Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

DIGITALLY VERIFIED RECORD

File No: TNRERA/PBF/0658/2025

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(1)]

This registration is granted under section 5 of The Real Estate (Regulation and Development) Act, 2016 to the following project under project registration number

TNRERA/10/BLG/0282/2025 dated 14.08.2025

Project Name: The Gardenia

Project Details & Address:

Registration for Residential Apratmnet Building of Block 1: Stilt Floor + 5 Floors with 30 Dwelling Units & Block 2: Stilt Floor + 5 Floors with 40 Dwelling Units, Totally 70 Dwelling Units at Comprised in S.F.No.41/1A1 of Pavalathampalayam village, Erode Taluk, Erode District. The Assistant Director, T&CP, Erode District issued planning permission in Letter No.SWP/BPA/391359/2024 dated 06/04/2025.The President, Kathirampatti Village Panchayat issued building permission in Letter No.KMP-2025-26/SO-2 dated 14/05/2025.

Applicant:
1 M/s.CINCO REALTORS
No.14/15 sitra road, Near Devapaul supermarket,
Coimbatore - 641048,

2. This registration is granted subject to the following conditions, namely:-

I.The promoter shall enter into an agreement for sale with the allottees as provided in 'Annexure A' of Rule 9;

II.The promoter shall execute and register a conveyance deed and construction agreement in favour of the allottee or the association of the allottees, as the case may be,of the apartment or the common areas as per section 17 of the Act;

III.The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank as per sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Act;

IV.The registration shall be valid till 31-03-2033 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act.

V.The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder

VI.The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.

VII.This Registration is given based on the declaration given by you. The Registration of the Project does not amount to regularization of any violation of rules. If there is any violaton/deviation to the approved plan, it is the responsibility of the Promoter to get it regularized from the competent Authority and inform this Authority.

VIII.All the common amenities and facilities shall be conveyed and allotted to the allotees/association of allottees.

IX.Display Board in the project site abutting the public road with a size of atleast 2 feet x 4 feet to be installed as per the format and the conditions hosted in the website.

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Project Bank Details:

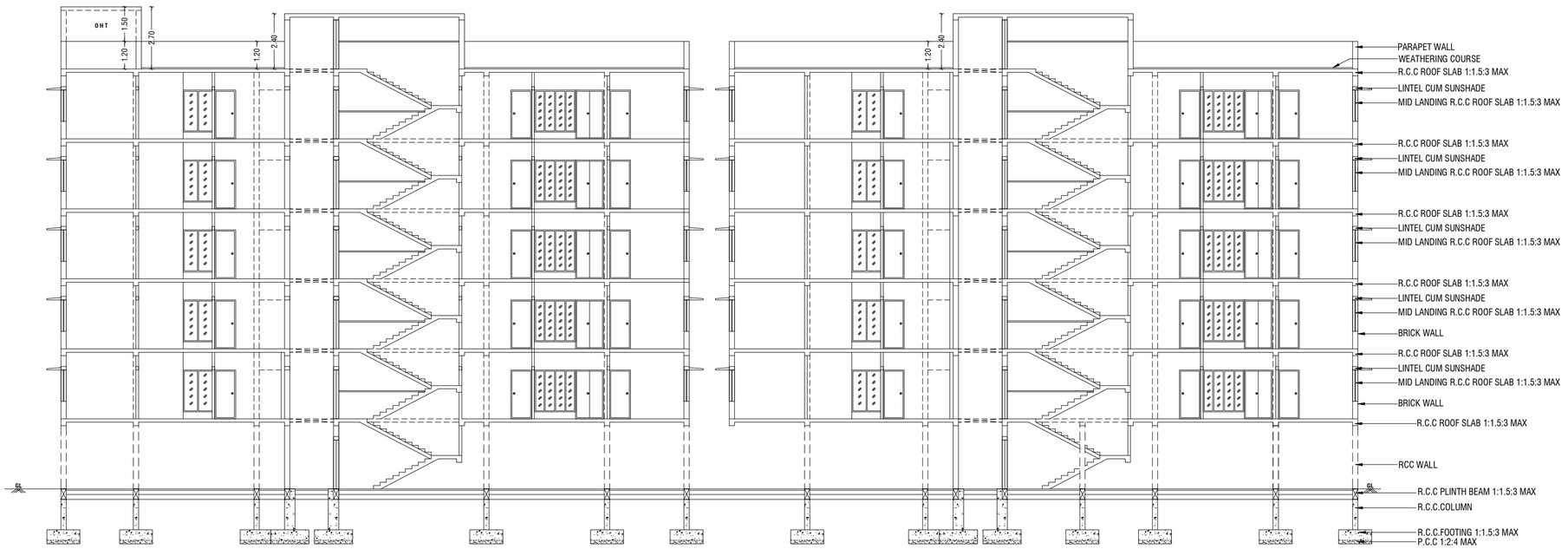
1. Bank Name & Branch: **HDFC Bank Ltd, Cutchery Street Branch, Erode District, Tamil Nadu.**
Account Number : **99997845791463**

Digitally Signed by
Additional Director-II, TNRERA

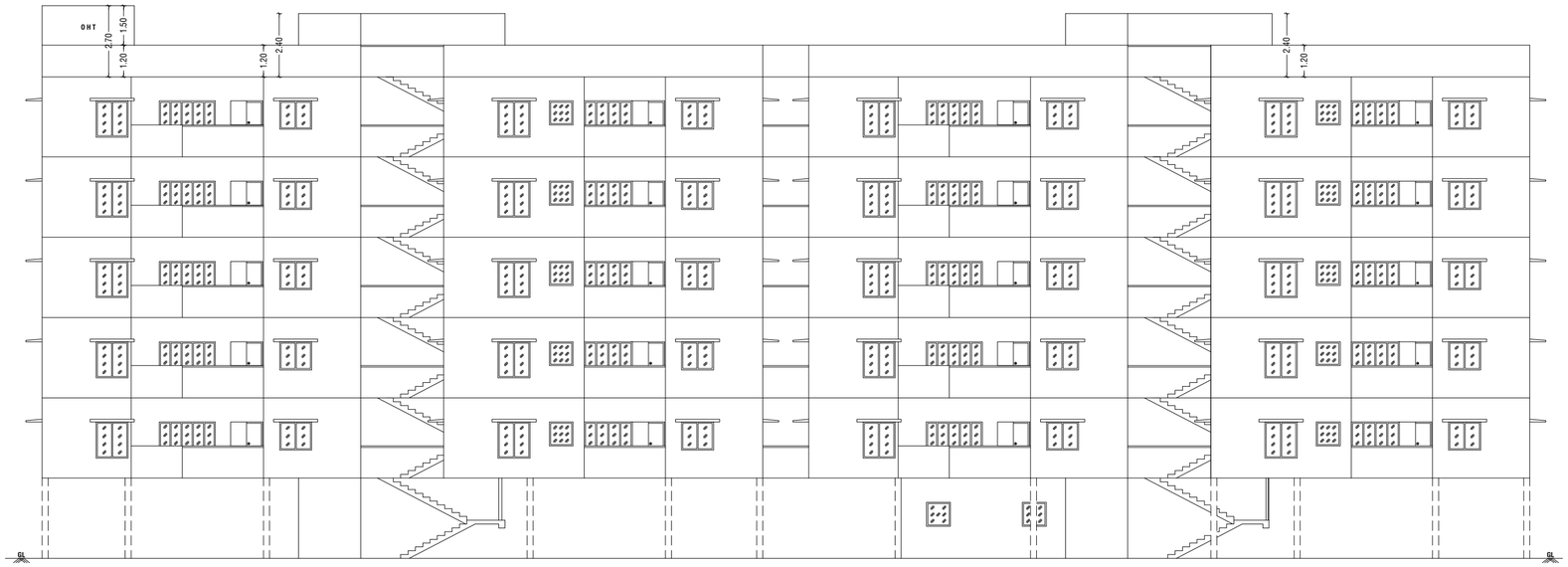
Dated:14.08.2025
Place: Chennai

Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority

Note: Advertisement in any form should contain TNRERA Registration Number and Website address of this Authority (https://rera.tn.gov.in)



SECTION - "AA"



FRONT ELEVATION

BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 41/1A1 AT PAVALATHAMPALAYAM VILLAGE, KATHIRAMPATTI PANCHAYAT, ERODE TALUK, ERODE DISTRICT.

SCALE :- 1:100
RESIDENTIAL BUILDING

N

ONLINE APPLICATION NO : SWP/BPA/391359/2024

AREA DETAILS:-		IN SQM	IN ACRE
AREA OF SITE AS PER PATTA	=	3239.00 Sqm	0.800 Acre
AREA OF SITE AS PER DOCUMENT	=	3239.00 Sqm	0.800 Acre
SUPER IMPOSED PLOT AREA	=	3198.70 Sqm	

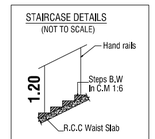
JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	DOOR	0.99 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
LD	LIFT DOOR	0.91 X 2.13
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O	OPEN	0.91 X 2.13
O1	OPEN	1.03 X 2.13
O2	OPEN	1.07 X 2.13
O3	OPEN	1.41 X 2.13
W	WINDOW	1.22 X 1.37
FW	FRENCH WINDOW	1.83 X 1.83
KW	KITCHEN WINDOW	1.22 X 1.07
V	VENTILATOR	0.91 X 0.91
V1	VENTILATOR	0.61 X 0.91

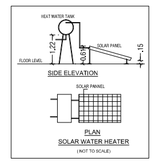
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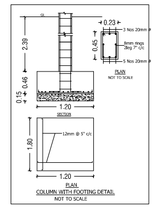
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* ALL ROUND COMPOUND WALL PROVIDED.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING CONDUCTOR PROVIDED IN THE ROOF.
* FIRE EXTINGUISHER & EMERGENCY ALARM IS PROVIDED.
* MECHANICAL VENTILATION TO BE PROVIDED WHENEVER NECESSARY

STAIRCASE DETAILS
(NOT TO SCALE)



WIDTH : 1.22
TREAD : 0.28
RISE : 0.16





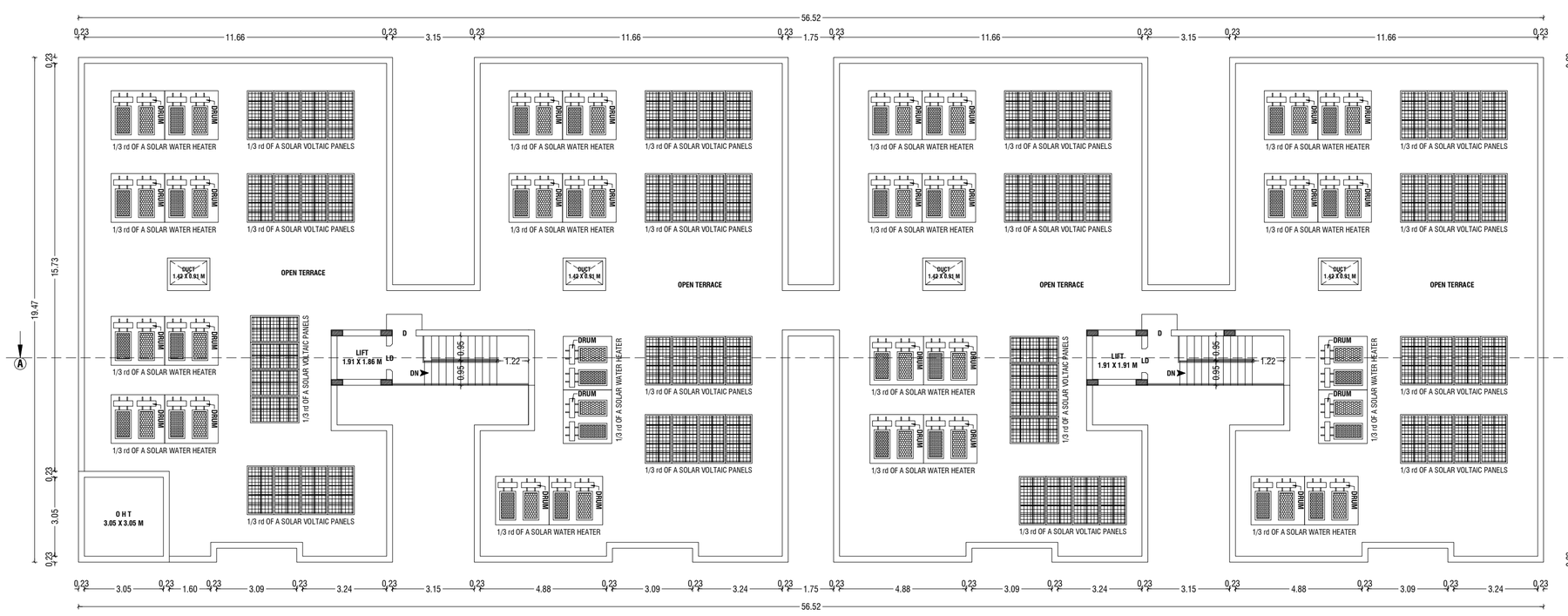
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GEOTECHNICAL ENGINEER
CLPA REGN.NO:CLPA/GTE/19/05/004
SRI KRISHNA GEOTECH
44/3, Subramaniya Udaiyar Street
Telugupalayam,Coimbatore - 641 039
+919944370917,e-mail: mohaan.civil@gmail.com
REGISTERED GEOTECH ENGINEER

