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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/9PIODD6F/2024/2024/TCP

Date : 15/03/2024

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 Executive Officer,
Thaliyur Town Panchayat,
Perur Taluk ,
Coimbatore.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning Office, Coimbatore -Coimbatore LPA –Coimbatore District– Perur Taluk – Thaliyur Town Panchayat - Kalikanaickenpalayam Village - S.F.No. 347/2A, 347/2B for an extent of 1.05 Acre (or) 4250.00Sq.m- Application received for residential layout approval- Planning Permission Issued - Forwarded for further action - Reg

Ref : 1.Applicants. Mr. Karunanidhi and Mr.Selvaraj Coimbatore online application no: CBE LPA/ 9PIODD6F /2024, Dated: 10.01.2024

2.District Town and country planning Office, Coimbatore District Letter No. CBELPA/ 9PIODD6F /2024(Road pattern issued on dated: 29.02.2024).

3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020

4. Applicants. Mr. Karunanidhi and Mr.Selvaraj CoimbatoreLetter, Gift deed Documentno: 1866/2024 Dated: 02.03.2024

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

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.Demand payment Request Letter, Dated: 29.02.2024 and 12.03.2024 (requiring OSR and paymentofCentage Fee&Development Fee).

14.Applicants Mr. Karunanidhi and Mr.Selvaraj Coimbatore(Payment of CentageFee and Development Fee,Dated:13.03.2024 , OSR Payment dated : 07.03.2024)

15.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.08.2021

With reference to the 1st cited letter, applicant has requested for the approval of residential layout in Coimbatore District , Perur Taluk , Thaliyur Town Panchayat - Kalikanaickenpalayam Village, S.F.No. 347/2A, 347/2B for an extent of 1.05 Acre (or) 4250.00Sq.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(i.c) on 29.02.2024 . Further the Applicants. Mr. Karunanidhi and Mr.Selvaraj Coimbatorehas gift deed, road splay,and Public purposes has been handed over to the local body vide Gift deed Document no: 1866/2024 Dated: 02.03.2024

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-143/2024 and Planning Permission No – 165/2024 and digitally signed layout drawings.The approved Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original Gift deed of 4th cited above to the concerned local body.

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 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 bygranting 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. The Local Body may issue the final order, only after conferring that the applicant applied for Bulk sub-division
6.As per TNCDBR-2019 the following fee and charges are collected as follows:
Centage Fee : Rs. 8400.00 dated: 13.03.2024
Development Fee : Rs. 8500.00 dated: 13.03.2024
OSR Fees : Rs.122296.00 dated : 07.03.2024

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. 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 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 LAYOUT PLAN
site Extent: 1.05 Acres(or) 4250.00Sq.m.
No. of Plots : 20
Gifted over to Local Body :
Layout Road : 935.63 sq.m
Public Purpose - 1 : 18.48 sq.m (0.56 %)
TANGEDCO Purpose : 20.11 sqm (0.61%)

Copy to:
1. Mr.Karunanidhi and Mr.Selvaraj ,
No.64, VOC Street,
Thondamuthur,
Perur,
Coimbatore
Ph – 9843009974.
Mail : mario@nmsgv.com

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

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	6375	10/01/2024
2	OSR Fee	122296	07/03/2024
3	Centage Charges	8400.00	13/03/2024
4	Development Charges	7215.60	13/03/2024
5	Display Board Charges		
6	Satellite town charge		

