

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 12/20/22 12:48 PM

From:

Joint Director / Deputy Director / Assistant

District Town and Country Planning Office, Sector-6,
Anaiyur-Mudakathan Main Road, Opp.to Vaigai
Apartments, Koodalputhur, Madurai-625 017.

TO:

Mr. L.VISHNURAM
27, V.T.R ROAD, DURAISAMY NAGAR,
Ponmeni
MADURAI - 625016

Online Application Number:

SWP/BPA/002005/2022

Submitted Date :

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Sir,

Subject:

Commercial Building - Office of the Assistant Director of Town and Country planning – Madurai District – Madurai Corporation –Madurai South Taluk – Avaniyapuram Village -S.F.Nos.582/1B2 an extent of 1742.00 Sqm – proposed Commercial building (Shops).FSI Area 2037.44 Sqm- Planning Permission issued - forwarded for further action - Reg.

Reference:

- 1) Applicants Mr. L.VISHNURAM. Online application No SWP/BPA/002136/2022 Dated: 24.09.2022.
- 2) Demand payment Request Letter, Dated: 01.12.2022.
- 3) Applicant demand remittance letter No Nil .dated 08.12.2022
- 4) G.O.138 Housing and Urban Development Department, Dated: 04.06.2004
- 5) Proceedings of the Director of Town and Country Planning, Chennai Vide letter Roc No. 8172/1997/MP2 Dated 24.04.1997.
- 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.53 Housing and Urban Development Department, Dated: 16.04.2018
- 10) G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
- 11) G.O.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020
- 12) G.O.53 Housing and Urban Development Department, Dated: 16.04.2018 G.O.18, Housing and Urban Development Department, Dated: 04.02.2019
- 13) G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
- 14) G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
- 15) Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
- 16) Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012.
- 17) Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
- 18) Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
- 19) 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.

- 20) Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated: 23.04.2022
21) District Fire Officer letter No 10469 / E / 2022.dated.12.08.2022

Body of the letter:

Order

With reference to the 1st Cited letter, applicant has requested for the approval of Commercial building in Madurai Local planning Authority, Madurai District, Madurai Corporation –Madurai South Taluk – Avaniyapuram Village - S.F.Nos.582/1B2 an extent of 1742.00 Sqm – proposed Commercial building (Shops).FSI Area 2037.44 Sqm. The site approval from 'A to G' has been Approved the LP/MLPA No:300/2022 for Site has been issued with the following common and special conditions.

Proposal Details

Area of Site - 1742.00 Sqm

Building details

Ser No	Description	FSI(Sqm)	Non FSI (Sqm)	Total Build up Area (Sqm)	
1.	Stilt Floor Area	24.00	982.76		1006.77
2.	First Floor Area	1006.77	-	1006.77	
3.	Second Floor Area	1006.77	-	1006.77	
4.	Head Room Area	-	44.34	44.34	
Total	2037.54	1027.10	3064.65		

$FSI = 2037.54 / 1740.00 = 1.17 < 2.0$

And as per Section 49 of Town and Country Planning Act 1971, Planning Permission No.313/2022 and Duration of Permission from 19.12.2022 to 18.12.2030 (8Years) has been accorded with the following special condition

Conditions

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. 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.
6. 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.

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

8. 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. This planning permission issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.
 2. 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.
 3. 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.
 4. 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.
 5. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
 6. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
 7. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
 8. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
 9. 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.
 10. Mosquito netting to be provided at OHT and well.
 11. As per GO No 341 Municipal Administration and Water Supply Department, dated 03.11.2004 U Trap in the septic tank design to be provided.
 12. Fly Ash bricks and Materials to be used Mandatory.
 13. As per GO 16 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.
 14. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
 15. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
 16. 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.
 17. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Commissioner, Coimbatore Corporation if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
 18. Government Registered Electrical Contractor must be employed for wiring works during construction.
- The applicant remitted the required fees given below for the proposed of Commercial Building

Fees Paid Details

Scrutiny Fees - Rs. 6093.00

Centage Charge for Building - Rs. 2500.00

Centage for Land - Rs. 300.00

Development Charges for Land - Rs 5500.00

Development Charges for Building - Rs 25000.00

Infrastructure and Amenities Charges - Rs. 385000.00

Display Board Charges	- Rs. 1500.00	
CC Charges	-	Rs. 33000.00
Flag Day Fund	- Rs. 5000.00	
OSR Charges	-	Rs. 325000
Shelter Fund, Premium FSI and	-	Not Applicable

Encl: Building Plan Map

JD/DD/AD
District Town & Country Planning Office District

