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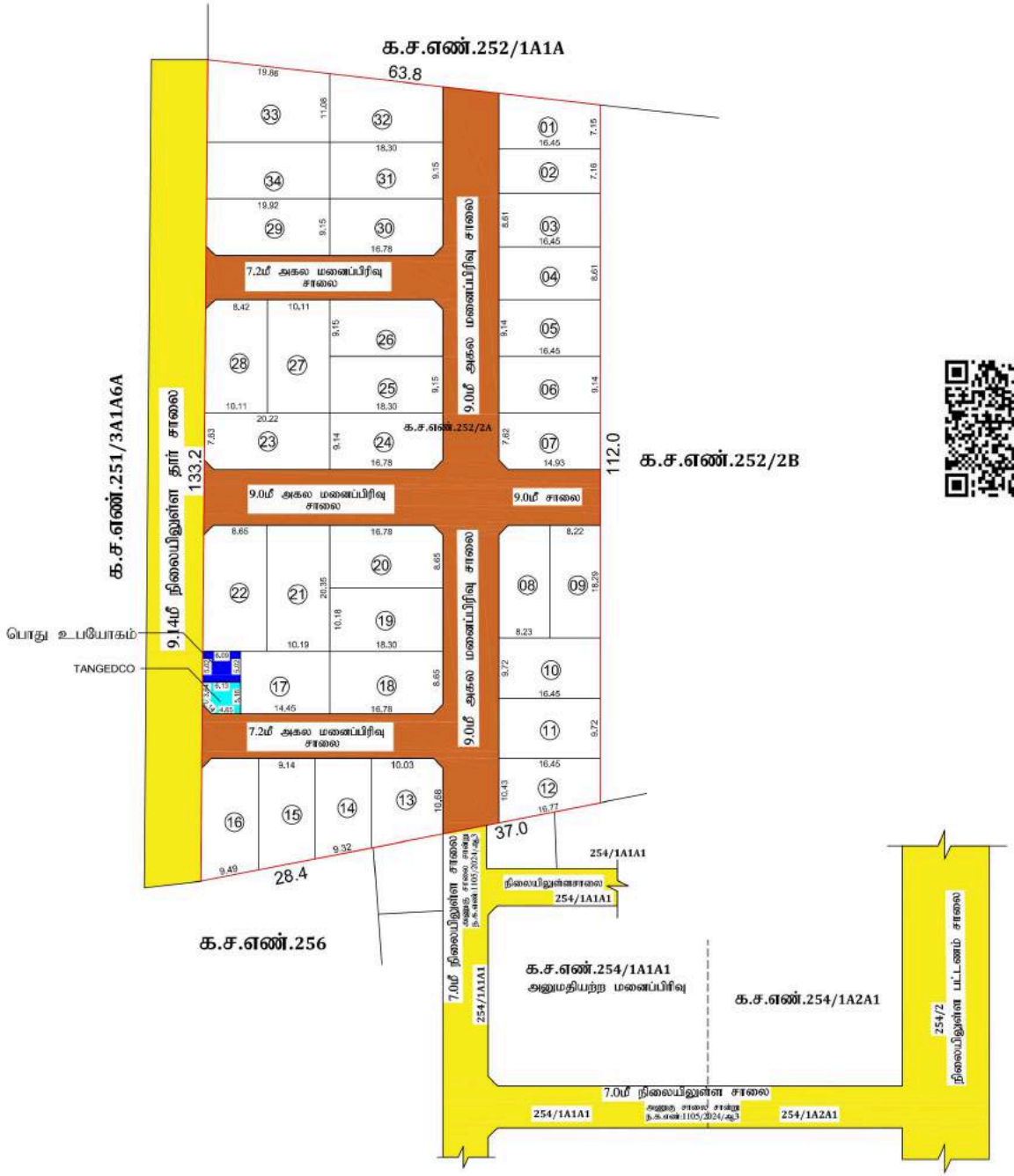
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DIGITALLY VERIFIED RECORD



மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
கோயம்புத்தூர் உள்ளூர் திட்ட குழுமம்
கோயம்புத்தூர் மாவட்டம்

கோயம்புத்தூர் மாவட்டம், தடாகம் வட்டம், பட்டணம் கிராமம்,
க.ச.எண்: 252/2ஏ–ல் அமையும் குடியிருப்பு
மனைப்பிரிவிற்கான தொழில்நுட்ப ஒப்புதல் வரைபடம்.

