	32573.00

To:

1. The Commissioner,
   Madurai Corporation,
   Madurai.

2. M/s. MAX PROPERTIES PVT LTD
   3/220A, SARVOTHAYA NAGAR,
   KEELAKUYILKUDI POST,
   MELAKUYILKUDI,
   Madurai – 625019.

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.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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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.