Town and Country Planning Department(Planning Permission)

District Town and Country Planning, Door No: 50, FCI Road, Gandhima Nagar, Ganapathy, Coimbatore .Pin 641 004

ROC No. CBEREG/ 6GDSK489 /2024/2024/TCP Date : 04/09/2024

From:

Joint Director / Deputy Director / Assistant Director

District Town and Country Planning, Door No: 50, FCI Road, Gandhima Nagar, Ganapathy, Coimbatore .Pin 641 004

To :

The Commissioner
Karamadai Municipality / village,
Mettupalayam Taluk.
Coimbatore district

Sir/ Madam,

Sub : Residential Layout - Office of the Distirict town and country planning-Coimbatore district–Comprised in S.No202/1A1, 202/1B2, 203/1A, 207/1A2, 208/1B2B and 209/3B of Karamadai Village / Municipality, Mettupalayam Taluk – Coimbatore District - Site Extent – 4.84 Acres — Plot Pattern Technical Concurrence Issued By Directorate of Town and Country Planning Department–Technical clearance Issued - forwarded for further action - Reg.

Ref : 1. . Directorate of Town and country planning Office, Chennai Letter No. 6GDSK489 /2024/TCP3 (TECHNICAL CONCORRENCE ISSUED) DATE
-29.08.2024
2. The Layout Proposal received through online vide reference 6GDSK489 /2024 dated:- 09.04.2024
3.The Assistant Director / member secretory / Joint Director (i/c), Coimbatore District Town and Country Planning office Inspection Report of Online
Application No. 6GDSK489 / 2024 / TCP3, Dated: 24.06.2024
4.Directorate of Town and country planning Office, Coimbatore, Chennai Letter No-
Online Application No 6GDSK489 / 2024 / TCP3, dated: 01.08.2024 (Road pattern issued)
5. Applicant Ms. Ecolife Properties, Gift Deed No. 10135/2024 & 10137/2024, Dated: 08.08.2024.
6 G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
8.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
9.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.
10.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
11.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
12.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13.Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022
14.Demand payment Request Letter, Dated:03.09.2024.
15.Applicant's Payment of Centage Fee, Dated: 04.09.2024
16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019
17. Joint Director Agricultural Department letter No E1/282/2024 Dated :12.03.2024
18.As per TNCDBR-2019 the following fee and charges are collected as follows:
Centage Fee : Rs. 30600.00/-
Development Charges: Rs. 78480.00
Subdivision Charges: Rs. 51000.00

The online application received for the issuance of concurrence for the residential layout vide under reference 2nd cited above. The Assistant Director of
Coimbatore District Town and Country Planning office has recommended the proposal with a site inspection

remarks. Based on the Assistant Director of
Coimbatore District Town and Country Planning office remarks, the application was processed and letter issued directing applicant to handover the land
earmarked for road, park local body and TANGEDCO to the appropriate authority vide reference 3rd cited above. On receiving the gift deed soft copy
from the applicant through online, the following order of concurrence for the proposed layout is issued..

Concurrence is issued along as per the layout conditions mentioned below. The concurrence number assigned to the layout is LP / DTCP No. 61/2024 by
the Directorate Town and Country Planning Department Chennai. Vide 1st cited letter The approved Layout plan is enclosed herewith for taking further
action in this regard. The applicant should submit the original Gift deed of the 4th cited above to the concerned local body.

1. . With reference to the 14 cited, a Demand was issued to the applicant on 03.09.2024. The applicant remitted the required fees and submitted a
remittance letter in this office on 03.09.2024 through online.

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 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website

Special Conditions
1. a) With reference to the 8th cited 9th and 10th 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. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged, but in rural areas ,if the EWS plots are not sold
after more than 3 years ,after the plot approval,as per G.O.16,Municipal Administration and Water Supply Department dated:31.01.2020,Should be
applied in appropriate permission for amalgamation of EWS plots.
3. With reference to the 12th cited and 13th 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.
4. 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
EstateAuthority. The applicant has requested to follow the protocols as perinstruction given by TNRERA
5. 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)
6. 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.
7. As per TNCDBR-2019 the following fees and charges are collected as follows:
Centage Fee :Rs. 30600.00/-
Development Charges: Rs. 78480.00
SubDivision Charges: Rs. 51000.00

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 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 the 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 dept 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. If any 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 60 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 witha copy of this order shall be compulsorily provided to
the purchasers while the plots are sold.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent :4.84 Acre (or)19614.00 Sqm
No. of Plots: 92(Include EWS Plots)
EWS Plots : 5-9, 70-78 and 84-91
EWS plot Area : 1457.02 Sq.m (10.17%)
Gifted over to Local Body :
Layout Road :5291.17 sq.m
Park – 1459.52sqm (10.19%)
Public Purpose :72.00 sqm(0.50%)
TNGEDCO Purpose :72.00 sq.m (0.50%)

Copy to
1 Ms Ecolife properties
door no 29A/1 poombukar nagar ,saravanampatti ,coimbatore,Coimbatore,Coimbatore,Coimbatore,641035
Mobile Number: 9751027770
Email Id: rsritharraj@gmail.com

2. TamilNadu Real Estate Regulatory Authority,
No.1A, Ist Floor,
Gandhi Irwin Bridge Road, Egmore, Chennai – 600 008.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	29440	15/04/2024
2	OSR Fee		
3	Centage Charges	30600.00	04/09/2024
4	Development Charges	78480.00	04/09/2024
5	Display Board Charges		
6	Satellite town charge		

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

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Joint Director
Location:Coimbatore
Date:2024.09.04 15:14:14