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DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE MEMBER SECRETARY/JOINT DIRECTOR (FAC),
COIMBATORE LOCAL PLANNING AUTHORITY,
ATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
PRESENT: THIRU.G.PURUSHOTHAMAN, B.E.,M.Plan.,
JOINT DIRECTOR (FAC),
SWP Building Plan Application – Planning Permission

No: SWP/BPA/678357/2025 **Date: 06.02.2026**

Subject : Non High Rise Residential Building – Coimbatore District / Coimbatore District Local Planning Authority – Coimbatore North Taluk – Coimbatore corporation / North Zone - Chinnavedampatti village – S.F. Nos: 371/1A1A, 473/1B2, 474/1A, 474/1B & 474/1C for an extent of site area 15950.00 sq.m(asper Patta) - Proposed Construction of Group House Residential Building for a FSI area 34409.76 sq.m. - Technical Concurrence issued from the Director, DTCP, Chennai - Planning Permission Issued- forwarded for further action - Reg.

Reference :

1. Director of Town and Country Planning, Chennai Proceeding(Technical concurrence) Letter, Online application no. SWP/BPA/678357/2025, Dated:14.01.2026 (BP/DTCP No: 31/2026)
2. Applicant. M/s. Casagrand Covaan Private Limited Represented by its S.Velmurugan Online Application Reference No. SWP / BPA / 678357 / 2025, Received Dated:13.10.2025
3. Assistant Director / Joint Director (i/c), Member Secretary, Coimbatore LPA, District Town and Country Planning Office, Coimbatore Inspection Report of Online Application No. SWP/BPA/678357/2025 Dated:15.10.2025
4. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
7. G.O.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.54, Housing and Urban Development Department, Dated: 12.03.2020.
10. Directorate of Town and Country Planning, Chennai, Circular Letter Roc No.7486/2009/BA2, Dated: 16.04.2009.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Directorate of Town and Country Planning, Chennai, Circular Letter Roc No.14227/2017/TCP, Dated: 14.12.2017.
13. G.O.(Ms) No.171, Housing and Urban Development Department, (UD4(1)), Dated:30.10.2025.
14. G.O.(Ms)No.155, Housing and Urban Development Department, (UD4(1)),dated 08.10.2025.
15. Demand payment Request in online , Dated:29.01.2026
16. Applicant. M/s. Casagrand Covaan Private Limited Represented by its S.Velmurugan Online Application Reference No. SWP/BPA/678357/ 2025, Demand remittance letter Dated. 02.02.2026
17. Coimbatore Local planning Authority Meeting resolution No: 02/2026 Dated: 24.01.2025.

ORDER

With reference to the 2nd cited letter, the applicant M/s.Casagrand Covaan Private Limited Represented by its S.Velmurugan has requested for the approval of proposed construction of Group House Residential Building at Coimbatore District / Local Planning Authority ,Coimbatore North Taluk, Coimbatore corporation ,Coimbatore North Zone, Chinnavedampatti Village, S.F. Nos: S.F.No.371/1A1A, 473/1B2, 474/1A, 474/1B & 474/1C for an extent of site area 15950.00 sq.m.(asper Patta) Proposed construction of residential apartment building for FSI area 34409.76 sq.m.

The applicant request has been accepted and the boundary of the site has been marked as"**1 to 11",** technical Clearance was issued by Director of town and country planning for building and drawing, numbered as **B.P/DTCP: 31/2026** in reference no. 01. The planning permission has been issued with below conditions for the above proposal and numbered as **Planning Permission No: 91/2026.Planning Permission Period: 06.02.2026 to 05.02.2034**, is accorded with the following.

The area statement for the Proposed residential building is as below

Total area of the site:15950.00 Sq.m.

