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DIGITALLY VERIFIED RECORD

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/ QU8P9CYE/2025/TCP Date : 30/12/2025

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,
No.4 Veerapandi Town Panchayat,
Coimbatore North Taluk,
Coimbatore District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning Office - Coimbatore District/LPA - Coimbatore North Taluk - No.4 Veerapandi Town Panchayat/Village - SF No.337/1A2 - for an extent of 1.88 Acre (or) 7610.00 Sq.mt - Application received for residential layout approval - Planning Permission Issued - Forwarded for further action - Reg.

Ref : 1. Applicant Mrs.Y.Jaya Sangeetha, Karur Online application No: CBE/LPA/ QU8P9CYE /2025, Dated: 06.11.2025

2. District Town and country planning Office, Coimbatore District Letter No. CBE/LPA/ QU8P9CYE /2025/TCP, (Road pattern issued on dated:20.11.2025).

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

4. Applicant Mrs.Y.Jaya Sangeetha, Karur, Gift deed document no. 25931/2025 of Periyanayakkanpalayam SRO, dated: 27.12.2025.

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 Director 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: 29.12.2025 (requiring payment for Centage Fee, Development Fee and Sub-Division fees) and 20.11.2025 (requiring payment for OSRA)

14. Applicant Mrs.Y.Jaya Sangeetha, Karur, (Payment of Centage Fee, Subdivision fees and Development Fees, dated:

30.12.2025 and Payment of OSRA, dated:29.12.2025.

15. Road maintenance Certificate of the Executive Officer, No.4 Veerapandi Town Panchayat, Roc. No.10/2025, dated: 17.10.2025

With reference to the 1st cited letter, applicants have requested for the approval of residential layout in Coimbatore District/LPA, Coimbatore North Taluk, No.4 Veerapandi Town Panchayat/Village, SF No.337/1A2 for an extent of 1.88 Acre (or) 7610.00 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 20.11.2025. Further the Applicant Mrs.Y.Jaya Sangeetha, Karur havs gift deed, road with splay and public purposes have been handed over to the local body vide Gift deed document no. 25931/2025 of Periyanayakkanpalayam SRO, dated: 27.12.2025.

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

1. As per the condition, the layout is approved and approved number issued as L.P/CLPA No-809/2025 and Planning Permission No-948/2025 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 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 concerned 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 instructions 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 over individual rights it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organisation to decide this.

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

Description	Amount	Date	E-Challa No
Scrutiny Fees	Rs. 11,415.00	06.11.2025	
OSRA	Rs. 9,54,213.00	29.12.2025	20251229014498
Centage Fees	Rs. 12,000.00	30.12.2025	20251230025529
Development Charges	Rs. 15,220.00	30.12.2025	
Subdivision fees	Rs. 16,000.00	30.12.2025	

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 a layout has been approved where there is no actual title to the land.

12. If the Documents provided for the land ownership and other 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	: 1.88 Acre (or) 7610.00 Sq.mt
No. of Plots	: 32 + 1 owner's use

Gifted over to the Local Body

Layout Road	: 3182.07 sqm
Public Purpose	: 22.80 sqm (0.51 %)
TANGEDCO Purpose	: 30.00 sqm (0.68 %)

Copy To:

1. Mrs Y.Jaya Sangeetha,
   No.27, Ramanujam Nagar,
   Karur - 639002.
   Ph - 9047474874
   Mail - karthikarjunkannan@gmail.com

2. The Chairperson,
   Tamil Nadu Real Estate Regulatory Authority,
   TNRERA Building,
   No.133, G-Block, I Avenue,

Anna Nagar (East),
Chennai - 600 102.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	11415	06/11/2025
2	OSR Fee		
3	Centage Charges	12000.00	30/12/2025
4	Development Charges	15220.00	30/12/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	16000.00	30/12/2025

