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Date:07.04.2025

From:

Thiru. T.Pandiarajan, Managing Partner
M/s. Vedha Homes
A-9/2, Shree Meenakshi Apartments,
Annanagar 1st East Main Road,
Annanagar, Madurai- 625020.

To:
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
1st Floor, No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.

Dear Sir,

We hereby inform that the competent authority to issue the Site approval, Planning permission and Plan Approval are the Assistant Director /Member Secretary (i/c) Madurai Local Planning Authority and the digital signed document vide Online SWP/BPA/200178/2024 dated:05.06.2024 is enclosed for your perusal.

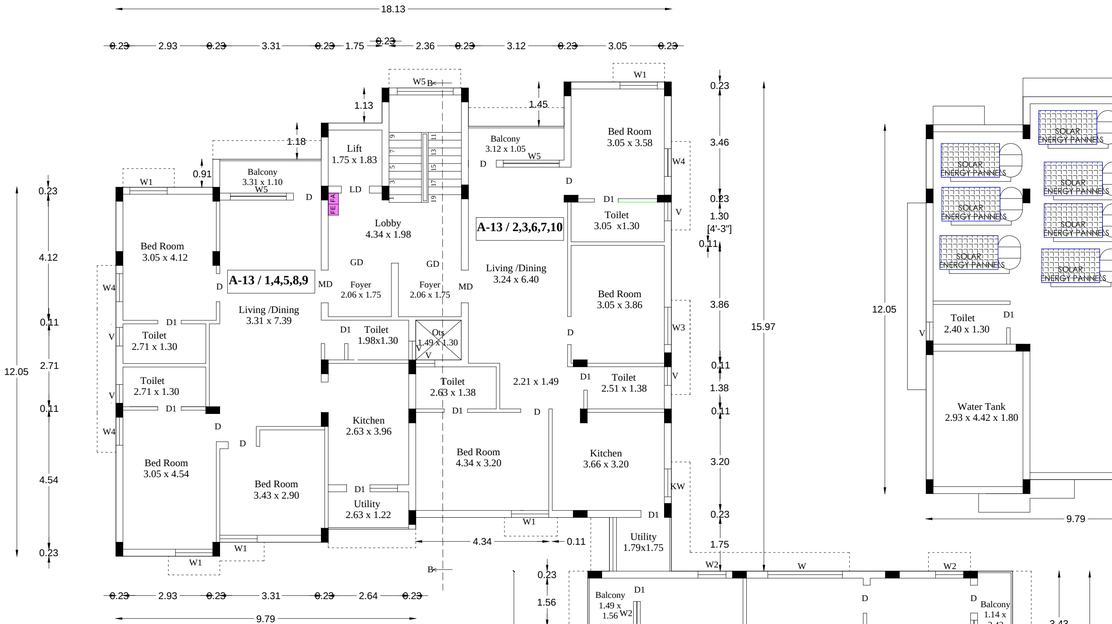
The digital signed Building permit and Planning Permission order issued by the Assistant Executive Engineer (Planning), Madurai Corporation Zone-2 vide No.115/BL/2024/02490 and Z2/293/2024 is enclosed for your perusal.

Thanking you,

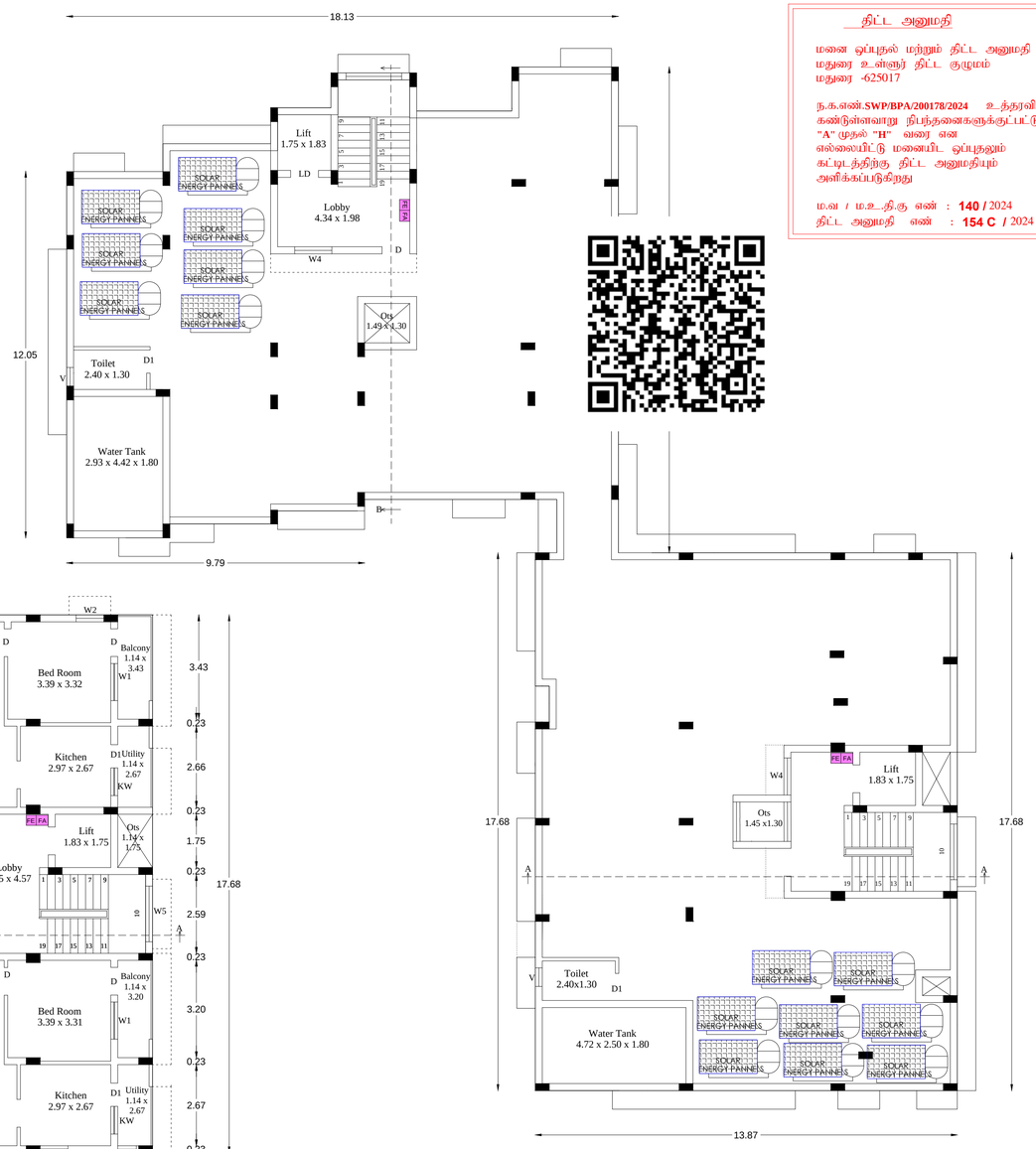
With regards,

For VEDHA HOMES

Managing Partner



TYPICAL FLOOR PLAN
(First to Fifth Floor)



