Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



PROCEEDINGS OF THE ASSISTANT DIRECTOR
TIRUPPUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: THIRU. A. ADNAN AMEER SAQIB, B.Arch., M.PLAN.,
ASSISTANT DIRECTOR

Online Building Plan Application – Technical Clearance

Application Number: SWP/BPA/0317164/2024

Subject HRB – Residential Building – DTCP–Chennai –107 – Tiruppur District, Avinashi Taluk, Thirumuruganpoondi Municipality – Rakkiyapalayam Village, S.F.Nos.560/1,561/1B1B2 with a total site extent of 22386.00Sq.m (As per patta) – FSI Area of 42067.66Sq.m – Technical Concurrence issued– Forwarded for further action–Reg.

Reference :

1. Applicant. M/s. Casa Grande Coimbatore LLP, Represented by Thiru.S.Velmurugan, Online Application Reference No. SWP/BPA/0317164/2024, Dated: 05.08.2024..
2. Technical Clearance issued by Director of Town and country planning, Chennai vide Reference No. SWP/BPA/0317164/2024 dated 09.11.2024.
3. High Rise Building Meeting held on 30.09.2024, (Subject No.5)
4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O.No.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. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
10. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl. Cell, Dated: 14.12.2017.
15. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No.13050/C1/2023,P.P.NOC.140/2023, Dated 07.09.2023.
16. Airport Authority of India NOC ID. COIM/SOUTH/B/ 072424/ 1134740, Dated.31.07.2024
17. Joint Director of Agriculture Department, Tiruppur District letter K.Dis. No.C2/3942/2023, dated 12.05.2023
18. Environmental clearance, SEIAA– EC Identification No.EC24C3801TN5284073N, File No.11169, Category: B2, Dated: 01.10.2024
19. Structural Design report and drawing for the entire structure from Superintending Engineer, P.W.D, Planning and Designs Circle, Chepauk, Chennai Dated. 13.11.2024
20. Demand raised for payment of Charges Such as Centage charges, I&A charges, Shelter fund and others Respectively dated 11.11.2024.
21. Payment details of Centage charges I&A charges, Shelter fund and others received from the applicant respectively on 15.11.2024

*****

Order:

With reference to the 1st Cited letter, the applicant M/s.Casa Grande Coimbatore LLP, Represented by Thiru.S.Velmurugan, has requested for the approval of proposed construction of High Rise Residential Building in Tiruppur District, Avinashi Taluk, Rakkiyapalayam Village, S.F.Nos.560/1, 561/1B1B2 with a total site extent of 22386.00Sq.m (As per patta) with a FSI Area of 42067.66Sq.m.

The above HRB Residential proposal was placed in High Rise Building Panel meeting held on 30.09.2024.The subject was discussed and suggestions of High Rise Building panel were obtained.

The site boundary of the site has been marked as **"1 to 25"** and the Technical clearance for the above said proposal has been issued by the Director of Town and Country Planning, Chennai under section 47 of Town and Country Planning Act, 1971 vide reference 2nd cited and **numbered as B.P/DTCP No: 532/2024**

On the receipt of requisite charges vide reference 21st cited above, the Technical Clearance for the Proposed High Rise Residential Building and numbered as **BP/TCP(TD) No. 141/2024.**

Area Details:

The area statement for the Proposed High Rise Residential building is as below.

Site Area: 22386.00Sq.m (As per patta)

Site Area: 22358.69Sq.m (As per document)

High Rise Residential Building Area details

S.No	Floor Name	FSI Area (Sqm)	Non FSI Area (Sqm)	Total Built Up Area Excluding Deduction (Sqm)	OTS and Duct Deduction	No. of Dwelling Units
Block –1						
1	Ground Floor	1016.19	–	1016.19	12.15	9 Units (Units
	Parking Area	274.86	–	274.86	–	nos. 1 to 7,

