Layout Application - Final Approval Letter

Roc No: 01/2026-2027

Date: 4/24/26 11:31 AM

From:

Village Panchayat

AKKARAI SENGAPALLI

To :

Mr.M. Jayaprakash

Online Application Number: 6VBMIHLX

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and Country Planning-Coimbatore district- Annur Taluk– Akkaraisengapalli Village
& Panchayat-S. F. No-668/1A1 & 1C1B Extent of 3.73¼ Acres or 15115.00 Sq.m - Technical clearance issued

Ref :

1.Applicant Mr.M. Jayaprakash, Coimbatore online application No: 6VBMIHLX Dated:13.03.2026
2.District Town and country planning Office, Coimbatore District Letter No: 6VBMIHLX / 2026
(Road pattern issued on dated:25.03.2026).
3.Applicant's Gift deed Document Submitted on 30.03.2026
(Gift Deed Document No: 2187/2026 Dated.28.03.2026)
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
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 : 31.03.2026
14.Applicant's Mr.M. Jayaprakash Payment Remittance Dated:02.04.2026
(Payment of Centage Fees, Development Charges, and Sub division charges)
15.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated:15.10.2019
16.Agri Joint Director, Coimbatore Noc Roc.No E1/2730/2026 dated:23.03.2026

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Coimbatore district, Annur
Taluk- Akkaraisengapalli Village
& Panchayat -S.F.No.668/1A1 & 1C1B, Extent of 3.73¼ Acres(or) 15115.00 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 25.03.2025. Further the applicant has executed a gift deed and the
road (including splay), and public
purpose has been handed over to the local body 28.03.2026. Hence, this residential layout has been approved with below
conditions.
1. As per the condition, the layout has been approved and approved number issued as Ma.va / Ko.Ma. No: 61/ 2026
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
6. The Local Body may issue the final order, only after conferring 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 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:

Scrutiny Fees : 22,673.00/- Dated -13.03.2026

Centage Fees :27,000.00/- E-Challan No - 20260402003149 , Dated -02.04.2026

Development Charges : 18,168.00/- Dated - 02.04.2026

Sub-Division Chrges :36,000.00/- Dated – 02.04.2026

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 powerline / 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 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

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2026.04.24 11:31:40