TERRACE FLOOR PLAN

OFFICE USE

SPECIAL CONDITION

AS PER RULE NO.12 OF TAMILNADU COMBINED DEVELOPMENT AND BUILDING RULES- 2019, THE APPLICANT SHOULD PREPARE AND SUBMIT DEMOLITION PLAN FOR THE DEMOLITION OF EXISTING BUILDING TO THE MADURAI CORPORATION. THE CORPORATION HAS TO DECIDE ON THE DEMOLITION PLAN AND ENDURE THE EXISTING BUILDING ARE DEMOLISHED BEFORE APPROVAL OF THE PLAN FOR PROPOSED BUILDING

திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்
மதுரை -625017

ந.க.எண்.**SWP/BPA/200178/2024** உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு
"A" முதல் **"H"** வரை என
எல்லையிட்டு மனையிட ஒப்புதலும்
கட்டிடத்திற்கு திட்ட அனுமதியும்
அளிக்கப்படுகிறது

ம.வ / ம.உ..தி.கு எண் : **140 /** 2024
திட்ட அனுமதி எண் : **154 C /** 2024

Sheet No.3/4

Proposed Construction of Shree Meenakshi Apartments Block A-12 & A-13 at RSno.10(P), Sathamangalam Village, Madurai North Taluk, Madurai T.S.No.22/5 & 22/6, Block No.4, S.ward No.XIX, Annanagar 1st East main Road, Annanagar, Madurai - 625020 C.Ward No. 34, Zone-2, Madurai Corporation Madurai.

Scale1:100

Title

TYPICAL FLOOR PLAN , TERRACE FLOOR PLAN

Area Statement:

	Description	Sqm
Site Area	As per FMB	998.00
	As per Document	998.00
	As on Site	997.50
	Super Imposed plot boundary	997.50

Build up Area: (A-12 & A-13)

Description	Build Up Area	Deduction	Total Area	FSI Area	Non FSI Area
	Sqm	Sqm	Sqm	Sqm	Sqm
Stilt Floor	486.12	-----	486.12	-----	486.12
First Floor	486.12	3.80	482.32	482.32	-----
Second Floor	486.12	3.80	482.32	482.32	-----
Third Floor	486.12	3.80	482.32	482.32	-----
Fourth Floor	486.12	3.80	482.32	482.32	-----
Fifth Floor	486.12	3.80	482.32	482.32	-----
Terrace Floor					
Head Room	52.70	-----	52.70	-----	52.70
Toilet	9.00	-----	9.00	-----	9.00
Total	2978.42	19.00	2959.42	2411.60	547.82

FSI details:

Normal FSI - 2.0
Premium FSI allowed 40% - 2.8
FSI achieved (2411.60 / 997.50) = 2.42 < 2.80

Dwelling unit details:

Floor	No.of Units	Flat Nos	Per Flat Area
First Floor	4	12/1, 12/2, 13/1, 13/2	107.91 sqm
Second Floor	4	12/3, 12/4, 13/3, 13/4	107.91 sqm
Third Floor	4	12/5, 12/6, 13/5, 13/6	107.91 sqm
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Fifth Floor	4	12/9, 12/10, 13/9, 13/10	107.91 sqm

Parking details:

Description	Dwelling units	Parking required		Parking provided	
		Two wheeler	Car	Two wheeler	Car
More than 75 sqm	20 nos	------	20 nos	------	20 nos
PHP/Visitor's parking		------	2 nos	------	2 nos
Total		------	22 nos	------	22 nos

Joineries Details:

LD - Lift Door - 0.91 x 2.13
MD - Main Door - 1.14 x 2.13
D - Door - 0.91 x 2.13
D1 - Door - 0.76 x 2.13
W - Window - 2.44 x 1.60
W1 - Window - 1.22 x 1.60
W2 - Window - 0.91 x 1.60
W3 - Window - 1.22 x 1.37
W4 - Window - 0.91 x 1.37
W5 - Window - 1.83 x 1.83
KW - Kit. Window - 0.91 x 1.07
V - Ventilator - 0.60 x1.45

PRO.SITE
PRO.BUILDING
ROAD
EXG.BUILDING

1. Fire Extinguisher / Alarm
2. Solar System
3. Rain water harvesting system

Applicant

1) T Pandharajan, Managing Partner - M/s.Vedha Homes (Authorized agent of the Owners)
2) B.Meena (A-12/4 Flat Owners)
3) R.B.Udayakumar (A-12/4 Flat Owners)
4) M.Mareeswari (A-12/4 Flat Owners)
5) R.B.Yogeswaran (A-12/4 Flat Owners)