	First Floor	1060.68	–	1060.68	297.33	8A & 9)
	Second Floor	542.88	–	542.88	681.57	
	Sub Total	2894.61	–	2894.61	991.05	
Block – 2						
2	Ground Floor	1016.19	–	1016.19	12.15	9 Units (Units nos. 10 to 12, 12A, 14 to 16, 17A & 18)
	Parking Area	274.86	–	274.86	–	
	First Floor	1060.68	–	1060.68	297.33	
	Second Floor	542.88	–	542.88	681.57	
	Sub Total	2894.61	–	2894.61	991.05	
Block –3						
3	Ground Floor	1016.19	–	1016.19	12.15	9 Units (Unit nos. 19 to 25, 26A & 27)
	Parking Area	274.86	–	274.86	–	
	First Floor	1060.68	–	1060.68	297.33	
	Second Floor	542.88	–	542.88	681.57	
	Sub Total	2894.61	–	2894.61	991.05	
Block – 4						
4	Ground Floor	1016.19	–	1016.19	12.15	9 Units Unit nos. 28 to 34, 35A & 36)
	Parking Area	274.86	–	274.86	–	
	First Floor	1060.68	–	1060.68	297.33	
	Second Floor	542.88	–	542.88	681.57	
	Sub Total	2894.61	–	2894.61	991.05	
Block 1 to 4 Total		**11578.44**	**–**	**11578.44**	**3964.20**	**36 Units**
Block –5						
5	Basement Floor	203.55	5998.18	6201.73		
	Ground Floor – Pump Room	31.99	–	31.99		
	Ground Floor – Parking area	–	438.50	438.50		

	Ground Floor – Club House	684.07	–	684.07	2.66	
	Ground Floor	1312.83	–	1312.83	628.01	5
	First Floor	2353.11	–	2353.11	446.69	11
	Second Floor	2352.97	–	2352.97	307.77	11
	Third Floor	2352.97	–	2352.97	307.77	11
	Fourth Floor	2352.97	–	2352.97	307.77	11
	Fifth Floor	2352.97	–	2352.97	307.77	11
	Sixth Floor	2352.97	–	2352.97	307.77	11
	Seventh Floor	2352.97	–	2352.97	307.77	11
	Eight Floor	2352.97	–	2352.97	307.77	11
	Ninth Floor	2352.97	–	2352.97	307.77	11
	Tenth Floor	2352.97	–	2352.97	307.77	11
	11th Floor	2352.97	–	2352.97	307.77	11
	12th Floor	2352.97	–	2352.97	307.77	11
	Terrace Floor	–	104.88	104.88	–	–
	Sub Total	30468.22	6541.56	37009.78	4462.83	137 Units
6	Security Room	–	5.76	5.76		
7	Servant / Drivers Toilet	–	6.72	6.72		
	OWC	21.00	–	21.00		
Grand Total		**42067.66**	**6554.04**	**48621.70**	**8427.03**	**173 Units**

Total FSI Area : **42067.66** Sqm

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

Special Conditions

1. The OSR (earmarked as A to J) 2241.66 sqm shown in the site plan. handed over to local body Document No. 14806/2024 dated. 13.11.2024.

2. Structural Design report and drawing for the entire structure from PWD obtained from Superintending Engineer, P.W.D, Planning and Designs Circle, Chepauk, Chennai Dated. 13.11.2024

3. Conditions stipulated in the Noc cited in the reference 16 issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.

4. Conditions stipulated in the Environmental Clearance cited in the reference 19 issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.

5. Conditions stipulated in the Airport Authority NOC for height clearance cited in the reference 17 issued by Airport Authority of India is to be followed scrupulously.

6. As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.

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

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

9. 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.

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

11. 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.

12. 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.

13. 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.

14. "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.

15. If the site 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 industrial 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.

***

Fees Paid Details:

Sl.No.	Charges		Amount in Rupees	Date
1.	Scrutiny Fees		1,30,895/-	05.08.2024
2.	Centage Charges	for land	600/-	15.11.2024
3.		for Building	20,000/-	
4.	Infrastructure and Amenities charges		1,48,62,204/-	
5.	CC Charges		5,23,405/-	
6.	Security Deposit Charges		74,31,102/- ICICI Bank, Adyar, Chennai Bank Guarantee No. 0350NDDG00003325, Issuance Dated. 13.11.2024 (Claim Expiry Date. 12.11.2032)	

7.	Display board charges	10,000/-	15.11.2024
8.	Shelter charges	1,44,56,999/-	
9.	Premium FSI Charges	NA	
10.	Development Charges for Building	4,93,595/-	
11.	Development Charges for Land	55,965/-	

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. Casa Grande Coimbatore LLp,
   Rep by Mr. S, Velmurugan, sri Dwarka, Second Floor.
   No. I-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.



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate