

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

Online Application Number : SWP/BPA/007169/2023

**Dated: 08.05.2023**

**Subject:** Residential Building (20 dwellings) - District Town and Country planning Office – Madurai District – Madurai North Taluk- Madurai Corporation – Thallakulam Village –Ward No:XVI – Block No:5, T.S.No: 7/25, 7/26, 10/6, 10/8 and 10/10 (Old R.S.No.33,34) an extent of 966.18 Sqm –proposed Residential building (20 dwellings ) FSI area of 2335.23 Sqm – Planning permission issued - forwarded for further action - Reg.

- Reference:**
1. Applicant M/S SOUTHERN PROPERTIES AND DEVELOPERS, online application No SWP/BPA/007169/2023 Dated 13.02.2023.
  2. G.O.138 Housing and Urban Development Department, Dated: 04.06.2004
  3. G.O.86 Housing and Urban Development Department, Dated: 28.03.2012
  4. G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
  5. G.O.01 Housing and Urban Development Department, Dated: 05.01.2021
  6. G.O.53 Housing and Urban Development Department, Dated: 16.04.2018
  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.18, Housing and Urban Development Department, Dated: 04.02.2019
  10. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
  11. G.O.166, Housing and Urban Development Department, Dated: 29.11.2018(Insisting TNRERA Registration)
  12. G.O. 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. 4367/2019/BA2, Dated: 05.02.2020 and 14.08.2021.
17. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 7963/2022/K1, Dated: 23.04.2022
18. Applicant M/S SOUTHERN PROPERTIES AND DEVELOPERS, Demand remittance letter, Dated: 06.05.2023.

**Order:**

With reference to the letter 1st Cited, applicant has requested for the approval of Residential building in Madurai Local planning Authority, Madurai District, Madurai North Taluk, Madurai Corporation, Thallakulam Village, Ward No:XVI , Block No:5, T.S.No: 7/25, 7/26, 10/6, 10/8 and 10/10 (Old R.S.No.33,34) an site extent of 966.18 Sqm and proposed Residential building (20 dwellings ) FSI area of 2335.23 Sqm.

Further, as per the request of the applicant vide reference 1<sup>st</sup> cited, approval for the Residential building (20dwellings) in Madurai District, Madurai North Taluk, Madurai Corporation, Thallakulam Village, Ward No:XVI , Block No:5, T.S.No: 7/25, 7/26, 10/6, 10/8 and 10/10 (Old R.S.No.33,34) an site extent of 966.18 Sqm and proposed Residential building (20 dwellings ) FSI area of 2335.23 Sqm. for the site mentioned from A to F approved as LP/MLPA No:160/2023 for Site. The details of proposed Construction of Residential Building is noted as below,

**Area of Site - 966.18 Sqm**

**Building details**

Description	FSI (Sqm)	Non FSI (Sqm)	Total Builtup Area
Stilt Floor Area	14.03	572.90	586.93
First Floor Area	580.30	6.63	586.93
Second Floor Area	580.30	6.63	586.93
Third Floor Area	580.30	6.63	586.93
Fourth Floor Area	580.30	6.63	586.93
Head Room Area	-	18.58	18.58
Total	2335.23	618.00	2953.23

$$FSI = 2335.23 / 966.18 = 2.40 > 2.00$$

And as per Section 49 of Town and Country Planning Act 1971, The revised Planning Permission is accorded in Planning Permission No.162A/2023 and 162B/2023 with the following Special condition and conditions. Duration of Permission is from 08.05.2023 to 07.05.2031 (8Years).

**Special condition:**

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. 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.
3. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
4. 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.
5. 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 advertise, 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.
6. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.
7. 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.
8. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
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.

**Condition:**

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.
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 Comissioner, Paravai Town Panchayat, 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.
16. This planning permission issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.
17. This Permit is furnished by virtue of power delegated by Madurai Local Planning Authority Under Sub Division 1 and 2 of Section 91-A of Tamil Nadu Town and Country Planning Act 1971 (Act 35 of 1972) as amended by 22 of 1974.
18. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority under Section 49 of Sub Section (1) of Section 54 may appeal to the Director/The Government within two months from the date of on Which the Decision or order was Communicated.
19. After the Planning Permission issued by Member Secretary Madurai Local Planning Authority.  
i).If the details given by the applicant is found to be false(or) ii).If the applicant fails to follow the rules and Norms, the Member Secretary concern can cancel or revise the planning permission issued



The applicant remitted the required fees given below for the proposed Construction of Residential Building (20 dwellings).