D. ARUN KUMAR.,B.E (CIVIL)
REGISTERED CONSTRUCTION ENGINEER
Reg No : Coimbatore LPA/CE/20/07/028
205, Alagesan Road, Saibaba Colony, Coimbatore - 641 011
REGISTERED CONSTRUCTION ENGINEER

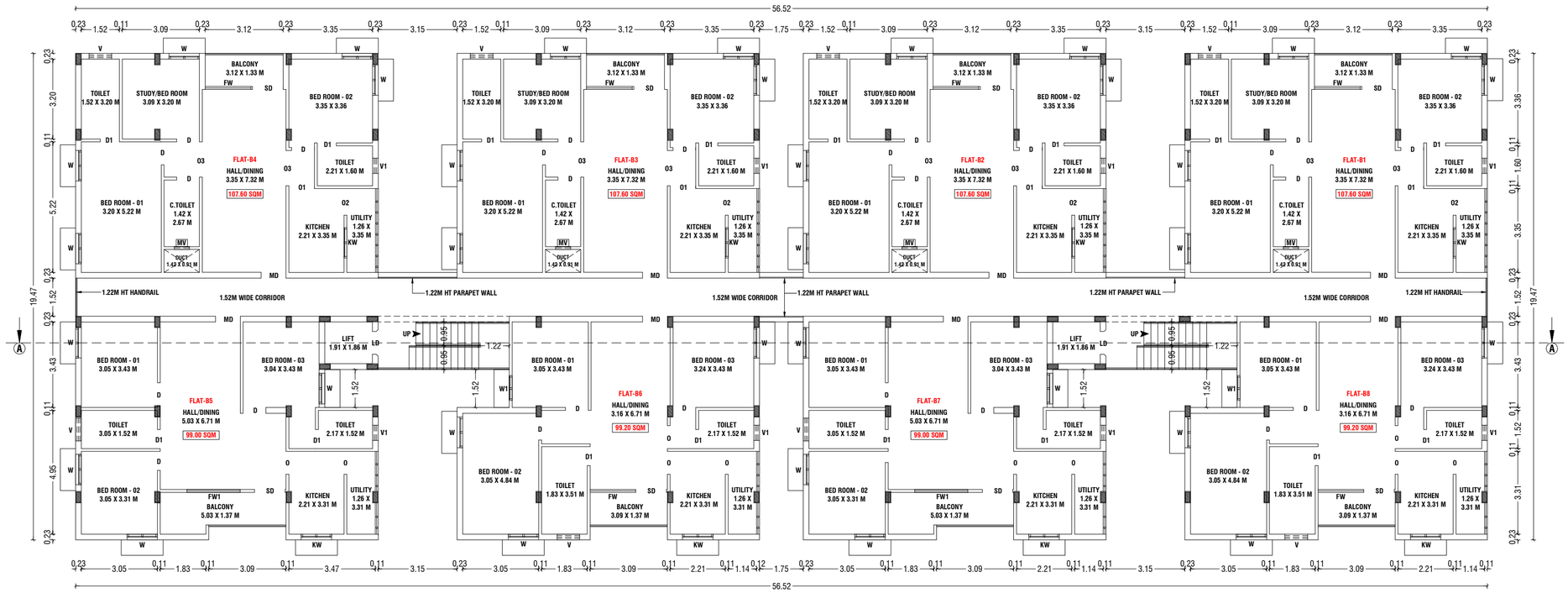
Er. S. PRADEEP, B.E., M.E.(ST)
REGISTERED STRUCTURAL ENGINEER Grade - II
DTCP/NAMAKKAL/RSE-II/001/2022
First Floor, No. 02, MIG-2208, Gandhimaa Nagar,
Peelamedu, Coimbatore - 641 004.
Ph: 96550 08064
REGISTERED STRUCTURAL ENGINEER

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DTCP/NAMAKKAL/RE-II/003/2022
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Ph: 96550 08064
REGISTERED ENGINEER / ARCHITECT

For CINCO REALTORS
Partner
OWNER / APPLICANT

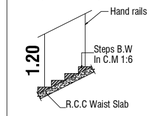


TERRACE FLOOR PLAN

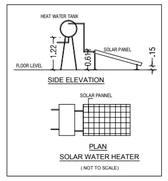


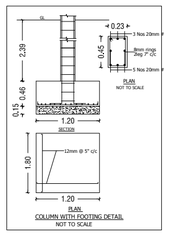
TYPICAL-FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN

STAIRCASE DETAILS
(NOT TO SCALE)



WIDTH : 1.22
TREAD : 0.28
RISE : 0.16





BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 41/1A1 AT PAVALATHAMPALAYAM VILLAGE, KATHIRAMPATTI PANCHAYAT, ERODE TALUK, ERODE DISTRICT.

SCALE :- 1:100
RESIDENTIAL BUILDING

N

ONLINE APPLICATION NO : SWP/BPA/391359/2024

AREA DETAILS:-		IN SQM	IN ACRE
AREA OF SITE AS PER PATTA	=	3239.00 Sqm	0.800 Acre
AREA OF SITE AS PER DOCUMENT	=	3239.00 Sqm	0.800 Acre
SUPER IMPOSED PLOT AREA	=	3198.70 Sqm	

PROPOSED BUILDING AREA DETAILS:- (BLOCK-B)

S.No	FLOOR NAME	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	29.00	923.00	952.00
2	FIRST FLOOR	946.80	5.20	952.00
3	SECOND FLOOR	946.80	5.20	952.00
4	THIRD FLOOR	946.80	5.20	952.00
5	FOURTH FLOOR	946.80	5.20	952.00
6	FIFTH FLOOR	946.80	5.20	952.00
7	TERRACE FLOOR	-	45.80	45.80
	TOTAL	4763.00	994.80	5757.80

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	DOOR	0.99 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
LD	LIFT DOOR	0.91 X 2.13
SD	SLIDING DOOR	1.22 X 2.13
O	OPEN	0.91 X 2.13
O1	OPEN	1.03 X 2.13
O2	OPEN	1.07 X 2.13
O3	OPEN	1.41 X 2.13
W	WINDOW	1.22 X 1.37
W1	WINDOW	0.99 X 1.37
FW	FRENCH WINDOW	1.83 X 1.83
KW	KITCHEN WINDOW	1.22 X 1.07
V	VENTILATOR	0.91 X 0.91
V1	VENTILATOR	0.61 X 0.91

NOTE:-

* ALL DIMENSIONS ARE IN METER
* ALL ROUND COMPOUND WALL PROVIDED.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING CONDUCTOR PROVIDED IN THE ROOF.
* FIRE EXTINGUISHER & EMERGENCY ALARM IS PROVIDED.
* MECHANICAL VENTILATION TO BE PROVIDED WHENEVER NECESSARY

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REGISTERED CONSTRUCTION ENGINEER
Reg No : Coimbatore LPA/CE/20/07/028
205, Alagesan Road, Saibaba Colony, Coimbatore - 641 011

REGISTERED CONSTRUCTION ENGINEER

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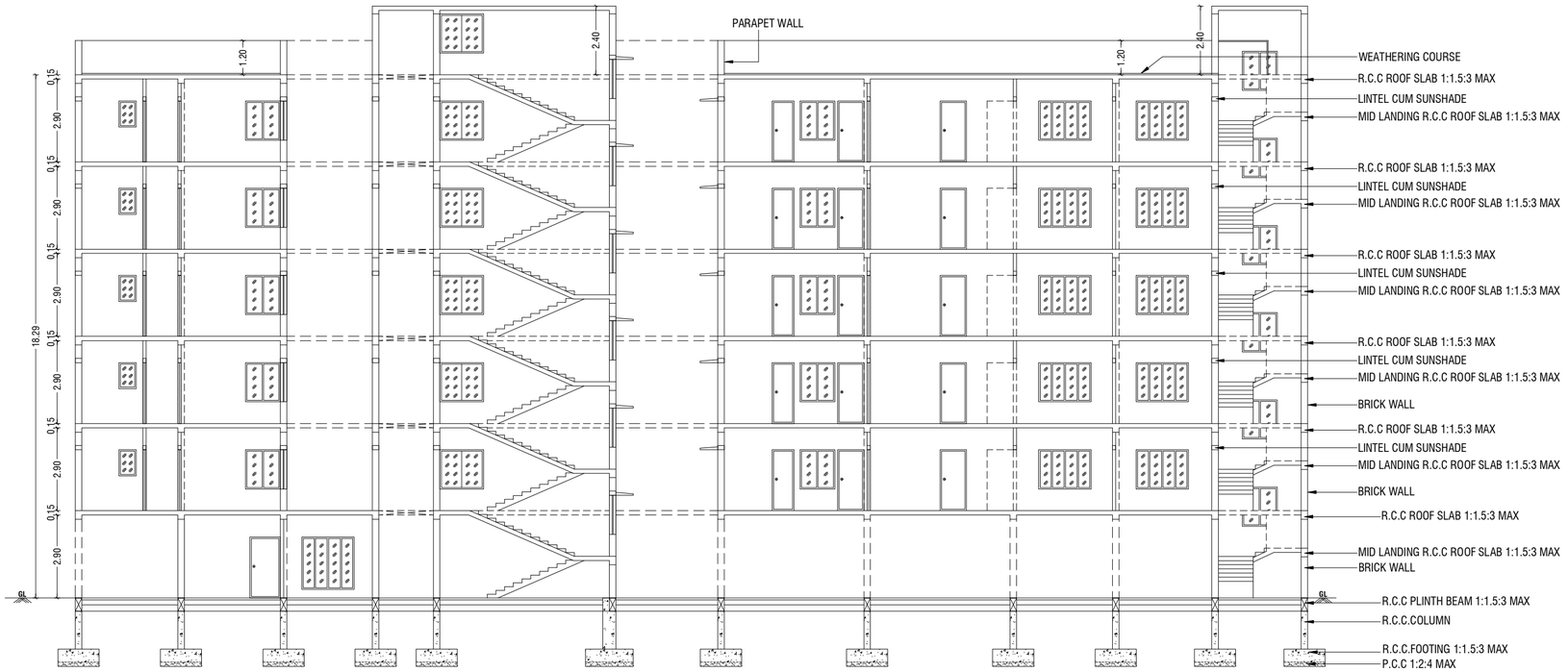
REGISTERED GEOTECH ENGINEER

For CINCO REALTORS

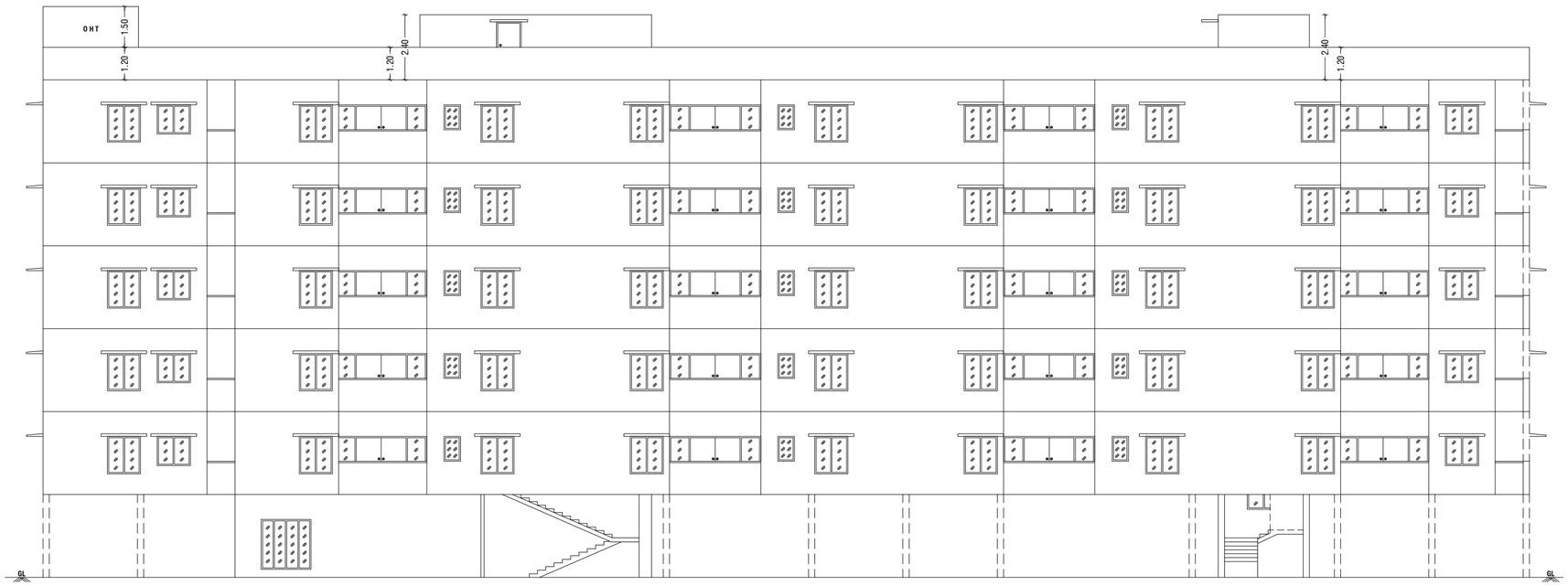
Partner

OWNER / APPLICANT

SHEET NO: 04/05

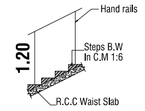


SECTION - "AA"

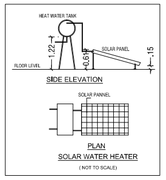


FRONT ELEVATION

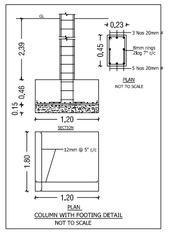
STAIRCASE DETAILS
(NOT TO SCALE)



WIDTH : 1.22
TREAD : 0.28
RISE : 0.16



SOLAR WATER HEATER
(NOT TO SCALE)



PLAN
COLUMN WITH FOOTING DETAIL
NOT TO SCALE

BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 41/1A1 AT PAVALATHAMPALAYAM VILLAGE, KATHIRAMPATTI PANCHAYAT, ERODE TALUK, ERODE DISTRICT.

