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. 3VRK2ZS5/2026/TCP Date : 06/04/2026

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 Special Officer/ Block Development Officer,
Pattanam Village/Panchayat,
Sulur Taluk ,
Coimbatore District.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning Office, - Coimbatore LPA – Coimbatore District – Sulur Taluk, Pattanam Village/Panchayat, – S.F.Nos : 113/3, 115/1, 115/2, 115/3, 116/3A, 116/3B - for an extent of 7.45 Acres (30150.00S.q.m) - Application received for residential layout approval- Planning Permission Issued - Forwarded for further action - Reg.

Ref : 1. Applicants M/s Garuda Properties Pvt Ltd, Online application No: SWP/CBELPA/3VRK2ZS5, Dated: 20.01.2026.

2. Director, Directorate of Town and Country Planning, Chennai, Online Application No : 3VRK2ZS5/2026/TCP3, dated: 21.03.2026 (Road pattern issued)

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

4. Applicant M/s Garuda Properties Pvt Ltd, Gift deed Document No: : 4072 /2026, Dated:26.03.2026.

5. Director, Directorate of Town and Country Planning, Chennai Online Application No : 3VRK2ZS5 /2026/TCP3, dated: 01.04.2026 (Technical Concurrence - issued)

6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.

7. G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.

8. G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.

9. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.

10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020

11. G.O(Ms.)No : 155, Housing and Urban Development (DD 4(1)), dated: 08.10.2025.

12. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

13. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.

14. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.

15. Demand payment Request Letter, Dated:02.04.2026, (requiring Payment of Centage Fee, Development

Fee & subdivision charge).

16. Applicants. M/s Garuda Properties Pvt Ltd (Payment of Centage Fee and Development Fee, Dated: 02.04.2026)

17. 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 LPA, Coimbatore District – Sulur Taluk, Pattanam Village/Panchayat, – S.F.Nos : 113/3, 115/1, 115/2, 115/3, 116/3A, 116/3B - for an extent of 7.45 Acres (30150.00S.q.m).

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Director, Directorate of Town and Country Planning, Chennai on 21.03.2026. Further the Applicants M/s Garuda Properties Pvt Ltd has gift deed, Osr, road splay, has been handed over to the local body vide Gift deed & Tangedco Gift deed Document No: : 4072/2026, Dated:26.03.2026, Hence, this residential layout has been approved with below conditions.

1. As per the condition, the layout has been approved and The concurrence number assigned to the layout is LP / DTCP No. 57/2026 and Planning Permission No -291/2026 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 14th, 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, 8th cited 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. With reference to the 112th cited and 13th 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. 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:
Scrutiny Fee : Rs.45225.00, Dated: 20.01.2026.
Centage Fee : Rs. 36000.00 Dated: 02.04.2026.
Development Charges : Rs. 60700.00 Dated: : 02.04.2026.
Sub Division Charges : Rs. 48000.00 Dated: : : 02.04.2026.
OSR : Gift deed Document No: : 4072 /2026, Dated:26.03.2026.

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 in plot land use is requested for the 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 passed 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 1.00meters 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 complete 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 : 7.45 Acres (or) 30150.00 Sq.mt.
No. of Plots : 113 including EWS Plots
Ews plot area : 2121.34 Sq.m (10.90%)

Gifted over to Local Body

Road Area including splay : 10294.32 Sq.m
Local Body Area : 103.46 Sq.m (0.52%)
TANGEDCO Area : 103.46 Sq.m (0.52%)
Park Total Area : 2007.15 Sq.m (10.11%)

Copy to:
1. M/s Garuda Properties Pvt Ltd,
No. 1B Floor, Carledon Square Pricol,
348, Avinashi Coimbatore Road,
Near Krishnammal Bus Stop,
Peelamedu,
Coimbatore – 641 004.

