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DIRECTORATE OF TOWN AND COUNTRY PLANNING

Online Building Plan Application – Technical Concurrence

Application Number :SWP/BPA/0392326/2024

Sir/Madam,

Subject : NHRB - Residential Building – DTCP-Chennai –107 – Coimbatore District / LPA – Sulur Taluk – Sulur Village in S.F.No.524/2A & 524/2B - with a total site extent of 10750.00sq.m (As per patta) - FSI Area of 21627.56sq.m – consist of 223 Dwelling Units - Technical Concurrence issued – Forwarded for further action - Regarding.

Reference :

1. Applicant. M/s.Casagrand Covaan Private Limited, Represented by Thiru.S.Velmurugan, Online Application Reference No. SWP/BPA/ 0392326/2024, Dated:12.11.2024.
2. Joint Director (i/c) / Member Secretary, Coimbatore LPA, District Town and Country Planning Office, Coimbatore Inspection Report of Online Application No.SWP/BPA/0392326/2024, Dated:16.11.2024.
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.1,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. 12201/2017/BA1, Dated: 22.09.2017.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/SpIcell, Dated:14.12.2017.

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Order

1. With reference to the 1st Cited letter, the applicant M/s.Casagrand Covaan Private Limited, Represented by Thiru.S.Velmurugan, has requested for the approval of proposed construction of Non High Rise Residential Building in Coimbatore District /LPA, Sulur Taluk, Sulur Village, S.F.No.524/2A & 524/2B, with a total site extent of

10750.00sq.m (as per patta) with a FSI area of 21627.56sq.m and consist of 223 Dwelling Units.

The Joint Director (i/c) / Member Secretary, Coimbatore LPA, Town and Country Planning Office, Coimbatore has recommended the proposal with a site inspection remarks. Based on the Joint Director (i/c) / Member Secretary recommendation, the applicant request has been accepted and the boundary of the site has been marked as **" 1 to 7".**

The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 32 /2025.**

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

Area of the Site – 10750.00sq.m (As per patta)

Area of the Site – 10764.54sq.m (As per Document)

Proposed Residential building Area Statement in sqm

Sl. No.	Building Details	FSI Area	Non FSI Area	Total Built up area Excluding Deduction	Dwelling unit Nos.	Deduction OTS and Duct	Dwelling unit
1	**Combined Basement (Block 1 & 2)**						
	Basement floor	152.87	6479.47	6632.35	Parking & Pump room		
	OWC	27.00	-	27.00			
	Sub Total	**179.87**	**6479.47**	**6659.34**			
2	**Block – 1**						
	Ground Floor	1244.54	7.98	1252.52	A-G01,A-G02, A-G03,AG04, A-G05,A-G06, A-G07, A-G08A, A-G09,A-G10, A-G11,A-G12	258.98	12
	First Floor	1359.48	-	1359.48	A-101,A-102, A-103,A-104, A-105,A-106, A-107A, A-108, A-109,A-110, A-111,A-112, A-113, A-114, A-115	144.04	15

	Second Floor	1384.78	-	1384.78	A-201,A-202, A-203,A-204, A-205,A-206A, A-207,A-208, A-209,A-210, A-211,A-212, A-213, A-214, A-215A	118.74	15
	Third Floor	1384.78	-	1384.78	A-301,A-302, A-303,A-304, A-305A,A-306, A-307,A-308, A-309,A-310, A-311,A-312, A-313,A-314A, A-315	118.74	15
	Fourth Floor	1384.78	-	1384.78	A-401,A-402, A-403,A-404A, A-405,A-406, A-407,A-408, A-409,A-410, A-411,A-412, A-413A,A-414, A-415	118.74	15
	Fifth Floor	1384.78	-	1384.78	A-501,A-502, A-503A, A-504, A-505,A-506, A-507,A-508, A-509,A-510, A-511,A-512A, A-513,A-514, A-515	118.74	15
	Head Room	-	33.93	33.93		-	
	Sub Total	**8143.14**	**41.91**	**8185.05**		**877.98**	87
3	**Block – 2**						
	Ground Floor	2137.16	7.98	2145.14	B-G01,B-G02, B-G03,BG04, B-G05,B-G06, B-G07, B-G08A, B-G09,B-G10, B-G11,B-G12, B-G13, B-G14,B-G15, B-G16, B-G17A, B-G18, B-G19,B-G20, B-G21	170.28	21