SCALE :- 1:100
RESIDENTIAL BUILDING

N

ONLINE APPLICATION NO : SWP/BPA/391359/2024

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AREA OF SITE AS PER DOCUMENT	=	3239.00 Sqm	0.800 Acre
SUPER IMPOSED PLOT AREA	=	3198.70 Sqm	

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
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FW	FRENCH WINDOW	1.83 X 1.83
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FG	FRENCH GLASS	1.52 X 1.37
KW	KITCHEN WINDOW	1.22 X 1.07
SW	STAIRCASE WINDOW	1.22 X 1.37
V	VENTILATOR	0.91 X 0.91
V1	VENTILATOR	0.61 X 0.91

NOTE:-

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* ALL ROUND COMPOUND WALL PROVIDED.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
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REGISTERED ENGINEER / ARCHITECT

For CINCO REALTORS
Partner

OWNER / APPLICANT

SHEET NO: 03/05

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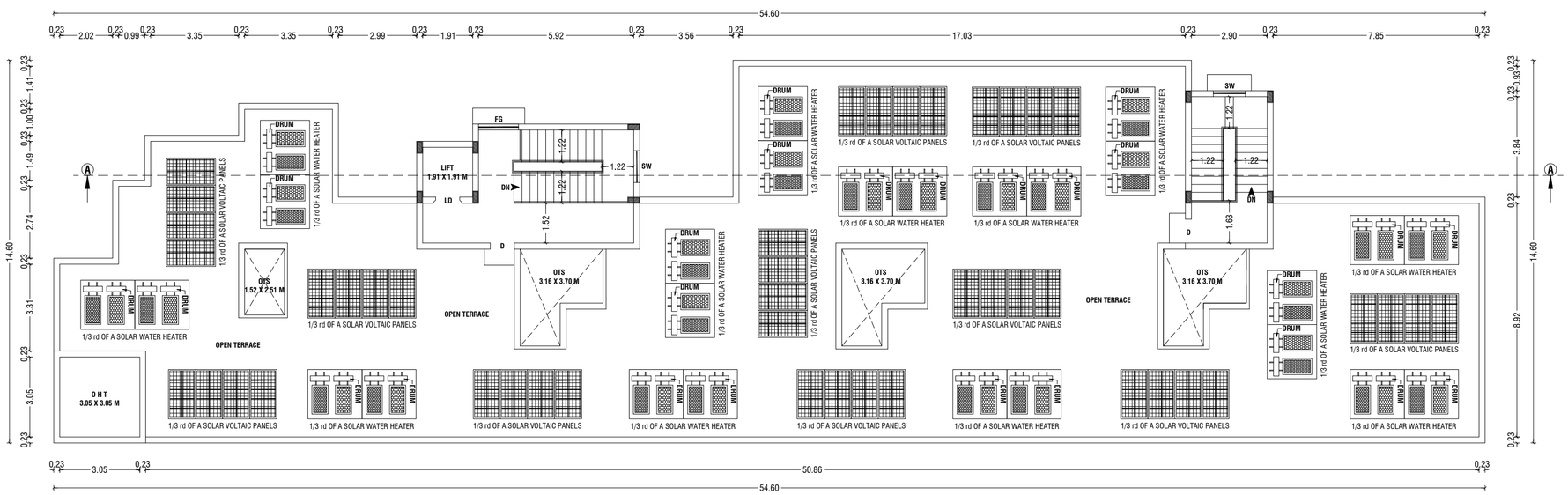
S.No	FLOOR NAME	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	96.60	566.30	662.90
2	FIRST FLOOR	625.00	30.90	655.90
3	SECOND FLOOR	625.00	30.90	655.90
4	THIRD FLOOR	625.00	30.90	655.90
5	FOURTH FLOOR	625.00	30.90	655.90
6	FIFTH FLOOR	625.00	30.90	655.90
7	TERRACE FLOOR	-	71.80	71.80
	TOTAL	3221.60	792.60	4014.20

JOINERY DETAILS:-

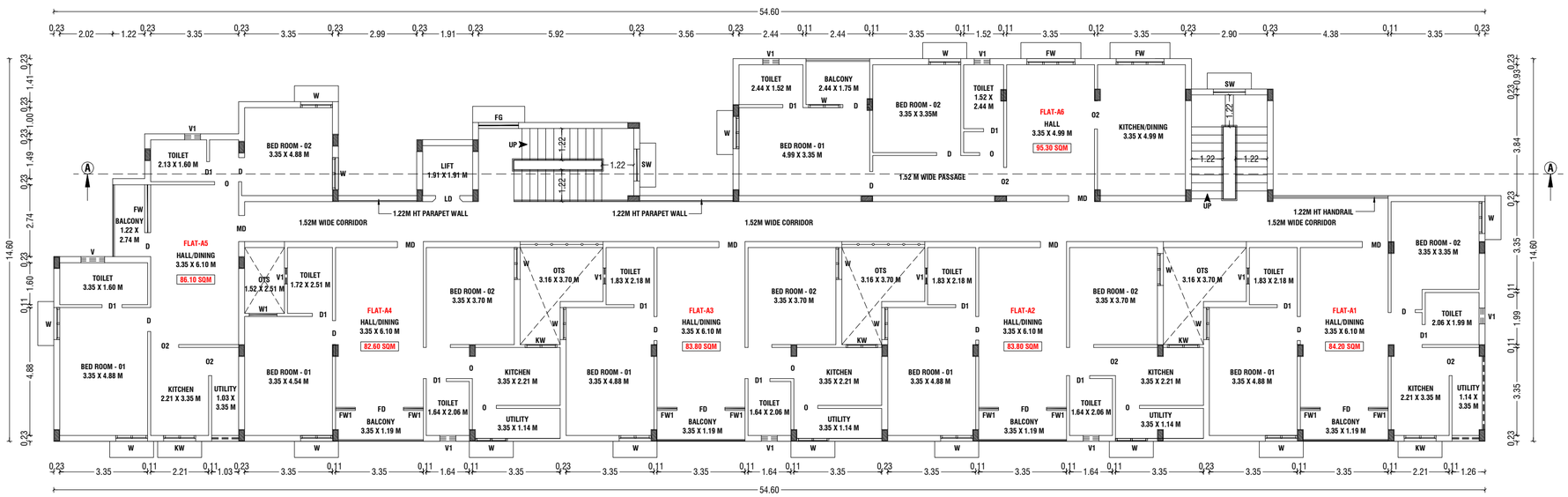
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NOTE:-

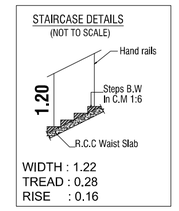
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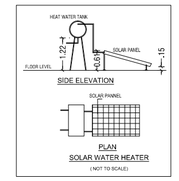


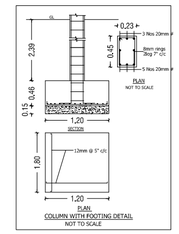
TERRACE FLOOR PLAN



TYPICAL-FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN







D. Arun Kumar
D. ARUN KUMAR.,B.E (CIVIL)
REGISTERED CONSTRUCTION ENGINEER
Reg No : Coimbatore LPA/CE/20/07/028
205, Alagesan Road, Saibaba Colony, Coimbatore - 641 011

REGISTERED CONSTRUCTION ENGINEER

S. Pradeep
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DTCP / NAMAKKAL / RSE-II / 001 / 2022
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Ph: 96550 08064

REGISTERED STRUCTURAL ENGINEER

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Ph: 96550 08064

REGISTERED ENGINEER / ARCHITECT

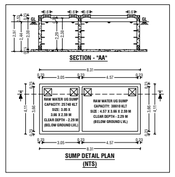
Er.P.MOHANKUMAR,M.E.,(GEOTECH),MIGS
GEOTECHNICAL ENGINEER
CLPA REGN.NO:CLPA/GTE/19/05/004
SRI KRISHNA GEOTECH
44/3, Subramaniya Udaiyar Street
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+919944370917,e-mail: mohaan.civil@gmail.com

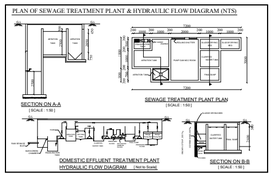
REGISTERED GEOTECH ENGINEER

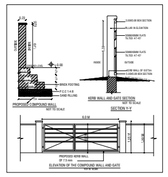
For CINCO REALTORS
Partner

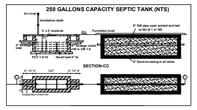
OWNER / APPLICANT

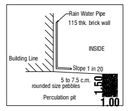
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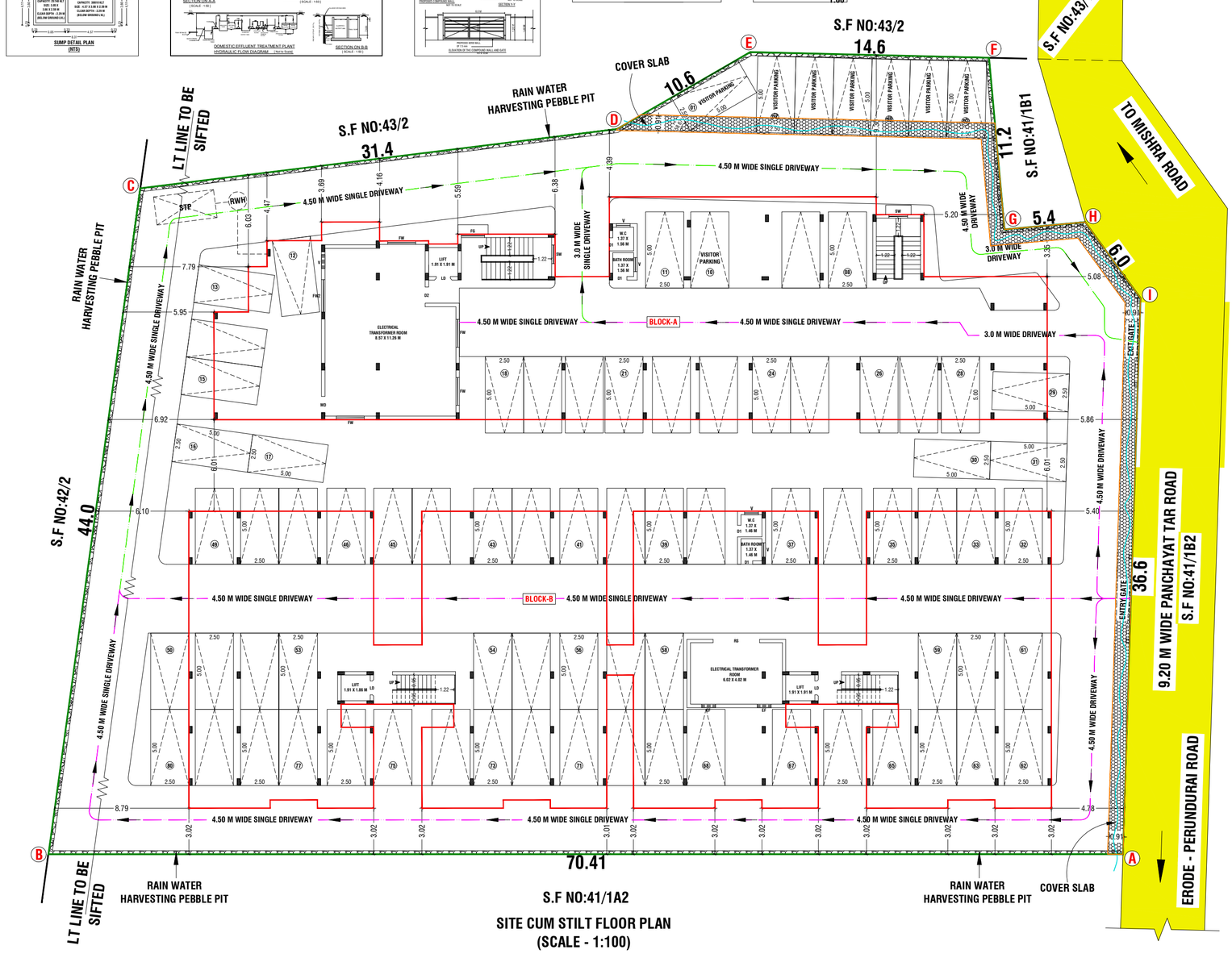




