குன்னத்தூர் ஊராட்சி மன்ற தலைவர் அவர்களின் நடவடிக்கைகள்
முன்னிலை : திருமதி P.கீதா

ந.க.எண் : 008/2024 **நாள் :27-07-2024**

பொருள் : கோயம்புத்தூர் மாவட்டம் - அன்னூர் ஊராட்சி ஒன்றியம் , குன்னத்தூர் ஊராட்சி மற்றும் கிராம **க.ச.எண்கள்.** 231/1A1B, 231/1B2 & 231/3A2B-ல் 3.74 ஏக்கர் பரப்பளவில் அமைந்துள்ள மனைப்பிரிவிற்கான ஊராட்சி அனுமதி வழங்கி உத்தரவிடல் - தொடர்பாக.

பார்வை :

1.சாலை அமைப்பு மற்றும் பொது ஒதுக்கீடு தானப்பத்திரம் மூலம் வழங்கியது - பத்திர **பதிவுத்துறை பத்திர எண் : 7122/2024 . நாள் : 10-06-2024.**

2.மனைப்பிரிவு - நகர ஊரமைப்பு துறை இணை இயக்குநர் / உறுப்பினர் செயலர், கோயம்புத்தூர் அவர்களின் சுற்றறிக்கை கடிதம் **ந.க.எண் : CBEREG/TP3ZETEE /2024/TCP3/2024 TCP நாள் :04-07-2024.**

3.கோயம்புத்தூர் உள்ளூர் திட்டக்குழும உறுப்பினர் செயலர் / இணை இயக்குநர், கோயம்புத்தூர் அவர்களின் வரைபட அனுமதி வழங்கப்பட்டுள்ளது.

4. **A.VENKATACHALAM (POWER AGENT), S/O. AMMASAI GOUNDER, D.NO 29-2/60-A KENNADY NAGAR, SURAMANAGALAM, COIMBATORE - 636005.**
அவர்களின் விண்ணப்ப நாள் : **04-07-2024.**

5.நிலப்பயன்பாட்டிற்கு செலுத்திய **இரசீது எண் : 2024-2025/11/13/10/7/63 நாள் : 27-07-2024.**

6.பரிசீலனை கட்டணம் செலுத்திய **இரசீது எண் : 2024-2025/11/13/10/7/62 நாள் : 27-07-2024.**

உத்தரவு

1.பார்வையில் குறிக்கப்பட்டுள்ள அனைத்து கடிதங்கள் மற்றும் கோயம்புத்தூர் உள்ளூர் திட்ட குழுமம் இணை இயக்குனர்/உறுப்பினர் செயலர் அவர்களின் **ந.க.எண் : CBEREG/TP3ZETEE /2024/TCP3/2024 TCP நாள் :04-07-2024.**-ன் படி கோயம்புத்தூர் மாவட்டம், அன்னூர் வட்டம், குன்னத்தூர் ஊராட்சி மற்றும் கிராம **க.ச.எண்கள்.** 231/1A1B, 231/1B2 & 231/3A2B-ல் 3.74 ஏக்கர் பரப்பளவில் அமைந்துள்ள உத்தேச குடியிருப்பு மனைபிரிவிற்கு வரைபட அனுமதி எண்ணின்படி திட்ட அனுமதியும் வழங்கப்பட்டுள்ளதின் அடிப்படையிலும் மேலும் மேற்கண்ட மனை பிரிவில் குன்னத்தூர் ஊராட்சிக்கு தானமாக வழங்கக்கூடிய சாலைகள் மற்றும் பூங்காவிற்கான பொது திரவிடங்கள் **ஆவண பதிவு எண் : 7122/2024 நாள் : 08-06-2024** க்கும்

