

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. CBELPA/ YKWX56JQ /2022/2023/TCP

Date : 08/08/2023

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 :

K.P. Maruthachalam
#6, Ramalinganagar, 1st Cross,
K.K.pudur,
Coimbatore-641038

Sir/ Madam,

Sub : Layout – District Town and Country Planning Office - Coimbatore district - Coimbatore LPA – North Taluk - Ganapathy Village, Old S.F.No- 507/1 Part- Ward No- V(22) – Block No-12- T.S.No. 161/7 - Extent of 0.905 acres (or) 3662.50 Sq.m - Planning Permission Issued - forwarded for further action - Reg.

Ref : 1.Applicants. Mr. K.P. Maruthachalam Coimbatore, Letter, Dated: 02.08.2022
2.District Town and country planning Office, Coimbatore District Letter No. CBELPA/ YKWX56JQ /2022 (Road pattern issued on dated: 13.10.2022).
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4.Applicants Mr. K.P. Maruthachalam, Letter Gift deed document no. 701/2023, dated: 27.01.2023,
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6.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.
7.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
8.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
9.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
11.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
12.Demand payment Request Letter, Dated: 28.07.2023 and 13.10.2022 (requiring payment of Centage Fee, Development Fee and OSR Fees).
13.Applicants Mr. K.P. Maruthachalam (Payment of Centage Fee, Development Fee, Dated: 07.08.2023, OSR fee dated : 24.07.2023)
14.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

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 22.10.2022. Further the applicant K.P. Maruthachalam has gift deed the road, road splay , Park, TANGEDCO and Public purpose has been handed over to the local body on 27.01.2023. 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- 409/2023 And Planning Permission No-

470/2023 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. The local body may issue the final order, only after confirming that the applicant applied for Bulk Sub division 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.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:

Centage Fee : Rs. 3,600.00

Development fee : Rs. 14,652.0

OSR Fee : Rs. 21,46,657

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 confirms 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 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 complete 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 with a copy of this order shall be compulsorily provided to the purchasers while the plots are sold.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 0.90 ½ Acres (or) 3662.50 sq.m
No. of Plots : 12 Nos
Gifted over to Local Body :
Layout Road : 686.73 sq.m
Public Purpose - 1 : 16.74 sqm (0.56%)
TANGEDCO Purpose : 16.74 sq.m (0.56%)

To:
The Commissioner,
Coimbatore corporation,
Coimbatore

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	5493	02/08/2022
2	OSR Fee	2146657	24/07/2023
3	Centage Charges	3600.00	07/08/2023
4	Development Charges	14652.00	07/08/2023
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.

Document certified by Rajaguru R

Signed by: Joint Director
Location: Coimbatore
Date: 2023.08.08 20:06:05





இவை இயக்குநர் /உறுப்பினர் செயலர்
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
கோயம்புத்தூர் மாவட்டம் - 18.

1. அரபாணை எண்.18 ல்.அ.உ. (ம) லீ.அ. (ம) கு.வ.து நான்.04.02.2019 (ம) அரபாணை 16 ந.தி(ம) கு.வ.து நான்.31.01.2020 சாலைகள் (ம) பொது ஒளக்கீடு - I ஒளக்கீட்டினை உள்வாங்கிக்கும், பொது ஒளக்கீடு - II TANGEDCO - க்கும் தாமதப்பெற நடவடிக்கை மேற்கொள்ளப்பட வேண்டும்.
2. இம்மவையறிவுற்று உள்வாங்கி இறுதி ஒப்புநல் அளிக்கும்படி இ.தந்தினை எந்தநேரமையும்க் நில் ஆர்ஜித நடவடிக்கை மேற்கொள்ளப்படவில்லை என்றும், எந்த நேரம்க்கையும்க் நில் ஆர்ஜிதமாய்.புடல் மாவட்ட.அருளமர் ஆலையருக்கு அனுப்பப்பட. வில்லை என்றும், மாதாபா.ரி ஆலையமார் அறுதி செய்து கொள்ள வேண்டும்.
3. நில் உமம்க் குறித்து அனுப்பப்பட்ட சான்றுகள் மற்றும் மரிசீலனைக்கு சமர்ப்பிக்கப்பட்ட ஆலையங்கள் சரியானவையல்ல என்றும் அனுப்பப்பட்டபோ அல்லது மவையமரிசீலக்கு நோடித்து.பு ஒப்புநல் அனுப்பியதால் மாரிபு ஏற்றப்படக்கூடிய குறுதினை ஏற்றம்க் மவையமரிசீலக்கு அனுப்பப்பட்ட நோடித்து.பு ஒப்புநல் என்அறி குள்ளுதிசீலிக்கும் இறுதி நல் அலரமமபு ஆலையம், சேர்வனை அள்களால் ர்த்து செய்யப்படும்.
4. அனுமவள்க்குட்படன மவள்கனை அனுமவள செய்ம்க் பொது இன்வளையம்க் நகபொரு நல் அலரமமபுத்துவறும்க் ஒப்புநல் அளிக்கும்பட்ட. வரையு. நல் மவள வளம்குமபுக்குக்கு கட்டமம் அனுப்பப்பட வேண்டும்.
5. ஒப்புநல் அளிக்கும்பட்ட. மவளமரிசீல வரையு.தனை எந்த அறி மார்தும் அிருதசீலித்து மவளமரிசீல துறையுமளிக்கல் 120 cm x 60 cm அளவிலான நிற்றத் நகவல்பகை கும்க் பொதும்க்கல் மார்துவைக்கு நிற்றதமக மிகுமிக்கும்பட்ட. வேண்டும்
6. அரபாணை எண்.181 ல்.அ.உ. (ம) ந.ப.து நான்.09.12.2020 - ன் யடி உத்தேச மவளமரிசீலக் தார் சாலை (ம) கழிவுநீர் அடிம்கல் அசதி (ம) குடிநீர் அசதிம்கல் கூடிய மேய்தினை தீர்த்தகை நோட்டி (ம) மிக் கம்பம்கல் ஆகியவனை உள்வாங்கிசீல தகுதிக்கு ஏற்ற அமைக்கும்பட்ட. மிக்ம்க் மாதாபா.ரிம்கல் இறுதி ஒப்புநல் அனுப்பப்பட வேண்டும்.
7. அரபாணை எண்.141 லீ.அ. (ம) நகர்ப்புற வளர்ச்சித்துறை நான்.16.07.2022 - ன் யடி நடவடிக்கை மேற்கொள்ளப்பட வேண்டும்.

தீர்ப்பு அமர்வு எண்: 470/2023 (இரண்டாம் வகுப்பு)