

Town and Country Planning Department(Planning Permission)

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

ROC No. CBEREGN/ X3APB50M /2022 / 2022 / TCP

Date 25/08/2022

From

Joint Director / Deputy Director / Assistant Director
District Town and Country Planning, Corporation Complex, Dr Nanjappa Road, IInd Floor,

To :

Mr.Viswanathan,
25, meenachi nagar,
Telungupalayam,

Sir/ Madam,

Sub : Residential Layout - Office of the Director of town and country planning - Coimbatore district
–Kinathukadavu Taluk - Kodagipalayam Village and Panchayat, S.F.No. 35/2B - extent of 2.14 acres or
8660.27 Sq.m - Technical clearance issued - Planning Permission Issued - forwarded

Ref : 1.Applicants Mr.Viswanathan online application No X3APB50M, Dated: 12.07.2022
2.District Town and country planning Office, Coimbatore District Letter No. CBEREGN/ X3APB50M /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 Mr.Viswanathan Gift deed document No. 7).
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 Mr.Viswanathan (Payment of Centage Fee, Dated: 10.08.2022. OSR Guideline

Value Fee :30.07.2022).

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 : 13500.00

OSR : 153891.25

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

Coimbatore, Coimbatore

district – Kinathukadavu Taluk - Kodagipalayam Village and Panchayat, S.F.No. 35/2B - extent of 2.14

acres or 8660.27 Sq.m

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 Mr.Viswanathan have executed a gift deed and the road (including

splay) and Public purpose

has been handed over to the local body on 22.07.2022. 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

roads, storm water drains and street lights

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

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion

Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

5. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning

Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the

applicant's entitlement to development is verified in the documents submitted with the

applicant's application (lease deed, sale

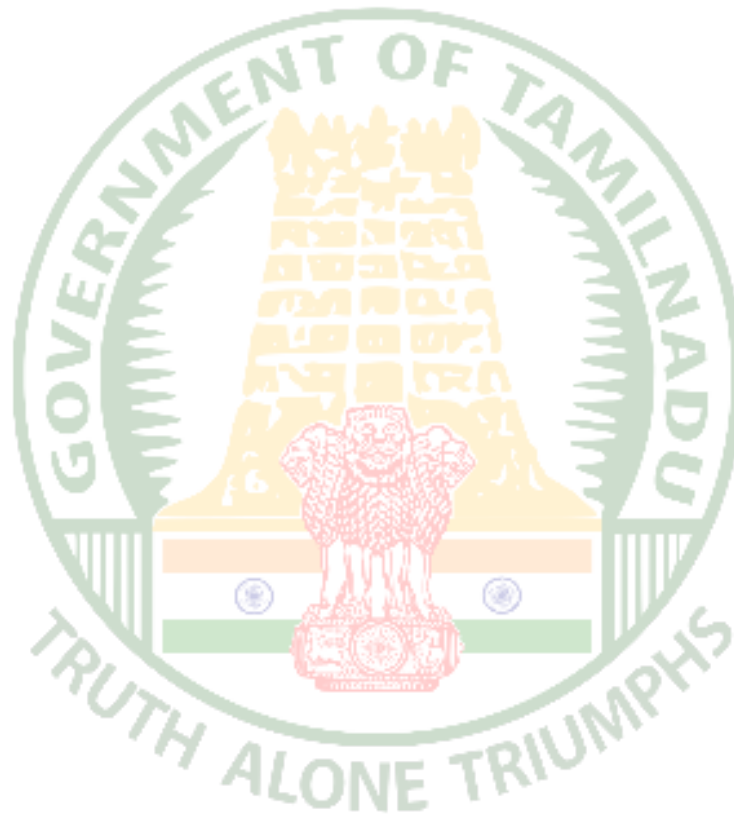
deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to the

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 : 13500.00



S.No	Description of charges	Amount	Receipt no and date
1	Scrutiny fee	12990	12/01/0018
2	OSR Fee	153891	12/01/0036
3	Centage Charges	13500.00	10/08/2022
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.