2. The Chair Person,
Tamilnadu Real Estate Regulatory Authority,
TNRERA Building, No.133, G-Block, I Avenue,
Anna Nagar (East), Chennai-600 102.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	45225	20/01/2026
2	OSR Fee		
3	Centage Charges	36000.00	02/04/2026
4	Development Charges	60700.00	02/04/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	48000.00	02/04/2026

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

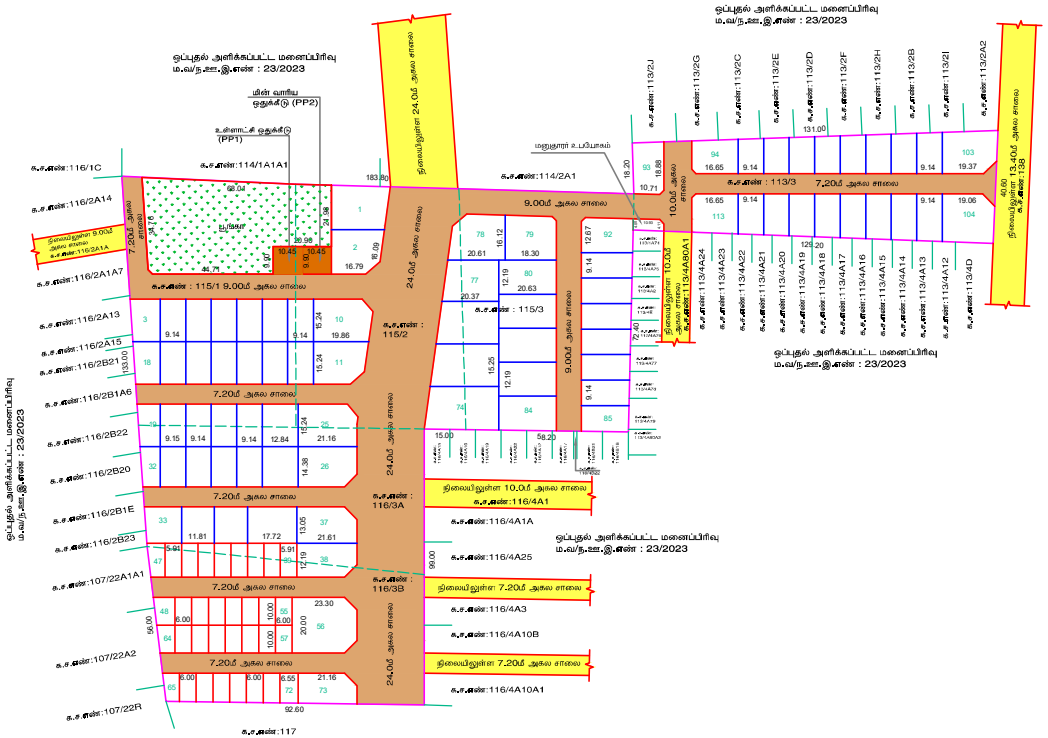
Coimbatore District.

Enclosure

1.Layout original map and Condition – 2 set

Validity unknownSignature valid

Signed by: Joint Director
Location:Coimbatore
Date:2026.04.06 16:14:38



நகர் ஊரமைப்பு துறை

கோயம்புத்தூர் மாவட்ட நகர் ஊரமைப்பு அலுவலகம்

பட்டணம் ஊராட்சி

கோயம்புத்தூர் மாவட்டம், சூலூர் வட்டம், பட்டணம் ஊராட்சி மற்றும் விராமம், க.ச.எண்கள் : 113/3 , 115/1 ,115/2 ,115/3 ,116/3A (ம) 116/3B - ல் அமையும் உத்தேச குடியிருப்பு மனைப்பிரிவு மனைகள் அமைப்பு தொழில் நுட்ப ஒப்புதல் வரைபடம்

கோப்பு எண் : 3VRK2ZS5 / 2026 / TCP3

அளவுத் திட்டம் : 1: 800

வ

குறிப்பு:

பத்திர ஆவண	:	7.495 ஏக்கர் (30330.93 ச.மீ)
பட்டா படி	:	7.45 ஏக்கர் (30150.00 ச.மீ)
சாலையின் பரப்பளவு	:	(-) 10294.32 ச.மீ
மீதமுள்ள பரப்பளவு	:	19855.68 ச.மீ
மனைப்பிரிவின் எல்லை	:	
நிலையிலுள்ள சாலை	:	
கோரிய மனைகள்	:	113
ஒதுக்கிய மனைகள்	:	113 (E.W.S மனைகள் உட்பட)

