



**PROCEEDINGS OF THE ASSISTANT DIRECTOR
TIRUPPUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE**

PRESENT: THIRU. A. ELUMALAI, M.E., M.A(YOGA),

ASSISTANT DIRECTOR

Online Building Plan Application – Technical Clearance

Application Number: SWP/BPA/706493/2025

Subject — Non-High-Rise Group Development Residential Building – District Town and Country Planning Office – Tiruppur District, Tiruppur North Taluk, Pongupalayam Village, S.F.No's. 177/1, 177/2, 177/3, 177/4, 177/5, 177/6, 177/7, 178/1A1, 178/1A2, 178/1A3, 178/1A4, 178/1A5, 178/1A6, 178/1A7A, 178/1B, 179/3A1, 179/3A2, 185/1A, 185/1B, 185/1C, 185/1D, 185/2A, 185/2B & 185/2C, Site Area: 33848.00 Sq.m (as per patta)– Approval for Non High Rise Group Development Residential Building with FSI Area: 24428.56 Sq.m – Technical Concurrence issued – Forwarded for further action–Reg.

Reference :

1. Application Reference No. SWP/BPA/706493/2025 received from M/s.Casagrand Covaan Private Limited Represented its Authorized Signatory Thiru. S.Velmurugan, Tiruppur on 20.11.2025.
2. Technical Clearance issued by Director of Town and country planning, Chennai vide Reference No. SWP/BPA/706493/2025, dated 14.02.2026.
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. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
10. Director 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. 21075/2009/BA1, Dated: 27.06.2012.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
14. Joint Director, Agriculture department, Tiruppur K.Dis.No.E2/10447/2025, Dated. 12.12.2025.
15. Assistant Director, Geology and Mining department, Tiruppur, NOC – R.O.C.No. 1585/Kanimam/2025, Dated. 09.12.2025
16. District officer, Tiruppur District Fire & Rescue service department PP/Noc/No.6649/Noc/NMSB/2025, Dated: 10.12.2025.
17. Fees paid details received from Applicant on 21.02.2026.
18. OSR Gift deed vide document No.2594/2026, dated.19.02.2026 & Rectification deed vide document No: 2940/2026, dated. 24.02.2026.

Order:

In the reference 1st cited above, applicant M/s.Casagrand Covaan Private Limited Represented its Authorized Signatory Thiru. S.Velmurugan, has requested for approval of Non High Rise Group Development Residential Building of FSI Area of 24428.56 Sqm in the land bearing S.F.No's. 177/1, 177/2, 177/3, 177/4, 177/5, 177/6, 177/7, 178/1A1, 178/1A2, 178/1A3, 178/1A4, 178/1A5, 178/1A6, 178/1A7A, 178/1B, 179/3A1, 179/3A2, 185/1A, 185/1B, 185/1C, 185/1D, 185/2A, 185/2B & 185/2C, site extent of 33848.00 Sq.m (as per patta) in Pongupalayam Village, Tiruppur North Taluk, Tiruppur District. In the reference cited 2nd above the Director of Town and country planning, Chennai issued Technical clearance for the above proposal and numbered as **B.P/DTCP No: 103/2026**.

On the receipt of requisite charges vide reference 17th cited above, the boundary of the site has been marked as "1 to 24" and Technical Clearance for approval of Non High Rise Group Development Residential Building has been issued and numbered as **BP/TCP(TD)No. 33/2026**.

Details

Area of Site – 33848.00Sqm (as per patta)

Proposed Group Development Residential Building Area details

Typical Block Name	Floor Name	FSI Area in Sq m	Non FSI Area in Sq m	Total Built up area Excluding Deductions	Deductions (OTS & Ducts)	Dwelling Units
BLOCK-1	GROUND FLOOR	84.78	–	84.78	–	1
	PARKING AREA	20.03	–	20.03	–	
	FIRST FLOOR	103.68	–	103.68	1.13	
	TERRACE FLOOR	–	13.07	13.07	–	
	Sub Total	208.49	13.07	221.56	1.13	

BLOCK-2	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68		103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-3	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-4	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-5	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-6	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-7	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-8A	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	

BLOCK-9	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-10	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-11	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-12	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-12A	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-14	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-15	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	