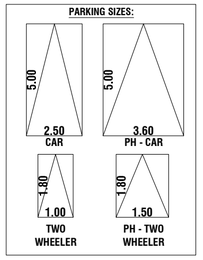




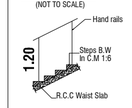




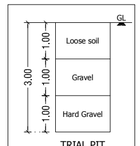
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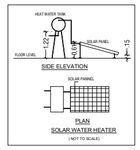
STAIRCASE DETAILS
(NOT TO SCALE)

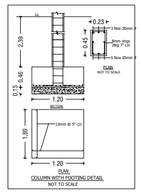


WIDTH : 1.22
TREAD : 0.28/0.30
RISE : 0.13/0.15



TRIAL PIT
NOT TO SCALE





SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 41/1A1 AT PAVALATHAMPALAYAM VILLAGE, KATHIRAMPATTI PANCHAYAT, ERODE TALUK, ERODE DISTRICT.

SCALE :- 1:100
APARTMENT BUILDING

N

ONLINE APPLICATION NO : SWP/BPA/391359/2024

AREA DETAILS:-		IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT	=	3239.00 Sqm	0.800 Acre
AREA OF SITE AS PER DOCUMENT	=	3239.00 Sqm	0.800 Acre
SUPER IMPOSED PLOT AREA	=	3198.70 Sqm	

OSR DETAILS:-

OSR AREA = 3239.00 Sqm X 10% = 323.90 Sqm
★ OSR PAID BY AS PER GUIDELINE VALUE

PROPOSED BUILDING AREA DETAILS:- (BLOCK-A)

S.No	FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	96.60	566.30	662.90
2	FIRST FLOOR	625.00	30.90	655.90
3	SECOND FLOOR	625.00	30.90	655.90
4	THIRD FLOOR	625.00	30.90	655.90
5	FOURTH FLOOR	625.00	30.90	655.90
6	FIFTH FLOOR	625.00	30.90	655.90
7	TERRACE FLOOR	-	71.80	71.80
	TOTAL AREA	3221.60	792.60	4014.20

PROPOSED BUILDING AREA DETAILS:- (BLOCK-B)

1	STILT FLOOR	29.00	923.00	952.00
2	FIRST FLOOR PLAN	946.80	5.20	952.00
3	SECOND FLOOR PLAN	946.80	5.20	952.00
4	THIRD FLOOR PLAN	946.80	5.20	952.00
5	FOURTH FLOOR PLAN	946.80	5.20	952.00
6	FIFTH FLOOR PLAN	946.80	5.20	952.00
7	TERRACE FLOOR PLAN	-	45.80	45.80
	TOTAL AREA	4763.00	994.80	5757.80
	GRAND TOTAL AREA (BLOCK - A & B)	7984.60	1787.40	9772.00

F.S.I CALCULATION AS PER DOCUMENT:-

F.S.I (7984.60 / 3239.00) = 2.465

BUILDING HEIGHT :-

BUILDING HEIGHT = 18.29 Mt

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
RS	ROLLING SHUTTER	3.05 X 2.13
MD	MAIN DOOR	0.99 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
D2	DOOR	1.07 X 2.13
LD	LIFT DOOR	0.91 X 2.13
O	OPEN	0.91 X 2.13
O1	OPEN	1.03 X 2.13
O2	OPEN	1.07 X 2.13
O3	OPEN	1.41 X 2.13
FD	FRENCH DOOR	1.83 X 2.13
SD	SLIDING DOOR	1.22 X 2.13
W	WINDOW	1.22 X 1.37
W1	WINDOW	1.07 X 1.37
FW	FRENCH WINDOW	1.83 X 1.83
FW1	FRENCH WINDOW	0.76 X 1.83
FW2	FRENCH WINDOW	2.13 X 1.83
SW	STAIRCASE WINDOW	1.22 X 1.37
V	VENTILATOR	0.91 X 0.91
V1	VENTILATOR	0.61 X 0.91
EF	EXHAUST FAN	-

COLOUR INDEX:-

BOUNDARY OF THE SITE :
EXISTING ROADS :
PROPOSED CONSTRUCTION :
PROPOSED DRIVEWAY :

NOTE:-

* ALL DIMENSIONS ARE IN METER
* ALL ROUND COMPOUND WALL PROVIDED.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING CONDUCTOR PROVIDED IN THE ROOF.
* FIRE EXTINGUISHER & EMERGENCY ALARM IS PROVIDED.
* MECHANICAL VENTILATION TO BE PROVIDED WHENEVER NECESSARY

Er.P.MOHANKUMAR,M.E.,(GEOTECH),MIGS
GEOTECHNICAL ENGINEER
CLPA REGN.NO:CLPA/GTE/19/05/004
SRI KRISHNA GEOTECH
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+919944370917,e-mail: mohazn.civil@gmail.com

REGISTERED GEOTECH ENGINEER

D. ARUN KUMAR.,B.E (CIVIL)
REGISTERED CONSTRUCTION ENGINEER
Reg No : Coimbatore LPA/CE/23/07028
208, Alagesan Road, Subaiya Colony, Coimbatore - 641 011

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Peelamedu, Coimbatore - 641 004.
Ph: 96550 08064

REGISTERED ENGINEER / ARCHITECT

For CINCO REALTORS
Partner

OWNER / APPLICANT

SHEET NO: 01/05

DWELLING AREA & PARKING DESCRIPTION:- (BLOCK-A)

S.NO & FLOOR NAME		01 FIRST FLOOR				02 SECOND FLOOR						03 THIRD FLOOR						04 FOURTH FLOOR						05 FIFTH FLOOR						TOTAL
DWELLING NO'S & AREA (SQM)		A1	A2	A3	A4	A5	A6	A7	A8	A9	A10	A11	A12	A13	A14	A15	A16	A17	A18	A19	A20	A21	A22	A23	A24	A25	A26	A27	A28	A29	A30	30 FLAT
		84.20	83.80	83.80	82.60	86.10	95.30	84.20	83.80	83.80	82.60	86.10	95.30	84.20	83.80	83.80	82.60	86.10	95.30	84.20	83.80	83.80	82.60	86.10	95.30	84.20	83.80	83.80	82.60	86.10	95.30	2579.00
NO'S OF PARKING REQUIRED	CAR	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	33
NO'S OF 10% VISITOR PARKING REQUIRED	CAR	03																														
NO'S OF PARKING PROVIDED	CAR	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	34
NO'S OF 10% VISITOR PARKING PROVIDED	CAR	01																														

DWELLING AREA & PARKING DESCRIPTION:- (BLOCK-B)

S.NO & FLOOR NAME		01 FIRST FLOOR				02 SECOND FLOOR				03 THIRD FLOOR				04 FOURTH FLOOR				05 FIFTH FLOOR				TOTAL
DWELLING NO'S & AREA (SQM)		B1	B2	B3	B4	B9	B10	B11	B12	B17	B18	B19	B20	B25	B26	B27	B28	B33	B34	B35	B36	40 FLAT
		107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	4134.00
		B5	B6	B7	B8	B13	B14	B15	B16	B21	B22	B23	B24	B29	B30	B31	B32	B37	B38	B39	B40	
		99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	
NO'S OF PARKING REQUIRED	CAR	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	44
		01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	
NO'S OF 10% VISITOR PARKING REQUIRED	CAR	04																				
NO'S OF PARKING PROVIDED	CAR	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	46
		01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	
NO'S OF 10% VISITOR PARKING PROVIDED	CAR	06																				

Signature of Owner
Signed by D1 Director
Date:2025.03.21 13:30:58

DIRECTORATE OF TOWN AND COUNTRY PLANNING

Online Building Plan Application – Technical Concurrence

Application Number: SWP/BPA/391359/2024

Sir,

Subject : **Residential Building** – DTCP, Chennai - Erode District– Erode Taluk- Pavalathampalayam village- Kathirampatti Panchayat of S.F.No :41/1A1 With An extent of 3239.00 Sq.m and FSI Area of 7984.60 Sq.m - Technical clearance issued - forwarded for further action - Reg.

Reference :

1. M/s.CINCO Realtors Erode Online Application Reference No. SWP/BPA/391359/2024, Received Dated: 11.12.2024.
2. Assistant Director/Deputy Director(i/c), Erode District Town and country Planning office, Inspection Report of Online Application No. SWP/ BPA/391359/2024, Dated: 15.12.2025 and 10.01.2025.
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. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
14. Joint Director, Agricultural Department, Tiruppur District R.C.No.மூ.மு. அ1/10997/2024, Dated: 30.11.2024.

------x------

Order

1. With reference to the 1st Cited letter, the applicant M/s.CINCO Realtors, Erode District, Erode Taluk, Pavalathampalayam village, Kathirampatti Panchayat of S.F.No :41/1A1 with an extent of 3239.00 Sq.m and FSI Area of 7984.60 Sq.m. The Assistant Director/Deputy Director (i/c) of Erode District Town and Country Planning Office has recommended the proposal with a site inspection remarks. Based on the Assistant Director/Deputy Director (i/c), Erode recommendation, the applicant request has been accepted and the boundary of the site has been marked as **"A to I**".

The Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No:144/2025**

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

Area Details:

Site Extent (As per Document) - 3239.00 sq.m

S. No.	Description	FSI Area (in sq.m)	Non FSI Area (in sq.m)	Total Built up Area (in sq.m)	No. of Dwelling
Block-A					
1	Stilt Floor	96.60	566.30	662.90	-
2	First Floor	625.00	30.90	655.90	06
3	Second Floor	625.00	30.90	655.90	06
4	Third Floor	625.00	30.90	655.90	06
5	Fourth Floor	625.00	30.90	655.90	06
6	Fifth Floor	625.00	30.90	655.90	06
7	Head Room	-	71.80	71.80	-
	Total area	3221.60	792.60	4014.20	30

Block-B					
1	Stilt Floor	29.00	923.00	952.00	-
2	First Floor	946.80	5.20	952.00	08
3	Second Floor	946.80	5.20	952.00	08
4	Third Floor	946.80	5.20	952.00	08
5	Fourth Floor	946.80	5.20	952.00	08
6	Fifth Floor	946.80	5.20	952.00	08
7	Head Room	-	45.80	45.80	-
	Total area	4763.00	994.80	5757.80	40
	Grand Total	**7984.60**	**1787.40**	**9772.00**	**70**

FSI Area – 7984.Sq.m

FSI - 2.465 < 2.60(Premium FSI)

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

Special Conditions

1. OSR - with reference 13th cited Planning permission should be issued only after payment of a 10% land area fee for open space reservation calculated as per government guide value and paid by the applicant.
2. Premium FSI changes should be collected from applicant before of planning permission.
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 Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
7. 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.