A. பொது ஒதுக்கீடுகள்:- (உத்தேச சாலைப்பரப்பளவு நீங்கலாக மீதமுள்ள மனைப்பிரிவு பரப்பளவிற்கு கணக்கீடு செய்யப்பட்டுள்ளது)

உள்ளாட்சியிடம் தானமாக ஒப்படைப்பு செய்யப்பட்டவைகள் :-

பூங்கா	: 2007.15 ச.மீ	10.11 %

உத்தேச சாலைகள் மற்றும் மூலை முடக்குகளின் பரப்பளவு : 10294.32ச.மீ 34.14 %

B. பொது உபயோகம்:- (TNCD&BR 2019, 47 (8)-ன் படி தானமாக ஒப்படைக்கப்பட்ட 1% ஒதுக்கீடு)

1. உள்ளாட்சியிக்கான ஒதுக்கீட்டின் பரப்பளவு : 103.46 ச.மீ 0.52 %

2.தமிழ்நாடு மின் உற்பத்தி (ம) பகிர்மான கழகத்திற்க்கான ஒதுக்கீடு (TANGEDCO) பரப்பளவு : 103.46 ச.மீ 0.52 %

(அரசாணை எண்:16.ந.நி(ம) கு.வ.துறை நாள்:31.01.2020-படி TANGEDCO -க்கு ஒப்படைப்பு செய்யப்பட வேண்டிய பகுதியினை மின் பகிர்மான கழகம் அல்லது உள்ளாட்சியிடம் தானமாக ஒப்படைப்பு செய்யப்பட வேண்டும்.)

ஒதுக்கீடுகள் : விற்பனைக்குரியவை : -

E.W.S மனைகள் பரப்பளவு : 2121.34 ச.மீ 10.90 %

E.W.S மனை எண்கள் : 39 - 55, 57 - 72.

	முலைமுடக்கு
7.20 மீ - 12.00 மீ அகல சாலை	1.50 மீ X 1.50மீ
12.00 மீ - 30.50 மீ அகல சாலை	4.50 மீ X 4.50மீ

நிபந்தனைகள்:

1. இம்மனைபிரிவுக்கு உள்ளாட்சியால் இறுதி ஒப்புதல் வழங்கும் முன் இடத்தில் எவ்வித நில ஆரீஜித நடவடிக்கையும் இல்லை என்பதையும் எந்த துறைக்காகவும் நில ஆரீஜித பட்டியல் மாவட்ட வருவாய் அலுவலரால் பெறப்படவில்லை என்பதையும் உறுதி செய்து கொள்ள வேண்டும்.

2. நில உரிமம் குறித்து வழங்கப்பட்ட சான்றுகள் மற்றும் பரிசீலனைக்கு சமர்ப்பிக்கப்பட்ட ஆவணங்கள் சரியானவையல்ல என அறியப்பட்டால் அல்லது மனைபிரிவுக்கு தொழில் நுட்ப ஒப்புதல் வழங்கியதால் பாதிப்பு ஏற்படக்கூடிய சூழ்நிலை ஏற்படின் மனைபிரிவிற்குவழங்கப்பட்ட தொழில் நுட்ப ஒப்புதல் எவ்வித முன்னறிவிப்பின்றி நகர் ஊரமைப்பு இயக்குநர், சென்னை அவர்களால் ரத்து செய்யப்படும்.

3. குறைந்த வருவாய் பிரிவினர்களுக்கான E.W.S மனைகள் 39 - 55 மற்றும் 57 - 72 வரையிலான மனைகளை மனை உட்பிரிவு / மனை உபயோக மாற்றம் / மனை ஒருங்கினைப்பு செய்தல் கூடாது.

ம.வ / ந.ஊ.இ.எண் : 57 / 2026

நகர் ஊரமைப்பு இயக்குநர்

Validity unknownSignature valid

Signed by: Director
Location:null
Date:2026.04.01 [illegible]

Validity unknownSignature valid

Signed by: Joint Director
Location:Coimbatore
Date:2026.04.06 [illegible]