Registered Architect

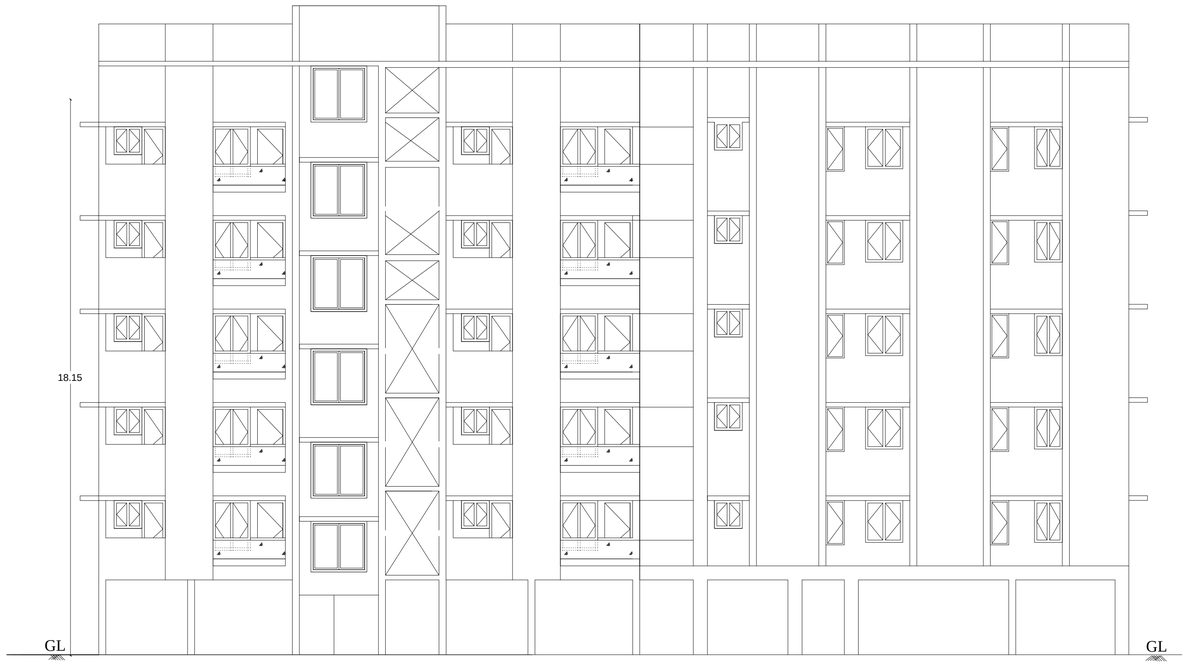
Ar.Viswanath ,P
Registered Architect
COA - Reg.No - CA/2017/85538
Lakshmi Towers,81,P.T Rajan Road,
Bibikulam,Madurai-625002 Cell - 7373018363

Structural Engineer

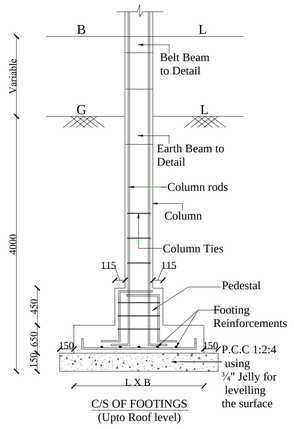
Dr.T.MAYILVAHANAN M.E(Struct),A.I.I.Sc., Ph.D(Engg)
REGISTERED ARCHITECT / STRUCTURAL ENGINEER
CHARTERED ENGINEER / PANEL VALUER
Registration (COA) No : CA/2000/10531
Registration (CE) No : CE/064709
613, Kamaraj Nagar 6th Street, Tallakulam, Madurai-625002.

Registered Construction Enginer

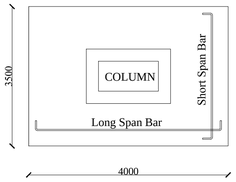
Er.T.Pandharajan, B.E.,M.I.E.F.I.V.,
Regd. Construction Engineer
Reg. No. MI, PA / CE: 003 / 2019
Lakshmi Towers, 81, P.T. Rajan Road
Bibikulam, Madurai - 625 002
Mobile: 9842136933



Elevation - East side



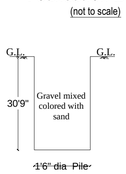
C/S OF FOOTINGS
(Upto Roof level)



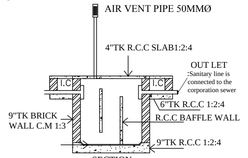
TYPICAL FOOTING PLAN

Foundation Details

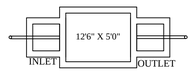
(not to scale)



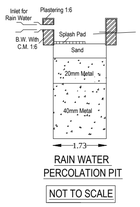
Trial Pit
(not to scale)