BLOCK-16	GROUND FLOOR	78.50	-	78.50	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	97.40	-	97.40	-	
	TERRACE FLOOR	-	10.62	10.62	-	
	Sub Total	194.80	10.62	205.42	-	
BLOCK-17A	GROUND FLOOR	73.02	-	73.02	-	1
	PARKING AREA	18.03	-	18.03	-	
	FIRST FLOOR	91.05	-	91.05	-	
	TERRACE FLOOR	-	10.68	10.68	-	
	Sub Total	182.10	10.68	192.78	-	
BLOCK-18	GROUND FLOOR	84.78	-	84.78	0.00	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-19	GROUND FLOOR	85.91	-	85.91	0.00	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-20	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-21	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-22	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	

BLOCK-23	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-24	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-25	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-26A	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-27	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-28	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-29	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	

BLOCK-30	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-31	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-32	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-33	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-34	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-35A	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-36	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	

BLOCK-37	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-38	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-39	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-40	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-41	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-42	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-43	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	

BLOCK-44A	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-45	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-46	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-47	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-48	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-49	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-50	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	

BLOCK-51	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-52	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-53A	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-54	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-55	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-56	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-57	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	

BLOCK-58	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-59	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-60	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-61	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-62A	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-63	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-64	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	

BLOCK-65	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-66	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-67	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-68	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-69	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-70	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-71A	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	

BLOCK-72	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-73	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-74	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-75	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-76	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-77	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-78	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	

BLOCK-79	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-80A	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-81	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-82	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-83	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-84	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-85	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	

BLOCK-86	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68		103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-87	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68		103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-88	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68		103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-89	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68		103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-90	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68		103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-91	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68		103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-92	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68		103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	

BLOCK-93	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68		103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-94	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68		103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-95	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68		103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-96	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68		103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-97	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68		103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-98A	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68		103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-99	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68		103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	

BLOCK-100	GROUND FLOOR	84.78	-	84.78	-	1
	PARKING AREA	20.03	-	20.03	-	
	FIRST FLOOR	103.68		103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-101	GROUND FLOOR	93.32	-	93.32	-	1
	PARKING AREA	21.25	-	21.25	-	
	FIRST FLOOR	113.44	-	113.44	1.12	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	228.01	13.07	241.08	1.12	
BLOCK-102	GROUND FLOOR	93.32	-	93.32	-	1
	PARKING AREA	21.25	-	21.25	-	
	FIRST FLOOR	113.44	-	113.44	1.12	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	228.01	13.07	241.08	1.12	
BLOCK-103	GROUND FLOOR	93.32	-	93.32	-	1
	PARKING AREA	21.25	-	21.25	-	
	FIRST FLOOR	113.44	-	113.44	1.12	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	228.01	13.07	241.08	1.12	
BLOCK-104	GROUND FLOOR	93.32	-	93.32	-	1
	PARKING AREA	21.25	-	21.25	-	
	FIRST FLOOR	113.44	-	113.44	1.12	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	228.01	13.07	241.08	1.12	
BLOCK-105	GROUND FLOOR	93.32	-	93.32	-	1
	PARKING AREA	21.25	-	21.25	-	
	FIRST FLOOR	113.44	-	113.44	1.12	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	228.01	13.07	241.08	1.12	
BLOCK-106	GROUND FLOOR	93.32	-	93.32	-	1
	PARKING AREA	21.25	-	21.25	-	
	FIRST FLOOR	113.44	-	113.44	1.12	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	228.01	13.07	241.08	1.12	

BLOCK-107A	GROUND FLOOR	93.32	-	93.32	-	1
	PARKING AREA	21.25	-	21.25	-	
	FIRST FLOOR	113.44	-	113.44	1.12	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	228.01	13.07	241.08	1.12	
BLOCK-108	GROUND FLOOR	93.32	-	93.32	-	1
	PARKING AREA	21.25	-	21.25	-	
	FIRST FLOOR	113.44	-	113.44	1.12	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	228.01	13.07	241.08	1.12	
BLOCK-109	GROUND FLOOR	93.32	-	93.32	-	1
	PARKING AREA	21.25	-	21.25	-	
	FIRST FLOOR	113.44	-	113.44	1.12	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	228.01	13.07	241.08	1.12	
BLOCK-110	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-111	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-112	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
BLOCK-113	GROUND FLOOR	85.91	-	85.91	-	1
	PARKING AREA	18.90	-	18.90	-	
	FIRST FLOOR	103.68	-	103.68	1.13	
	TERRACE FLOOR	-	13.07	13.07	-	
	Sub Total	208.49	13.07	221.56	1.13	
	Total	23694.97	1472.07	25167.04	125.34	