	Ground Floor (Amenity Block)	104.02	-	104.02	Amenity Block	-	
	First Floor	2111.15	-	2111.15	B-101,B-102, B-103,B-104, B-105,B-106, B-107A,B-108, B-109,B-110, B-111,B-112, B-113, B-114, B-115, B-116A, B-117, B-118, B-119, B-120, B-121, B-122, B-123,	214.22	23
	First Floor (Amenity Block)	86.09	-	86.09	Amenity Block	-	
	Second Floor	2136.45	-	2136.45	B-201,B-202, B-203,B-204, B-205,B-206A, B-207,B-208, B-209,B-210, B-211,B-212, B-213, B-214, B-215A, B-216, B-217, B-218, B-219, B-220, B-221, B-222, B-223	170.99	23
	Second Floor (Amenity Block)	104.02	-	104.02	Amenity Block	-	
	Third Floor	2136.45	-	2136.45	B-301,B-302, B-303,B-304, B-305A, B-306A, B-307,B-308, B-309,B-310, B-311,B-312, B-313, B-314A, B-315, B-316, B-317, B-318, B-319, B-320, B-321, B-322, B-323A	266.74	23
	Third Floor (Amenity Block)	8.27	-	8.27	Amenity Block	-	

	Fourth Floor	2136.45	-	2136.45	B-401,B-402, B-403,B-404A, B-405,B-406, B-407,B-408, B-409,B-410, B-411,B-412, B-413A,B-414, B-415, B-416, B-417, B-418, B-419, B-420, B-421, B422A, B-423	170.99	23
	Fourth Floor (Amenity Block)	104.02	-	104.02	Amenity Block	-	-
	Fifth Floor	2136.45	-	2136.45	B-501,B-502, B-503A,B-504, B-505,B-506, B-507,B-508, B-509,B-510, B-511,B-512A, B-513,B-514, B-515, B-516, B-517, B-518, B-519, B-520, B-521A,B-522, B-523	170.99	23
	Fifth Floor (Amenity Block)	104.02	-	104.02	Amenity Block	-	-
	Head Room	-	92.36	92.36	-		
	Sub Total	**13304.55**	**100.34**	**13404.89**		**1164.21**	**136**
	Security Cabin						
	Ground Floor		5.76	5.76			
	Total	**21627.56**	**6627.48**	**28255.04**	-	**2042.19**	**223**

Proposed Total FSI Area : 21627.56sqm

The Technical Concurrence issued with the following Special and General Conditions: -

Special Conditions

1. The OSR (earmarked as A to F) 1077.02sqm shown in the site plan should be handed over to local body before issue of Planning Permission from the District Town and Country Planning Office, Coimbatore.
2. Environmental clearance is to be obtained before commencement of construction.
3. As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.

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

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

6. 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.

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

8. 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.

9. 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.

General Conditions

1. Solar water heating system to be provided to the proposed additional residential building. Solar photo voltaic panels to be erected at the 1/3rd portion of total terrace area.

2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.

3. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.

4. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and WaterSupply,Dated:04.02.2019& 31.01.2020.

5. 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.

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

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

8. As per GO No.341 MAWS dated 03.11.2004 “U” Trap in the septic tank design to be provided.

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

10. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and professional’s details at the place of construction.

11. As per references Cited Government orders & circulars Centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges to be collected and further action shall be taken by the District officer.

Director of Town and Country Planning

To,
The Joint Director (i/c) / Member Secretary,
Coimbatore LPA,
District Town and Country planning office,
Coimbatore District.

Signature valid
Signed by: Director
Location:null
Date:2025.01.21 16:52:23



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+91 9996 12 9996
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