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DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE ASSISTANT DIRECTOR

'UR DISTRICT TOWN AND COUNTRY PLANNING OFFICE

ENT: THIRU. A. ADNAN AMEER SAQIB, B.Arch., M.PLAN.,

ASSISTANT DIRECTOR

Online Building Plan Application – Technical Clearance

Application Number: SWP/BPA/686795/2025

Subject **Residential Group Development** – District Town and Country Planning Office - Tiruppur District – Avinashi Taluk, Rakkiapalayam village, Thirumuruganpoondi Municipality of S.F.No's: 257/1B1, with Site extent: 9050.00 Sqm and FSI Area: 18264.27 sqm – Proposed Construction of Residential Building (142 Dwelling) - Technical Concurrence issued – Forwarded for further action - Reg.

Reference :

1. Application Reference No. SWP/BPA/686795/2025 received from M/s. Casagrand Covaan Pvt Ltd., Rep by Mr.S.Velmurugan, Coimbatore on 25.10.2025 and 05.12.2025.
2. Technical Clearance issued by Director of Town and Country Planning, Chennai vide Reference No. SWP/BPA/686795/2025 dated 26.12.2025.
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.01, 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. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
13. Joint Director, Agricultural Department, Tiruppur District, Roc. No. மு.மு.இ2/9503/2025, Dated. 05.11.2025
14. Fees paid details received from Applicant on 07.01.2026.

Order:

With reference to the 1st Cited letter, the applicant M/s. Casagrand Covaan Pvt Ltd Rep by Mr.S.Velmurugan, Coimbatore, has requested for the approval of Residential Development 142 Dwelling at Tiruppur District, Avinashi Taluk, Rakkiapalayam Village, Thirumuruganpoondi Municipalaity, S.F.No's: 257/1B1 with , Site extent: 9050.00 Sqm.

The site boundary of the site has been marked as "1 to 5" and the Technical clearance for the above said proposal has been issued by the Director of Town and Country Planning, Chennai under section 47(A) of Town and Country Planning Act, 1971 vide reference 2nd cited and numbered as **B.P/DTCP No. 666/2025**.

On the receipt of requisite charges vide reference 14th cited above, the Technical Clearance for the Proposed Residential Building (Group Development) and numbered as **BP/TCP(TD) No. 05/2026.**

Details

Area of Site - 9050.00 Sqm

Residential Group Development Building

Floor Name	Fsi Area In Sq.M	Non Fsi Area In Sq.M	Total Builtup Area Excluding Deduction	OTS And Duct Deduction	Total Built Up Area Including Deduction	No.Of Dwelling Units
RESIDENTIAL						
COMBINED BASEMENT - BLOCK 1& 2 (WTP ,STP & SWIMMING POOL PUMP ROOM)	145.62	5428.60	5574.22	-	5574.22	
OWC AREA	13.50	-	13.50	-	13.50	
BLOCK-1						
GROUND FLOOR	1592.87	5.81	1598.68	397.93	1996.61	13
FIRST FLOOR	1717.62		1717.62	278.99	1996.61	15
SECOND FLOOR	1739.65		1739.65	198.63	1938.28	15
THIRD FLOOR	1739.59		1739.59	198.69	1938.28	15
FOURTH FLOOR	1739.59		1739.59	198.69	1938.28	15
FIFTH FLOOR	1739.59		1739.59	198.69	1938.28	15
TERRACE FLOOR	-	85.21	85.21	-	85.21	
TOTAL (i)	**10268.91**	**91.02**	**10359.93**	**1471.62**	**1183.55**	**88**
BLOCK - 2						
GROUND FLOOR - APARTMENT	1305.49	5.81	1311.30	160.16	1471.46	9
GROUND	209.79		209.79	2.45	212.24	