**Fees Paid Details**

Sl.No	Charges	Amount paid (in Rupees)
1	Scrutiny Fees	7347 00
2	OSRA Fees	Not applicable
2	Premium FSI Charges	1662000 00
3	Development Charges For Building	13000 00
4	Development Charges For Land	2100 00
5	Centage Charge For Land	3000 00
6	Centage Charge For Building	16000 00
7	Infrastructure and Amenities charges	441000 00
8	CC charges	11100 00
9	Security Deposit Charges	220200 00
10	Display Board Charges	1500 00
11	Shelter Charges	Not applicable

**To:**

The Commissioner,  
Madurai Corporation,  
Madurai

**Copy to:**

M/S SOUTHERN PROPERTIES AND DEVELOPERS,  
DOOR NO 6/106,  
PLOT No 11, VEERAMA MUNIVAR STREET,  
ATHIKULAM,  
MADURAI NORTH,  
MADURAI -625007

Document certified by A Vijayan.

Signed by Assistant Director  
Licensing Madurai  
Date 25/12/2018 11:24 AM



20/11/2024

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S.No	Build Floor Name	සමස්ත පොදු සේවයේ සේවයට පත්වීමේ පත්	සමස්ත පොදු සේවයේ සේවයට පත්වීමේ පත්
1	First Floor	සමස්ත පොදු සේවයේ සේවයට පත්වීමේ පත්	සමස්ත පොදු සේවයේ සේවයට පත්වීමේ පත්
2	Second Floor	සමස්ත පොදු සේවයේ සේවයට පත්වීමේ පත්	සමස්ත පොදු සේවයේ සේවයට පත්වීමේ පත්
3	Third Floor	සමස්ත පොදු සේවයේ සේවයට පත්වීමේ පත්	සමස්ත පොදු සේවයේ සේවයට පත්වීමේ පත්
4	Fourth Floor	සමස්ත පොදු සේවයේ සේවයට පත්වීමේ පත්	සමස්ත පොදු සේවයේ සේවයට පත්වීමේ පත්
5	Stilt Floor	සමස්ත පොදු සේවයේ සේවයට පත්වීමේ පත්	සමස්ත පොදු සේවයේ සේවයට පත්වීමේ පත්
6	Lift and Headroom	සමස්ත පොදු සේවයේ සේවයට පත්වීමේ පත්	සමස්ත පොදු සේවයේ සේවයට පත්වීමේ පත්
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S.No	கட்டணம்	தொகை ரூ.
1	உண்மை நகல்	1000.00
2	சேவை வரி	1500.00
3	விளம்பரப்பலகை வைப்பு	1500.00
4	Flag Day Collection Fund	5000.00
5	பாதாள சாக்கடை முன்வைப்புத் தொகை	100000.00
6	மழை நீர் சேகரிப்பு முன் வைப்புத் தொகை	147700.00
7	கட்டிட உரிமையாணைக் கட்டணம்	454750.00
8	பொருள் சேகரிப்புக் கட்டணம்	454750.00
9	தொழிலாளர் நல நிதிக் கட்டணம்	525660.00
<b>Total Amount</b>		<b>1691860.00</b>

Receipt No	Receipt Date	Amount	Payment Mode
115/CP/23-24/0085765	17/08/2023	1691860.00	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: , மருதங்; குளம், கற்பக நகர் (WD010), ZONE-1 , தொகுதி: XVI, பகுதி: 5, நகரளவு எண்: 7,10, உள்ள இடத்தை அங்கீகரித்து வரைபடத்தில் குறிப்பிட்டுள்ளவாறு மாறுதல் கட்டிடம்/ கூடுதல் கட்டிடம்/ புதுப்பித்து கட்டிக்கொள்ள கீழ்க்கண்ட நிபந்தனைகளுடன் அனுமதி வழங்கப்படுகிறது. அங்கீகரிக்கப்பட்ட வரைபடங்களின் ஒரு தொகுப்பு இத்துடன் இணைக்கப்பட்டுள்ளது.  
கட்டிடம் கட்ட குறித்த இடத்தில் கட்டிடத்தை வரைபடத்தில் வரைந்துள்ளபடி/ திருத்தப்பட்டபடி கீழ்க்கண்ட கட்டுப்பாடுகளுக்கு 17/08/2023 தேதியில் இருந்து 16/08/2028 தேதிக்குள் கட்டிக்கொள்ள உரிமை ஆணை வழங்கப்படுகிறது.

பெறுபவர்,

சதர்ன் ப்ராப்பர்ட்டீஸ் & டேவலப்பர்ஸ்  
R.S.NO.33,P.NO.D3,மருதங்; குளம், கற்பக நகர்  
(WD010), ZONE-1

*(Signature)*

உதவி செயற்பொறியாளர் (திட்டம்)  
மதுரை மாநகராட்சி  
ZONE-1,



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.

