

Town and Country Planning Department(Planning Permission)

District Town and Country Planning, Corporation Complex, Dr Nanjappa Road, IInd Floor, Coimbatore .Pin 641 018

ROC No. HOLEWLYY

/ 2022 / TCP

Date : 01/02/2023

From:

Joint Director / Deputy Director / Assistant Director

District Town and Country Planning, Corporation Complex, Dr Nanjappa Road, IInd Floor, Coimbatore .Pin 641 018

To :

SENTHILKUMAR S K PONNUSAMY A,2/290 SELLAPPAMPALAYAM KANIYUR VILLAGE,SULUR TALUK,COIMBATORE

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning Office -Coimbatore district - Coimbatore LPA – Suler Taluk – Kadampadi Panchayat & Village, S.F.No. 328/4A, 328/5 - Extent of 1.15 acres or 4653.80 Sq.m - Planning Permission Issued - forwarded for further action - Reg.

Ref : 1.Applicants. Mr.S.K.Senthilkumar & A.Ponnusamy , Letter, Dated: 09.12.2022
2.District Town and country planning Office, Coimbatore District Letter No. CBELPA/HOLEWLYY/2022 (Road pattern issued on dated: 07.01.2023).
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4.Applicants Mr. S.K.Senthilkumar & A.Ponnusamy , Gift deed document no. 775/2023 & 774/2023 dated: 20.01.2023.
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: 07.01.2023 & 27.01.2023 (requiring payment of Centage Fee, Development Fee , OSR Payment Fee.).
14.Applicants Mr.S.K.Senthilkumar & A.Ponnusamy , (Payment of Centage Fee, Development Fee, Dated: 27.01.2023, OSR Development fee : 24.01.2023)
15.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in – Suler Taluk – Kadambadi Panchayat & Village, S.F.No. 328/4A, 328/5 - Extent 1.15 acres or 4653.80 Sq.m

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Joint Director / Member

Secretary on 01.07.2023. Further the applicant Mr.S.K.Senthilkumar & A.Ponnusamy has gift deed the road, road splay and Public purpose

has been handed over to the local body on 20.01.2023. 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 L.P/CLPA NO- 43/2023 And Planning Permission No-

45/2023 and digitally signed layout drawings and gift deed documents is been forwarded with it for further action

2.Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per

Condition no.9 (b).

3.After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action
4.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders
5.As per circular cited in 12th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website.

6. As per G.O cited in 8th The Government have examined the hardships faced by the owners/ developers and after detailed deliberations have decided to issue revised orders for carrying out infrastructure development works by the owners/ developers as follows:- The owners/ developers shall be allowed either to carry out infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the infrastructure developed by the owners/ developers, the local bodies shall ensure the quality of the works done by the owners/ developers. Reasonable period to the prescribed for up keep/ maintenance of the roads and drains by the owners/ developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later.

SPECIAL CONDITIONS

1.a) With reference to the 7th cited and 9th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for providing amenities like 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 10th cited and 11th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas public purpose reservations 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 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 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 : Rs.7500.00
Development fee : Rs. 5584.80
Guideline value : Rs.87733.00



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	6984	09/12/2022
2	OSR Fee	87733	24/01/2023
3	Centage Charges	7500.00	27/01/2023
4	Development Charges	5584.80	27/01/2023
5	Display Board Charges		
6	Satellite town charge		



Enclosure

1.Layout original map and Condition – 2 set

Joint Director/Deputy Director/Assistant
Director(i/c)
District Town and Country Planning,

Coimbatore District.