FLOOR-AMENITY BLOCK						
FIRST FLOOR-APARTMENT	1204.87		1204.87	266.59	1471.46	9
FIRST FLOOR-AMENITY BLOCK	195.85		195.85	16.39	212.24	
SECOND FLOOR - APARTMENT	1226.80		1226.80	168.38	1395.18	9
SECOND FLOOR - AMENITY BLOCK	13.04		13.04	199.20	212.24	
THIRD FLOOR	1226.80		1226.80	168.38	1395.18	9
FOURTH FLOOR	1226.80		1226.80	168.38	1395.18	9
FIFTH FLOOR	1226.80		1226.80	168.38	1395.18	9
TERRACE FLOOR		94.83	94.83		94.83	
TOTAL (ii)	**7836.24**	**100.64**	**7936.88**	**1318.31**	**9255.19**	**54**
SECURITY CABIN		**5.76**	**5.76**		**5.76**	
GRAND TOTAL (i) (ii)	**18264.27**	**5626.02**	**23890.29**	**2789.93**	**32254.44**	**142**

FSI Area –18264.27 Sq.m

FSI – 2.0182

The technical clearance is issued with the following General and Special Conditions: -

Special Conditions

1. The OSR "A to D" area 930.44 sqm Handed over vide Gift deed document No. 82/2026 dated. 05.01.2026 in the site plan should be retained as Open Space Reservation.

2. Premium FSI changes Rs. 3,16,625/- dated. 08.01.2026 collected from applicant.

3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

4. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

5. Planning permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does 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.

6. Applicant should obtain consent from TamilNadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of Sewage.

7. According to the Circular No. 12544/14 / CB dated: 04.07.2014, 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's is being verified for 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.

8. 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.

9. Developer and also the Architects/Licensed Surveyors and the Structural Engineer Associated with the Development shall ensure that the Development shall be structurally sound and adequate safety measures are taken during the process of construction.

10. "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.

11. If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs.1000 /- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order

under the reference 8th cited above. The payment of charges shall be made under the following Head of Account.

Head of Account:

0217 Urban Development -

60 other Urban Development Schemes -

800 other Receipts -

AS Receipts under Land Use Conversion Charges-

227 non-Taxation fees -

09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

General Conditions

1. After the technical clearance issued by Assistant Director, District Town and Country Planning Office
   1. If the details given by the applicant is found to be false(or)
   2. If the applicant fails to follow the rules and Norms,

   The competent authority concern can cancel or revise the planning permission issued.
2. 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.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
5. Rain water harvesting should be provided as per the directions mentioned in G.O.18 and 16, Department of Municipal Administration and Water Supply, Dated. 04.02.2019 and 31.01.2020.
6. 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.

7. Mosquito netting to be provided at OHT and well.

8. Fire rescue equipment should be provided as per Rules.

9. As per Rules. GO No 341, MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.

10. Fly Ash bricks and Materials must be used for construction.

11. As per G.O No18 Department of Municipal Administration and Water supply Dated 04.02.2019 a display board of size 60cmx120 cm to be erected which shows site details, building details and Municipality engineer details at the place of construction.

12. In case the documents submitted for approval is found fake the planning permission issued by this office would be cancelled without intimation to the applicant.

13. If any court case is pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

14. Government Registered Electrical Contractor must be employed for wiring works during construction.

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Fees Paid Details:

Sl.No.	Charges		Amount in Rupees	Date
1.	Scrutiny Fees		61,357/-	25.10.2025
2.	Centage Charges	for land	300/-	08.01.2026
		for Building	17,000/-	
3.	Infrastructure and Amenities charges		52,06,950/-	
4.	Premium FSI Charges		3,16,625/-	

5.	Shelter Charges	6,25,689/-	07.01.2026
6.	Display board charges	1,500/-	
7.	CC Charges	2,57,236/-	
8.	Development Charges for Building	2,39,000/-	
9.	Development Charges for Land	22,625/-	

Assistant Director of Town and Country Planning,
District Town and Country Planning Office,
Tiruppur District.

To

The Commissioner,
Rakkiyapalayam Village,
Thirumuruganpoondi Munidipality,
Avinashi Taluk,
Tiruppur District.

Copy To

1. M/s. Casagrand Covaan Pvt Ltd.,
Rep by Mr. S. Velmurugan,
"Sri Dwarka", Second Floor,
No. 1-A, B.R, Nagar Main Road, Kothari Layout,
Singanallur post, Coimbatore - 641 005.

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

Signature valid
Signed by: Assistant Director
Location: Tiruppur
Date: 2026.01.09 16:28:31

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.