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/ FXDEBGNU/2025 /2025/TCP

Date : 19/09/2025

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,
Kallipalayam Panchayat,
Sarkarsamakulam Panchayat Union,
Coimbatore District.

Sir/ Madam,

Sub : Residential Subdivision - Office of the Director of town and Country planning - DTCP - Coimbatore District – Annur Taluk – Kallipalayam Panchayat/Village - S.F.No –379/2A – Extent 1.07 Acre (or) 4350.00 Sq.m - Application received for residential Subdivision approval- Planning Permission Issued - Forwarded for further action - Reg

Ref : 1.Applicant. M/s. Future Plus Enterprise Private Limited.,Coimbatore. Online application No: CBELPA/ FXDEBGNU/2025 Dated: 11.08.2025
2. District Town and country planning Office, Coimbatore District Letter No.CBELPA/ FXDEBGNU/2025 (OSR Payment request dated: 03.09.2025).
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
5.G.O.18,Department of Municipal Administration and Water Supply,dated:04.02.2019
6.G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
7.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
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: 03.09.2025 & 17.09.2025 (requiring payment of OSR Fee, Centage Fee, Development Fee & Subdivision charges)
13.Applicant.M/s. Future Plus Enterprise Private Limited.,Coimbatore. (Payment of OSR Fee, Centage Fee, Development Fee & Subdivision charges Dated:15.09.2025 & 18.09.2025)
14.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 Subdivision in Coimbatore District, Annur Taluk, Kallipalayam Panchayat/
Village, S.F.No:379/2A, Extent 1.07 Acre (or) 4350.00 Sq.m.

In the continuation, with reference to the 2nd cited letter, OSR for residential Subdivision has been issued by the Joint Director / Member Secretary on 03.09.2025. Further the applicant. M/s. Future Plus Enterprise Private Limited.,Coimbatore. has paid OSR on 15.09.2025. Hence, this residential Subdivision has been approved with below conditions.

1. As per the condition, the subdivision has been approved and approved number issued as L.S. CLPA No. 529 /2025 and Planning Permission No. 628 /2025
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 subdivision 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 11th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions .

Special Conditions

1. a)With reference to the 5 th , 6th cited and 8th 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 subdivision 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 subdivision 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 9th cited and 10th 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.
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 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.
6. As per TNCDBR-2019 the following fee and charges are collected as follows:

Centage Fee	:Rs. 2100.00	Dated: 18.09.2025
Development Fee	:Rs. 5220.00	Dated: 18.09.2025
Subdivision Fees	:Rs. 2800.00	Dated: 18.09.2025
OSR Fee	:Rs. 243600.00	Dated: 15.09.2025

SUBDIVISION CONDITIONS

1. Alteration of plot sizes, road pattern, sizes, dimensions of public reservations and further subdivision of the plot contrary to the subdivision 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 Subdivision 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 subdivision 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 subdivision Plan.
6. The low laying part of the subdivision 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/ subdivision 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 subdivision plan from the district Town and country planning office, the approved subdivision plan shall be permanently displayed at the entrance of the subdivision 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 subdivision.
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 subdivision 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 subdivision 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 SUBDIVISION PLAN
Site Extent : 1.07 Acre (or) 4350.00 Sq.m
No. of Plots : 07
Copy to:
1.M/s.Future Plus Enterprises Private Limited.,
No 54 Mettupalayam Road,
Coimbatore-641029.
Mobile Number-9994876831
Email Id-servicessk7@gmail.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	6525	11/08/2025
2	OSR Fee		
3	Centage Charges	2100.00	18/09/2025
4	Development Charges	5220.00	18/09/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	2800.00	18/09/2025

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

Enclosure

1.Layout original map and Condition – 2 set

Coimbatore District.

Signature valid

Signed by: Joint Director
Location:Coimbatore
Date:2025.09.19 18:04:08