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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

Online Application Number: SWP/BPA/757940/2026 **Dated: 13.06.2026**

Sir,

Sub: High Rise Residential Building – District Town and Country planning – Madurai District – Madurai Local Planning Authority - Thirupparankundram Taluk / Panchayat Union - Thanakkankulam Panchayat / Village - S.F.No.191/82A2, 191/82B, and 191/109 with a Site extent of 7951.00Sqm (As per Patta) - Total FSI area 27158.32Sq.m - Technical Concurrence issued by the Director of town and country Planning, Chennai – Planning Permission issued - Forwarded for further action – Regarding.

Ref:
1. Applicant M/s.Max Properties Private Limited, Online Application Reference No. SWP / BPA / 0757940 / 2026, Dated 21.01.2026.
2. Proceedings of Director of Town and Country Planning, Chennai, Roc No. SWP / BPA / 0757940 / 2026, date.17.03.2026
3. HRB Meeting held on 19.02.2026 (Subject No.3)
4. Demand requested dated: 25.05.2026.
5. Applicant demand remittance, Dated: 15.05.2026 and 01.06.2026 and 02.06.2026
6. G.O.86 Housing and Urban Development Department, Dated:28.03.2012
7. G.O.85 Housing and Urban Development Department, Dated:16.05.2017.
8. G.O.01 Housing and Urban Development Department, Dated:05.01.2021
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.54, Housing and Urban Development Department, Dated:12.03.2020
12. Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
13. Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012.
14. Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
15. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
16. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020
17. G.O.(Ms)No.95, Housing and Urban Development (UD4(1) Department, Dated: 04.08.2023.
18. G.O.(Ms)No.171, Housing and Urban Development Department, (UD4(1)), dated 30.10.2025.
19. G.O.(Ms)No.155, Housing and Urban Development Department, (UD4(1)), dated 08.10.2025.
20. Airport Authority of India, NOC ID No. MADU/SOUTH/B/ 030226/ 2510242, Dated: 09.03.2026.
21. DGP/Director, Tamil Nadu Fire and Rescue Services Department, PP NOC No: 79/2026, dated:25.02.2026, (Token Id:367117)
22. Structural Design Report and Drawing vetted by Superintending Engineer, PWD, Chennai on 13.03.2026.
23. Applicant letter dated 10.06.2026 (STP report received from Agency dated. Nil)
24. Applicant letter dated 10.06.2026 (Bank Guarantee Received – This Office File No.731/2026/Mathi2)
25. Resolution No. 11 of Madurai Local Planning Authority, Dated 13.05.2026.

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Order

With reference to the 1st Cited letter, the Applicant M/s.Max Properties Private Limited has requested for the approval of proposed construction of High Rise Residential Building in Madurai District / LPA, Thirupparankundram Taluk, Thanakkankulam Village, S.F.No. 191/82A2, 191/82B and 191/109with a Site

extent of 7951.00Sq.m (As per Patta) and total FSI area of 27158.32 Sqm. 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 letter, Technical Concurrence for the High Rise Residential Building has been issued by the Director of Town and Country Planning, Chennai on 17.03.2026 vide Roc no. SWP / BPA / 0757940 / 2026.

With reference to the letter 2nd cited letter, the boundary of the site has been marked as “A to G” and approval for the site issued and numbered as **B.P / DTCP No: 232 / 2026.**

2.The area statement for the High Rise Residential building is as below.

Area of site : 7951.00Sqm (As perPatta)

Area of site : 7950.68Sqm (As per Document)

High Rise Residential Building Area details in Sqm

Building Details	Non FSI area in Sq.m	FSI area in Sq.m	Total Build up area in Sq.m	No of Dwelling Units
Basement Floor	3697.42	59.52	3756.94	-
Ground Floor	3384.01	372.93	3756.94	-
First Floor				
Tower-1	-	1186.63	1186.63	10
Outdoor lounge	-	107.57	107.57	-
Swimming pool	-	374.14	374.14	-
Tower-2	-	1189.25	1189.25	10
Second Floor				
Tower-1	-	1176.16	1176.16	10
Gym	-	107.57	107.57	
Tower-2	-	1176.16	1176.16	10
Third Floor				
Tower-1	-	1176.16	1176.16	10
Headroom	22.79	-	22.79	-
Tower-2	-	1176.16	1176.16	10
Fourth Floor				
Tower-1	-	1176.16	1176.16	10
Tower-2	-	1176.16	1176.16	10
Fifth Floor				