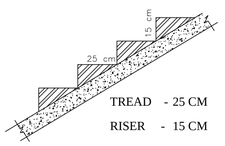
SECTION



STP PLAN

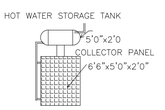


RAIN WATER PERCOLATION PIT
NOT TO SCALE

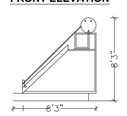


TREAD - 25 CM
RISER - 15 CM

STAIRCASE DETAILS

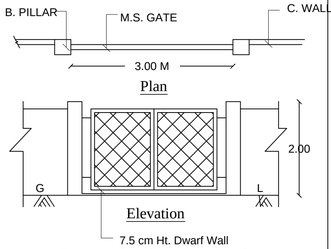


FRONT ELEVATION



SIDE ELEVATION

SOLAR WATER HEATING SYSTEM

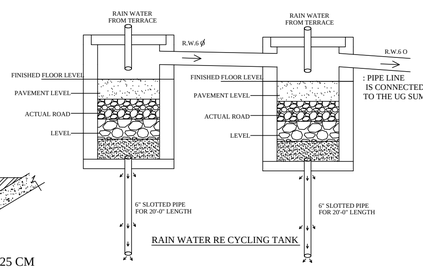


Plan

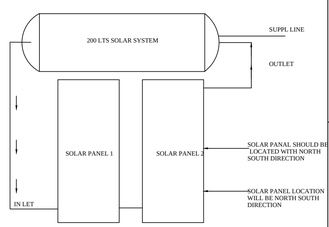
Elevation

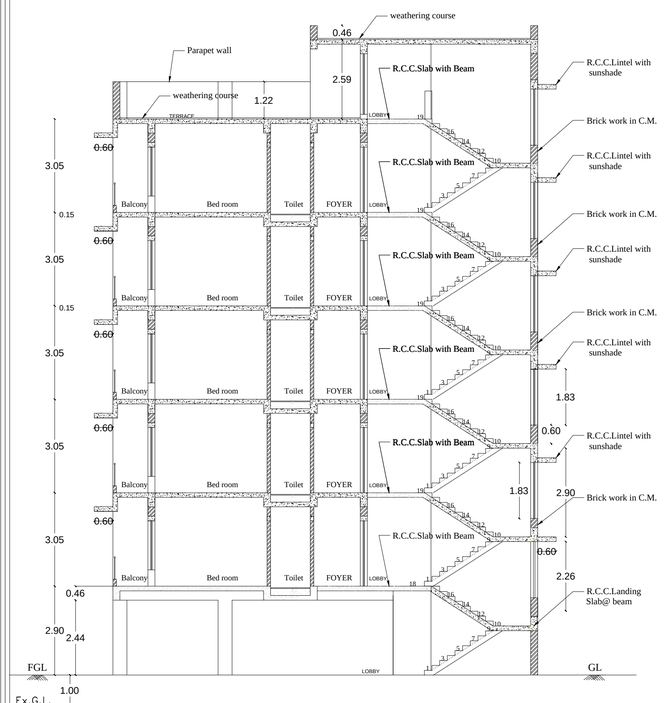
7.5 cm Ht. Dwarf Wall

Compound Wall & Gate Details

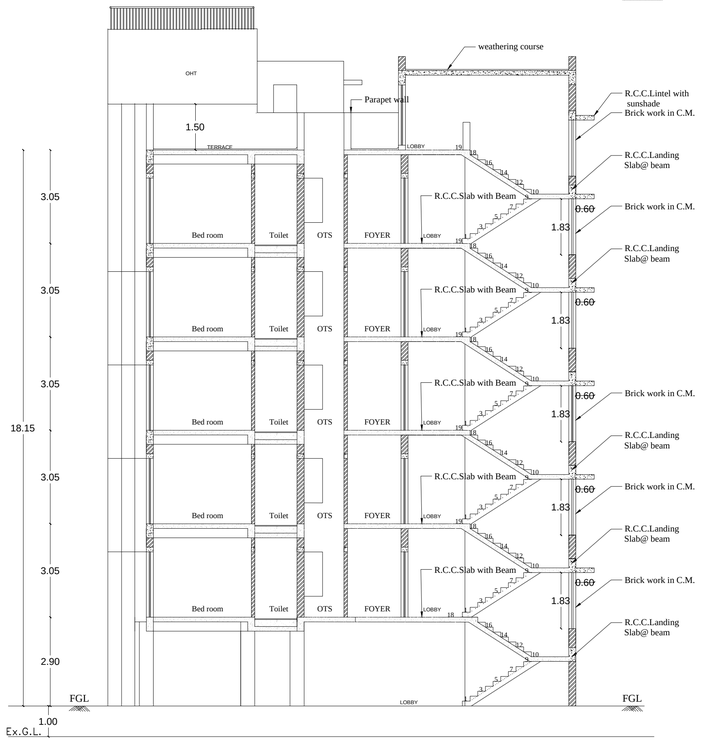


RAIN WATER RE CYCLING TANK





Section on AA



Section on BB

OFFICE USE

SPECIAL CONDITION

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மதுரை உள்ளுர் திட்ட குழுமம்
மதுரை -625017

ந.க.எண்.**SWP/BPA/200178/2024** உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு "A" முதல் "H" வரை என எல்லையிட்டு மனையிட ஒப்புதலும் கட்டடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது

ம.வ / ம.உ.தி.கு எண் : **140** / 2024
திட்ட அனுமதி எண் : **154 D** / 2024

Sheet No.4/4

Proposed Construction of Shree Meenakshi Apartments Block A-12 & A-13 at RSno.10(P), Sathamangalam Village, Madurai North Taluk, Madurai T.S.No.22/5 & 22/6, Block No.4, S.ward No.XIX, Annanagar 1st East main Road, Annanagar, Madurai - 625020 C.Ward No. 34, Zone-2, Madurai Corporation Madurai.

Scale1:100

Title

Section, Elevation - details

Area Statement:

	Description	Sqm
Site Area	As per FMB	998.00
	As per Document	998.00
	As on Site	997.50
	Super Imposed plot boundary	997.50

Build up Area: (A-12 & A-13)

Description	Build Up Area	Deduction	Total Area	FSI Area	Non FSI Area
	Sqm	Sqm	Sqm	Sqm	Sqm
Stilt Floor	486.12	-----	486.12	-----	486.12
First Floor	486.12	3.80	482.32	482.32	-----
Second Floor	486.12	3.80	482.32	482.32	-----
Third Floor	486.12	3.80	482.32	482.32	-----
Fourth Floor	486.12	3.80	482.32	482.32	-----
Fifth Floor	486.12	3.80	482.32	482.32	-----
Terrace Floor					
Head Room	52.70	-----	52.70	-----	52.70
Toilet	9.00	-----	9.00	-----	9.00
Total	2978.42	19.00	2959.42	2411.60	547.82

FSI details:

Normal FSI - 2.0
Premium FSI allowed 40% - 2.8
FSI achieved (2411.60 / 997.50) = 2.42 < 2.80

Dwelling unit details:

Floor	No.of Units	Flat Nos	Per Flat Area
First Floor	4	12/1, 12/2, 13/1, 13/2	107.91 sqm
Second Floor	4	12/3, 12/4, 13/3, 13/4	107.91 sqm
Third Floor	4	12/5, 12/6, 13/5, 13/6	107.91 sqm
Fourth Floor	4	12/7, 12/8, 13/7, 13/8	107.91 sqm
Fifth Floor	4	12/9, 12/10, 13/9, 13/10	107.91 sqm

Parking details:

Description	Dwelling units	Parking required		Parking provided	
		Two wheeler	Car	Two wheeler	Car
More than 75 sqm	20 nos	------	20 nos	------	20 nos
PHP/Visitor's parking		------	2 nos	------	2 nos
Total		------	22 nos	------	22 nos

Joineries Details:

LD - Lift Door - 0.91 x 2.13
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KW - Kit. Window - 0.91 x 0.91
V - Ventilator - 0.60 x1.45

PRO.SITE
PRO.BUILDING
ROAD
EXG.BUILDING

1. Fire Extinguisher / Alarm
2. Solar System
3. Rain water harvesting system

Applicant

1) T.Pandiarajan, Managing Partner - M/s.Vedha Homes (Authorized agent of the Owners)
2) B.Meena (A-12/4 Flat Owners)
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4) M.Mareeswari (A-12/4 Flat Owners)
5) R.B.Yogeswaran (A-12/4 Flat Owners)

