

PROCEEDINGS OF THE ASSISTANT DIRECTOR/MEMBER SECRETARY (i/c)
MADURAI LOCAL PLANNING AUTHORITY
MADURAI DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: Thiru VIJAYAN.A B.E.,
ASSISTANT DIRECTOR
Online Building Plan Application – Planning Permission

Online File No SWP/BPA/005363/2023

Date- 12.04.2023

Subject:

Residential Building- Madurai District Town and Country planning office - Madurai District – Madurai Local Planning Area - Madurai West Taluk- - ponmeni Village - Madurai Corporation-Ward-XXIII, Block-29- T.S.NO.127 (S.No 69/1Apt,74/4Cpt,4Dpt,4Ept)with an extent of site 1431.50 Sqm –Proposal of Residential building for FSI area of 3500.36 Sqm-Planning Permission Issued- Reg.

Reference:

1. Director of Town and Country Planning, Chennai Technical Clearance No. B.P/DTCP No:117/2023.
2. Thiru Dr.prabhakar, Online Application Reference No.SWP/BPA/005363/2023 Received Dated:11.01.2023.
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.1, 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. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
14. Fee paid details received from Applicant on 30.3.2023.

Order

In the reference to the 2nd Cited letter, the applicant Thiru Dr.prabhakar has requested for the approval of residential building at Madurai District Madurai Local Planning Area ,Madurai West Taluk, Madurai Corporation,ponmeni Village , Madurai Corporation-Ward-XXIII, Block-29- T.S.NO.127 (S.No 69/1Apt,74/4Cpt,4Dpt,4Ept)with an extent of site 1431.50 Sqm.

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 F" and the Technical Clearance has been issued

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under section 47 & 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No.117/2023.

On the receipt of requisite charges vide reference 14th cited the boundary of the site has been marked as "A to F" and the concurrence for the site has been issued and numbered as LP/MLPA: 117/2023. The planning permission for the Proposed construction of Residential building having total FSI Area of 3500.36 Sqm in the site has been issued and numbered as Planning Permission No. 118/2023 with the validity from 12-04-2023 to 11-04-2031 (8 Years).

The area statement for the Proposed Residential building is as below.

Area of Site - 1431.50sq.m.

Building details: Residential Building

Floor details	FSI(Sqm)	Non FSI Area (Sqm)	Deduction (Sqm)	Total Area (Sq.m)	Type of building Use
Stilt Floor	29.20	880.67	-	909.87	Parking
First floor	867.79	-	42.08	909.87	6 Dwelling Units
Second floor	867.79	-	42.08	909.87	6 Dwelling Units
Third floor	867.79	-	42.08	909.87	6 Dwelling Units
Fourth floor	867.79	-	42.08	909.87	6 Dwelling Units
Head Room	-	18.98	-	18.98	
TOTAL	3500.36	899.65	168.32	4568.33	

The Planning Permission issued with the following General and Special 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 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

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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 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 WaterSupply, 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.

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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.

Fees Paid Details

Sl.No	Charges	Amount in Rupees	
1	Scrutiny Fees	10947/-	
2	Development Charges	For Land	4000/-
		For Building	20,000/-
3	Centage Charge	For Land	1500/-
		For Building	3000/-
4	Infrastructure and Amenities charges	6,60,000/-	
5	Security Deposit Charges	330000/-	
6	Completion Certificate Charges	50000/-	
7	Display Board	1500/-	
8.	shelter charges	70000/-	

To:

1. The Commissioner,
Madurai Corporation,
Madurai

2. Thiru. Dr prabakar,
No. 7, DSP Nagar,
Bypass Road,
Madurai-625016.

3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No. 1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.

