

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/ VAO0WHKP/2023 /2024/TCP

Date : 04/03/2024

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 :

Executive Of cer,
Thondamuthur Village and Town Panchayat,
Coimbatore

Sir/ Madam,

Sub : Residential Layout –District Town and Country Planning Of ce -Coimbatore district - Coimbatore LPA –Perur Taluk - Thondamuthur Village & Town Panchayat - S.F.No. 812/1, 812/2, 813/1, 817/1, 817/2,817/3, 837/1A, 837/1B, 837/2, 838/1A, 838/1B, 838/2, 839/1A1, 839/1B, 839/1C2, 842/1, 842/2, 843, 921/1A2, 921/1B2, 921/2, 922/2, 923, 926/1, 926/2, 926/3, 927 - Extent of 27.13 acres or 109866.00 Sq.m - Planning Permission Issued - forwarded for further action - Reg.

Ref : 1. Applicants. Mrs.Beena and 2 others Letter, Dated: 20.12.2023
2. Director of Town and country planning Of ce, Chennai HO Letter No. CBELPA/ VAO0WHKP /2023 (Road pattern issued on dated: 12.01.2023).
3. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4. Applicants Mrs.Beena and 2 others , Gift deed document no. 1114/2024, dated: 09.02.2024.
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 Water Supply, 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: 29.01.2024 (requiring payment of Centage Fee, Development Fee).
14. Applicants Mrs.Beena and 2 others (Payment of Centage Fee, Development Fee, Dated: 01.03.2024
15. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019
16. Chief Engineer, Agricultural Department letter no.Mapaa . Aa(kaa)1/7741/2023 Dated .28.02.2023
17. Principal Chief Conservator of Forest letter no Ref K Dis.No.TS2/39111/2022 dated:04.01.2023
18. Assistant Director , Geology and Mines Department Letter K.Dis.No.71/Mines/2023 Dated:24.01.2023
19. Revenue Divisional Of cer , Coimbatore South Muu.Mu.No.241/2023/A1 dated;07.03.2023
20. Coimbatore Local Planning Authority meeting Resolution No.02 Dated :02.03.2024

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Coimbatore district, Thondamuthur Village & Town Panchayat - S.F.No. 812/1, 812/2, 813/1, 817/1, 817/2,817/3, 837/1A, 837/1B, 837/2, 838/1A, 838/1B, 838/2, 839/1A1, 839/1B, 839/1C2, 842/1, 842/2,

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843, 921/1A2, 921/1B2, 921/2, 922/2, 923, 926/1, 926/2, 926/3, 927 - Extent of 27.13 acres or 109866.00 Sq.m

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Director of Town and Country Planning department, Chennai - on 12.01.2023. Further the applicant Mrs.Beena and 2 others has gift deed the road, road splay and Public purpose has been handed over to the local body on Gift deed document no. 1114/2024, dated: 09.02.2024.

Hence, this residential layout has been approved with below conditions.

1.As per the condition, the layout has been approved by the DTCP of ce Chennai approved number issued as Ld / DTCP NO- 14/2024 And Coimbatore Local Planning of ce Planning Permission No - 132/2024 and digitally signed layout drawings and gift deed documents is been forwarded with it for further action

2.Further, when the f nal approval is given by the local body, it is requested to send a copy of the conditions to this of ce 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 of ce 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 out 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 specif ed 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 be 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 f nal layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.

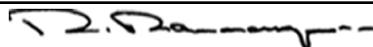
b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the f nal layout sketch, permit of planning authority along with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specif ed by the local body

2.With reference to the 10th cited and 11th cited letter, the concern local body must issue the f nal 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 of er 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 certif ed the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verif ed 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.EWA Plots reserved for Economically weaker section should not be amalgamated or rearranged. But in Rural areas, if the EWS plots are not sold after more than 3years, after the plot approval as per GO 16 Municipal Administration and Water supply Department Dated: 31. 01.2020, should be applied in



appropriate permission for amalgamation of EWS plots

6.As per TNCDBR-2019 the following fee and charges are collected as follows:

Centage Fee : Rs. 163200.00/- Dated:01.03.2024

Development fee : Rs. 219732.00 /- Dated:01.03.2024

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 dept or the Local Body Of ce concerned.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Of ce. 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 of ce, 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 of ce, 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 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 : 27.13 Acres (or) 109866.00 sq.m
No. of Plots : 544 (E.W.S. Plots included)
EWS Plots Area : 8612.69 Sqm (10.74%)
Ews Plot numbers: 13-27, 30-59, 62-91, 94-123, 126-168
Gifted over to Local Body:
Park Area : 8062.63 sq.m (10.14%)
Layout Road : 29734.59 sq.m (27.06%)
Public Purpose - 1 : 412.50 sqm (0.51%)
TANGEDCO Purpose : 432.00 sq.m (0.54%)

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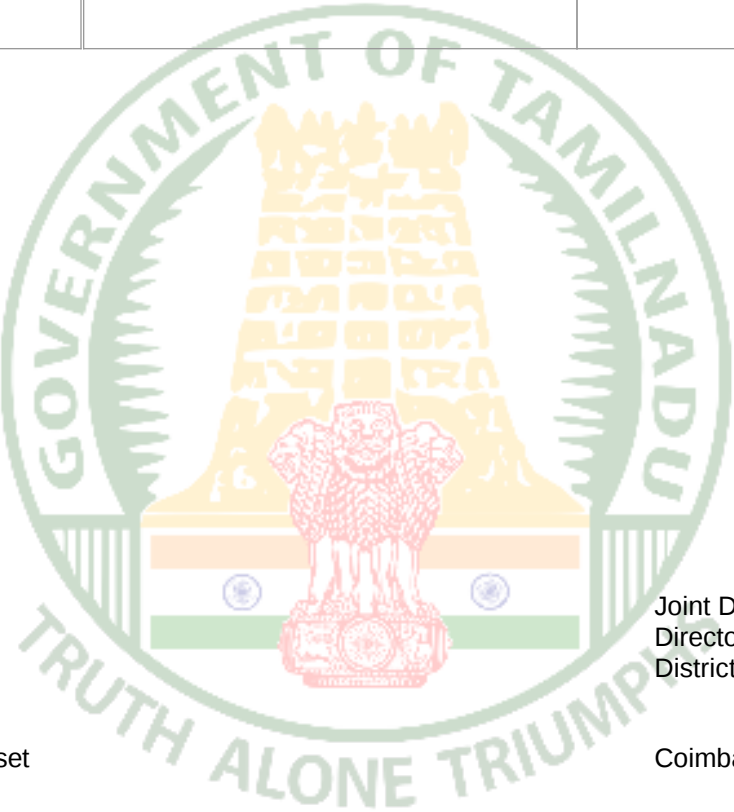
1.Mrs. R.Beena, J.Reena Mary and V Saranya,
No.1 Gandhi Layout,
Maruthamalai Road,
Vadavalli,
COIMBATORE
Phone no- 9944920207

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



D. Saranya

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	164799	21/12/2023
2	OSR Fee		
3	Centage Charges	163200.00	01/03/2024
4	Development Charges	219732.00	01/03/2024
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

[Handwritten Signature]