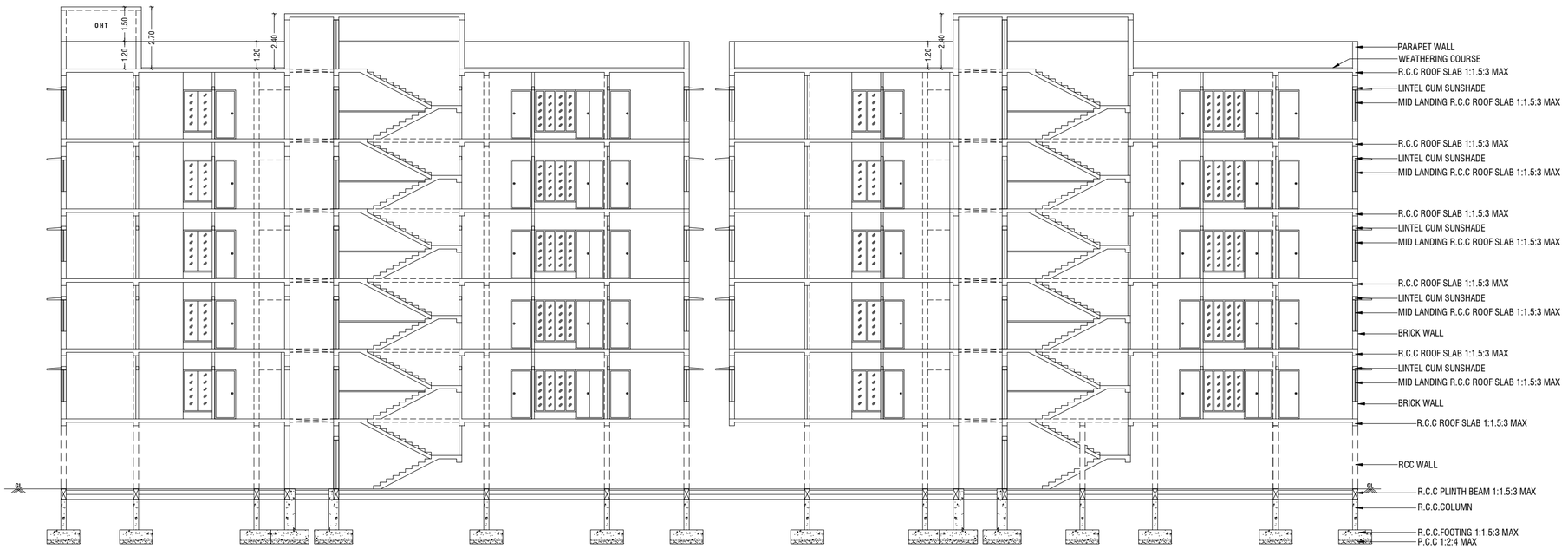
General Conditions

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. 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 municipality engineer 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.

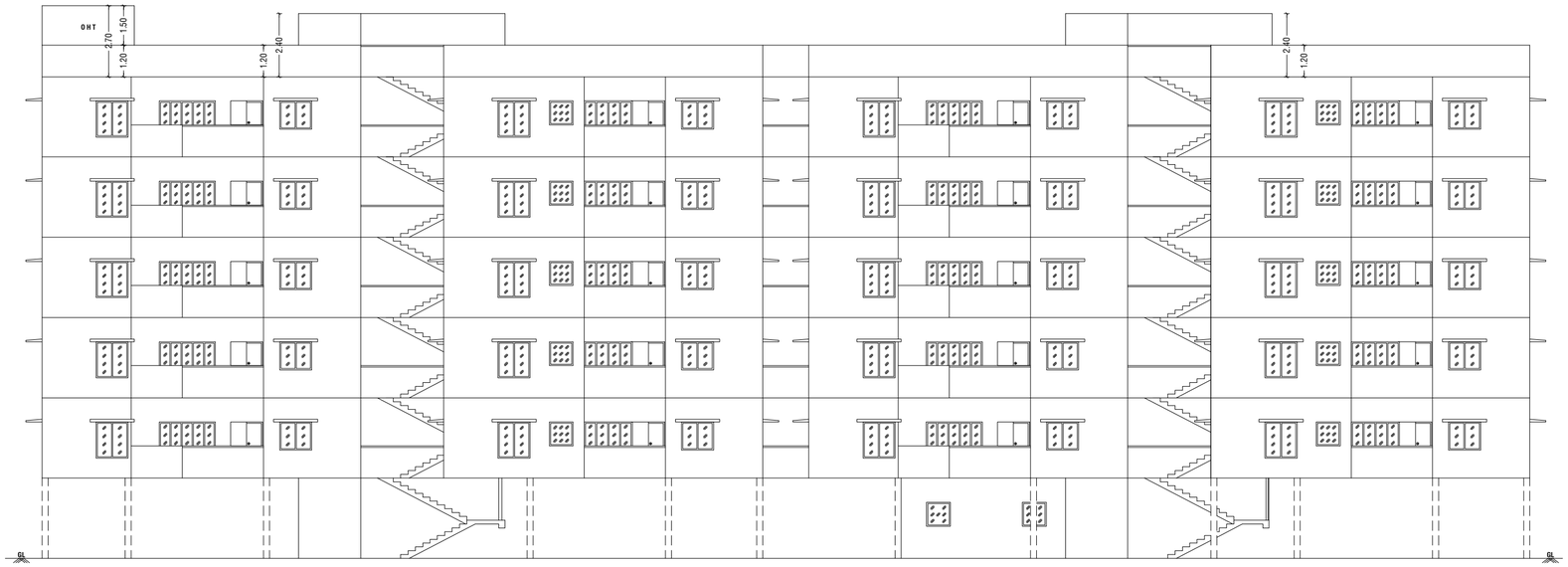
Director of Town and Country Planning

To,
The Assistant Director/Deputy Director (i/c) ,
District Town and Country planning office,
Erode District.

Signature valid
Signed by: Director
Location:null
Date:2025.03.21 13:36:12



SECTION - "AA"



FRONT ELEVATION

BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 41/1A1 AT PAVALATHAMPALAYAM VILLAGE, KATHIRAMPATTI PANCHAYAT, ERODE TALUK, ERODE DISTRICT.

SCALE :- 1:100
RESIDENTIAL BUILDING

N

ONLINE APPLICATION NO : SWP/BPA/391359/2024

AREA DETAILS:-		IN SQM	IN ACRE
AREA OF SITE AS PER PATTA	=	3239.00 Sqm	0.800 Acre
AREA OF SITE AS PER DOCUMENT	=	3239.00 Sqm	0.800 Acre
SUPER IMPOSED PLOT AREA	=	3198.70 Sqm	

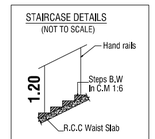
JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	DOOR	0.99 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
LD	LIFT DOOR	0.91 X 2.13
SD	SLIDING DOOR	1.22 X 2.13
O	OPEN	0.91 X 2.13
O1	OPEN	1.03 X 2.13
O2	OPEN	1.07 X 2.13
O3	OPEN	1.41 X 2.13
W	WINDOW	1.22 X 1.37
FW	FRENCH WINDOW	1.83 X 1.83
KW	KITCHEN WINDOW	1.22 X 1.07
V	VENTILATOR	0.91 X 0.91
V1	VENTILATOR	0.61 X 0.91

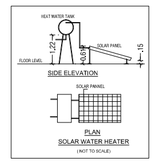
NOTE:-

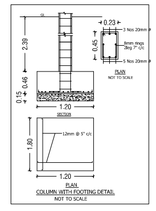
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* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
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* FIRE EXTINGUISHER & EMERGENCY ALARM IS PROVIDED.
* MECHANICAL VENTILATION TO BE PROVIDED WHENEVER NECESSARY

STAIRCASE DETAILS
(NOT TO SCALE)



WIDTH : 1.22
TREAD : 0.28
RISE : 0.16





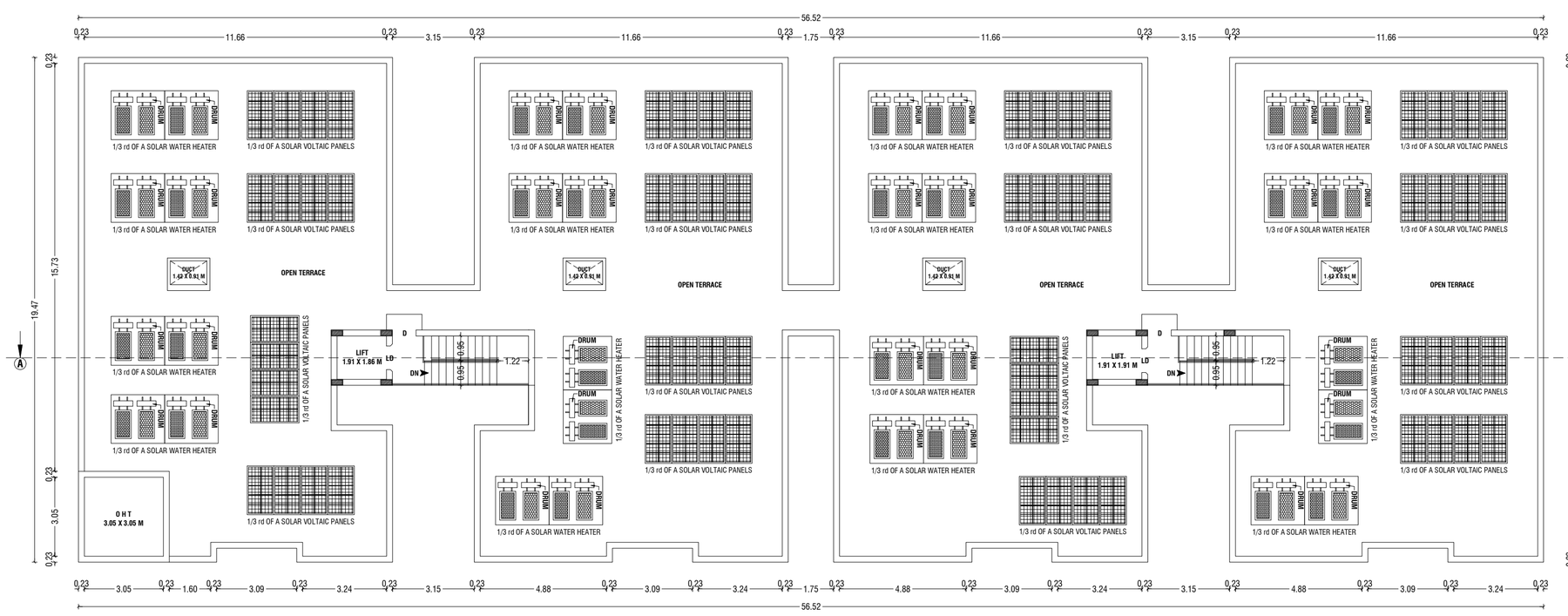
Er.P.MOHANKUMAR,M.E.,(GEOTECH),MIGS
GEOTECHNICAL ENGINEER
CLPA REGN.NO:CLPA/GTE/19/05/004
SRI KRISHNA GEOTECH
44/3, Subramaniya Udaiyar Street
Telugupalayam,Coimbatore - 641 039
+919944370917,e-mail: mohaan.civil@gmail.com
REGISTERED GEOTECH ENGINEER

D. ARUN KUMAR.,B.E (CIVIL)
REGISTERED CONSTRUCTION ENGINEER
Reg No : Coimbatore LPA/CE/20/07/028
205, Alagesan Road, Saibaba Colony, Coimbatore - 641 011
REGISTERED CONSTRUCTION ENGINEER

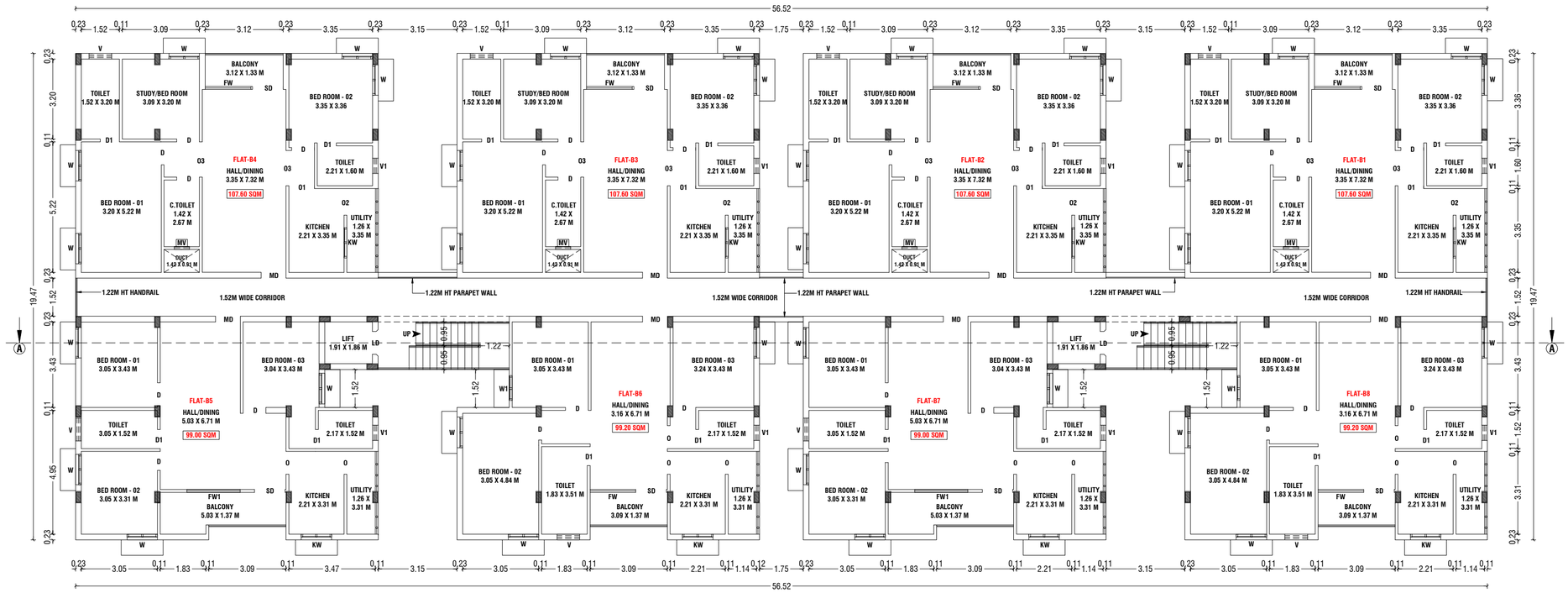
Er. S. PRADEEP, B.E., M.E.(ST)
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Ph: 96550 08064
REGISTERED ENGINEER / ARCHITECT

For CINCO REALTORS
Partner
OWNER / APPLICANT

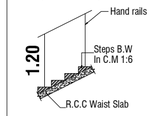


TERRACE FLOOR PLAN

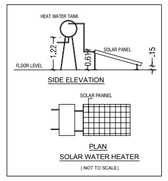


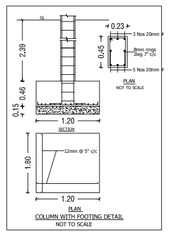
TYPICAL-FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN

STAIRCASE DETAILS
(NOT TO SCALE)



WIDTH : 1.22
TREAD : 0.28
RISE : 0.16





BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 41/1A1 AT PAVALATHAMPALAYAM VILLAGE, KATHIRAMPATTI PANCHAYAT, ERODE TALUK, ERODE DISTRICT.

