Layout Application - Final Approval Letter

Roc No: 317/2025 **Date:** 9/15/25 3:36 PM

From:

Executive officer

Velanthavalam road, Othakkalmandapam, Coimbatore 641032

To :

Mr. A.Ramu and Mr.B.Yuvanesh Gowtham,
No.6/3B, Othakalmandapam,
Madukkarai,
Coimbatore - 641 032

Online Application Number: 29QP0XZD

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning Office, Coimbatore - Coimbatore LPA – Coimbatore District –
Madukkarai Taluk – Othakalmandapam Town Panchayat and Village –S.F. No. 630/2B, 631/2A - for an extent of 0.8675 Acre (or)
3515.00 Sq.mt - Application received for residential layout approval - Planning Permission Issued - Reg

Ref :

1. Applicant Mr.A.Ramu and Mr.B.Yuvanesh Gowtham ,Coimbatore Online application No: CBELPA/ 29QP0XZD /2025, Dated:
24.04.2025
2. District Town and country planning Office, Coimbatore District Letter No. CBELPA/ 29QP0XZD /2025, (Road pattern issued on
dated: 12.05.2025).
3. Circular from the Director of Town and Country Planning, Roc. No 19799 / 2020, Dated: 24.12.2020.
4. Applicant Mr.A.Ramu and Mr.B.Yuvanesh Gowtham , Coimbatore, Gift deed document no. 5565/2025, Dated: 15.05.2025.
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: 12.05.2025 (requiring payment for OSR) and 22.05.2025 (requiring payment for
Centage Fee, Development
Fee and Sub-Division fees).
14. Applicant Mr.A.Ramu and Mr.B.Yuvanesh Gowtham, Coimbatore, (Payment of Centage Fee and Development Fee,
dated:22.05.2025, and OSR Fee dated :20.05.2025)

Body:

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.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Coimbatore
Date:2025.09.15 15:36:13