TANGEDEO சேர்த்து அன்னூர் சார்பதிவாளர் அலுவலக ஆவண **பதிவு எண் : 6759 நாள் :10-06-2024** மூலம் பதிவு செய்யப்பட்டு மேற்படி அசல் ஆவணமும் ஊராட்சியில் பெறப்பட்டுள்ளது. மேலும் மனைப்பிரிவு பரிசீலனை கட்டணம் ஊராட்சி அலுவலகத்தில் செலுத்தப்பட்டுள்ளது. **இரசீது எண் : 2024-2025/11/13/10/7/62 நாள் :27-07-2024** மேலும் மனை பிரிவிற்கு ஊராட்சியில் தீர்மானம் நிறைவேற்றப்பட்டுள்ளது. **தீர்மான எண் :69 நாள் :10-07-2024** எனவே மேற்குறிப்பிட்டுள்ள மனைப்பிரிவுக்கு இதன் மூலம் அனுமதி வழங்கப்படுகிறது.

நிபந்தனைகள் :

1.மனைப்பிரிவில் அமைந்துள்ள மனைகள் நீர்நிலைகள் அரசு புறம்போக்கு திறந்தவெளி ஒதுக்கீடு அடுத்த நிலத்திற்கு வழியாக அமையும் காலிமனை உத்தேச சாலை மற்றும் ரயில் தண்டவாளம் பொதுப்பாதை மற்றும் நில உச்சவரம்பு சட்டத்தின்படி உள்ள மனை இடம் அதிக உயர் மின்னழுத்த பாதை போன்றவை அமைந்திருக்கக் கூடாது.

2.மனைப்பிரிவு கட்டமைப்பு (Frame Work) செய்த இம்மனைப்பிரிவில் அமையும் மனைகளின் உரிமையாளர்கள் அவர்களின் மனையை முறைப்படுத்தப்படாமல் இருப்பின் மின்சாரம், குடிநீர், கழிவு நீர், வடிகால் அமைப்பு துண்டிக்கப்படும்.

3.மனைப்பிரிவில் அமைக்கப்பட்டுள்ள கட்டிடங்கள் முறைப்படுத்தப்பட்டதாக கருதப்படாது.

4.இம்மனைப்பிரிவின் நிலங்கள் தொடர்பாக மனைப்பிரிவு உரிமையாளர் சார்பதிவாளர் அலுவலகத்தில் இருந்து பெற்று சமர்ப்பித்த வில்லங்க சான்றின் சரித்தன்மையை உறுப்பினர் செயலர்(பொறுப்பு) கோயம்புத்தூர் உள்ளூர் திட்ட குழுமம் அவர்கள் உறுதி செய்து வழங்கிய செயல்முறை ஆணையின் அடிப்படையில் மனைப்பிரிவு முறைப்படுத்தப்பட்டது. இதில் ஏதேனும் தவறுகள் அல்லது ஆவணங்களின் சரித்தன்மை குறித்த புகார்கள் கண்டறியப்படின் ஒட்டுமொத்த மனைப்பிரிவின் அங்கீகாரம் ரத்து செய்யப்படுவதுடன் சட்டபூர்வமான நடவடிக்கை மேற்கொள்ளப்படும்.

5.இம்மனை பிரிவில் அமையக்கூடிய தனிமனைகளுக்கு வீடு கட்ட வரைபடம் அங்கீகாரம் வழங்கும்போது அடிப்படை வசதிகள் அனைத்தும் நிறைவேற்றிய பின்னர் தான் வரைபடம் அங்கீகாரம் வழங்கப்படும்.(குடிநீர் வசதி,போர்வெல்,மேல்நிலை நீர்த்தேக்க தொட்டி சாக்கடை வசதி, தெருவிளக்கு வசதி மற்றும் தார்சாலை வசதி).

6.மேலும் உள்ளூர் திட்ட குழுமத்தில் தெரிவிக்கப்பட்டுள்ள அனைத்து நிபந்தனைகளும் நிறைவேற்றப்பட வேண்டும்.

D. Geetha.

தலைவர் / செயல் அலுவலர்
குன்னத்தூர் ஊராட்சி
தலைவர் / செயல் அலுவலர்
குன்னத்தூர் ஊராட்சி

இணைப்பு : வரைபடம்

பெறுநர் :

A.VENKATACHALAM (POWER AGENT),
S/O. AMMASAI GOUNDER,
D.NO 29-2/60-A KENNADY NAGAR,
SURAMANAGALAM,
COIMBATORE - 636005.

