Layout Application - Final Approval Letter

Roc No: 06/2025-2026

Date: 11/29/25 3:31 PM

From:

Village Panchayat

KONDAIYAMPALAYAM

To :

Mr. M S ROYAL ELITE CITY
M RAMAKRISHNAN
D.NO:5/265/A,
Salem Main Road,
Nathakkarai,
Salem,636112

Online Application Number: ODQZMGI1

Sir/ Madam,

Sub :

Residential Layout - Office of the Director of town and Country planning - DTCP - Coimbatore District - Annur Taluk – Sarkarsamakulan Panchayat Union- Kondayampalayam Panchayat /Village - S.F No's116/1,116/2A,116/4A,116/5 –- Extent of 3.57 Acre or 14447.28 sqm - Technical clearance issued - Application received for residential layout approval- Planning Permission Issued - Forwarded for further action - Reg.

Ref :

1. Applicant M /S. ROYAL ELITE CITY , Coimbatore. Online application No: CBELPA/ODQZMGI1 /2025, Dated: 19.07.2025.
2. District Town and country planning Office, Coimbatore District Letter No. CBELPA/ODQZMGI1 /2025, (Road pattern issued on dated: 12.08.2025).
3. Circular from the Director of Town and Country Planning, Roc. No 19799/2020, Dated: 24.12.2020.
4. Applicant M /S. ROYAL ELITE CITY, Coimbatore, Gift deed Document No:15644/2025 Dated: 14.08.2025.
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. G.O.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.141, Housing and Urban Development Department, Dated: 16.07.2022.
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. Payment of Centage Fee, Development Fee and Subdivision Fee Request Letter, Dated: 20.08.2025
14. Applicant M /S. ROYAL ELITE CITY, Coimbatore, Payment of Centage Fee, Development Fee and Subdivision Fee Dated:
21.08.2025
15. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.08.2021.

Ref :
With reference to the 1st cited letter, Applicant has requested for the approval of Residential layout in - Coimbatore District -
Annur
Taluk – Sarkarsamakulan Panchayat Union- Kondayampalayam Panchayat /Village –

S.F No's116/1,116/2A,116/4A,116/5 –-
Extent of 3.57
Acre or 14447.28 sqm
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Joint

Director
// Member Secretary (i/c) on 12.08.2025. Further the Applicant M /S. ROYAL ELITE CITY,Coimbatore, has gifted
Roads, Park, Public
purposes and TANGEDCO to the local body vide Gift deed Document No:15644/2025 Dated: 14.08.2025. Hence, this residential layout has been approved with below conditions.
1. As per the condition, the Residential layout has been approved and numbered as L.P/CLPA No - 444/2025 and Residential
Planning Permission No - 531/2025 with the digitally signed layout drawings. The approved Layout plan is enclosed herewith for
taking
further action in this regard. The applicant should submit the original Gift deed 4th cited above to this concerned local body.
2. Further, when the final approval is given by the local body, 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
Tamil Nilam website.
6. The Local Body may issue the final order, only after conferring that the applicant applied for Bulk sub-division.
7. Amalgamation shall be permissible in those cases of Economically Weaker Section plots in areas other than Corporations and
Municipalities after a period of three years. In such cases of amalgamation, the planning
Special Conditions
1.a) With reference to the 6th, 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. 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.

5. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee : Rs.21,707.00 Dated :19.07.2025
Centage Fee : Rs.26,400.00 Dated: 21.08.2025 (Challan Number. 20250821006557)
Development Fee : Rs. 17,365.20 Dated: 21.08.2025
Subdivision charge : Rs. 35,200.00 Dated: 21.08.2025

Body:

LAYOUT CONDITIONS
1. Alteration of plot sizes, road pattern, sizes, dimensions of public reservations and further subdivision of the plot contrary to the
Layout Plan approved by the Town and Country Planning department shall not be done without the prior approval of the District
Town
and Country Planning department.
2. The corners of the plots located at the junction of two roads should be laid with the splay as shown on the approved Layout
Plan.
3. No plot shall be sold, leased or transferred in any other means or to build to build any construction on any plot before conforms
to
the above two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots
selected for public purposes. Also, only in those places where the change is plot land use is requested those developments

mentioned
in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior concurrence of
the
town and country department.
5. If a low tension / high tension power line / telegraph line is present through the plots, the line should be shifted to the edge of
the
road or as shown on the approved Layout Plan.
6. The low laying part of the layout area should be raised to street level.
7. On all streets exceeding 7.2 meters in width, shading type trees shall be planted in symmetrical type within 1.00 meters from
boundary and not more than 9.00 meters in length, of the road.
8. The applicant must obtain final approval regarding the plots/ Layout from the concerned Local Body. Also, before constructing
any
buildings in the plots, the applicant should be obtained necessary permission from the Town and Country Planning department or
the
Local Body Office concerned.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office.
Ifany problem arises regarding the ownership of land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Body, a copy of the approval should be sent to this office, along with a copy of
certificate / Acknowledgement (gift deed document) of handover of the public open spaces to the local body concerned.
10. Once the applicant receives the approval of the layout plan from the district Town and country planning office, the approved
layout plan shall be permanently displayed at the entrance of the layout without any change / and compete details for public view
through a 60cm x 120cm permanent display board along with the details of resolution number and date of the layout.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also
submitted
that no right can be asserted on the ground that layout has been approved where there is no actual title to the land.
12. If the Documents provided for the land ownership and others documents submitted for consideration are found to be incorrect
or
if there is a situation where the Planning Permission / Concurrence approval for the plot might be affected, the planning
permission/
concurrence granted to the layout will be cancelled by the District Town and Country Planning department without any prior
notice.
13. A copy of the plan approved by the District Town and Country Planning Department along with a copy of this order shall be
compulsorily provided to the purchasers while the plots are sold.

ALLOTMENT DETAILS OF APPROVED RESIDENTIAL LAYOUT PLAN
Site Extent: 3.57 Acre or 14447.28 Sq.mt
No. of Plots: 73 (include EWS plots)
EWS Plots Area :1039.86 (10.12%)
(EWS Plot Nos: 59-73 = 15 Nos)
Gifted over to Local Body
Park Area : 1033.04 Sq.mt (10.06%)
Layout Road : 4201.87 Sq.mt
Public Purpose : 53.90 Sq.mt (0.52%)
TANGEDCO Purpose : 56.81Sq.mt (0.55 %)

Copy to:
1. Mr. M S ROYAL ELITE CITY
M RAMAKRISHNAN
D.NO:5/265/A,
Salem Main Road,

Nathakkarai,
Salem,636112
2. The Chair Person,
Tamilnadu Real Estate Regulatory Authority,
CMDA Tower - II, 1st Floor, No.1A,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2025.11.29 15:31:28