(19)

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/9O7SLW7O /2023/2023/TCP Date : 27/10/2023

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 :

The Executive Officer,
Pooluvampatti Town Panchayat / Village,
Perur Taluk,
Coimbatore.

Sir/ Madam,

Sub : Residential Layout - District of Town and Country Planning, Coimbatore - Application received for the approval of Layout - Comprised in S.F.Nos.29/3B1, 29/3B2B, 29/3C1, 29/3C2 of –PooluvampattiVillage / Town panchayat, PerurTaluk, Coimbatore District - Site Extent – 1.69 Acres or 6875.00 sqm – Layout Plot Pattern Technical Concurrence issued by the Director, DTCP Chennai- Planning permission –issued - forwarded for further action -Regarding

Ref :
1. Applicants. Mr.Rajkumar& 4 others , Coimbatore online application no. 9O7SLW7O, Dated:04.04.2023
2. The Director, Directorate Town and country planning Office, ChennaiOnline Application No. 9O7SLW7O / 2023 / TCP5, dated: 25.09.2023 (Road pattern issued).
3. Applicants Mr.Rajkumar& 4 others , Gift Deed No. 9845/2023, Dated: 29.09.2023.
4. Technical concurrence Letter from the Director of Town and Country Planning SWP Application Number: 9O7SLW7O / 2023 / TCP3 dated 18.10.2023
5. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
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. Letter No: 19113/UD4(3)/2017-1, Housing and Urban Development department dated: 30-08-2017.
12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
14. Demand payment Request Letter, Dated: 19.10.2023&25.10.2023 (requiring payment of Centage Fee & Development Fee and OSR Payment).
15. Applicant. Mr.Rajkumar& 4 others , Coimbatore (Payment of Centage Fee and Development Fee, Dated:19.10.2023 & OSR Fee dated : 27.10.2023
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.08.2021

1. With reference to the 1st cited letter, applicant has requested for the approval of residential layout in Coimbatore District,PerurTaluk,PooluvampattiVillage / Town panchayat, S.F.Nos.29/3B1, 29/3B2B, 29/3C1, 29/3C2 of –Coimbatore District - Site Extent – 1.69 Acres or 6875 sqm

2. The application was processed and letter issued directing applicant to handover the land earmarked for road, park, local body and TANGEDCO to the appropriate authority vide reference 2nd cited above. On receiving the gift deed(document no 9845/2023, Dated: 29.09.2023 soft copy from the applicant through online, The Director of town and country planning issued technical Concurrence as per layout conditions mentioned below vide reference 4th cited

above. The concurrence number assigned to the layout is LP/DTCP No. 88 /2023.

3. In the continuation, With reference to the 14 cited, Demand & OSR was issued to the applicant on 19.10.2023&25.10.2023 . Applicant remitted the required fees and submitted remittance letter in this office on 19.10.2023 & 27.10.2023through online. Hence, The planning permission is issued for theproposed layout with below conditions. The Planning Permission number assigned to the layout is588/2023and 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 3rd cited above to the concerned local body.

4. 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).
5.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
6.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders
7. As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website.
8.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 11th cited and 12th 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. 20% centage charge for flag day fund in the name of "Armed Forced Flag Day Fund" should be payable by the applicant at nationalized bank draft as Payable at Chennai.
6. The Local Body may issue the final order, only after conferring that the applicant applied for Bulk sub-division
7.As per TNCDBR-2019 the following fee and charges are collected as follows:

Centage Fee :Rs. 7800.00 dated:19/10/2023
Development Fee :Rs.13750.00 dated:19/10/2023
OSR Fee : Rs. 801040 dated : 27/10/2023

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 :1.69Acres(or) 6875.00sqm
No. of Plots : 26 Nos
Gifted over to Local Body:

Layout Road :1922.95sqm
Public Purpose - 1 ` : 27.74sqm (0.56%)
TANGEDCO Purpose :30.21sqm (0.61%)
Encl: Plot pattern map

Copy to:
1. Mr.Rajkumar& 4 others,
D.No.20/11, Palaniyammal Layout,
Pollachi
Coimbatore-642 001.
Mobile Number-9842851301
Email Id-proppertiesmagizham@gmail.com

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

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	10259	19/06/2023
2	OSR Fee	801040	27/10/2023
3	Centage Charges	7800.00	19/10/2023
4	Development Charges	13750.00	19/10/2023
5	Display Board Charges		
6	Satellite town charge		

