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DIGITALLY VERIFIED RECORD

PROCEEDINGSOFTHEASSISTANTDIRECTOR/MEMBERSECRETARY(i/c)
MADURAI LOCAL PLANNING AUTHORITY
MADURAIDISTRICTTOWNANDCOUNTRYPLANNING OFFICE
PRESENT: Tmt P.G Manju,M.plan.,
Online Building Plan Application–Planning Permission

OnlineApplicationNumber: SWP/BPA/0800746/2026 **Dated: 14.05.2026**

Sir,

Sub: **Residential Apartment Building** - Assistant Director of Town and Country planning – Madurai District – Madurai local planning Authority - Madurai West Taluk – Thirupparankundram Panchyat Union – Thuvariman Panchayat / Village – Amalgamation of owner use-4 (R.S.No.30/3A7) in the existing already approved layout LP/MDTCP/ No.37/2022 and R.S. No. 29/3B, 29/4B2, 29/5A1, 29/5B2, 29/34A – Site Area: 8397.00 sq.m – FSI Area: 13047.79 sq.m – construction of a Residential Apartment Building comprising Blocks C to F – Total 148 dwelling units- Technical Concurrence issued for Proposed construction of a Residential Apartment Building by the Director of town and country Planning, Chennai – Planning Permission issued - Forwarded for further action – Regarding.

Ref:

1. Applicant M/s Visvas Promoters Private Limited, Online application No. SWP/BPA/0800746/2026, Dated 10.03.2026.
2. Director of Town and Country Planning, Chennai Order No.Roc no. SWP/BPA/0800746/2026, date.10.04.2026
3. Applicant demand remittance, Dated:30.04.2026& 12.05.2026
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. 4326/2019/BA2, Dated: 05.02.2020

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Order

Vide the Online application 1st cited, in the reference applicants have requested for the approval of Residential Apartment Building in Madurai Local Planning Area,Madurai District, Madurai West Taluk, Thirupparankundram Panchyat Union, Thuvariman Panchayat / Village, Thuvariman village, amalgamation of owner use-4 (R.S.No.30/3A7) in the existing already approved layout LP/MDTCP/ No.37/2022 and R.S. No. 29/3B, 29/4B2, 29/5A1, 29/5B2, 29/34A for Residential Building Blocks C to F, total 148 dwelling units with extent Site Area: 8397.00 sq.m & FSI Area:13047.79 sq.m and after scrutiny the same was forwarded to Director of Town and Country Planning, Chennai online for Concurrence.

In continuation to that, with reference to the letter 2nd cited, Technical Concurrence for the Residential Apartment Building has been issued by the Director on 10.04.2026. The technical clearance for the Residential Apartment Building is issued given by Director of Town and Country Planning, Chennai Order No. Roc no. SWP/BPA/0800746/2026 under the following Special and General Conditions.

With reference to the letter 2nd cited the boundary of the site has been marked as "A to N" and approval for the site issued and numbered as **B.P/DTCP No: 294 /2026**. The Technical Concurrence for the Proposed Construction of FSI Area: 13047.79 sq.m

The area statement for Residential Apartment Building area is as below.

Area of the Site- 8397.00 sq.m.

Proposed of Residential building area details

S.No	DESCRIPTION		Non FSI (Sq.m)	FSI (Sq.m)	Total Area (Sq.m)	No of Dwellings
1	Block-C	Stilt Floor Area	998.37	20.27	1018.64	-
		1st Floor Area	-	962.08	962.08	11
		2nd Floor Area	-	962.08	962.08	11
		3rd Floor Area	-	962.08	962.08	11
		4th Floor Area	-	962.08	962.08	11
		5th Floor Area	-	962.08	962.08	11
		Terrace Floor Area	38.68	-	38.68	-
		Total (Block-C)	**1037.05**	**4830.67**	**5867.72**	**55**

