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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..,
ASSISTANT DIRECTOR
Online Building Plan Application – Planning Permission

Online File No : SWP/BPA/264109/2024 **Date- 14.08.2024**

Subject:

Residential Building - Madurai Local Planning Area - Madurai District – Madurai East Taluk – Madurai Corporation – Mangalakudi Village – New S.No.25/7 (Old R.S.No.25/7, 25/8B) – Site area of 2500.00 Sq.m – Proposed Affordable Housing Building (Stilt + 5 floors) for FSI area of 6389.55 sq.m (70 Dwelling units) -Planning Permission Issued- Regarding.

Reference:

1. Director of Town and Country Planning, Chennai Technical Clearance No. **B.P/DTCP No:367/ 2024.**
2. Applicant M/s Jayabharath Homes Pvt Ltd Online Application Reference No. SWP/BPA/264109/2024, Dated: 15.06.2024.
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. Commissioner of Town and Country Planning Proceedings RocNO5416/2016/BA1 Dated 18.05.2016
15. Fees paid details received from Applicant on 13/08/2024.

Order

In the reference to the 2nd Cited letter, the applicant M/s Jayabharath Homes Pvt Ltd has requested for the approval of residential building at Madurai District, Madurai East Taluk, Madurai Corporation , Mangalakudi Village, New S.No.25/7 (Old R.S.No.25/7, 25/8B) Site area of 2500.00 Sq.m, Proposed Affordable Housing Building (Stilt + 5 floors) for FSI area of 6389.55 sq.m (70 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 J" 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. 367 / 2024.

On the receipt of requisite charges vide reference 15th cited the boundary of the site has been marked as "A to J" and the concurrence for the site has been issued. The planning permission for the Proposed construction of Residential building having total FSI area of 6389.55 sq.m in the site has been issued and numbered as **Planning Permission No. 281/2024** with the validity from 14 -08-2024 to 13-08-2032 (8 Years).

The area statement for the proposed

1. The area statement for the Proposed Affordable Housing Building is as below. Area of Site – 2500.00 Sq.m.

Building details: Affordable Housing (70 Dwelling Units)

Floor Details	FSI (in Sq.m)	Non-FSI (in Sq.m)	Total Area (In Sq.m)	Building Use
Block-1				
Stilt Floor	-	710.52	710.52	Parking
First Floor	696.50	14.02	710.52	8 Dwelling Units
Second Floor	696.50	14.02	710.52	8 Dwelling Units
Third Floor	696.50	14.02	710.52	8 Dwelling Units
Fourth Floor	696.50	14.02	710.52	8 Dwelling Units
Fifth Floor	696.50	14.02	710.52	8 Dwelling Units
Head Room	-	20.48	20.48	
Block-2				
Stilt Floor	-	606.60	606.60	Parking
First Floor	581.41	25.19	606.60	6 Dwelling Units
Second Floor	581.41	25.19	606.60	6 Dwelling Units
Third Floor	581.41	25.19	606.60	6 Dwelling Units

Fourth Floor	581.41	25.19	606.60	6 Dwelling Units
Fifth Floor	581.41	25.19	606.60	6 Dwelling Units
Head Room	-	22.50	22.50	
Total	**6389.55**	**1556.15**	**7945.70**	

FSI Area = 6389.55 Sq.m.

FSI = 2.56 < 2.60 (Premium FSI)

The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No:367/ 2024.**

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 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.
6. 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.
7. 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.
8. 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.
9. 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 water heating 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.

Fees Paid Details

Sl.No	Charges		Amount in Rupees
1	Scrutiny Fees		16620
2	Development Charges	For Land	5000.00
		For Building	32000.00
3	Centage Charge	For Land	2000.00
		For Building	7000.00
4	Infrastructure and Amenities charges		1203200.00
5	Security Deposit Charges		602000.00
6	Completion Certificate Charges		87000.00
7	Display Board		1500/-

To:

1. The commissioner ,
   Madurai corporation ,
   Madurai.

2. Jayabharath Homes Pvt Ltd Rep By P Jeyakumar,
   96, Thiruvalluvar Street, House Iv, Aruppukkottai Main Road,
   Avaniapuram, Madurai – 625012.

Signature valid

Signed by: Assistant Director
Location:Madurai
Date:2024.08.14 16:05:38



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