Registered Architect

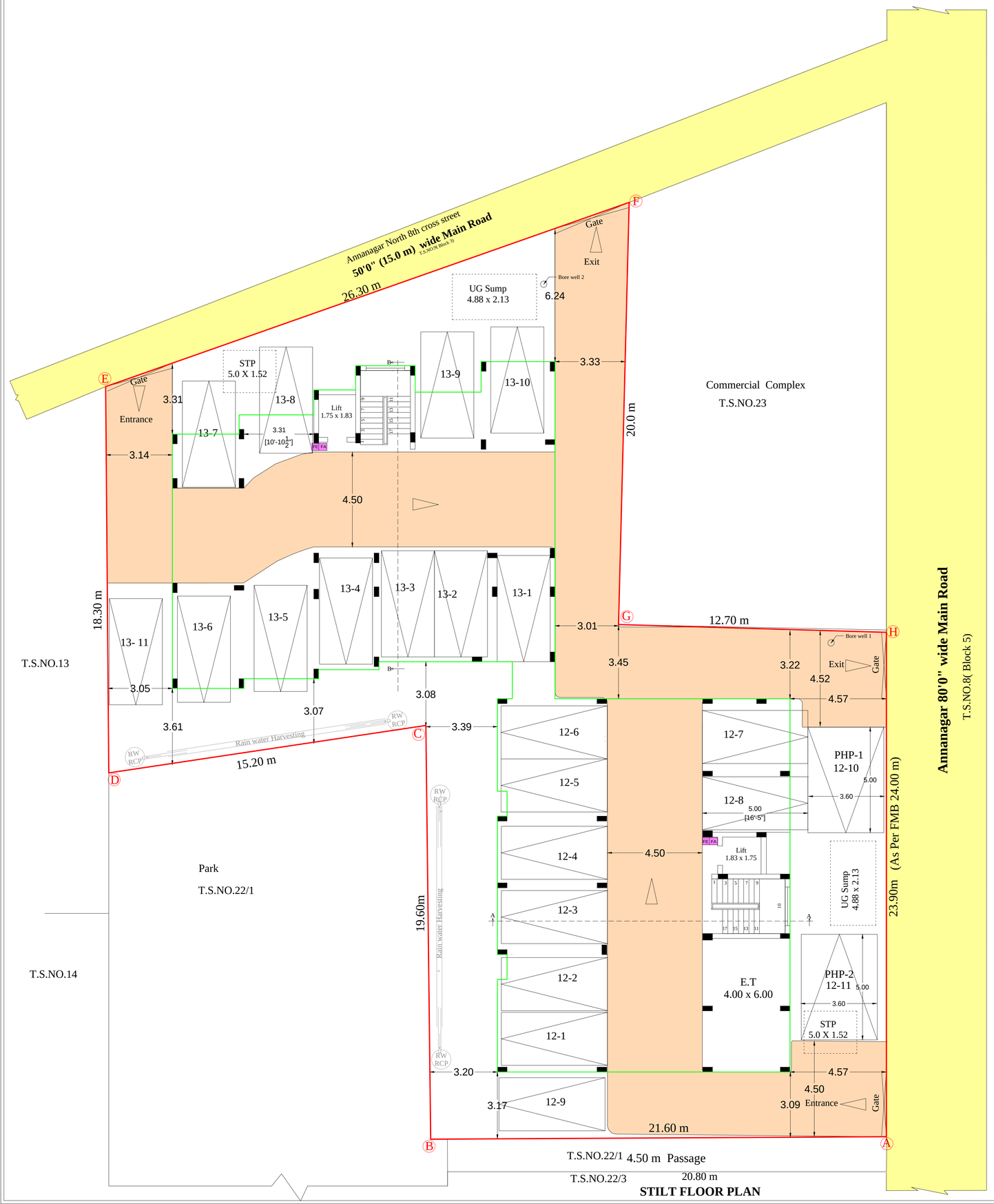
Ar.Viswanath.P
Registered Architect
COA - Reg.No - CA/2017/85538
Lakshmi Towers,81,P.T Rajan Road, Bibikulam,Madurai-625002 Cell : 7373036630

Structural Engineer

Dr.T.MAYILVAHANAN B.E.(Civil),M.I.E.(India) M.E.(Structural Engg) REGISTERED ARCHITECT / STRUCTURAL ENGINEER CHARTERED ENGINEER / PANEL VALUER Registration (COA) No: CA/2001/29531 Registration (CE) No: CE/664799 6/13, Kamaraj Nagar 4th Street, Tallakulam, Madurai-625002.

Registered Construction Enginer

Er. T. Pandiarajan, B.E.M.I.E.F.I.V.
Regd. Construction Enginner
Reg. No: MI, PA / CE. 003 / 2019
Lakshmi Towers, 81, P.T. Rajan Road
Bibikulam, Madurai - 625 002.
Mobile: 9842136933



OFFICE USE

SPECIAL CONDITION

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கட்டிடத்திற்கு திட்ட அனுமதியும்
அளிக்கப்படுகிறது

ம.வ / ம.உ...தி.கு எண் : **140 /** 2024
திட்ட அனுமதி எண் : **154 B /** 2024

Sheet No.2/4

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Title
STILT FLOOR PLAN
Scale1:100

Area Statement:

	Description	Sqm
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	As per Document	998.00
	As on Site	997.50
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Fifth Floor	4	12/9, 12/10, 13/9, 13/10	107.91 sqm

Parking details:

Description	Dwelling units	Parking required		Parking provided	
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More than 75 sqm	20 nos	------	20 nos	------	20 nos
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Total		------	22 nos	------	22 nos

PRO.SITE
PRO.BUILDING
ROAD
EXG.BUILDING

1. Fire Extinguisher / Alarm
2. Solar System
3. Rain water harvesting system

Applicant

1) T Pandiarajan, Managing Partner - M/s.Vedha Homes (Authorized agent of the Owners)
2) B.Meena (A-12/4 Flat Owners)
3) R.B.Udayakumar (A-12/4 Flat Owners)
4) Mareeswari (A-12/4 Flat Owners)
5) R.B.Yogeswaran (A-12/4 Flat Owners)