BLOCK-114 AMENITY BLOCK	GROUND FLOOR	280.31		280.31	7.41	-
	FIRST FLOOR	287.72		287.72	-	
	TERRACE FLOOR		37.84	37.84		
	Sub Total	568.03	37.84	605.87	7.41	
NET AREA		24263.00	1509.91	25772.91	132.75	
	SECURITY CABIN	-	11.52	11.52	-	-
	OWC	13.5	-	13.50	-	
	STP& WTP PUMP ROOM	152.06	-	152.06	-	
	SERVANT BATH/WC		6.67	6.67	-	
GRAND TOTAL		24428.56	1528.10	25956.66	132.75	113

$$\text{FSI} = 24428.56/33848.00$$

$$= 0.722$$

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

Special Conditions

1. OSR-1 (earmarked as "A to F") area 2144.26 Sq.m and OSR-2 (earmarked as "G to L") area 1243.85Sq.m and Total OSR Area 3388.11 Sq.m. handed over to local body vide gift deed document No. 2594/2026, dated.19.02.2026 & Rectification deed vide document No : 2940/2026, dated. 24.02.2026.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. 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.

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

7. 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.
8. 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.
9. "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.

9. If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs.1000 /- per plot and 3% of guideline value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 8th cited above. The payment of charges shall be made under the following Head of Account.

Head of Account:

0217 Urban Development –

60 other Urban Development Schemes –

800 other Receipts –

AS Receipts under Land Use Conversion Charges–

227 non-Taxation fees –

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

General Conditions

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

The competent authority concern can cancel or revise the planning permission issued.
2. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
5. Rain water harvesting should be provided as per the directions mentioned in G.O.18 and 16, Department of Municipal Administration and Water Supply, Dated. 04.02.2019 and 31.01.2020.
6. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
7. Mosquito netting to be provided at OHT and well.

8. Fire rescue equipment should be provided as per Rules.
9. As per Rules. GO No 341, MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
10. Fly Ash bricks and Materials must be used for construction.
11. As per G.O No18 Department of Municipal Administration and Water supply Dated 04.02.2019 a display board of size 60cmx120 cm to be erected which shows site details, building details and Municipality engineer details at the place of construction.
12. In case the documents submitted for approval is found fake the planning permission issued by this office would be cancelled without intimation to the applicant.
13. If any court case is pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
14. Government Registered Electrical Contractor must be employed for wiring works during construction.

Fees Paid Details:

Sl.No.	Charges		Amount in Rupees	Date
1.	Scrutiny Fees		94,676/-	20.11.2025
2.	Centage	for land	600/-	20.02.2026
	Charges	for Building	16,000/-	
3.	Infrastructure and Amenities charges		69,63,975/-	
4.	Display board charges		1,500/-	
5.	CC Charges		2,79,408/-	
6.	Shelter Charges		70,736/-	
7.	Development Charges for Building		1,29,800/-	
8.	Development Charges for Land		50,820/-	

9.	Security Deposit	34,81,988/- ICICI Bank, Adyar, Chennai Bank Guarantee No. 0350NDDG00004226, Issuance Dated. 18.02.2026 (Claim Expiry Date. 17.02.2034)
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Assistant Director of Town and Country Planning,
District Town and Country Planning Office,
Tiruppur District.

To

The President/Special Officer,
Pongupalayam Village and Panchayat,
Tiruppur District.

Copy To

1. M/S. Casagrand Covaan Private Limited,
Rep by Mr. S.Velmurugan,
Sri Dwarka, Second Floor,
No: 1-A, B.R.Nagar Main Road,
Kothari Layout, Singanallur Post,
Coimbatore – 641 005.
2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai – 600 008.

Signature valid

Signed by: Assistant Director
Location: Tiruppur
Date: 2026.02.25 16:12:42