SCALE :- 1:100
RESIDENTIAL BUILDING

N

ONLINE APPLICATION NO : SWP/BPA/391359/2024

AREA DETAILS:-		IN SQM	IN ACRE
AREA OF SITE AS PER PATTA	=	3239.00 Sqm	0.800 Acre
AREA OF SITE AS PER DOCUMENT	=	3239.00 Sqm	0.800 Acre
SUPER IMPOSED PLOT AREA	=	3198.70 Sqm	

PROPOSED BUILDING AREA DETAILS:- (BLOCK-B)

S.No	FLOOR NAME	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	29.00	923.00	952.00
2	FIRST FLOOR	946.80	5.20	952.00
3	SECOND FLOOR	946.80	5.20	952.00
4	THIRD FLOOR	946.80	5.20	952.00
5	FOURTH FLOOR	946.80	5.20	952.00
6	FIFTH FLOOR	946.80	5.20	952.00
7	TERRACE FLOOR	-	45.80	45.80
	TOTAL	4763.00	994.80	5757.80

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	DOOR	0.99 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
LD	LIFT DOOR	0.91 X 2.13
SD	SLIDING DOOR	1.22 X 2.13
O	OPEN	0.91 X 2.13
O1	OPEN	1.03 X 2.13
O2	OPEN	1.07 X 2.13
O3	OPEN	1.41 X 2.13
W	WINDOW	1.22 X 1.37
W1	WINDOW	0.99 X 1.37
FW	FRENCH WINDOW	1.83 X 1.83
KW	KITCHEN WINDOW	1.22 X 1.07
V	VENTILATOR	0.91 X 0.91
V1	VENTILATOR	0.61 X 0.91

NOTE:-

* ALL DIMENSIONS ARE IN METER
* ALL ROUND COMPOUND WALL PROVIDED.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING CONDUCTOR PROVIDED IN THE ROOF.
* FIRE EXTINGUISHER & EMERGENCY ALARM IS PROVIDED.
* MECHANICAL VENTILATION TO BE PROVIDED WHENEVER NECESSARY

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Reg No : Coimbatore LPA/CE/20/07/028
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REGISTERED CONSTRUCTION ENGINEER

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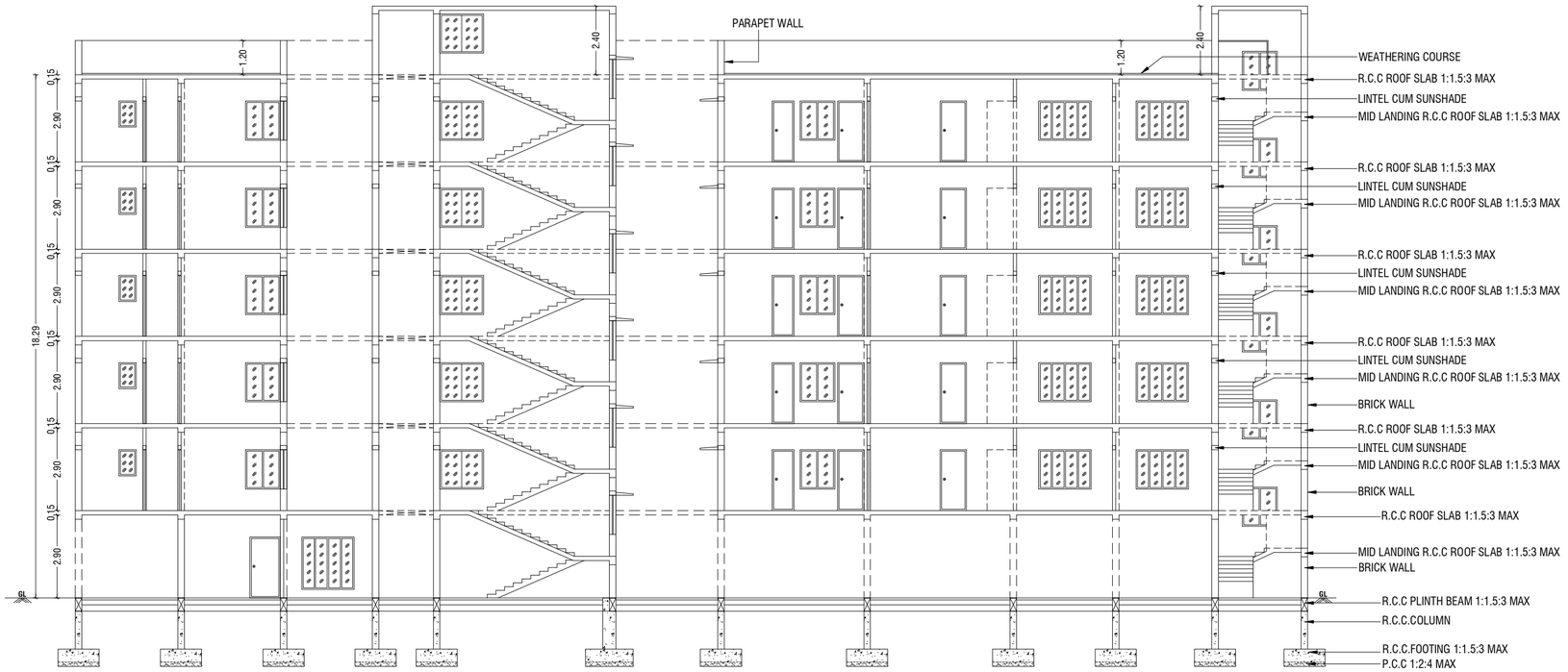
REGISTERED GEOTECH ENGINEER

For CINCO REALTORS

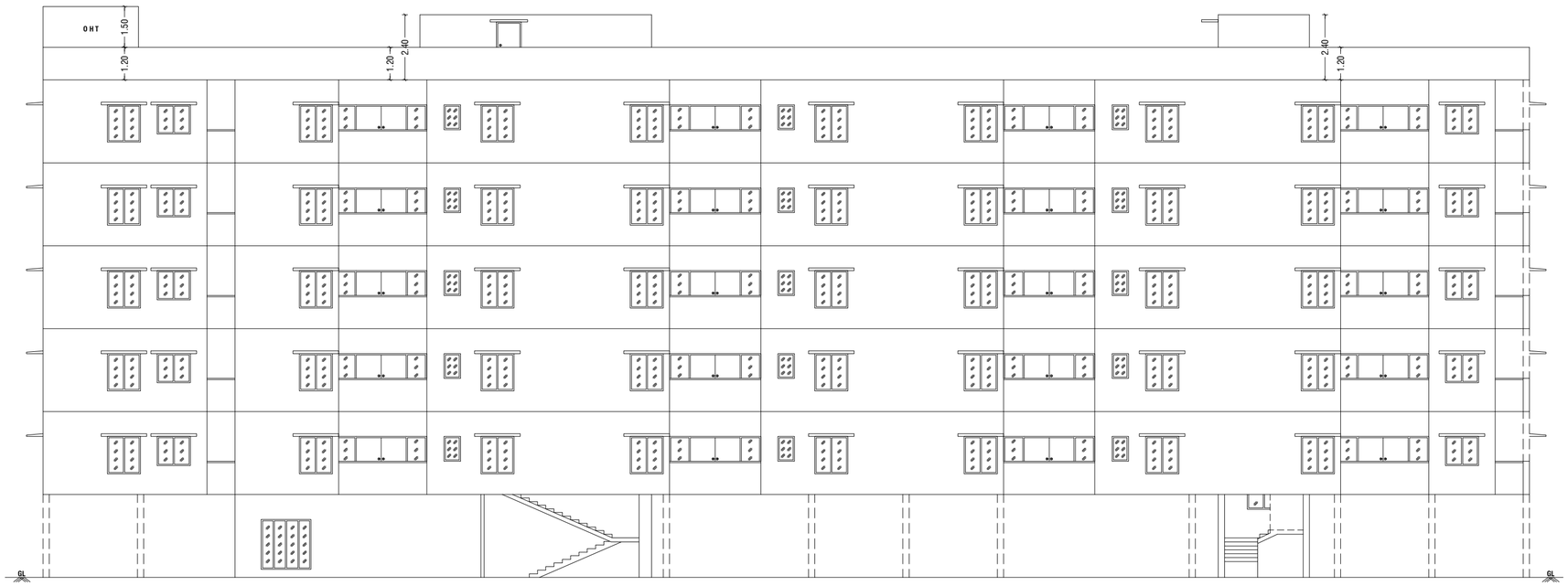
Partner

OWNER / APPLICANT

SHEET NO: 04/05

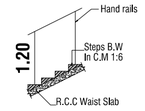


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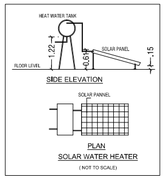


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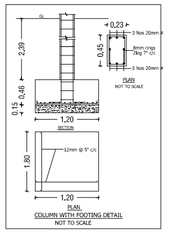
STAIRCASE DETAILS
(NOT TO SCALE)



WIDTH : 1.22
TREAD : 0.28
RISE : 0.16



SOLAR WATER HEATER
(NOT TO SCALE)



PLAN
COLUMN WITH FOOTING DETAIL
NOT TO SCALE

BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 41/1A1 AT PAVALATHAMPALAYAM VILLAGE, KATHIRAMPATTI PANCHAYAT, ERODE TALUK, ERODE DISTRICT.

SCALE :- 1:100
RESIDENTIAL BUILDING

N

ONLINE APPLICATION NO : SWP/BPA/391359/2024

AREA DETAILS:-		IN SQM	IN ACRE
AREA OF SITE AS PER PATTA	=	3239.00 Sqm	0.800 Acre
AREA OF SITE AS PER DOCUMENT	=	3239.00 Sqm	0.800 Acre
SUPER IMPOSED PLOT AREA	=	3198.70 Sqm	

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	DOOR	0.99 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
LD	LIFT DOOR	0.91 X 2.13
FD	FRENCH DOOR	1.83 X 2.13
O	OPEN	0.91 X 2.13
O2	OPEN	1.07 X 2.13
W	WINDOW	1.22 X 1.37
W1	WINDOW	1.07 X 1.37
FW	FRENCH WINDOW	1.83 X 1.83
FW1	FRENCH WINDOW	0.76 X 1.83
FG	FRENCH GLASS	1.52 X 1.37
KW	KITCHEN WINDOW	1.22 X 1.07
SW	STAIRCASE WINDOW	1.22 X 1.37
V	VENTILATOR	0.91 X 0.91
V1	VENTILATOR	0.61 X 0.91

NOTE:-

* ALL DIMENSIONS ARE IN METER
* ALL ROUND COMPOUND WALL PROVIDED.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
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First Floor, No. 02, MIG-2208, Gandhimaa Nagar,
Peelamedu, Coimbatore - 641 004.
Ph: 96550 08064

REGISTERED ENGINEER / ARCHITECT

For CINCO REALTORS
Partner

OWNER / APPLICANT

SHEET NO: 03/05

BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 41/1A1 AT PAVALATHAMPALAYAM VILLAGE, KATHIRAMPATTI PANCHAYAT, ERODE TALUK, ERODE DISTRICT.