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

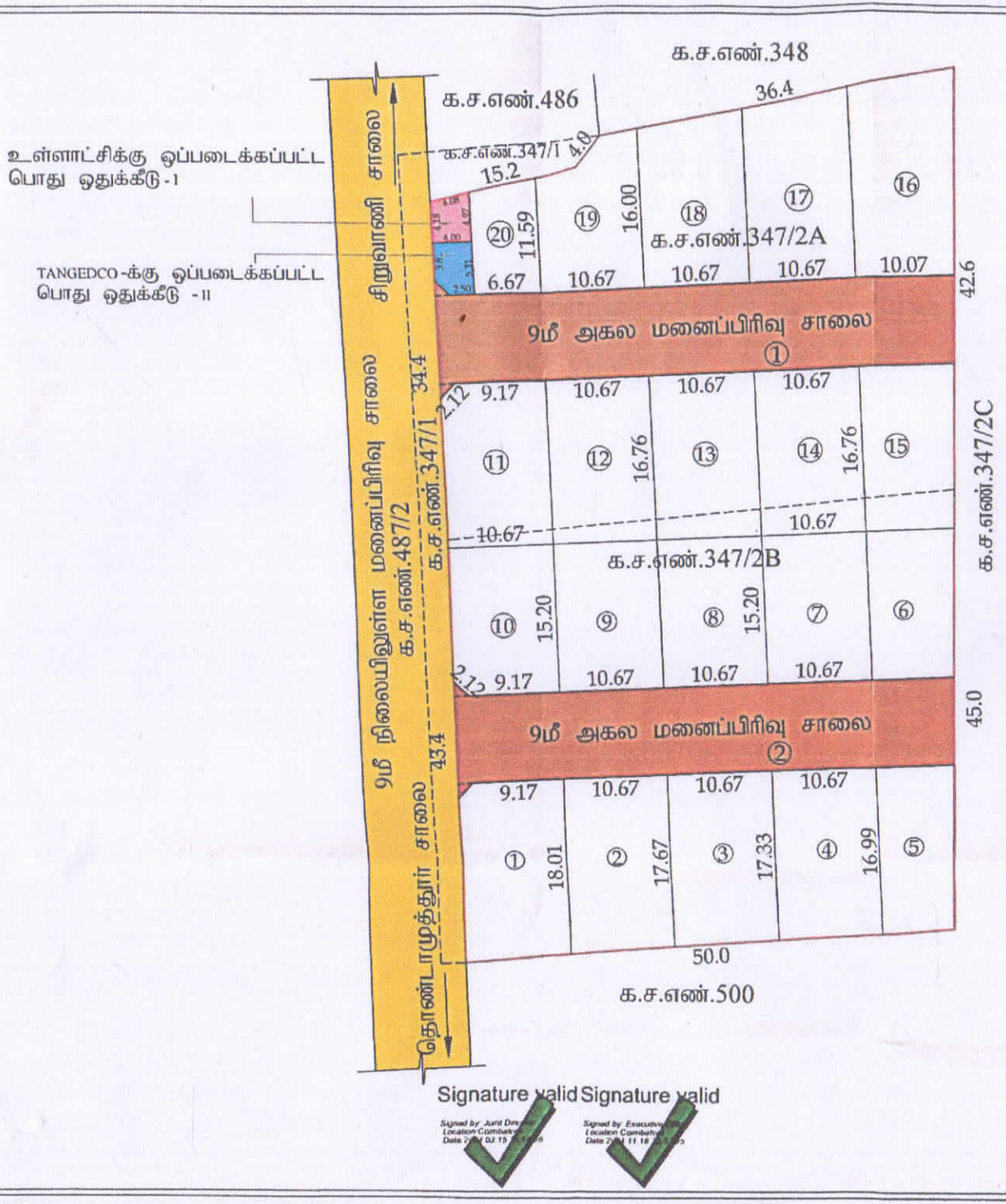
Coimbatore District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Joint Director
Location:Coimbatore
Date:2024.03.15 15:10:05



Signature valid Signature valid

மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
கோயம்புத்தூர் உள்ளூர் திட்ட குழுமம்
தாளியூர் பேரூராட்சி

கோயம்புத்தூர் மாவட்டம், பேரூர் வட்டம், தாளியூர் பேரூராட்சி, கலிக்கநாயக்கன்பாளையம் கிராமம், க.ச.எண் -347/2A & 347/2B-ல் அமையும் உத்தேச குடியிருப்பு மனைப்பிரிவுக்கான தொழில்நுட்ப ஒப்புதல் வரைபடம்.

அளவு :- 1:400

இணையவழி விண்ணப்பம் எண்:- 9PIODD6F

வ

குறிப்பு:

மனைப்பிரிவின் மொத்தப்பரப்பு : 1.05 ஏக்கர் (அ) 4250.00 ச.மீ

ஒதுக்கிய மனைகள் : 20

மனைப்பிரிவின் எல்லை

நிலையிலுள்ள சாலை

பொது ஒதுக்கீடு:-

உள்ளாட்சிக்கு தானமாக ஒப்படைக்கப்பட்டவை

i) மனைப்பிரிவு சாலை : 935.63 ச.மீ

ii) பூங்காவிற்கு தேவையான பரப்பு : மனைப்பிரிவின் மொத்தப்பரப்பு - மனைப்பிரிவு சாலைகளின் பரப்பு X 10%
[4250.00 - 935.63] x 10% = 331.43 ச.மீ

