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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:Thiru.G Jayaprakash B.E.,M.PLAN..,
ASSISTANT DIRECTOR
Online Building Plan Application – Planning Permission

: SWP/BPA/0676569/2025 **Date:21.11.2025**

Subject:

Revised and Additional Residential Building-Madurai Local Planning Area - Madurai District, Madurai North Taluk – Madurai Corporation – Thiruppalai village – S.No.-73/1B,73/1C, 99/5A2,5B2,5B3 with an site extent of 2816.11 sq.m -Proposal for revised and additional construction of apartment residential building of one block with Stilt+5 Floors –Total FSI area of 7313.39 Sq.m (65 Dwelling units) - Planning Permission Issued- Regarding.

Reference:

1. Director of Town and Country Planning, Chennai Technical Clearance No. B.P/DTCP No: 568/2025, Dated:14.11.2025.
2. M/s. MAX PROPERTIES PRIVATE LIMITED, Online Application No.: SWP/BPA/0676569/2025, Dated:13.10.2025.
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.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. No.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. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No.14227/2017/Spl, Cell Dated: 14.12.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
14. District Town and Country Planning office, Madurai District Already approved online Building application No-SWP/BPA/459572/2025, Planning Permission No:56/2025, Dated :22.02.2025
15. Fees paid details received from Applicant on 19/11/2025 and 20.11.2025

Order

In the reference to the 2nd Cited letter, the applicant M/s. MAX PROPERTIES PRIVATE LIMITED, has requested for the revised and additional construction residential building in the already approved residential building vide reference 14th cited, at Madurai district, Madurai North Taluk, Madurai Corporation, Thiruppalai Village, S.No-73/1B, 73/1C; 99/5A2, 5B2, 5B3 with an site extent of 2816.11 sq.m. The revised and additional residential construction comprises one block with Stilt + 5 floors, having a total FSI area of 7313.39 sq.m (65 dwelling units).

In the reference first cited proceedings of Director of Town and Country Planning, Chennai, the boundary of the site has been marked as "**A to K**" 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.568/ 2025**.

On the receipt of requisite charges vide reference 15th cited the boundary of the site has been marked as "**A to K**" and the concurrence for the site has been issued and numbered as **LP/MLPA No:47/2025**. The planning permission for the The revised and additional residential construction comprises one block with Stilt + 5 floors, having a total FSI area of 7313.39 sq.m (65 dwelling units) in the site has been issued and numbered as **Revised Planning Permission No. 275/2025** with the validity from 21 - 11-2025 to 20-11-2033 (8 Years).

The area statement for apartment residential buildingis as below.

Area of Site - 2816.11 Sq.m.

Revised and proposed additional area details

Description	Non FSI Area (sq.m)	FSI(Sqm)	Total Builtup Area (sq.m)	No of dwellingunits
Stilt Floor	1801.39	37.98	1839.37	-
First Floor	-	1628.38	1628.38	13 No's
Second floor	-	1475.41	1475.41	13 No's
Third floor	20.66	1390.54	1411.20	13 No's
Fourth floor	-	1390.54	1390.54	13 No's
Fifth floor	-	1390.54	1390.54	13 No's
Terrace Floor	76.51	-	76.51	
TOTAL	**1898.56**	**7313.39**	**9211.95**	**65 No's**

Already Approved FSI area - 3631.87 sq.m
Total FSI area - 7313.39 sq.m
FSI Achieved - 2.597
No of Dwellings - 65 No's

The Technical Clearance issued with the following Special and General Conditions: -

Special Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
3. 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.
4. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
5. The 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.
6. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
7. 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.
8. 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.
9. 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.
10. 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.

11. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 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 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.
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 Local body 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.

The applicant remitted the required fees given below for the Revised and proposed additional of Residential Building

Fees Paid Details

Sl.No	Charges	Amount paid in this file, as per Ref 14 (in rupees) (A)	Amount paid in this file, as per Ref 15 (in rupees) (B)
1	Scrutiny Fees	13155.00	13457.00
2	OSRA Fees	966175.00	-
3	Premium FSI Charges	-	6348238.00
4	Development Charges For Building	18040.00	22536.00
5	Development Charges For Land	5800.00	405.00
6	Centage Charge For Land	3000.00	-
7	Centage Charge For Building	4000.00	3600.00
8	Infrastructure and Amenities charges	686200.00	689020.00
9	CC charges	48542.00	60638.00
10	Security Deposit Charges	343100.00	344510.00
11	Display Board Charges	1500.00	1500.00
12	Shelter Charges	53911.00	303738.00

To:

1. The Commissioner,
   Madurai Corporation,
   Madurai.

2. M/s.Max Properties Private Limited,
   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.