SCALE :- 1:100
RESIDENTIAL BUILDING

N

ONLINE APPLICATION NO : SWP/BPA/391359/2024

AREA DETAILS:-		IN SQM	IN ACRE
AREA OF SITE AS PER PATTA	=	3239.00 Sqm	0.800 Acre
AREA OF SITE AS PER DOCUMENT	=	3239.00 Sqm	0.800 Acre
SUPER IMPOSED PLOT AREA	=	3198.70 Sqm	

PROPOSED BUILDING AREA DETAILS:- (BLOCK-A)

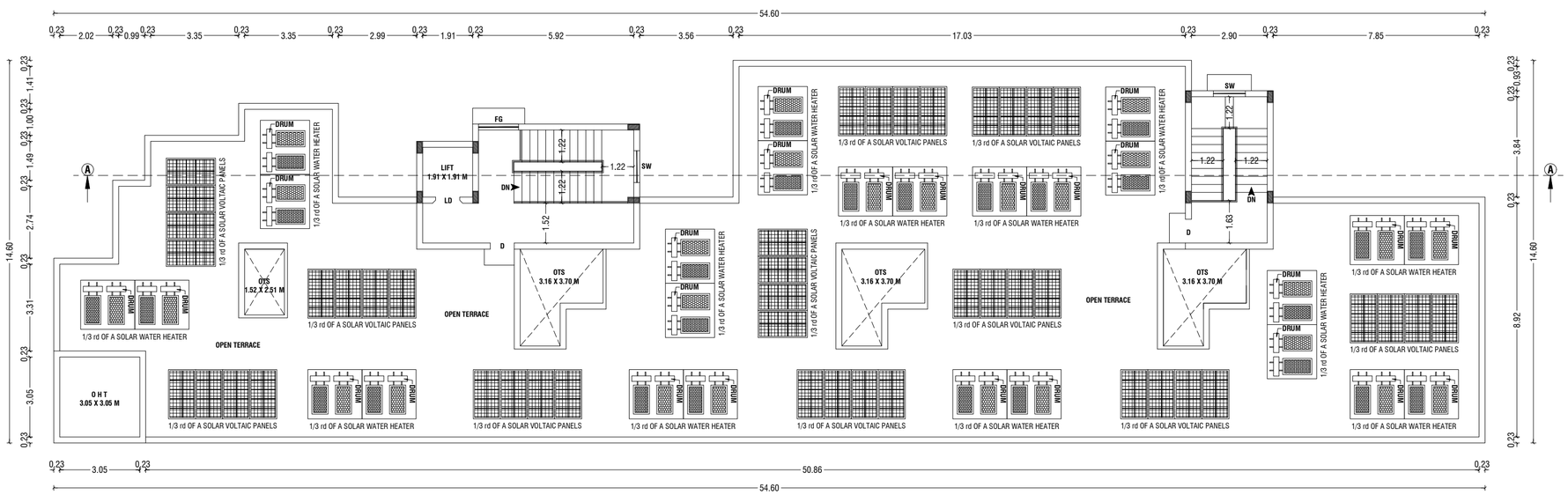
S.No	FLOOR NAME	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	96.60	566.30	662.90
2	FIRST FLOOR	625.00	30.90	655.90
3	SECOND FLOOR	625.00	30.90	655.90
4	THIRD FLOOR	625.00	30.90	655.90
5	FOURTH FLOOR	625.00	30.90	655.90
6	FIFTH FLOOR	625.00	30.90	655.90
7	TERRACE FLOOR	-	71.80	71.80
	TOTAL	3221.60	792.60	4014.20

JOINERY DETAILS:-

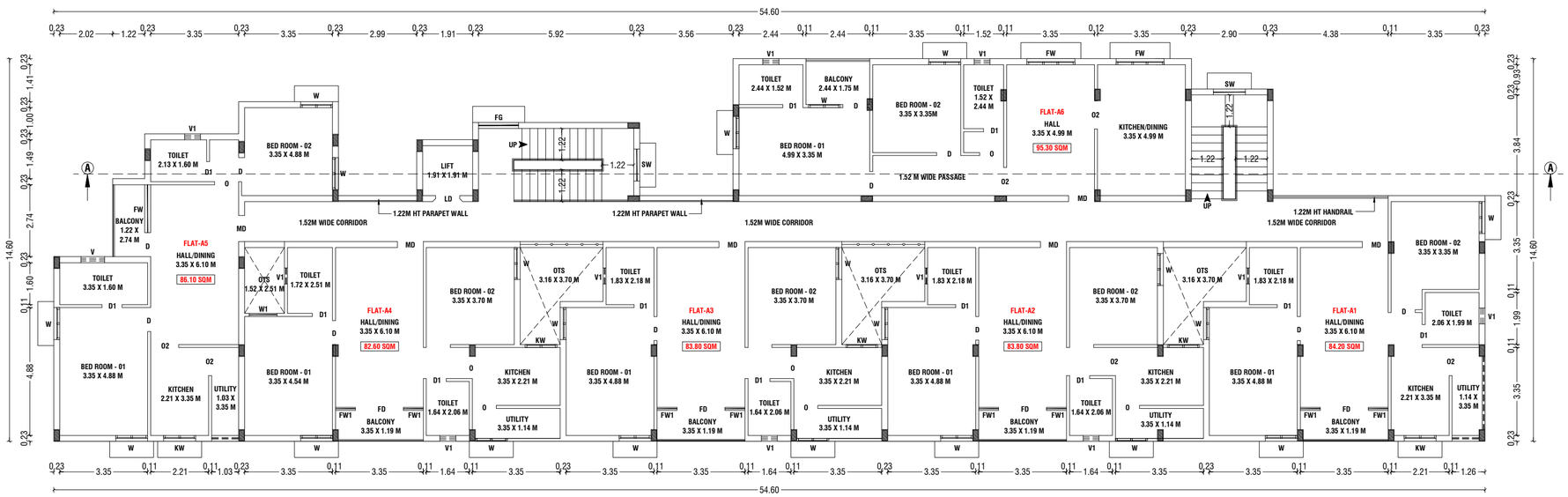
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D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
LD	LIFT DOOR	0.91 X 2.13
FD	FRENCH DOOR	1.83 X 2.13
O	OPEN	0.91 X 2.13
O2	OPEN	1.07 X 2.13
W	WINDOW	1.22 X 1.37
W1	WINDOW	1.07 X 1.37
FW	FRENCH WINDOW	1.83 X 1.83
FW1	FRENCH WINDOW	0.76 X 1.83
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NOTE:-

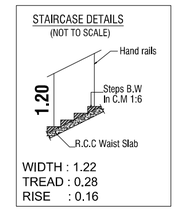
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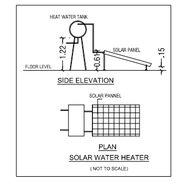


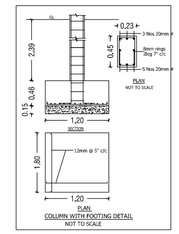
TERRACE FLOOR PLAN



TYPICAL-FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN







D. Arun Kumar
D. ARUN KUMAR.,B.E (CIVIL)
REGISTERED CONSTRUCTION ENGINEER
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REGISTERED ENGINEER / ARCHITECT

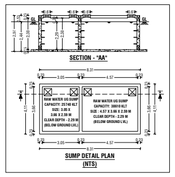
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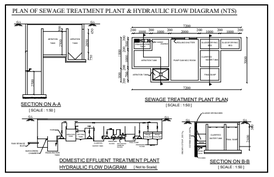
REGISTERED GEOTECH ENGINEER

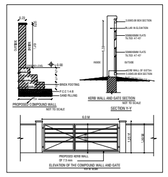
For CINCO REALTORS
Partner

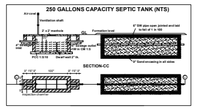
OWNER / APPLICANT

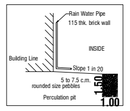
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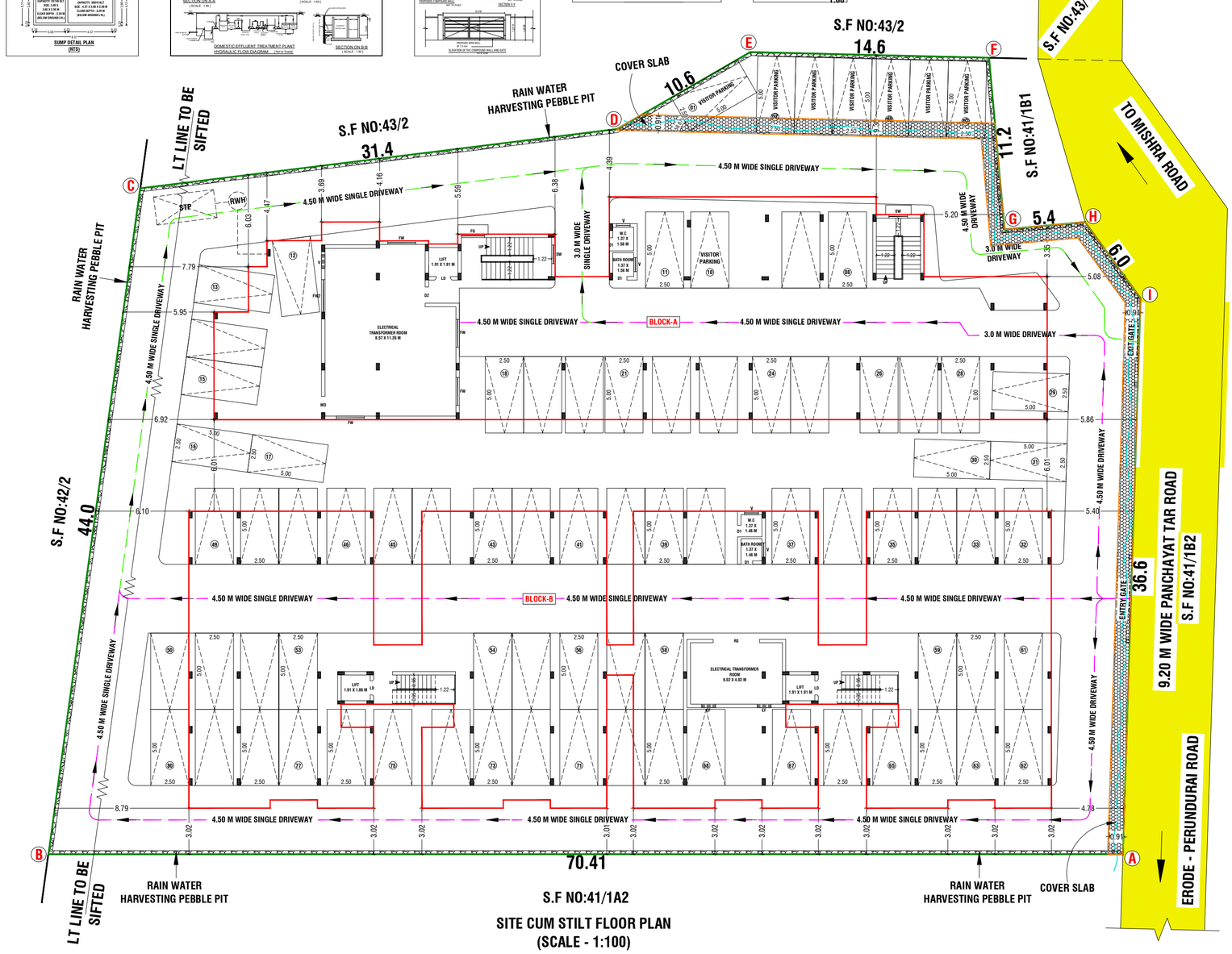












SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 41/1A1 AT PAVALATHAMPALAYAM VILLAGE, KATHIRAMPATTI PANCHAYAT, ERODE TALUK, ERODE DISTRICT.