Registered Architect

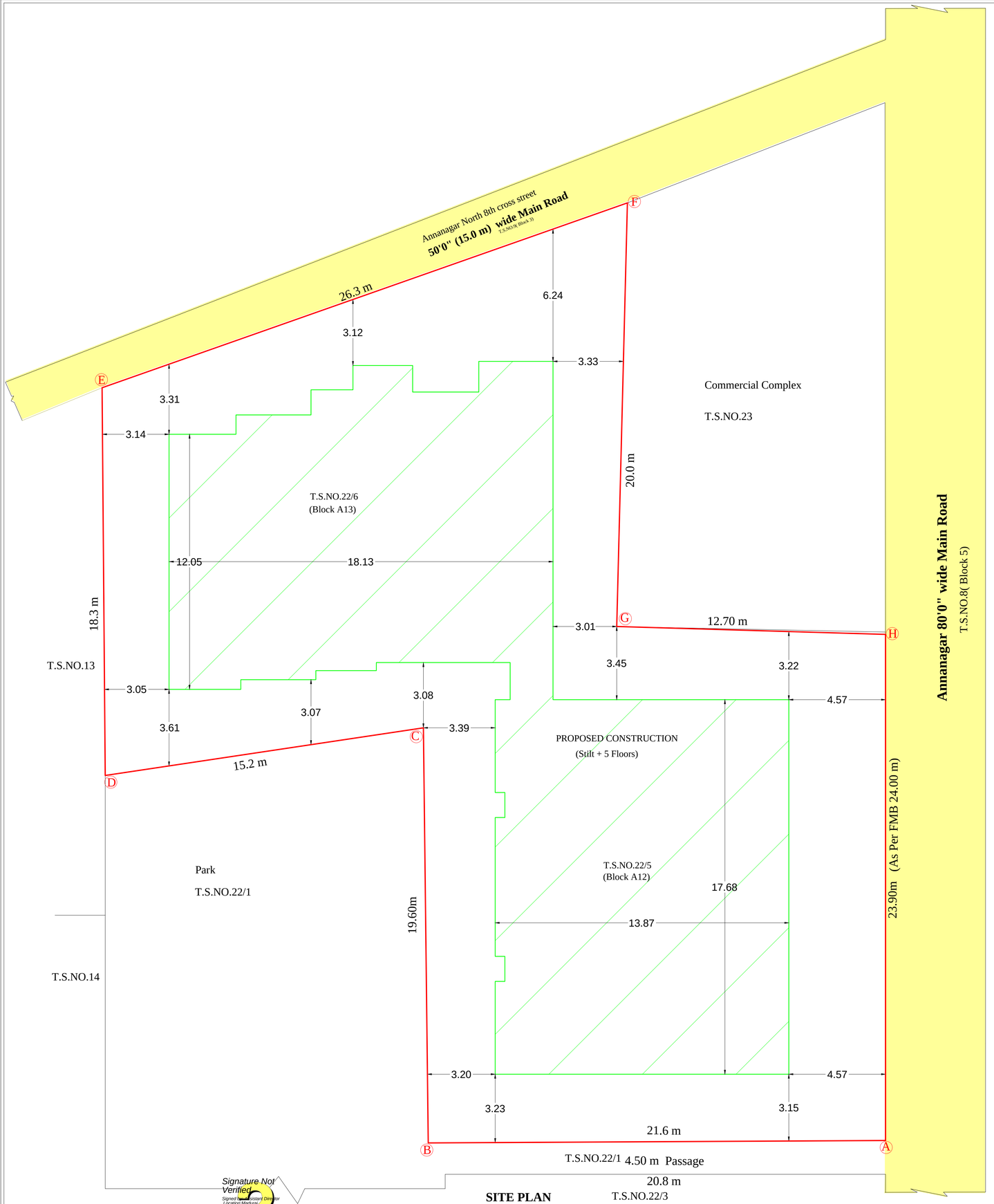
Ar.Viswanath_P
Registered Architect
COA - Reg.No - CA/2017/85538
Lakshmi Towers,81,P.T Rajan Road,
Bibikulam,Madurai-625002 Cell - 7373036630

Structural Engineer

Dr.T.MAYILVAHANAN, M.E(Struct.),A.I.I.Sc., Ph.D(Temp)
REGISTERED ARCHITECT / STRUCTURAL ENGINEER
CHARTERED ENGINEER / PANEL VALUER
Registration (COA) No: CA/2001/28531
Registration (CE) No: CE/64799
6/13, Kamaraj Nagar 4th Street, Tallakulam, Madurai-625002.

Registered Construction Enginer

Er.T.Pandiarajan, B.E.M.I.E.F.I.V.
Regd. Construction Engineer
Reg. No. MLPA / CE. 003 / 2019
Lakshmi Towers, 81, P.T. Rajan Road.
Bibikulam, Madurai - 625 002.
Mobile : 9842136933



SITE PLAN

OFFICE USE

SPECIAL CONDITION

AS PER RULE NO.12 OF TAMILNADU COMBINED DEVELOPMENT AND BUILDING RULES- 2019, THE APPLICANT SHOULD PREPARE AND SUBMIT DEMOLITION PLAN FOR THE DEMOLITION OF EXISTING BUILDING TO THE MADURAI CORPORATION. THE CORPORATION HAS TO DECIDE ON THE DEMOLITION PLAN AND ENDURE THE EXISTING BUILDING ARE DEMOLISHED BEFORE APPROVAL OF THE PLAN FOR PROPOSED BUILDING

திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்
மதுரை -625017

ந.க.எண்.**SWP/BPA/200178/2024** உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு "A" முதல் "H" வரை என எல்லையிட்டு மனையிட ஒப்புதலும் கட்டிடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது

ம.வ / ம.உ.தி.கு எண் : **140 /** 2024
திட்ட அனுமதி எண் : **154 A /** 2024



EXISTING BUILDING PLAN
(To be Demolished)
(Not to scale)

Sheet No.1/4

Proposed Construction of Shree Meenakshi Apartments Block A-12 & A-13 at RSno.10(P),Sathamangalam Village, Madurai North Taluk, Madurai T.S.No.22/5 & 22/6, Block No.4, S.ward No.XIX, Annanagar 1st East main Road, Annanagar, Madurai - 625020 ,C.Ward No. 34, Zone-2, Madurai Corporation Madurai.

Title: SITE PLAN Scale1:100

Area Statement:

	Description	Sqm
Site Area	As per FMB	998.00
	As per Document	998.00
	As on Site	997.50
	Super Imposed plot boundary	997.50

PRO.SITE
PRO.BUILDING
ROAD
EXG.BUILDING

Applicant

1) T Pandiarajan
Managing Partner - M/s Vedha Homes
(Authorized agent of the Owners)

2) B.Meena
(A-12/4 Flat Owners)

3) R.B.Jayakumar
(A-12/4 Flat Owners)

4) M.Maheswari
Maheswari
(A-12/4 Flat Owners)

5) R.B.Jayakumar
(A-12/4 Flat Owners)

Registered Architect

Ar.Viswanath,P
Registered Architect
COA - Reg.No - CA/2017/85538
Lakshmi Towers,81,P.T Rajan Road,
Bibikulam,Madurai-625001 Cell - 7373036632

Structural Engineer

Dr.T.MAYILVAHANAN
REGISTERED ARCHITECT / STRUCTURAL ENGINEER
CHARTERED ENGINEER / PANEL VALUER
Registration (COA) No: CA/2001/29531
Registration (CE) No: CE/94/709
6/13, Kamaraj Nagar 4th Street, Tallakulam, Madurai-625002.