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPH

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

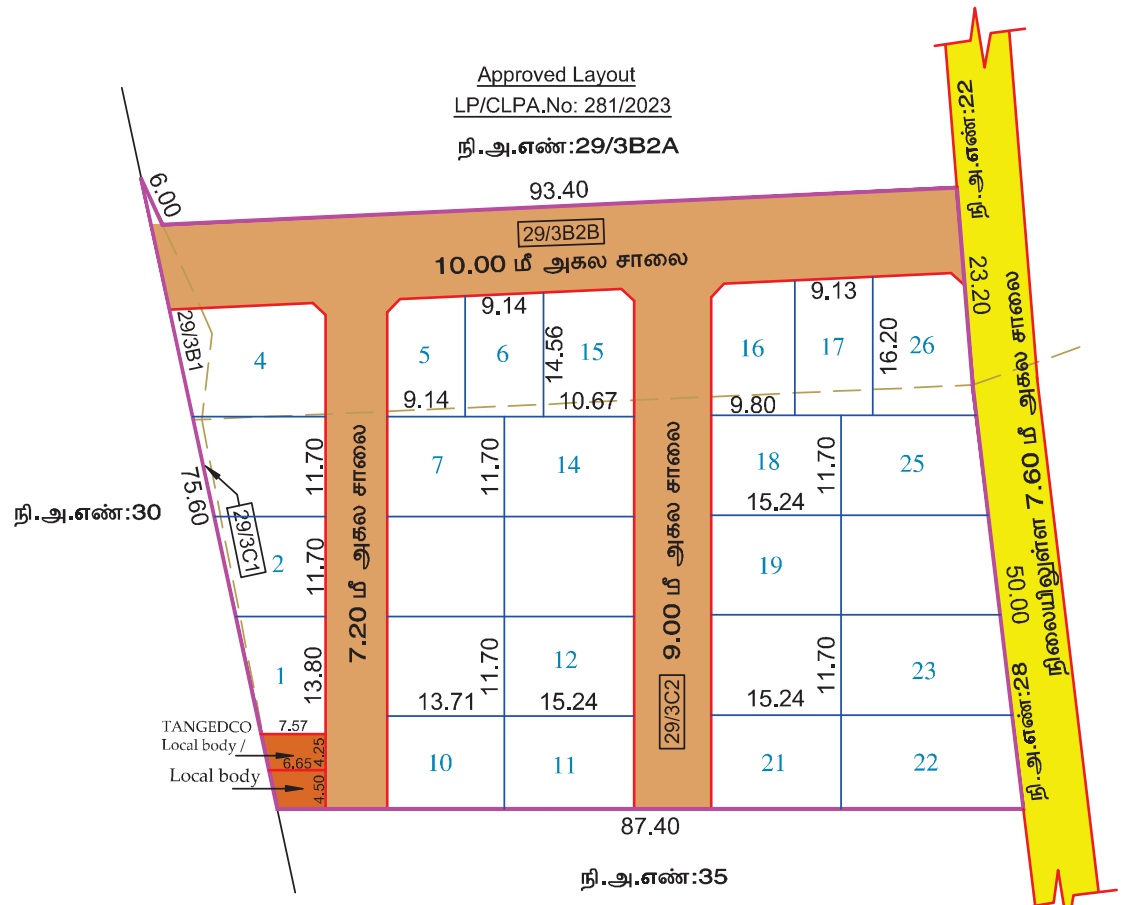
Coimbatore District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Joint Director
Location:Coimbatore
Date:2023.10.27 19:10:29



நகர் ஊரமைப்பு துறை

கோயம்புத்தூர் மாவட்ட நகர் ஊரமைப்பு அலுவலகம்

பூலுவப்பட்டி பேரூராட்சி

கோயம்புத்தூர் மாவட்டம், பேரூர் வட்டம், பூலுவப்பட்டி பேரூராட்சி / கிராமம்

நி.அ.எண்கள்: 29/3B1, 29/3B2B, 29/3C1 (ம) 29/3C2-ல் அமையும் உத்தேச குடியிருப்பு மனைப்பிரிவுக்கான மனைகள் அமைப்பு தொழில் நுட்ப ஒப்புதல் வரைபடம்.

கோப்பு எண் : 9O7SLW7O / 2023 / TCP3

அளவுத் திட்டம் : 1 : 800 (1"=66'-0")

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குறிப்பு:

மனைப்பிரிவின் பரப்பளவு : 1.69 ஏக்கர் (6875.00ச.மீ)

சாலையின் பரப்பளவு : 1922.95ச.மீ

மீதமுள்ள பரப்பளவு : 4952.05 ச.மீ

கோரிய மனைகள் : 26

ஒதுக்கிய மனைகள் : 26

மனைப்பிரிவின் எல்லை :

நிலையிலுள்ள சாலை :

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

உள்ளாட்சியிடம் தானமாக ஒப்படைப்பு செய்யப்பட்டவைகள்

உத்தேச சாலைகள் மற்றும் மூலை முடக்குகளின் பரப்பளவு : 1922.95ச.மீ 27.97%

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

1. உள்ளாட்சிக்கான ஒதுக்கீட்டின் பரப்பளவு : 27.74ச.மீ 0.56%
2. தமிழ்நாடு மின் உற்பத்தி (ம) பகிர்மான கழகத்திற்க்கான ஒதுக்கீட்டின் பரப்பளவு (TANGEDCO) : 30.21ச.மீ 0.61%

	மூலைமுடக்கு
7.20 மீ -12.00 மீ அகல சாலை	1.50 மீ x 1.50 மீ

நிபந்தனைகள்:

1. இம்மனைபிரிவுக்கு உள்ளாட்சியால் இறுதி ஒப்புதல் வழங்கும் முன் இடத்தில் எவ்வித நில ஆர்ஜித நடவடிக்கையும் இல்லை என்பதையும் எந்த துறைக்காகவும் நில ஆர்ஜித 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 மனைபிரிவிற்கு வழங்கப்பட்ட தொழில் நுட்ப ஒப்புதல் எவ்வித முன்னறிவிப்பின்றி நகர் ஊரமைப்பு ஆணையர் சென்னை அவர்களால் இரத்து செய்யப்படும்.

ம.வ / ந.ஊ.இ.எண் : 88 / 2023

Signature valid
Signed by: Director
Location:null
Date:2023.10.18 16:45:41

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2023.10.27 19:19:55

நகர் ஊரமைப்பு இயக்குநர்