Layout Application - Final Approval Letter

Roc No: 29/2024-25 Date: 6/26/24 6:04 PM

From:

Village Panchayat

VELLANAIPATTI

To :

Thiru V NAVEEN AND FIVE OTHERS,
DOOR NO 3, KARTHIKA NIVAS,
GPM NAGAR, RATHINAPURI,
Coimbatore-641027,
Ph:- 9751027770.
Mail:- rsritharraj@gmail.com

Online Application Number: YS2A2KEZ

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning Office - Coimbatore District - Coimbatore LPA – Annur Taluk -
Vellanaipatti Village – S.F No 231/2B & 232/1B - Extent of 2.01 Acre or 8131.50Sqm - Planning Permission Issued - forwarded for
further action - Reg.

Ref :

CBELPA/ YS2A2KEZ/2024/2024/TCP

Body:

With reference to the 1st Cited letter, Applicant Thiru PARTHIBAN AND LATHA has requested for the approval of residential
layout in Coimbatore District , Coimbatore Corporation, Coimbatore LPA , Annur Taluk , Vellanaipatti Village in the S.F No
231/2B & 232/1B to the Extent of 2.01 Acre or 8131.50Sqm In the continuation, with reference to the 2nd cited
letter,
Road pattern for Residential layout has been issued by the Joint Director / Member Secretary

on 11-03-2024. Further the
Applicant Thiru V NAVEEN AND FIVE OTHERS has gift deed the road, road splay, public purpose has been handed over to
the local body on 16.03.2024. Hence, this residential layout has been approved LP/CLPA No:181/2024 and Planning
Permission No:211/2024 with below conditions.
1. As per the condition, the layout has been approved and approved number issued as an enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action
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 Tahsildar to
update in Tamil Nilam website Special Conditions.
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 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 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.As per TNCDBR-2019 the following fee and charges are collected as follows:
Centage Fees : Rs.9,600.00/-
Development fees : Rs. 9758.40 /-
OSR Fees : Rs. 12,82,332.00/-

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 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 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 : 2.01 Acres or 8131.50 Sqm
No. of Plots : 32 Nos
Gifted over to Local Body:
Layout Road : 2183.495 sq.m

Park Area : OSR Amount paid
Public Purpose : 36.60sq.m (0.62%)
TANGEDCO Purpose : 36.60sq.m

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2024.06.26 18:04:46