Registered Construction Enginer

Er.T.PandiaRajan,B.E.M.I.E.,F.I.V.
Regd. Construction Engineer
Reg. No. MLPA / CE. 003 / 2019
Lakshmi Towers, 81, P.T. Rajan Road,
Bibikulam, Madurai - 625 002.
Mobile: 9842136933

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 S**WP/BPA/200178/2024** **Date- 05.06.2024**

Sub;

Residential Building (Apartment)- Assistant Director of Town and Country planning – Madurai District – Madurai Corporation – Madurai local planning Authority - Madurai North Taluk – Sathamangalam village, Ward-XIX, Block-04 ,T.S No-22/5 and 22/6 (old S No-10pt) extent of 997.50 Sq.m - Stilt Floor + 5 Floors of FSI Area 2411.60 Sq.mt - planning permission Issued - Reg

1. Applicant M/S Vedha homes represented by T.Pandiarajan and 4 others online application No SWP/BPA/200178/2023 ,Dated 18/04/2024
2. Applicant demand remittance letters, Dated: 30/05/2024
3. G.O.138 Housing and Urban Development Department, Dated: 04.06.2004
4. Proceedings of the Director of Town and Country Planning, Chennai Vide letter Roc No. 8172/1997/MP2 Dated 24.04.1997.
5. G.O.86 Housing and Urban Development Department, Dated: 28.03.2012
6. G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O.01 Housing and Urban Development Department, Dated: 05.01.2021
8. G.O.53 Housing and Urban Development Department, Dated: 16.04.2018
9. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
10. G.O.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020
11. G.O.53 Housing and Urban Development Department, Dated: 16.04.2018
12. 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

Order

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Building (Apartment) Stilt Floor + 5 Floors in Madurai District, Madurai North Taluk ,Sathamangalam village, Ward-XIX, Block-04 ,T.S No-22/5 and 22/6 (old S No-10pt) extent of 997.50 Sq.m , Stilt Floor + 5 Floors of FSI Area 2411.60 Sq.mt(20 dwellings) .The site approval from **A to H** has been Approved the **LP/MLPA No:140/2024** for Site has been issued with the following common and special conditions.

The area statement for the Proposed Residential Building (Apartment) is as below.

Area of Site 997.50 Sq.m.

Building details: Residential Apartment Building (20 Dwellings)

Floor details	FSI(Sqm)	Non FSI Area (Sqm)/ Covered Parking	Deduction	Total Build up Area (Sq.m)
Stilt Floor	---	486.12	-	486.12
First Floor	482.32	-	3.80	486.12
Second Floor	482.32	-	3.80	486.12
Third Floor	482.32	-	3.80	486.12
Fourth Floor	482.32	-	3.80	486.12
Fifth Floor	482.32	-	3.80	486.12
Terrace Floor				
Head Room	-	52.70	-	52.70
Toilet	-	9.00	-	9.00
TOTAL	**2411.60**	**547.82**	**19.00**	**2978.42**

FSI=2411.60/997.50= 2.42 < 2.80

And as per Section 49 of Town and Country Planning Act1971,**Planning Permission No. 154 A /2024 to 154 D/2024** Duration of Permission from **05.06.2024** to **04.06.2032** (8Years) has been accorded with the following special condition

Special Conditions

1. As per Rule No.12 of TNCD&BR2019.The Applicant should prepare and submit demolition plan for the demolition of existing Building to the Madurai Corporation .The corporation has to Decide on the demolition Plan and endure the Existing building are demolished before Approval of the plan for proposed building.

2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
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
4. associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction
5. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
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 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.
9. 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.
10. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
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.

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, Madurai 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 Residential Building.

Fees Paid Details

Scrutiny Fees	-	Rs. 7506 /-
Development Charges for Building	-	Rs 12000.00/-
Development Charges for Land	-	Rs. 1996.00/-
Centage for Land	-	Rs. 1500.00/-
Centage Charge for Building	-	Rs 2000.00/-
Infrastructure and Amenities Charge	-	Rs. 454020.00/-
Security Deposit Charges	-	Rs. 227010.00/-
Ccc &cc	-	Rs. 32289.00/-
Display Board Charges	-	Rs. 1500.00/-
premium Fsi charges	-	RS. 5374720.00/-

To

1. The Commissioner,
   Madurai Corporation,
   Madurai.
2. M/S Vedha homes represented by T.Pandiarajan and 4 others,
   A-9/2,Meenakshi Appartment,AnnaNagar,1st East main Road,
   MADURAI, - 625020
3. Tamil Nadu Real estate Regulatory Authority,
   1A,first Floor, Gandhi Irvin bridge Road,
   Egmore,Chennai-600008.

Signature Not Verified
Signed by: Assistant Director
Location:Madurai
Date:2024.06.05 11:05:43

உள்ளூர் திட்டக் குழுமம், மதுரை மாநகராட்சி
திட்ட அனுமதி உத்தரவு
(பிரவு 49, நகர் ஊரமைப்பு சட்டம் 1971)

கட்டிட விண்ணப்ப எண்	: 115/CP/24-25/0059492	நாள்:20-Sep-2024
பி.ஏ எண்	: 115/BPA/2024/02634	
கட்டிட அனுமதி எண்	: 115/BL/2024/02490	
திட்ட அனுமதி எண்	: Z2/293/2024	
மனுதாரர் பெயர்	**:** திரு பாண்டியராஜன் T	
முகவரி	**:** A12/1,அறிஞர் அண்ணா நகர் முதல¦ கிழக்கு மெயின¦ ரோடு, அறிஞர் அண்ணா நகர் (WD034), ZONE-2	
மனுவின் நாள்	**:** 12-Jul-2024	
நில / கட்டிட விளக்கம்	**:** கட்டிடம் **/**கூடுதல் கட்டிடம் /புதுப்பித்து கட்டிக்கொள்ள	
தொகுதி	: 19	பகுதி : 4
கதவு/மனை எண்	: A 12/1 Meenakshi apartments	நகரளவுஎண் **:** 22/5 and 22/6
தெரு	: அறிஞர் அண்ணா நகர் முதல¦ கிழக்கு மெயின¦ ரோடு	
அபிவிருத்திக் கட்டணம்	**:** செலான் நெ: 115/CP/24-25/0084491 நாள் : 19-Sep-2024 கட்டணம்: 89430.00	