SCALE :- 1:100
APARTMENT BUILDING

N

ONLINE APPLICATION NO : SWP/BPA/391359/2024

AREA DETAILS:-		IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT	=	3239.00 Sqm	0.800 Acre
AREA OF SITE AS PER DOCUMENT	=	3239.00 Sqm	0.800 Acre
SUPER IMPOSED PLOT AREA	=	3198.70 Sqm	

OSR DETAILS:-

OSR AREA = 3239.00 Sqm X 10% = 323.90 Sqm

★ OSR PAID BY AS PER GUIDELINE VALUE

PROPOSED BUILDING AREA DETAILS:- (BLOCK-A)

S.No	FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	96.60	566.30	662.90
2	FIRST FLOOR	625.00	30.90	655.90
3	SECOND FLOOR	625.00	30.90	655.90
4	THIRD FLOOR	625.00	30.90	655.90
5	FOURTH FLOOR	625.00	30.90	655.90
6	FIFTH FLOOR	625.00	30.90	655.90
7	TERRACE FLOOR	-	71.80	71.80
	TOTAL AREA	3221.60	792.60	4014.20

PROPOSED BUILDING AREA DETAILS:- (BLOCK-B)

1	STILT FLOOR	29.00	923.00	952.00
2	FIRST FLOOR PLAN	946.80	5.20	952.00
3	SECOND FLOOR PLAN	946.80	5.20	952.00
4	THIRD FLOOR PLAN	946.80	5.20	952.00
5	FOURTH FLOOR PLAN	946.80	5.20	952.00
6	FIFTH FLOOR PLAN	946.80	5.20	952.00
7	TERRACE FLOOR PLAN	-	45.80	45.80
	TOTAL AREA	4763.00	994.80	5757.80
	GRAND TOTAL AREA (BLOCK - A & B)	7984.60	1787.40	9772.00

F.S.I CALCULATION AS PER DOCUMENT:-

F.S.I (7984.60 / 3239.00) = 2.465

BUILDING HEIGHT :-

BUILDING HEIGHT = 18.29 Mt

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
RS	ROLLING SHUTTER	3.05 X 2.13
MD	MAIN DOOR	0.99 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
D2	DOOR	1.07 X 2.13
LD	LIFT DOOR	0.91 X 2.13
O	OPEN	0.91 X 2.13
O1	OPEN	1.03 X 2.13
O2	OPEN	1.07 X 2.13
O3	OPEN	1.41 X 2.13
FD	FRENCH DOOR	1.83 X 2.13
SD	SLIDING DOOR	1.22 X 2.13
W	WINDOW	1.22 X 1.37
W1	WINDOW	1.07 X 1.37
FW	FRENCH WINDOW	1.83 X 1.83
FW1	FRENCH WINDOW	0.76 X 1.83
FW2	FRENCH WINDOW	2.13 X 1.83
SW	STAIRCASE WINDOW	1.22 X 1.37
V	VENTILATOR	0.91 X 0.91
V1	VENTILATOR	0.61 X 0.91
EF	EXHAUST FAN	-

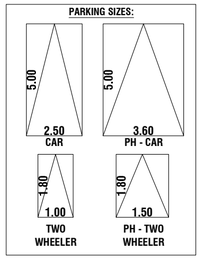
COLOUR INDEX:-

BOUNDARY OF THE SITE :
EXISTING ROADS :
PROPOSED CONSTRUCTION :
PROPOSED DRIVEWAY :

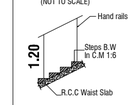
NOTE:-

* ALL DIMENSIONS ARE IN METER
* ALL ROUND COMPOUND WALL PROVIDED.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING CONDUCTOR PROVIDED IN THE ROOF.
* FIRE EXTINGUISHER & EMERGENCY ALARM IS PROVIDED.
* MECHANICAL VENTILATION TO BE PROVIDED WHENEVER NECESSARY

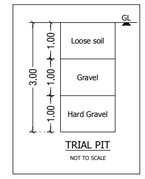
PARKING SIZES:



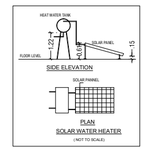
STAIRCASE DETAILS
(NOT TO SCALE)

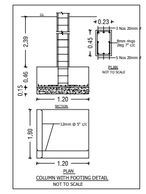


WIDTH : 1.22
TREAD : 0.28/0.30
RISE : 0.13/0.15



TRIAL PIT
NOT TO SCALE





Er.P.MOHANKUMAR,M.E.,(GEOTECH),MIGS
GEOTECHNICAL ENGINEER
CLPA REGN.NO:CLPA/GTE/19/05/004
SRI KRISHNA GEOTECH
44/3, Subramaniya Udaiyar Street
Telugupalayam,Coimbatore - 641 039
+919944370917,e-mail: mohazn.civil@gmail.com

REGISTERED GEOTECH ENGINEER

D. ARUN KUMAR.,B.E (CIVIL)
REGISTERED CONSTRUCTION ENGINEER
Reg No : Coimbatore LPA/CE/23/07028
208, Alagesan Road, Subaca Colony, Coimbatore - 641 011

REGISTERED CONSTRUCTION ENGINEER

Er. S. PRADEEP, B.E., M.E.(ST)
REGISTERED STRUCTURAL ENGINEER Grade - II
DTCP / NAMAKKAL / RSE-II / 001 / 2022
First Floor, No. 02, MIG-2208, Gandhimaa Nagar,
Peelamedu, Coimbatore - 641 004.
Ph: 96550 08064

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Er. S. PRADEEP, B.E., M.E.(ST)
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DTCP / NAMAKKAL / RE-II / 003 / 2022
First Floor, No. 02, MIG-2208, Gandhimaa Nagar,
Peelamedu, Coimbatore - 641 004.
Ph: 96550 08064

REGISTERED ENGINEER / ARCHITECT

For CINCO REALTORS
Partner

OWNER / APPLICANT

SHEET NO: 01/05

SITE CUM STILT FLOOR PLAN
(SCALE - 1:100)

DWELLING AREA & PARKING DESCRIPTION:- (BLOCK-A)

S.NO & FLOOR NAME		01 FIRST FLOOR						02 SECOND FLOOR						03 THIRD FLOOR						04 FOURTH FLOOR						05 FIFTH FLOOR						TOTAL
DWELLING NO'S & AREA (SQM)		A1	A2	A3	A4	A5	A6	A7	A8	A9	A10	A11	A12	A13	A14	A15	A16	A17	A18	A19	A20	A21	A22	A23	A24	A25	A26	A27	A28	A29	A30	30 FLAT
		84.20	83.80	83.80	82.60	86.10	95.30	84.20	83.80	83.80	82.60	86.10	95.30	84.20	83.80	83.80	82.60	86.10	95.30	84.20	83.80	83.80	82.60	86.10	95.30	84.20	83.80	83.80	82.60	86.10	95.30	2579.00
NO'S OF PARKING REQUIRED	CAR	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	33
NO'S OF 10% VISITOR PARKING REQUIRED	CAR	03																														
NO'S OF PARKING PROVIDED	CAR	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	34
NO'S OF 10% VISITOR PARKING PROVIDED	CAR	01																														

DWELLING AREA & PARKING DESCRIPTION:- (BLOCK-B)

S.NO & FLOOR NAME		01 FIRST FLOOR				02 SECOND FLOOR				03 THIRD FLOOR				04 FOURTH FLOOR				05 FIFTH FLOOR				TOTAL
DWELLING NO'S & AREA (SQM)		B1	B2	B3	B4	B9	B10	B11	B12	B17	B18	B19	B20	B25	B26	B27	B28	B33	B34	B35	B36	40 FLAT
		107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	4134.00
		B5	B6	B7	B8	B13	B14	B15	B16	B21	B22	B23	B24	B29	B30	B31	B32	B37	B38	B39	B40	
		99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	
NO'S OF PARKING REQUIRED	CAR	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	44
		01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	
NO'S OF 10% VISITOR PARKING REQUIRED	CAR	04																				
NO'S OF PARKING PROVIDED	CAR	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	46
		01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	
NO'S OF 10% VISITOR PARKING PROVIDED	CAR	06																				

Signature Valid
Signed by Assistant Director
Designation:null
Date:2025.03.21 12:26:58

Signature Valid
Signed by Assistant Director
Designation:Grade 01
Date:2025.04.06 14:11:13

'roceedings of District Town and country Planning Office,

Erode District,

Present :N.R.Thyagarajan B.Tech.,

Deputy Director (i/c),

Online Building Application – Technical Clearance

Online Application Number: SWP/BPA/391359/2024

Subject : Residential Apartment building - Erode District Town and Country Planning Office - Erode District – Erode Taluk – Kathirampatti Village Panchayat – Pavalathampalayam Village – S.F.No: 41/1A1, with site extent of 3239.00 Sq.m - FSI Area 7984.60 sq.m - Technical Concurrence Issued by Director of Town and Country planning Technical clearance issued - forwarded for further action - Reg.

Reference :

1. Technical Clearnce Issued by Director of Town and Country Planning, Chennai vide, Reference No. **SWP/BPA/391359/2024 dt.21.03.2025.**
2. Applicants M/s.CINCO Realtors,Erode Online Application Reference No.SWP/BPA/391359/2024, Received Dated:11.12.2024.
3. Assistant Director / Deputy Director (i/c),Erode District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/391359/2024,Dated:13.12.2024.
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.79, Housing and Urban Development Department, Dated: 04.05.2017.
10. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
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. Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018.
16. G.O.No.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration).
17. G.O. Ms.No.138, Housing and Urban Development Department, dated 04.06.2004
18. G.O. Ms.No.53, Housing and Urban Development Department, dated 16.04.2018
19. JD, Agricultural Dept, Erode District R.C.No.A1/10997/2024, Date.30.11.2024
20. Demand payment Request letter dated. 26.03.2025.
21. Applicants Demand Remittance letter dated. 04.04.2025 and 27.03.2025.

22. G.O.(Ms).69, Housing and Urban Development {UD4(1)} Department, dated 11.03.2024.

Order

With reference to the 2nd Cited letter, the applicant M/s.CINCO Realtors., Erode have requested for the approval of Residential Apartment building at Erode District, Erode Taluk, Kathirampatti Village Panchayat, Pavalathampalayam Village, S.F. 41/1A1 with a site extent of 3239.00 Sq.m and FSI Area of 7984.60 Sq.mt.

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 1st cited above and the boundary of the site has been marked as "A to I" and numbered as **B.P/DTCP/No.144/2024.**

On the receipt of requisite charges vide reference 21st cited above, the site approval is issued and numbered as **SWP/DTCP/ERODE/Building Permission No.26/2025..**

The area statement for the proposed Residential Building is as below:-

Site Extent (As per Document) - 3239.00 sq.m

S. No.	Description	FSI Area (in sq.m)	Non FSI Area (in sq.m)	Total Built up Area (in sq.m)	No. of Dwelling
Block-A					
1	Stilt Floor	96.60	566.30	662.90	-
2	First Floor	625.00	30.90	655.90	06
3	Second Floor	625.00	30.90	655.90	06
4	Third Floor	625.00	30.90	655.90	06
5	Fourth Floor	625.00	30.90	655.90	06
6	Fifth Floor	625.00	30.90	655.90	06
7	Head Room	-	71.80	71.80	-
	Total area	3221.60	792.60	4014.20	30

Block-B					
1	Stilt Floor	29.00	923.00	952.00	-
2	First Floor	946.80	5.20	952.00	08
3	Second Floor	946.80	5.20	952.00	08
4	Third Floor	946.80	5.20	952.00	08
5	Fourth Floor	946.80	5.20	952.00	08
6	Fifth Floor	946.80	5.20	952.00	08
7	Head Room	-	45.80	45.80	-
	Total area	4763.00	994.80	5757.80	40
	Grand Total	**7984.60**	**1787.40**	**9772.00**	**70**

Special Conditions:

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation
2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
3. Building 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.
4. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
5. 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.

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. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
8. Building to be Used Strictly as per mentioned purpose in Approved Building Plan

General Conditions :-

1. The Building permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 47A)
2. if the application applied under 47A or 64 (1) of Tamil Nadu Town and Country Planning Act 1971 is rejected or refused, the Applicant under section 80 of Tamil Nadu Town and county Planning Act 1971 can Appeal within two months from the date of issue of this order to Director of Town and Country
3. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant
4. 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.
5. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
6. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
7. 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.

8. 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.
9. Mosquito netting to be provided at OHT and well.
10. Fire rescue equipment should be provided as per Rules.
11. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
12. Fly Ash bricks and Materials must be used for construction.
13. 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 municipality/BDO/UE engineer details at the place of construction.
14. Parking area to be utilized only for parking purpose mentioned as per approved drawing
15. Government Registered electrical Contractor must be employed for wiring works during construction
16. Seismic Resistance Procedure to be Follow
17. Provide Sufficient Fire Resistance and Fire equipment in proposed Building
18. Approved order and drawing copies to be handover to buyer by the owner by the time of sale
19. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Local body if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes
20. The Applicants/developer and also the architects/RE/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.
21. The installation of closed-circuit television units in Public Buildings shall be in accordance with Annexure XXI of TNCBR -2019 rules.
22. If the Industrial Building 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 7th 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)

23.Fees Paid details

Si.No.	Charges	Amount in Rupees	Amount Paid Date
1.	Scrutiny Fees	24483.00	11.12.2024
2.	OSR Charge	366251.00	04/04/2025
3.	Centage Charge for Land	900.00	27/03/2025
4.	Centage Charge for Building	47500.00	27/03/2025
5.	Infrastructure and Amenities Charges	1522800.00	27/03/2025
6.	CC Charges	106554.00	27/03/2025
7.	Security Deposit Charges	761400.00	27/03/2025
8.	Display Board Charges	1500.00	27/03/2025
9.	Shelter Charges	64516.00	27/03/2025
10.	Development Charges for Building	123750.00	27/03/2025
11.	Development Charges for Land	16500.00	27/03/2025
12.	Premium FSI Charges	868250.00	27/03/2025

Deputy Director (I/C)

District Town and Country Planning office,

Erode District

To

The Special Officer/ The Block Development Officer,

Kathirampatti Village Panchayat,

Erode taluk,

Erode District.

Copy To

1. M/s. CINCO REALTORS,
   RSF No.C23/52 - 2nd Floor,
   VCTV Road,
   Pavalathampalayam,
   Erode – 638003.
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:Erode
Date:2025.04.06 14:07:28

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.