நகல்கள் :

1.கோயம்புத்தூர் உள்ளூர் - திட்டக்குழுமம் உறுப்பினர் செயலர் ,

2.சார்பதிவாளர் அலுவலர் ,

சார்பதிவாளர் அலுவலகம், அன்னூர் .

Layout Application - Final Approval Letter

Roc No: 10/2024-2025 Date: 7/26/24 5:22 PM

From:

Village Panchayat

MASAGOUNDENCHETTI PALAYAM

To :

A.Venkatachalam (Power Agent)
S/o. Ammasai Gounder
,D.No. 29-2/60-A Kennedy Nagar,
Suramangalam
Coimbatore.,,636005
Mobile Number: 9952111104
Email Id: realdtcpconsultant@gamil.com

Online Application Number: TP3ZETEE

Sir/ Madam,

Sub :

Coimbatore District, Annur Panchayat Union, Masagoundanchettipalayam Village panchayat - S.No: 56/1, 57/1, 57/2, 57/3A,57/3B, 57/4A, 57/4B1, 57/5A, 57/5B1, 57/5C1, 57/6A, 57/6B1, 57/7, 57/8, 58/1A2 and 58/2A1 of masagoundanchettipalayam
panchayat /village, annur taluk and S.No: 231/1A1B, 231/1B2, 231/3A2B of of Kunathur village / panchayat, annur taluk –Coimbatore District - Site Extent – 13.40 ¼ Acres - Layout Approval

Ref :

ROC No: CBEREG/TP3ZETEE /2024/TCP3/2024/TCP - Date : 04/07/2024

Body:

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 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.
14. The Local Body may issue the final order only after conferring that the applicant applied for bulk sub - division.

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2024.07.26 17:22:24

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. CBEREG/TP3ZETEE /2024/TCP3/2024/TCP Date : 04/07/2024

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 :

1.The President
masagoundanchettipalayam panchayat /village,,
Annur Taluk.
Coimbatore district

Sir/ Madam,

2.The President
Kunathur panchayat /village,,
Annur Taluk.
Coimbatore district

Sub : Residential Layout - Office of the Distirict town and country planning-Coimbatore district–Comprised S.No: 56/1, 57/1, 57/2, 57/3A, 57/3B, 57/4A, 57/4B1, 57/5A, 57/5B1, 57/5C1, 57/6A, 57/6B1, 57/7, 57/8, 58/1A2 and 58/2A1 of masagoundanchettipalayam panchayat /village, annur taluk and S.No: 231/1A1B, 231/1B2, 231/3A2B of of Kunathur village / panchayat, annur taluk – Coimbatore District - Site Extent – 13.40 ¼ Acres — Plot Pattern Technical Concurrence Issued By Directorate of Town and Country Planning Department–Technical clearance Issued - forwarded for further action - Reg.

Ref : 1.Applicants-Thiru.A.Venkatachalam (Power Agent).Application No-TP3ZETEE, dated:- 15.02.2024
2. The Assistant Director / member secretory / Joint Director (i/c),Coimbatore District Town and Country Planning office Inspection Report of Online Application No. TP3ZETEE / 2024 / TCP3, Dated: 26.03.2024
3. Directorate of Town and country planning Office, Chennai Letter No. TP3ZETEE /2024/TCP3 (TECHNICAL CONCORRENCE ISSUED) DATE -29.06.20241
4.Directorate of Town and country planning Office, Coimbatore, Chennai Letter No-
Dated: 06.06.2024 (Road pattern issued)
5.Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020
6Applicant Thiru.A.Venkatachalam, Gift Deed No. 7122/2024 Dated: 10.06.2024..
7.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
8.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
9.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.
10.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
11.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020