முழுமைத்திட்டத்தில் கண்டுள்ள கட்டுபாட்டுக்குட்பட்டு, மேற் காணும் நகரளவு எண் 22/5 and 22/6, அறிஞர் அண்ணா நகர் முதல¦ கிழக்கு மெயின¦ ரோடு, அறிஞர் அண்ணா நகர் (WD034), ZONE-2 தெருவில் கட்டிடம் கட்டிக் கொள்ள கீழ்க்கண்ட நிபந்தனைபேரில் 20-Sep-2024 முதல் 19-Sep-2029 வரை ஐந்து ஆண்டு காலத்திற்கு திட்ட அனுமதி வழங்கப்படுகிறது.

நிபந்தனை:

(1) அரசாணை எண் 154, வீட்டு வசதி மற்றும் நகர்புற வளர்ச்சித்துறை, நாள்:13.10.2020 அரசால் வழங்கப்பட்ட அதிகார பகிர்வு உத்தரவுப்படி திட்ட அனுமதி வழங்கப்படுகிறது.

(2) இந்த திட்ட அனுமதி தவறான தகவல்கள் பேரில் வழங்கப்பட்டிருந்தால் அதை தள்ளுபடி செய்யவோ, நிறுத்தி வைக்கவோ ஆணையருக்கு அதிகாரம் உள்ளது.

பெறுபவர்,

பாண்டியராஜன் T
A12/1,அறிஞர் அண்ணா நகர் முதல¦ கிழக்கு மெயின¦ ரோடு, அறிஞர் அண்ணா நகர் (WD034), ZONE-2

உதவி செயற்பொறியாளர்
(திட்டம்)
மதுரை மாநகராட்சி
ZONE-2

MADURAI CITY MUNICIPAL CORPORATION

This Order is electronically generated and does not require signature

Print

Building Permit Number 115/BL/2024/02490 NULL Org ID NULL View Report

1 of 2 ? Find | Next (javascript:void(0))

மதுரை மாநகராட்சி

நாள் :20/09/2024

கட்டிட அனுமதி உத்தரவு

க.வி.எண்:115/CP/24-25/0059492 **உ.ஆணை**:115/BL/2024/02490

பி.ஏ எண்:115/BPA/2024/02634

பொருள்: கட்டிட அனுமதி மதுரை மாநகராட்சி, கிராமம்:, நகரளவு எண்: **22/5 and 22/6,** தொகுதி: **19,**
பகுதி : 4, கதவு/மனை எண்:**A 12/1 Meenakshi apartments** கட்டிட அனுமதி வழங்கி உத்தரவிடுதல்
பார்வை : பாண்டியராஜன் T என்பவரது **12/07/2024** ம் தேதிய விண்ணப்பம்
மனையின் **பரப்பளவு-10737.000** சதுர அடி

S.No	Build Floor Name	UsageName	Build up Sqft
1	Stilt Floor	RESIDENTIAL	5232.550
2	First Floor	RESIDENTIAL	5191.650
3	Second Floor	RESIDENTIAL	5191.650
4	Third Floor	RESIDENTIAL	5191.650
5	Fourth Floor	RESIDENTIAL	5191.650
6	Fivth Floor	RESIDENTIAL	5191.650
7	Lift and Headroom	RESIDENTIAL	664.130
		Total Sqft	**31854.930**

செலுத்தப்பட்ட கட்டணங்களின் விவரம் பின்வருமாறு :

S.No	கட்டணம்	தொகை ரூ.
1	சேவை வரி	1500.00
2	Flag Day Collection Fund	5000.00
3	அபிவிருத்திக் கட்டணம்	89430.00
4	பாதாள சாக்கடை முன்வைப்புத் தொகை	100000.00
5	தொழிலாளர் நல நிதிக் கட்டணம்	706497.00
6	கட்டிட உரிமையாணைக் கட்டணம்	1907840.00
	Total Amount	**2810267.00**

Receipt No	Receipt Date	Amount	Payment Mode
115/CP/24-25/0084491	19/09/2024	2810267.00	Online

உத்தரவு :

தமிழ்நாடு நகர்ப்புற உள்ளாட்சி அமைப்புகளின் சட்டம் 1998(தமிழ்நாடு சட்டம் 35,2022- ல் திருத்தப்பட்டவாறு) பிரிவு 133 இன் கீழ் கட்டடம் கட்ட உத்தேசிக்கப்பட்டுள்ள கிராமம்:,கதவு/மனை எண்:A 12/1 Meenakshi apartments, அறிஞர் அண்ணா நகர் முதல¦ கிழக்கு மெயின¦ ரோடு, அறிஞர் அண்ணா நகர் (WD034), ZONE-2 , தொகுதி: 19, பகுதி: 4,நகரளவு எண்: 22/5 and 22/6, உள்ள இடத்தை அங்கீகரித்து வரைபடத்தில் குறிப்பிட்டுள்ளவாறு மாறுதல் கட்டிடம்/ கூடுதல் கட்டடம்/ புதுப்பித்து கட்டிக்கொள்ள கீழ்கண்ட நிபந்தனைகளுடன் அனுமதி வழங்கப்படுகிறது. அங்கீகரிக்கப்பட்ட வரைபடங்களின் ஒரு தொகுப்பு இத்துடன் இணைக்கப்பட்டுள்ளது.

கட்டடம் கட்ட குறித்த இடத்தில் கட்டிடத்தை வரைபடத்தில் வரைந்துள்ளபடி/ திருத்தப்பட்டபடி கீழ்கண்ட நிபந்தனைகளுக்கு உட்பட்டு **20/09/2024** தேதியில் இருந்து **19/09/2029** தேதிக்குள் கட்டிக்கொள்ள உரிமை ஆணை வழங்கப்படுகிறது.

பெறுபவர்,

பாண்டியராஜன் T
A12/1,அறிஞர் அண்ணா நகர் முதல¦ கிழக்கு மெயின¦ ரோடு, அறிஞர் அண்ணா நகர் (WD034), ZONE-2

உதவி செயற்பொறியாளர் (திட்டம்)
மதுரை மாநகராட்சி
ZONE-2,

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.

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