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:2025.12.30 20:47:56

மாவட்ட நகர் ஊரமைப்பு அலுவலகம், கோயம்புத்தூர்

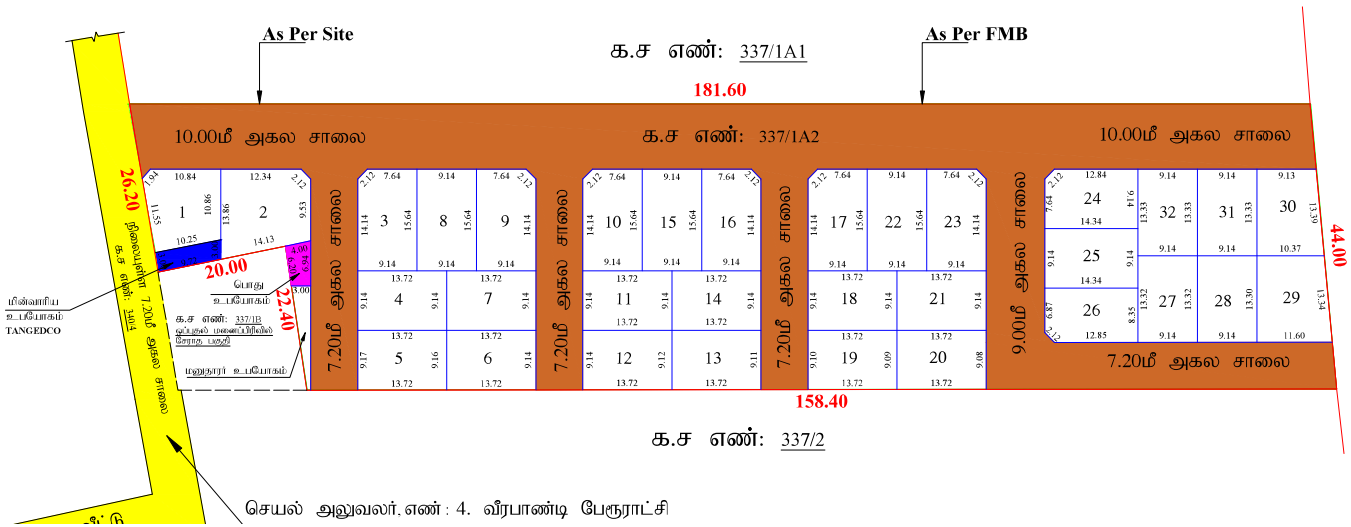
கோயம்புத்தூர் உள்ளூர் திட்ட குழுமம்

நெ .4. வீரபாண்டி பேரூராட்சி

கோயம்புத்தூர் மாவட்டம், கோயம்புத்தூர் வடக்கு வட்டம், நெ .4. வீரபாண்டி பேரூராட்சி (மு) கிராமம்,ந.க எண்கள்: 337/1A2 ல் அமையும் உத்தேச குடியிருப்பு மனைப்பிரிவிற்கான தொழில்நுட்ப ஒப்புதல் வரைபடம்.

அளவு - 1:500

இணையவழி விண்ணப்ப எண் - QUSP9CYE



செயல் அலுவலர், எண் : 4. வீரபாண்டி பேரூராட்சி

ன் கடிதம் ந.க.எண் : 10/2025

நாள்: 17-10-2025

Signature valid

Signed by: Joint Director
Location:Coimbatore
Date:2025.12.30 10:52:06

குறிப்பு

மனைப்பிரிவின் மொத்தப்பரப்பு (As Per Document)	---	1.88	ஏக்கர் (அ) 7610.00 ச.மீ
மனைப்பிரிவின் மொத்தப்பரப்பு (As Per Patta)	---	1.88	ஏக்கர் (அ) 7610.00 ச.மீ
மனைப்பிரிவின் மொத்தப்பரப்பு (As Per FMB)	---	1.85	ஏக்கர் (அ) 7496.68 ச.மீ
மனைப்பிரிவின் மொத்தப்பரப்பு (As Per Site)	---	1.85	ஏக்கர் (அ) 7497.60 ச.மீ
மொத்த மனைகள்	---	32	
மனைப்பிரிவின் எல்லை As Per FMB	---		
மனைப்பிரிவின் எல்லை As Per Site	---		
நிலையிலுள்ள சாலை	---		

மனுதாரர் உபயோகம் 28.518 ச.மீ

பொது ஒதுக்கீடு :-

பொது ஒதுக்கீடான பூங்காவுக்கு தேவையான பரப்பு

மனைப்பிரிவின் மொத்தப்பரப்பு - மனைப்பிரிவு சாலைகளின் பரப்பு x 10%

(7610.00 - 3182.07) x 10% = 442.79 சமீ (10.00%)

பூங்கா ஒதுக்கீடு அரசாணை எண்.18 நகரி. (மு) குதுறை நாள்: 04.02.2019-ன் படி 1.00 சமீ விதி எண்.4(10)-ன் படி பூங்காவிற்கான உரிய தொகை மனுதாரரால் முழுமையாக செலுத்தப்பட்டது

உள்ளாட்சிக்கு தானமாக ஒப்படைக்கப்பட்டவை:

1.மனைப்பிரிவு சாலை பரப்பு	--	3182.07 ச.மீ
2.உள்ளாட்சிக்கு தானமாக ஒப்படைக்கப்பட வேண்டியவை மனைப்பிரிவின் மொத்தப்பரப்பு - மனைப்பிரிவு சாலைகளின் பரப்பு x 0.5% பொது உபயோகம் - 1(7610.00 - 3182.07) x 0.5% = 22.14ச.மீ உள்ளாட்சி தானமாக ஒப்படைக்கப்பட்ட பரப்பு	--	22.80 சமீ (0.51%)
3.TANGEDCO - க்கு தானமாக ஒப்படைக்கப்பட வேண்டியவை மனைப்பிரிவின் மொத்தப்பரப்பு - மனைப்பிரிவு சாலைகளின் பரப்பு x 0.5% மின்வாரிய உபயோகம் (7610.00 - 3182.07) x 0.5% = 22.14ச.மீ தானமாக ஒப்படைக்கப்பட்ட பரப்பு	--	30.00 சமீ (0.68%)

மூலை முறுக்கு :-

12மீ வரை உள்ள சாலைகளுக்கு 1.5மீ x 1.5மீ விடப்படல் வேண்டும்

நிபந்தனைகள்:

1. அரசாணை எண் 18 நகரி (மு) கு.வ துறை நாள் 04.02.2019-ன் படி சாலை (மு) பொது உபயோகம் உள்ளாட்சிக்கு தானமாகவும்இ அரசாணை எண் : 16நகரி (மு) கு.வ துறை நாள்: 31.01.2020 - ன் படி TANGEDCO - க்கான பரப்பு TANGEDCO (அ) உள்ளாட்சிக்கு தானமாக ஒப்படைக்கப்பட்டுள்ளது.
2. இம்மனைப்பிரிவிற்கு உள்ளாட்சி இருதி ஒப்புதல் அளிக்கும் முன் இத்திட்டம் எந்தத் துறையாலும் நில ஆழ்நிலை நடவடிக்கை மேற்கொள்ளப்படவில்லை என்றும், எந்தத் துறைக்காகவும் நில ஆழ்நிலை பட்டியல் மாவட்ட வருவாய் அலுவலருக்கு அனுப்பப்படவில்லை என்று உள்ளாட்சி உறுதி செய்துகொள்ள வேண்டும்.
3. நில உரிமம் குறித்து வழங்கப்பட்ட சான்றுகள் மற்றும் பரிசீலனைக்கு சமர்ப்பிக்கப்பட்ட ஆவணங்கள் சரியானவை அல்ல என அறியப்பட்டாலோ அல்லது மனைப்பிரிவிற்கு தொழில்நுட்ப ஒப்புதல் வழங்கியதால் பாதிப்பு ஏற்படக்கூடிய சூழ்நிலை ஏற்படின் மனைப்பிரிவுக்கு வழங்கப்பட்ட தொழில்நுட்ப ஒப்புதல் எவ்வித முன்னறிவிப்புமின்றி நகர் ஊரமைப்பு துறையால் ரத்து செய்யப்படும்.
4. விற்பனைக்குள்ளான மனைகளை விற்பனை செய்யும்போது இவ்வாணையின் நகலோடு நகர் ஊரமைப்புத்துறையில் ஒப்புதல் அளிக்கப்பட்ட வரைபட நகல் மனை வாங்குபவர்களுக்கு கட்டாயம் வழங்கப்பட வேண்டும்.
5. ஒப்புதல் அளிக்கப்பட்ட மனைப்பிரிவு வரைபடத்தை எந்தவித மாற்றம் விடுதலின்றி மனைப்பிரிவு நுழைவாயில் 60cm x 120cm அளவிலான நிரந்தர தகவல் பலகை மூலம் பொதுமக்கள் பார்வைக்கு நிரந்தரமாக பிரகரிக்கப்பட வேண்டும்.
6. உத்தேச மனைப்பிரிவில் அரசாணை எண்:181 நகரி (மு) கு.வ துறை நாள்: 09.12.2020-ன் படி தார் சாலைஇ மழை நிவாரணம் வாரிஇ குழாய் வாரிகள் (மு) தெருவிளக்குகள் ஆகியவை உள்ளாட்சியின் விருப்பத்திற்கேற்ப அமைக்கப்பட்ட பின்னர் இறுதி ஒப்புதல் வழங்கப்பட வேண்டும்.

ம.வ./கோ.உ..தி.கு எண்: 809/2025 (இணையவழி ஒப்புதல்)

திட்ட அனுமதி எண்: 948/2025

உறுப்பினர் செயலர் / இணை இயக்குநர் (மு.கூ.பொ)

மாவட்ட நகர் ஊரமைப்பு அலுவலகம்

கோயம்புத்தூர்

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.