அளவு : 1:400

இணையவழி விண்ணப்ப எண்: G611LVSB

வ

குறிப்பு:

மனைப்பிரிவின் மொத்தப்பரப்பு: 1.95 ஏக்கர் (அ) 7880.00 ச.மீ

கோரிய மனைகள் : 34

ஒதுக்கிய மனைகள் : 34

மனைப்பிரிவின் எல்லை

நிலையிலுள்ள சாலை

பொது ஒதுக்கீடு:

ஊராட்சிக்கு தானமாக ஒப்படைக்கப்பட்டவை:

1) மனைப்பிரிவு சாலை (ம) மூலைமுடக்குகளின் பரப்பு :2142.747ச.மீ.

2) பூங்காவிற்கு தேவையான பரப்பு : மனைப்பிரிவின் மொத்த பரப்பு – (மனைப்பிரிவு சாலைகளின் பரப்பு) x 10%
= (7880.00 – 2142.747) x 10.0% = 573.725ச.மீ.
அரசாணை எண் : 18 ந.நி.(ம) கு.வ துறை நாள் :04.02.2019 –ன் படி பூங்கா ஒதுக்கீடு 573.725ச.மீ. உடன் அரசு வரிகாட்டி மதிப்பு தொகை மனுதாரரால் முழுமையாக செலுத்தப்பட்டுள்ளது.

3) ஊராட்சிக்கு ஒப்படைக்கப்பட்ட பொது உபயோகம் தேவையான பரப்பு
: (மனைப்பிரிவு பரப்பு – மனைப்பிரிவு சாலையின் பரப்பு) x 0.5%
: (7880.00 – 2142.747)x 0.5% = 28.686ச.மீ.
: 30.66 ச.மீ (0.534%) ஒதுக்கப்பட்டது.

4) TANGEDCO–நிக்கு ஒப்படைக்கப்பட்ட மின்மயமாக்கம் தேவையான பரப்பு
: (மனைப்பிரிவு பரப்பு – மனைப்பிரிவு சாலையின் பரப்பு) x 0.5%
: (7880.00 – 2387.358)x 0.5% = 27.46ச.மீ.
: 30.54 ச.மீ. (0.532%) ஒதுக்கப்பட்டது.

மூலை முடக்கு :

12.0 மீ வரை உள்ள சாலைகளுக்கு 1.5மீ x 1.5மீ விடப்பட வேண்டும்.

நிபந்தனைகள்:

1. அரசாணை எண் : 18 ந.நி (ம) கு.வ துறை நாள்: 04.02.2019–ன் படி சாலை (ம) பொது உபயோகம் உள்ளாட்சிக்கு தானமாகவும், அரசாணை எண் : 16 ந.நி (ம) கு.வ. துறை நாள்: 31.01.2020–ன் படி TANGEDCO –க்கான பரப்பு TANGEDCO (அ) உள்ளாட்சிக்கு தானமாக ஒப்படைக்கப்பட்டுள்ளது.
2. இம்மனைப்பிரிவிற்கு உள்ளாட்சி இறுதி ஒப்புதல் அளிக்கும்முன் இடத்தினை வந்தடுமுறையாகும் நில ஆதித்த நடவடிக்கை மேற்கொள்ளப்படவில்லை எனிலும், எந்த துறைக்காகவும் நில ஆதிதிரம்டியம் மாவட்ட வருவாய் அலுவலருக்கு அனுமதிப்பு வில்லை என்றும், செயல் அலுவலர், ஊராட்சி உறுதி செய்து கொள்ள வேண்டும்.
3. நில உரிமம் குறித்து வழங்கப்பட்ட சான்றுகள் மற்றும் பரிசீலனைக்கு சமர்ப்பிக்கப்பட்ட ஆவணங்கள் சரியானவையல்ல என்று அறியப்பட்டாலோ அல்லது மனைப்பிரிவுக்கு தொடர்புடைய ஒப்புதல் வழங்குவதில் பதிவு ஏற்படுத்தும் தற்சார்பு ஏற்படும் மனைப்பிரிவுக்கு வழங்கப்பட்ட தொழில்நுட்ப ஒப்புதல் எவ்வித முன்னறிவிப்பும் இன்றி நகர் ஊரமைப்பு துறையால் ரத்து செய்யப்படும்.
4. விற்கைக்குண்டான மனைகளை விற்பனை செய்யும் போது இணையவழியில் தகவேடு நகர் ஊரமைப்புத்துறையில் ஒப்புதல் அளிக்கப்பட்ட வரைபட நகல் மனை வாங்குபவர்களுக்கு கட்டாயம் வழங்கப்பட வேண்டும்.
5. ஒப்புதல் அளிக்கப்பட்ட மனைப்பிரிவு வரைபடத்தை எந்த வித மாற்றம் விடுதலின்றி மனைப்பிரிவு முழுவதிலும் 60cm x 120cm அளவிலான நிரந்தர தகவல்பலகை மூலம் பொதுமக்கள் பார்வைக்கு நிரந்தரமாக பராமரிக்கப்பட வேண்டும்
6. உத்தேச மனைப்பிரிவு சாலைகள், மழைநீர் வடிகால் வசதி, குடிநீர் வசதிகள் (ம) தெருவிளக்குகள் ஆகியவை உள்ளாட்சியின் விருப்பத்திற்கு ஏற்ப அமைக்கப்பட்ட பின்னர் இறுதி ஒப்புதல் வழங்க வேண்டும்.

