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. TSQCN2H4 /2023/2023/TCP Date : 27/07/2023

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 :

S JAYAVELU,S. Jayavelu, S/o. Sanjivi Chetti, D.No: 1/242-a7,,3rd Cross Street, Royal Nagar, Odapatti, ,Thadangam, Dharmapuri Collectr.ate, Dharmapuri

Sir/ Madam,

Sub : Residential Layout - Office of the Director of town and country planning - Coimbatore district – Annur Taluk – Kariampalayam Village And Panchayat – S.F.No. 22/2B & 2C - extent of 0.93¾ Acre (or) 3800.00 Sq.m Technical clearance issued - Planning Permission Issued - forwarded for further action Reg.

Ref : 1.Applicant S. JAYAVELU application No. TSQCN2H4 Dated: 18.05.2023

2.District Town and country planning Office, Coimbatore District Letter No: TSQCN2H4/2023 (Road pattern issued on dated : 29.05.2023).

3.Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020
4.Applicant's Gift deed document No: 8467/2023 Date – 22.06.2023).
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: 21.07.2023
14.Applicant's (Payment of Centage Fee, Dated: 26.07.2023.
15.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
16. Joint Director Agricultural Department letter No E1/4460/2023 dated 17.04.2023
17.As per TNCDBR-2019 the following fee and charges are collected as follows:
Centage Fee: 6300.00 /- Date : 26.07.2023
OSR : 132385.00 /- Date : 14.07.2023

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Coimbatore district – Annur Taluk – Kariampalayam Village And Panchayat – S.F.Nos: 22/2B & 2C - extent of 0.93¾ Acre (or) 3800.00 Sq.m. In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Joint Director on 29.05.2023 Further the applicant has executed a gift deed and the road (including splay) and Public purpose has been handed over to the local body on 22.06.2023. Hence, this residential layout has sbeen approved with below conditions.

1. As per the condition, the layout has been approved and approved number issued as MAA.VA / KO.MAA No. 259/ 2023

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 13th, 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 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 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. 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: 6300.00 /- Date : 26.07.2023
OSR : 132385.00/- Date : 14.07.2023

Additional Information

Site Extent : 0.93¾ Acre (or) 3800.00 Sq.m
No. of Plots: 21
Gifted over to Local Body : 1456.21sqm
Layout Road : 1393.65 sqm
Public Purpose: 29.10 sqm (1.20%)
TANGEDCO Purpose: 33.46 sqm (1.39 %)

To,

1) The President,
Kariampalayam Village
Annur Taluk,
Coimbatore.

2) The Real Estate Regulatory Authority,
No 1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore,
Chennai – 600 008



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	5700	18/05/2023
2	OSR Fee	132385	14/07/2023
3	Centage Charges	6300.00	26/07/2023
4	Development Charges		
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

Document certified by Rajaguru R.

Signed by: Joint Director
Location:Coimbatore
Date:2023.07.27 15:31:48