PP APPROVAL RECORD

Planning Permission

Survey 729/1 and 2 more

Idigarai, Annur taluk

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

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.

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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. BWPJIVG5/2026/TCP Date : 13/03/2026

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 :

Executive Officer,
Idikarai Town panchayat,
Annur Taluk,
Coimbatore District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning Office - Coimbatore District -Coimbatore Local Planning Authority – Annur Taluk – Idigarai Village & Town Panchayat - S.F.No. 729/1, 730, 733/1 - Extent 4.87 Acre - Planning Permission Issued - Forwarded for further action - Reg.

Ref :
1. Director of Town and Country Planning, Chennai, Roc No. BWPJIVG5/2026/TCP3, Dt.12.03.2026.(Technical concurrence issued)
2. The Layout Proposal received through online vide reference BWPJIVG5 / 2026 / TCP3, dated: - 04.02.2026.
3. The Assistant Director / Joint Director (FAC), Coimbatore District Town and Country Planning office Inspection Report of Online Application No. BWPJIVG5 / 2026 /
CD, Dated: 10.02.2026.
4. Online Application No : BWPJIVG5 / 2026 / TCP3, dated: 26.02.2026 (Road pattern issued)
5. Applicant Thiru.T.Parthasarathy, Gift Deed No: 5548 /2026, Dated: 05.03.2026.
6. G.O.(Ms.) No.138, Housing and Urban Development department dated: 04.06.2004.
7. G.O.(Ms.) No.18, Municipal Administration &Water Supply department, dated: 04.02.2019.
8. G.O.(Ms.) No.16, Municipal Administration &Water Supply department, dated: 31.01.2020.
9. G.O.(Ms.) No.141, Housing and Urban Development [UD 4(3)], dated 23.09.2020.
10. G.O.(Ms.) No.181, Housing and Urban Development [UD 4(1)], dated 09.12.2020.
11. Letter No: 19113/UD4(3)/2017-1, Housing and Urban Development department dated: 30.08.2017.
12. Circular ROC No: 13686/2017/LA-1, dated 08.09.2017 of Director of Town and Country Planning.
13. G.O(Ms.) No: 155, Housing and Urban Development (DD 4(1)), dated: 08.10.2025..
14. Demand payment generated in swp online on 13.03.2026 (Centage charges, Development charges & Subdivision charges).
15. Applicant, Thiru.T.Parthasarathy, (Payment of Centage , Development & Subdivision Charges, Dated:13.03.2026)

With reference to the 2nd cited letter, applicant has requested for the approval of residential layout in Coimbatore District, Annur taluk, Idigarai Village & Town
Panchayat, S.F.No: 729/1, 730, 733/1, Area Extent 4.87 Acre. 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 4th cited above. On receiving the gift deed soft copy from the applicant through
online, the following order of concurrence for the proposed layout was issued vide reference no.1. Concurrence was issued along as per layout conditions mentioned
below. The concurrence number assigned to the layout is LP / DTCP No. 46 /2026.

In the continuation, with reference to the 1st cited letter, Centage charges and other charges have been raised vide reference no.14. Applicant has paid all the charges
vide reference no.15.

Hence, this residential layout has been approved with below conditions.

1. As per the condition, Planning Permission is issued and numbered as Planning Permission No:231/2026 and digitally signed layout drawings and the approved
Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original Gift deed of 5th cited above to the concerned local
body.
2. 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
3. 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 7th, 8th 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 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 favor 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 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.
5. 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:
Description Amount Date
Scrutiny Fees Rs.29570/- 04.02.2026
Centage Fees Rs.39000/- 13.03.2026
Development Charges Rs.39430/- 13.03.2026
Sub division fees Rs.52000/- 13.03.2026

Copy to
1. Mr T Parthasarathy,
S/o Thiruvenkadasamy,
D No.38A, Vadakkuthottapaguthy,
Idikarai,
Annur taluk,
Coimbatore District – 641022.

2. The Chair Person,
TNRERA Building,
No.133, G-Block, I Avenue,
Anna nagar (East), Chennai – 600102.

தமிழ்நாடு
வாய்மையே வெல்லும்

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	29570	04/02/2026
2	OSR Fee		
3	Centage Charges	39000.00	13/03/2026
4	Development Charges	39430.00	13/03/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	52000.00	13/03/2026

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Coimbatore District.

Enclosure

1.Layout original map and Condition – 2 set

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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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.