

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/FYROFZEA /2025/2025/TCP

Date : 25/07/2025

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 :

The Executive Officer,
Sulur Town Panchayat,
Sulur Taluk,
Coimbatore.

Sir/ Madam,

Sub : Residential Sub-Division – District Town and Country Planning Office, Coimbatore – Coimbatore LPA – Coimbatore District – Sulur Taluk – Sulur Town Panchayat / Village – S.F.No. 465/3A1 for an extent of 0.36 Acre or 1458.00 sq.m - Application received for residential Sub-division approval - Planning Permission Issued - Forwarded for further action - Reg.

Ref : 1.Applicant Vijayam.D and Kalavathi, Coimbatore online application no: CBELPA/ FYROFZEA /2025, Dated: 22.05.2025
2.District Town and Country Planning Office, Coimbatore District Letter No. CBELPA/ FYROFZEA /2025 (OSR raised on dated: 10.07.2025).
3.Circular from the Director of Town and Country Planning, Roc. No. 19799 / 2020, Dated: 24.12.2020
4.Applicants Vijayam D and Kalavathi, Coimbatore Letter, OSR fees completed, Dated: 10.07.2025
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6.G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019
7.G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
8.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
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: 10.07.2025 & 24.07.2025 (requiring payment of Centage Fee & Development Fee).
14.Applicant Vijayam.D and Kalavathi, Coimbatore (Payment of Centage Fee and Development Fee, Dated: 21.07.2025 & 25.07.2025)
15.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.08.2021

With reference to the 1st cited letter, applicant has requested for the approval of residential Sub-Division in Coimbatore District, Sulur Taluk, Sulur Taluk, Sulur Town Panchayat / Village - S.F.No. 465/3A1 for an extent of 0.36 Acre or 1458.00 sq.m. In the continuation, with reference to the 2nd cited letter, road pattern for residential Sub-Division has been issued by the Joint Director / Member Secretary (I/c) on 01.07.2025. Further the Applicants Vijayam.D and Kalavathi Coimbatore has paid the OSR fees on 21.07.2025

Hence, this residential Sub-Division has been approved with below conditions.

1. As per the condition, the Sub-Division has been approved and approval number issued as L.P/CLPA No- 375 /2025 and Planning Permission No- 453 /2025 with digitally signed layout drawings. The approved Layout plan is enclosed herewith for taking further action in the regard.

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 Sub-Division 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 12th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamil Nilam website.
 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 6th, 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 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 10th cited and 11th cited letter, the concern local body must issue the final 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 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:

Scrutiny Fee	: Rs. 2187.00	dated: 22/05/2025
OSR Fee	: Rs. 1230552.00	dated: 21/07/2025
Development Fee	: Rs. 2920.00	dated: 25/07/2025
Sub-Division Fee	: Rs. 4,000.00	dated: 25/07/2025
Centage Fee	: Rs. 3,000.00	dated: 25/07/2025

SUB DIVISION 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 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.

7. 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 department or the Local Body Office concerned.

8. 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 complete details for public view through a 60cm 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 SUB-DIVISION PLAN

Site Extent : 0.36 Acre (or) 1458.00 Sq.m.

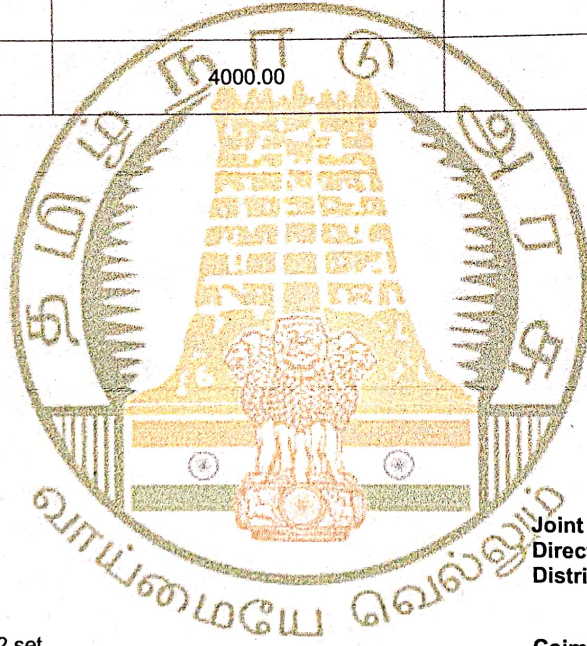
No. of Plots : 08 Nos

Copy to:

1. Vijayam D and Kalavathi,
Door No-3L, 2nd Block
Mayflower Grandeur Apartment,
Kandhasamy Layout,
Ramanathapuram,
Coimbatore, 641045
e-Mail ID : srilandstardesigning2024@gmail.com

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

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	2187	22/05/2025
2	OSR Fee		
3	Centage Charges	3000.00	25/07/2025
4	Development Charges	2920.00	25/07/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	4000.00	25/07/2025



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 2025 07 25 18:59:20



கோயம்புத்தூர் உள்நாள் திட்டக்குழுமம்

621

$$= (1458.00 - 0.00) \times 10\%$$

நிபந்தனைகள்:-

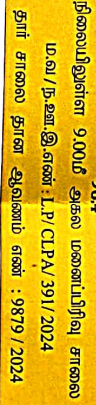
- | | | | | | |
|---|--|--|--|---|---|
| 1. இயற்கையின் விருது உள்பட சி இறுதி முடிதல் அளக்கும் முன் இரத்தினன எந்த துறையாலும் நல் ஆய்ந்த ந. ஸங்கர கரோகனரையின் எல்லா என்ரும, எந்த துறையாகவும் நல் ஆய்ந்தபடியால் மரவி ஸ்ரவைய அனுலானக்கு அனுப்பபட்டெல்லா, உள்பட சிமில் உறுதி பெய்துள்ளனவேண்டும. | 2. நல் உள்ம குறித்து ஸ்ரங்கரம் சர்வகரன மறுமு பர்சனனக்கு சமர்ப்பிக்கபட்ட ஆலானகன் சரிபாணன அல்ல என அறிப்பட்டனே அல்லது மனப்பர்விற்று குரோகனப் முடிதல் ஸ்ரங்கரால் பர்ப்ப அறபடக்கவுப குறிக்கலை ஏற்புறப முடிதல் ஸ்ரங்கரால் பர்ப்பபு குரோகனப் முடிதல் எவெத முன்னறிப்படிமற்றி நக்ர் ஈரனப்ப துறையால் ரத்து செய்யப்படும். | 3. விபரனனக்குள்ளான மனனகனன விபரனன பேய்ப்புரோது இல்லாணையின் நகரோகர் நக்ர் ஈரனப்பக்குறையால் முடிதல் அளக்கப்பட்ட வரபா நகல் மனன வரபாங்குமளக்குக்கு கட்டபயம் ஸ்ரங்கரப்பட்டு ஸ்ரபா நகல் | 4. குடிதல் அளக்கப்பட்ட மனனப்பர்வ ஸ்ரபாபடக்கத் எவெத மறுமு விதல்மற்றி மனனப்பர்வ முறளவு ஸாய்ஸ்ல் 1200A x 60CM அல்லவெத நிரந்தர தகவல் மனனப்பர்வ குலம் பெய்தும்கள் பரினனக்கு நிர்ந்தாரக பர்சனிக்ரப்பட்டுவேண்டும. | 5. ஸர்சனன என் : 181 வீவ (0) நவது நகர் 09.12.2020ல் தெரிவித்துள்ளவரபு சரணகன், மனநீர் ஸங்கல் மகதி மேல்கலை நிர்க்கை தொட்டில் கவுப குறந் ஸங்கல் (0) மனகரப்பள்ளி ஆகியன உள்பட சிமில் விருதுதற்கு ஏற்ப அமைக்கப்பட்ட பீஸன் இறுதி முடிதல் ஸ்ரங்கரம் வேண்டும. | 6. அர்சனன என் : 141 வீடு மகதி (0) நகர்பு மனகர்சென்னா நகல் 16.07.2022ன் ஸு ந. ஸங்கரன |
|---|--|--|--|---|---|

தீர்மானம் : 453 / 2025

உறுப்பினர் செயலர் / இனை இயக்குநர் (பொ.)
கோயம்புத்தூர் உள்ளூர் திட்டக்குழுமம்
கோயம்புத்தூர்

கட்டிக்கலை / திட்ட உதவியாளர்

FMB Boundary and As at Site Boundary are Same



க.ச.எண்: 465/3A2A1
(மனைப்பிரிவு)
ம.வ/ந.ஊ.இ.எண்: L.P/CLPA/391/2024



அளவர் / உ-தவி

Signature valid

சென்னை

10/06/2024

Date: 26/06/2024