PP APPROVAL RECORD

Planning Permission

Survey 379/1 and 1 more

Gomangalampudur, Pollachi taluk

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

EXTENT APPROVED
4.39 Acres

PURPOSE
Residential

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Town and Country Planning Department(Planning Permission)

District Town and Country Planning, Corporation Complex, Dr Nanjappa Road, IInd Floor, Coimbatore .Pin

ROC No. CBEREGN/ FBPOSBV0/2022 / 2022 / TCP Date 30/08/2022

From

Joint Director / Deputy Director / Assistant Director
District Town and Country Planning, Corporation Complex, Dr Nanjappa Road, IInd Floor,

To :

R Ranjithkumar and Shanthi,
S/o.Rajan, D.No:9,
R.S.Puram,

Sir/ Madam,

Sub : Residential Layout - Office of the Director of town and country planning - Coimbatore district – Pollachi Taluk - Gomangalampudur Village and Panchayat- S.F.No.379/1, 379/2B – Extent of 4.39 Acres or 17765.55 sqm - Technical clearance issued - Planning Permission Issued -

Ref : 1.Applicants R Ranjithkumar and Shanthi online application No FBPOSBV0, Dated: 11.07.2022

2.District Town and country planning Office, Coimbatore District Letter No. CBEREGN/ FBPOSBV0/2022 (Road pattern issued on
dated: 20.07.2022).

3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020

4.Applicants R Ranjithkumar and Shanthi Gift deed document no. 3416/2022, dated: 25.07.2022 and 2208/2022 dated 18.082022).

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 WaterSupply,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: 01.08.2022 (requiring payment of Centage Fee, OSR Guideline Value Fee and Flag Day
Fund).

14.Applicants R Ranjithkumar and Shanthi (Payment of Centage Fee, Dated: 03.08.2022.).

15.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

16.As per TNCDBR-2019 the following fee and charges are collected as follows:

Centage Fee : 23700.00

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Coimbatore, Coimbatore district – Pollachi Taluk - Gomangalampudur Village and Panchayat- S.F.No.379/1, 379/2B – Extent of 4.39 Acres or 17765.55 sqm

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Joint Director on 20.07.2022. Further the applicant R Ranjithkumar and Shanthi have executed a gift deed and the road (including splay) and Public purpose has been handed over to the local body on 18.08.2022. 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 and enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action

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

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:

Centage Fee : 23700.00

S.No	Description of charges	Amount	Receipt no and date
1	Scrutiny fee	26700	11/01/0017
2	OSR Fee		
3	Centage Charges	23700.00	03/08/2022
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



Joint Director/Deputy Director(i/c)

Enclosure

1. Layout original map and Condition – 2

Coimbatore District.

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.