ஒதுக்கிய பரப்பு : 331.43 ச.மீ -க்கு அரசு வழிகாட்டி மதிப்பு செலுத்தப்பட்டது

iii) உள்ளாட்சி ஒப்படைக்கப்பட்ட பொது உபயோகம் - I : மனைப்பிரிவின் மொத்தப்பரப்பு - மனைப்பிரிவு சாலைகளின் பரப்பு X 0.5%
[4250.00 - 935.63] x 0.5% = 16.57 ச.மீ

ஒதுக்கிய பரப்பு 18.48 ச.மீ (0.56%)

iv) TANGEDCO-க்கு ஒப்படைக்கப்பட்ட பொது உபயோகம் -II : மனைப்பிரிவின் மொத்தப்பரப்பு - மனைப்பிரிவு சாலைகளின் பரப்பு X 0.5%
[4250.00 - 935.63] x 0.5% = 16.57 ச.மீ

ஒதுக்கிய பரப்பு 20.11 ச.மீ (0.61%)

மூலை முடுக்கு:- 12மீ வரை உள்ள சாலைகளுக்கு 1.5மீ x 1.5மீ விடப்பட்டல வேண்டும்

நிபந்தனைகள்:

1. அரசாணை எண் 18 ந.நி (ம) சு.வ துறை நாள் 04.02.2019-ன படி மனைப்பிரிவு சாலைகள், பூங்கா, பொது உபயோகம் - I ஒதுக்கீட்டினை கோயம்புத்தூர் மாநகராட்சி தானமாக தரப்பட்டுள்ளது மற்றும் பொது உபயோகம் - II னை TANGEDCO - விற்கு தானமாக தரப்பட்டது.
2. இம்மனைப்பிரிவிற்கு உள்ளாட்சி இறுதி ஒப்புதல் அளிக்கும்முன இடத்தினை எந்தத துறையாலும் நில ஆழ்வித்தடவுக்கை மேறகொள்ளப்படவில்லை எனறும், எந்த துறைக்காகவும் நில ஆழ்வித்தப்படாமல் மாவட்ட வருவாய்அலுவலருக்கு அனுப்பப்படவில்லை எனறும ஊராட்சி மனறத்தலைவர உறுதி செயதுகொளள வேணடும.
3. நில உரிமம் குரித்து வழங்கப்பட்ட சான்றுகள் மறறும பரிசீலனைக்கு சமர்ப்பிக்கப்பட்ட ஆவணஙகள் சரியானவை அல்ல என அறியப்பட்டாலோ அலலது மனைப்பிரிவிறகு தொழில்நுட்ப ஒபபுதல வழஙகியதால பாதிபபு ஏறபடக்கூடிய சூழநிலை ஏறபடின மனைப்பிரிவுகத வழஙகப்பட்ட தொழிலநுட்ப ஒபபுதல எவவித முனஅறிவுபபுமினறி நகர-ஊரமைபப இயக்குனர அவர்களால ரத்து செயயபபடும.
4. விறபனைக்குண்டான மனைகளை விறபனை செயயுமபோது இவ்வாணையின நகலோடு நகர ஊரமைபபுத்துறையில ஒபபுதல அளிக்கபபட்ட வரைபட நகல மனை வாங்குபவர்களுக்கு கட்டாயம் வழஙகப்பட வேணடும.
5. ஒப்புதல் அளிக்கப்பட்ட மனைப்பிரிவு வரைபடத்தை எந்தவித மாறறம் விடுதலினறி மனைப்பிரிவு நுனுகுவாயில் 60cm x 120cm அளவிலான நிரநதர தகவல் பலகை மூலம பொதுமக்கள் பார்வைக்கு நிரந்தரமா பிரகரிக்கப்பட வேணடும.
6. உத்தேச மனைபபிரிவில தார சாலை, மழைநரி வடிகால் வசதி, மேல்நிலை நரிதேக்க தொட்டியுடன கூடிய குடிநரி வசதிகள் (ம) தெரு விளக்குகள் ஆகியவை உள்ளாட்சியின தகுதிகேறப அமைக்கப்பட்ட பினனர் இறுதி ஒபபுதல வழஙகப்பட வேணடும.
7. அரசாணை எண 141 வீட்டு வசதி (ம) நகரபுற வளரசிதத்துறை நாள 16.07.2022-ன படி நடவடிக்கை மேற்கொளளபட வேணடும.

ம.வ.கோ.உ.தி.கு எண் :- 143/2024
திட்ட அனுமதி எண் :- 165/2024
} இணையவழி

இணை இயக்குனர் / உறுப்பினர் செயலர் (பொ)
கோயம்புத்தூர் உள்ளூர் திட்டக் குழுமம்
கோயம்புத்தூர்



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+91 9996 12 9996
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