Signature Not Verified

Signed by: Assistant Director
Location: Madurai
Date: 2023-04-12 10:48:37



மதுரை மாநகராட்சி		நாள் 28/05/2023	
கட்டிட அனுமதி உத்தரவு			
க.வி.எண்:115/CP/23-24/0005612	உ.ஆணை 115/BL/2023/01849		
பி.ஏ எண்:115/BPA/2023/01682			
பொருள்: கட்டிட அனுமதி மதுரை மாநகராட்சி, கிராமம், நகரளவு எண்: 127, தொகுதி: XXIII,			
பகுதி : 29, கதவு/மனை எண்:- கட்டிட அனுமதி வழங்கி உத்தரவிடுதல்			
பார்வை : பிரபாகர் என் என்பவரது 14/04/2023 ம் தேதிய விண்ணப்பம்			
மனையின் பரப்பளவு-15409.000 சதுர அடி			
S.No	Build Floor Name	UsageName	Build up Sqft
1	Stilt Floor	RESIDENTIAL	9793.800
2	First Floor	RESIDENTIAL	9340.860
3	Second Floor	RESIDENTIAL	9340.860
4	Third Floor	RESIDENTIAL	9340.860
5	Fourth Floor	RESIDENTIAL	9340.860
6	Lift and Headroom	RESIDENTIAL	204.300
Total Sqft			47361.540
செலுத்தப்பட்ட கட்டணங்களின் விவரம் பின்வருமாறு			தொகை ரூ.
S.No	கட்டணம்		
1	உண்மை நகல்	1000.00	
2	சேவை வரி	1500.00	
3	Flag Day Collection Fund	5000.00	
4	பாதாள சாக்கடை முன்வைப்புத் தொகை	120000.00	
5	மழை நீர் சேகரிப்பு முன் வைப்புத் தொகை	228450.00	
6	கட்டிட உரிமையாணைக் கட்டணம்	685250.00	
7	பொருள் சேகரிப்புக் கட்டணம்	685250.00	
8	தொழிலாளர் நல நிதிக் கட்டணம்	813130.00	
Total Amount			2539580.00
Receipt No	Receipt Date	Amount	Payment Mode
115/CP/23-24/0037649	27/05/2023	2539580.00	Online
Fees Description 2		DD/Challan No	DD/Challan Date
			Amount
உத்தரவு :			
2008-ம் ஆண்டின் மதுரை மாநகராட்சி சட்டம் 275, 276-வது பிரிவின் கீழ் கட்டிடம் கட்ட உத்தேசிக்கப்பட்டுள்ள கிராமம், கதவு/மனை எண்:-, சந்திரகாந்தி நகர், சொக்கலிங்க நகர் (WD069), ZONE-3, தொகுதி: XXIII, பகுதி: 29, நகரளவு எண்: 127, உள்ள இடத்தை அங்கீகரித்து வரைபடத்தில் குறிப்பிட்டுள்ளவாறு மாறுதல் கட்டிடம்/ கூடுதல் கட்டிடம்/ புதுப்பித்து கட்டிக்கொள்ள கீழ்கண்ட நிபந்தனைகளுடன் அனுமதி வழங்கப்படுகிறது. அங்கீகரிக்கப்பட்ட வரைபடங்களின் ஒரு தொகுப்பு இத்துடன் இணைக்கப்பட்டுள்ளது.			
கட்டிடம் கட்ட குறித்த இடத்தில் கட்டிடத்தை வரைபடத்தில் வரைந்துள்ளபடி/ திருத்தப்பட்டபடி கீழ்கண்ட கட்டுப்பாடுகளுக்கு 28/05/2023 தேதியில் இருந்து 27/05/2028 தேதிக்குள் கட்டிக்கொள்ள உரிமை ஆணை வழங்கப்படுகிறது.			
பெறுபவர்,			
பிரபாகர் என்			
RS NO 69/1A, சந்திரகாந்தி நகர், சொக்கலிங்க			
நகர் (WD069), ZONE-3			
உதவி செயற்பொறியாளர் (திட்டம்) மதுரை மாநகராட்சி ZONE-3,			
			
			
நகல் : இளம் / உதவி பொறியாளர் - கட்டிடம் கட்டி முடிக்கப்பட்ட தேதியை தெரிவிக்க			
நகல் : வருவாய் உதவியாளர் - கட்டிடம் கட்டி முடிக்கப்பட்ட பின்னர் கட்டிடத்திற்கு வரிவிதித்து			
வரிவிதிப்பு எண்ணை தெரிவிக்க			
நகல் : வருவாய் பிரிவு எழுத்தர்.			
			