Building details: Proposed Group House Residential Building Area details in sqm

Floor Details	FSI Area in Sq.m. Residential	Non-FSI Area in Sq.m.	Total Built up Area (Sq.m.)	OTS and DUCT Deduction	Number of Dwelling Units
Combined Basement - Block 1,2 & 3 (WTP ,STP & Swimming pool Pump room)	**222.14**	**10280.60**	**10502.74**	-	-
OWC Area	**6.25**	-	**6.25**	-	-
Block – 1					
Ground floor	1318.18	5.88	1324.06	126.10	8
First floor	1280.80	-	1280.80	169.36	9
Second floor	1299.25	-	1299.25	134.85	9
Third floor	1299.25	-	1299.25	134.85	9
Fourth floor	1299.25	-	1299.25	134.85	9
Fifth floor	1299.25	-	1299.25	134.85	9
Head Room		56.81	56.81		-
TOTAL (i)	**7795.98**	**62.69**	**7858.67**	**834.86**	**53**
Block – 2					
Ground floor	1504.88	5.81	1510.69	349.15	10
First floor	1625.89	-	1625.89	233.95	12
Second floor	1649.10	-	1649.10	185.08	12
Third floor	1649.10	-	1649.10	185.08	12
Fourth floor	1649.10	-	1649.10	185.08	12
Fifth floor	1649.10	-	1649.10	185.08	12
Head Room	-	56.82	56.82	-	-
TOTAL (ii)	**9727.17**	**62.63**	**9789.80**	**1323.42**	**70**
Block – 3					
Ground floor-Residential	2399.86	5.88	2405.44	236.45	17
Ground floor-Club house	761.39	-	761.39	15.42	-
First floor-Residential	2450.44	-	2450.44	261.95	18
First floor - Club house	22.49	-	19.32	684.12	-
Second floor	2758.38	-	2758.38	635.31	20
Third floor	2755.22	-	2755.22	227.63	20
Fourth floor	2755.22	-	2755.22	227.63	20
Fifth floor	2755.22	-	2755.22	227.63	20
Head room	-	113.64	113.64	-	-
TOTAL (iii)	**16658.22**	**119.52**	**16777.74**	**2516.14**	**115**
SECURITY CABIN	**-**	**5.76**	**5.76**	**-**	**-**
GRAND TOTAL	**34409.76**	**10531.20**	**44940.96**	**4674.42**	**238**

Total FSI Area = 34409.76Sq.m
Normally Permissible FSI : 2.0
Achieved FSI : 2.157
Premium FSI : 0.157
The Planning Permission issued with the following Special and General Conditions: -

Special Conditions

1. OSR (earmarked as A to G) 1597.36Sq.m handed over to local body vide gift deed Document number :883/2026 dt:30.01.2026
2. Premium FSI Charges Rs.1,47,27,425.00/- has been Collected for the premium FSI area of 2510.00 Sq.m
3. Necessary Environmental Clearance is to be obtained before issue of building Permission by Concerned Local Body as per the G.O.No:185, Housing and Urban Development (UD3(2)) Department dated:09.10.2024.
4. As per GO cited in the reference 12, For residential buildings except buildings up to 14m in height not exceeding eight (8) dwelling units or 750 square meters of built-up area, a charging point for Electric Vehicles shall be provided for each of the required car parking space and two wheeler parking space. In buildings where the number of dwelling units exceeds 50, car and two wheeler parking space earmarked for visitors shall be provided with fast charging points.
5. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
6. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
7. 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.
8. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
9. 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.

10. 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.

11. 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.

General Conditions

1. Solar water heating system to be provided to the Proposed residential building. Solar photo voltaic panels to be erected at the 1/3 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 Water Supply, 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. Fly Ash bricks and Materials must be used for construction.
9. 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 Register engineer details at the place of construction.
10. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.

15. **Fees paid Details for Proposed Residential Building**

Sl. No	Description	Amount	Date	E-Challan No.
1.	Scrutiny fees	Rs.1,13,807.00/-	13.10.2025	---
2.	Display Board Charges	Rs.1,500.00/-	02.02.2026	---
3.	CC Charges	Rs.4,83,744.00/-		
4	Development Charge for Building	Rs.8,98,900.00/-		
5.	Development Charge for for Land	Rs.63,800.00/-		
6.	Centage Charge for Land	Rs.900.00/-		
7.	Centage Charge for Building	Rs.25,500.00/-		

8.	Infrastructure and Amenities Charges	Rs.98,06,850.00/-	02.02.2026	20260202024662
9.	Premium FSI Charges	Rs.1,47,27,425.00/-		
10.	Shelter Charges	Rs.4054560.00/-	02.02.2026	20260202024735
11	Open space reservation charges	OSR (earmarked as A to G) 1597.36Sqm handed over to local body wide Docno:883/2026 dt:30.01.2026		
12.	Security Deposit Charges	Bank Guarantee No:0350NDDG00003826 dt :23.01.2026 Received		

Encl: Building Plan Map with E-sign

Member Secretary /Joint Director (FAC),
Coimbatore local Planning Authority,
District Town and Country Planning
Office, Coimbatore District.

To

The Commissioner,
Coimbatore City Municipal Corporation,
Coimbatore.

Copy to

1.Casagrand Covaan Private Limited rep by
S.Velmurugan
Sri Dwaraka,
2nd floor, 1-A,
B.R. Nagar Main Road,
Singanallur Post,Coimbatore – 641005

2. The Chair Person,
No:133,G-Block,I Avenue,
Anna nagaer (East),
Chennai - 600 102..

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2026.02.06 14:33:01

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.