2	Block-D	Stilt Floor Area	815.22	20.27	835.49	-
		1st Floor Area	-	791.58	791.58	9
		2nd Floor Area	-	791.58	791.58	9
		3rd Floor Area	-	791.58	791.58	9
		4th Floor Area	-	791.58	791.58	9
		5th Floor Area	-	791.58	791.58	9
		Terrace Floor Area	38.72	-	38.72	-
		Total (Block-D)	**853.94**	**3978.17**	**4832.11**	**45**
3	Block-E	Stilt Floor Area	612.09	20.27	632.36	-
		1st Floor Area	-	600.97	600.97	7
		2nd Floor Area	-	600.97	600.97	7
		3rd Floor Area	-	600.97	600.97	7
		4th Floor Area	-	600.97	600.97	7
		5th Floor Area	-	600.97	600.97	7
		Terrace Floor Area	19.33	-	19.33	-
		Total (Block-E)	**631.42**	**3025.12**	**3656.54**	**35**
4	Block-F	Ground Floor Area	132.34	156.87	289.21	1
		1st Floor Area	-	264.24	264.24	3
		2nd Floor Area	-	264.24	264.24	3
		3rd Floor Area	-	264.24	264.24	3
		4th Floor Area	-	264.24	264.24	3
		Terrace Floor Area	19.87	-	19.87	-
		Total (Block-F)	**152.21**	**1213.83**	**1366.04**	**13**
Grand Total			**2674.62**	**13047.79**	**15722.41**	**148 Nos**

Total FSI (Block-C,D,E & F) area : 13047.79 sq.m

Total FSI achieved : 1.55 < 2.00

Total Dwellings :148 No's

Further the applicant has paid the required fees and submitted on 12.05.2026.Hence, the Planning Permission by Madurai LPA is issued for the Proposed Residential Apartment Building Plan and Numbered as Planning Permission No. 247/2026 from 14-05-2026 to 13-05-2034 (8 Years)

Special Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

2. The existing LT & HT line clearance from the portion of the building to be maintained as per TNCD&BR, 2019 Rule No.19 – Annexure XVII (5) and the LT line shown in the site plan to be realigned by the applicant as per the above-mentioned rule

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 does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules of Tamil Nadu combined development and building rules, 2019 (TNCD&BR, 2019). 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 as prescribed TNCD & BR, 2019.

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 Town and Country Planning Department is not legally certifying the title to the ownership by granting this technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc.,) submitted by the applicants above 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.

General Conditions

1.The Planning permission is issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 49)

2.If the application applied under 49 or 64 (1) of Tamil Nadu Town and Country Planning Act 1971 is rejected or Refused, the Applicant under section 80 of Tamil Nadu Town and county Planning Act 1971 can Appeal within two months from the date of issue of this order to Director of Town and Country Planning, Chennai

3.In case the documents submitted for approval is found to be fake or fraudulently the Technical Concurrence will be cancelled without any prior intimation to the applicant

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. Fire rescue Equipment shall be provided as per rules

6. Solar Energy 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.

7.Fly Ash bricks and Materials must be used for construction

8. Setbacks should be retained as per Approved Drawing

9. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided

10.If the proposed building comes under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) Consent from the TNPCB should be obtained

11.No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained

12. Mosquito netting to be provided at OHT and well

13. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at the applicant's own cost.

14.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.

15. Parking area to be utilized only for parking purpose mentioned as per approved drawing.

16. Government Registered electrical Contractor must be employed for wiring works during construction

17. Seismic Resistance Procedure to be Followed

18. Provide Sufficient Fire Resistance and Fire equipment in proposed Building

19. Approved order and drawing copies shall be handed over to buyer by the owner at the time of sale

20.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.

21.The Applicants/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

22. 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.

Fees Paid Details for Residential Apartment Building		
Scrutiny Fees	-	43479.00/-,1000.00, dated: 27.03.2026(Offline Payment)
Development Charges for Building	-	64,000.00/-
Development Charges for Land	-	16900.00/-
Centage Charge for Land	-	3000.00/-
Centage Charge for Building	-	16000.00/-
Infrastructure and Amenities Charges	-	2462800.00/-
OSR Charges	-	8093433.00/-
Premium FSI	-	Not applicable
Security Deposit Charges	-	1231400.00/-
Display Board Charges	-	1500.00/-
CC Charges	-	172208.00/-
Shelter Charges	-	1099891.00/-

(E-Signed)
Assistant Director/Member Secretary (i/c),
Madurai Local Planning Authority,
District Town and Country Planning,
Madurai District.

To

1. The Commissioner,
   Madurai Corporation,
   Madurai.

Copy to:

1. M/s.Visvas Promoters Private Limited,
   No.84, TPK Road,
   Andalpuram,
   Madurai-625003

2. The Chairman,
   Tamil Nadu Real Estate Regulatory Authority(TNRERA),
   No.133, G - Block, I Avenue,
   Anna Nagar (East), Chennai – 600 102.

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

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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
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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.