ம.வ/(கோ.உ.தி.கு) எண் : 319/2024
திட்ட அனுமதி எண் : 366/2024

உறுப்பினர் செயலர் / இணை இயக்குநர் (பொ.)
கோயம்புத்தூர் உள்ளூர் திட்ட குழுமம்
கோயம்புத்தூர் மாவட்டம்.

Signature valid

க.செல்வகுமார்
வரைவாளர் நிலை-II

மு.மணிமுதி
திட்ட உதவியாளர்

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/G61ILVSB/2024 /2024/TCP

Date : 18/06/2024

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 :

Nirmal,
D/NO.471A Trichy Road,
Opp Ambal Theatre,
Singanallur,
Coimbatore-641005.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning Office, Coimbatore District -Coimbatore LPA – Coimbatore District – Sulur Taluk - Pattanam Panchayat and Village - S.F. No.252/2A - Extent of 1.95 Acre (or) 7880.00 Sq.mt - Application received for Residential layout approval- Planning Permission Issued - Forwarded for further action - Reg.

Ref : 1.Applicant. Thiru.Nirmal .Online application No: G61ILVSB /2024, Dated:13.05.2024

2.District Town and country planning Office, Coimbatore District Letter No. CBELPA/ G61ILVSB /2024, (Road pattern issued on dated: 07.06.2024).

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

4. Applicants. Thiru.Nirmal, Gift deed Document No: 7390 /2024, Dated: 08.06.2024

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: 10.06.2024

14.Applicants. Thiru.Nirmal Payment of Centage Fee and Development Fee,
Dated: 10.06.2024

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 layout in Coimbatore District, Sulur Taluk - Pattanam Panchayat and
Village - S.F. No.252/2A - Extent of 1.95 Acre (or) 7880.00 Sq.mt
In the continuation, with reference to the 2nd cited letter, Road pattern for residential layout has been issued by the Joint Director / Member Secretary (i/c) on
07.06.2024. Further the Applicants Thiru.Nirmal Coimbatore has gift deed, road splay, and Public purposes has been handed over to the local body vide Gift deed
Document Dated: 08.06.2024.
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 L.P/CLPA No- 319 /2024 and Planning Permission No-366 /2024 and digitally
signed layout drawings. 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.
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 12th, it is requested to send the proceeding orders and maps to the concerned Thasildhar 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. The Local Body may issue the final order, only after conferring that the applicant applied for Bulk sub-division
6. No existing natural or man-made drainage system such as channel, canal, nallah etc. passing through the site shall be closed. When it is realigned within the site

optimizing the usability of the site, due care shall be taken that it carrying capacity or velocity of flow is not reduced affecting the upstream and downstream sites
and such a realignment shall be done only with prior approval of the Competent Authority and concerned agencies

7.As per TNCDBR-2019 the following fee and charges are collected as follows:
Osr Fee : Rs. 850945.00 Dated: 08.06.2024
Centage Fee : Rs. 10200.00 Dated: 10.06.2024
Development Fee: Rs. 9456.00 Dated: 10.06.2024
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 Planning department 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 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 LAYOUT PLAN
Site Extent : 1.95 Acre (or) 7880.00 Sq.mt
No. of Plots: 34
Gifted over to Local Body
Layout Road : 2142.747 sq.mt
Park ; 573.725 sq.m (Guideline Value Remitted by applicant)
Public Purpose : 30.66 sq.mt(0.534%)

TANGEDCO Purpose : 30.54 sq.mt (0.532 %)

Copy to:

1. Nirmal,
   D/NO.471A Trichy Road,
   Opp Ambal Theatre,
   Singanallur,
   Coimbatore-641005.

2. The Chair Person,
   Tamilnadu 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	11820	13/05/2024
2	OSR Fee	850945	08/06/2024
3	Centage Charges	10200.00	10/06/2024
4	Development Charges	9456.00	10/06/2024
5	Display Board Charges		
6	Satellite town charge		

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

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:2024.06.18 11:30:24

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

Verified RealEstate
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.