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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** 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.



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