

Town and Country Planning Department(Planning Permission)

District Town and Country Planning, Corporation Complex, Dr Nanjappa Road, IInd Floor, Coimbatore .Pin

ROC No. CBEREGN/ FBPOSBV0/2022 / 2022 / TCP

Date 30/08/2022

From

Joint Director / Deputy Director / Assistant Director

District Town and Country Planning, Corporation Complex, Dr Nanjappa Road, IInd Floor,

To :

R Ranjithkumar and Shanthi,
S/o.Rajan, D.No:9,
R.S.Puram,

Sir/ Madam,

Sub : Residential Layout - Office of the Director of town and country planning - Coimbatore district – Pollachi Taluk - Gomangalampudur Village and Panchayat- S.F.No.379/1, 379/2B – Extent of 4.39 Acres or 17765.55 sqm - Technical clearance issued - Planning Permission Issued -

Ref : 1.Applicants R Ranjithkumar and Shanthi online application No FBPOSBV0, Dated: 11.07.2022
2.District Town and country planning Office, Coimbatore District Letter No. CBEREGN/ FBPOSBV0/2022 (Road pattern issued on dated: 20.07.2022).
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4.Applicants R Ranjithkumar and Shanthi Gift deed document no. 3416/2022, dated: 25.07.2022 and 2208/2022 dated 18.082022).
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
9.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
10.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
12.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
13.Demand payment Request Letter, Dated: 01.08.2022 (requiring payment of Centage Fee, OSR Guideline Value Fee and Flag Day Fund).

14.Applicants R Ranjithkumar and Shanthi (Payment of Centage Fee, Dated: 03.08.2022.).

15.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

16.As per TNCDBR-2019 the following fee and charges are collected as follows:

Centage Fee : 23700.00

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in

Coimbatore, Coimbatore

district – Pollachi Taluk - Gomangalampudur Village and Panchayat- S.F.No.379/1, 379/2B – Extent of 4.39

Acres or 17765.55 sqm

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued

by the Joint Director

on 20.07.2022. Further the applicant R Ranjithkumar and Shanthi have executed a gift deed and the road

(including splay) and

Public purpose has been handed over to the local body on 18.08.2022. Hence, this residential layout has

been approved with

below conditions.

1. As per the condition, the layout has been approved and approved number issued as and enclosed with 2

set of original

maps and gift deeded documents has been forwarded with it for further action

from the applicants After collecting the necessary fees the final layout sketch, permit of planning authority along with approval of

Local Body shall be issued to the applicant(s) directly.

b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body

2. With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas S.F.No sub- division in favour concern local body.

3. 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 advertise, Market, book sell or offer for sale or invite persons to purchase in 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 Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA

4. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval

ownership of the property to the

applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court.

The Directorate of Town and Country Planning Department is not the right organization to decide this.

6. As per TNCDBR-2019 the following fee and charges are collected as follows:

Centage Fee : 23700.00



S.No	Description of charges	Amount	Receipt no and date
1	Scrutiny fee	26700	11/01/0017
2	OSR Fee		
3	Centage Charges	23700.00	03/08/2022
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



Joint Director/Deputy Director(i/c)

Enclosure

1. Layout original map and Condition – 2

Coimbatore District.