Tower-1	-	1176.16	1176.16	10
Tower-2	-	1176.16	1176.16	10
Sixth Floor				
Tower-1	-	1176.16	1176.16	10
Tower-2	-	1176.16	1176.16	10
Seventh Floor				
Tower-1	-	1176.16	1176.16	10
Tower-2	-	1176.16	1176.16	10
Eighth Floor				
Tower-1	-	1176.16	1176.16	10
Tower-2	-	1176.16	1176.16	10
Ninth Floor				
Tower-1	-	1176.16	1176.16	10
Tower-2	-	1176.16	1176.16	10
Tenth Floor				
Tower-1	-	1176.16	1176.16	10
Tower-2	-	1176.16	1176.16	10
Eleventh Floor				
Tower-1	-	1176.16	1176.16	10
Tower-2	-	1176.16	1176.16	10
Head Room	111.96	-	111.96	-
STP	-	237.51	237.51	-
Total	**7216.18**	**27158.32**	**34374.50**	**220**

Total FSI Area = 27158.32Sqm

Permissible FSI (A) = 3.25

Achieved FSI = 3.42

Premium FSI = 0.17

Further the applicant has paid the required fees and submitted on 02.06.2026. Hence, the Planning Permission by Madurai LPA is issued for the Proposed High Rise Residential Building Plan and Numbered as **Planning Permission No. 300 / 2026** from 13-06-2026 to 12-06-2034 (8 Years)

Special Conditions

1. Conditions stipulated in the NOC cited in the reference 21st issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
2. Conditions stipulated in the Airport Authority NOC cited in the reference 20th issued by Airport Authority of India is to be followed scrupulously.

3. Necessary Environmental Clearance is to be obtained before issue of building Permission by the Concerned Local Body as per the G.O.No:185, Housing and Urban Development (UD3(2)) Department dated:09.10.2024.

4. As per the G.O.Ms.No.171, Housing and Urban Development Department (UD4(1)), dated 30.10.2025 a charging point for Electric Vehicles shall be provided for each of the required car parking space and two wheeler parking space. In buildings where the number of dwelling units exceeds 50, car and two wheeler parking space earmarked for visitors shall be provided with fast charging points.

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

6. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

7. 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.

8. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.

9. 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.

10. 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 Special Officer / Block Development Officer (V.P), Thanakkankulam Panchayat, Thirupparankundram Panchayat Union , 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.

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

Fees Paid Details		**Amount in Rs.**
Scrutiny Fees	-	79426.00/- Through online, 2000.00/- Through Offline (Dt. 10.02.2026)
Development Charges for Building	-	137680.00/-
Development Charges for Land	-	12000.00.00/-
Centage Charge for Land	-	1200.00/-
Centage Charge for Building	-	24000.00/-
Infrastructure and Amenities Charges	-	10200000.00/-
OSR Charges	-	2154760.00/-

Premium FSI	-	1479680.00/-
Security Deposit Charges	-	Bank Guarantee Received from SBI, Madurai SME Branch Amount of Guarantee No. 0098826BG0Y000121, Dated 04.06.2026
Display Board Charges	-	10000.00/-
CC Charges	-	370463.00/-
Shelter Charges	-	724064.00/-

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

To

Special Officer / Block Development Officer (V.P),
Thanakkankulam Panchayat, Thirupparankundram Panchayat Union,
Madurai District.

Copy to:

1. M/s.Max Properties Private Limited,
   3/220A, Sarvothaya Nagar,
   Keelakuyilkudi Post, Melakuyilkudi ,
   Madurai - 625019

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

Signature valid
Signed by: Assistant Director
Location:Madurai
Date:2026.06.13 15:05:38

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

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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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