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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. CBELPA/ WJERZCPC/2022 / 2022 / TCP

Date : 19/01/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

MR D KANAGARAJ,
THOTTA SALAIGAL ,
MATHAGADI VAYAL THOTTAM,
THOTTA SALAIGAL ,Sundakkamuthur,
Perur,
Coimbatore,641010

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning Office -Coimbatore district - Coimbatore LPA – Madukkarai Taluk - Thirumalaiayampalayam Town Panchayat & Village, S.F.No. 163/1A - Extent of 1.95 acres or 7891.30 Sq.m - Planning Permission Issued - forwarded for further action - Reg.

Ref : 1.Applicants. Mr.Kanagaraj , Letter, Dated: 26.11.2022
2.District Town and country planning Office, Coimbatore District Letter No. CBELPA/WJERZCPC/2022 (Road pattern issued on dated: 19.12.2022).
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4.Applicants Mr. Kanagaraj , Gift deed document no. 10653/2023 dated: 21.12.2022.
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: 19.12.2022 & 27.12.2022 (requiring payment of Centage Fee, Development Fee , OSR Payment Fee.).
14.Applicants Mr.Kanagaraj , (Payment of Centage Fee, Development Fee, Dated: 11.01.2023, OSR evelopment fee : 21.12.2022)
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 Coimbatore district, Madukkarai Taluk , Thirumalaiyampalayam Town Panchayat & Village, S.F.No. 163/1A - Extent of 1.95 acres or 7891.30 Sq.m 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 19.12.2022. Further the applicant Mr.Kanagaraj has gift deed the road, road splay and Public purpose has been handed over to the local body on 21.12.2022. 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-26/2023 And Planning Permission No-27/2023 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 our 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 specifiifed 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 tbe 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.15784.00
Development fee : Rs. 17100.00
Guideline value : Rs.573394.00

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 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 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 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 : 1.95 Acres (or) 7891.30 sq.m
No. of Plots: 38
Gifted over to Local Body :
Layout Road : 2601.265 sq.m
Public Purpose - 1 : 36.90 sqm (0.70%)
TANGEDCO Purpose : 36.9 sq.m (0.70%)

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	11829	26/11/2022
2	OSR Fee	573394	21/12/2022
3	Centage Charges	17100.00	11/01/2023
4	Development Charges	15784.00	11/01/2023
5	Display Board Charges		
6	Satellite town charge		

Document certified by Rajaguru R.

Signed by: Joint Director
Location:Coimbatore
Date:2023.01.19 15:58:56

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

Coimbatore District.

Enclosure

1.Layout original map and Condition – 2 set



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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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