12.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
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:1.7.2024.
15.Applicant's Payment of Centage Fee, Dated: 2.7.2024
16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019
17. Joint Director Agricultural Department letter No E1/611/Dated :30.1.2024
18.As per TNCDBR-2019 the following fee and charges are collected as follows:
Centage Fee :Rs. 72000.00/-
Development Charges : Rs. 65114.40/-

The online application received for the issuance of concurrence for the residential layout vide under reference 2nd cited above. The Assistant Director of Coimbatore District Town and Country Planning office has recommended the proposal with a site inspection remarks. Based on the Assistant Director of Coimbatore District Town and Country Planning office remarks, 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 3rd cited above. On receiving the gift deed soft copy from the applicant through online, the following order of concurrence for the proposed layout is issued.by Directorate of Town and Country Planning Department.

Concurrence is issued along as per layout conditions mentioned below. The concurrence number assigned to the layout is LP / DTCP No.48/2024. The approved Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original Gift deed of 4th cited above to the concerned local body.

1. As per the condition, the layout has been approved and approved number issued as L.P/DTCP.NO-48/2024 Directorate Town and Country Planning Department Chennai forwarded with it further action. With reference to the 14 cited, Demand was issued to the applicant on 1.7.2024. Applicant remitted the required fees and submitted remittance letter in this office on 2.7.2024 through online. Hence, The planning permission is issued for the Proposed layout . Following S.F.No: 231/1A1B, 231/1B2, 231/3A2B of of Kunathur village / panchayat, annur taluk , Coimbatore District which is located in Approved Coimbatore Master plan Area .Hence The Planning Permission number assigned to the layout is 432 /2024 and digitally signed layout drawings

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
1. a) With reference to the 8th cited 9th 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. (EWS) 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 3 years ,after the plot approval,as per G.O.16,Municipal Administration and Water Supply Department dated:31.01.2020,Should be applied in appropriate permission for amalgamation of EWS plots.

3. With reference to the 12th cited and 13th 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.

4. 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 EstateAuthority. The applicant has requested to follow the protocols as perinstruction given by TNRERA

5. 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 following S.F.No: 56/1, 57/1, 57/2, 57/3A, 57/3B, 57/4A, 57/4B1, 57/5A, 57/5B1, 57/5C1, 57/6A, 57/6B1, 57/7, 57/8, 58/1A2 and 58/2A1 of masagoundan chettipalayam panchayat /village was in the No –Planning in the proposed layout. Therefore Go 79 shall be followed

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)

6. 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.

7. As per TNCDBR-2019 the following fee and charges are collected as follows:
Centage Fee :Rs. 72000.00/-
Development Charges : Rs. 65114.40/-

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 Planningdept 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 witha copy of this order shall be compulsorily provided to the purchasers while the plots are sold.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent :13.40 ¼ Acre (or) 54262.00 Sqm
No. of Plots: 235(Include EWS Plots)
EWS Plots : 98-122, 201-210 and 212-235
EWS plot Area : 3927.97 Sq.m (10.30%)
Gifted over to Local Body :
Layout Road :16128.96 sq.m
Park -1:2519.34 sq.m
Park-2: 1330.52 sq.m
Park – 3849.86 sqm (10.10%)

Public Purpose :221.89 sqm(0.58%)
TNGEDCO Purpose :202.83 sq.m (0.53%)

Copy to
1 A.Venkatachalam (Power Agent)
S/o. Ammasai Gounder
,D.No. 29-2/60-A Kennedy Nagar,
Suramangalam
Coimbatore.,,636005
Mobile Number: 9952111104
Email Id: realdtcpconsultant@gamil.com

2. TamilNadu Real Estate Regulatory Authority,
No.1A, Ist Floor,
Gandhi Irwin Bridge Road, Egmore, Chennai – 600 008.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	81393	16/02/2024
2	OSR Fee		
3	Centage Charges	72000.00	02/07/2024
4	Development Charges	65114.40	02/07/2024
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

Signature valid

Signed by: Joint Director
Location:Coimbatore
Date:2024.07.04 15:38:00