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DIGITALLY VERIFIED RECORD

Proceedings of the commissioner of madukkarai municipality
PRESENT: Selvi.S.SATHYA B.Tech.,

Service request no.169/CP/24-25/0001797 **Dated : 03-10-2025**
Roc.no.0980/2025/F1

Sub: TOWN PLANNING - LAYOUT - MADUKKARAI MUNICIPALITY – MADUKKARAI VILLAGE S.F.No.725/4B, 726/1A, 1B, 2A, 2B, 728/1A, 2A – 4.905 ACRE LAYOUT APPROVAL - REGARDING.

Ref : 1) ASSISTANT DIRECTOR, DISTRICT TOWN AND COUNTRY PLANNING, COIMBATORE
ROC.NO.CBELPA/J3UGDNNU/2024/2024/TCP
DATE : 23.10.2024
2) DEVIKA AND OTHERS APPLICATION AS ON 11.06.2025
3) MADUKKARAI MUNICIPALITY RESOLUTION NO.821
DATE : 29.09.2025

****

ORDER

Permission is hereby granted to Mrs.Devika and others to Layout of S.F.No. 725/4B,726/1A,1B,2A,2B & 728/1A,2A of madukkarai Village Into 100 plots subject to the following condition. The approved plans are sent herewith.

The Layout of plot should be in accordance with the approved plan.

Encl: Approved Plan

To

Mrs.Devika and others
No.18/643, Palaghat main road,
marappalam,
madukkarai,
Coimbatore – 641105.

03/10/2025
Commissioner
Madukkarai municipality

3.10.2025

CONDITIONS	
S.No.	**Condition Name**
1	As per DTCP layout conditions.
2	Note: (a) This permit is furnished by / virtue / of power delegates by CMDA under Sec. (3) of section 9-C of Tamil Nadu Town and country planning Act 1971 (Act 35 of 1972)
3	(b) According to section 79 of the T & C P Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision or under of the planning authority under section 49 of sub section (1) section 54 may appeal to the Government within two Months from the date on which the decision or order was communicated
4	(c) The member secretary, chennai metropolitan development authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either or wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse or procedural formalities to be followed or permit having been obtained by any fradulent manner

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/J3UGDNNU/2024/2024/TCP

Date : 23/10/2024

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 :

The Commissioner,
Madukkarai Municipality,
Madukkarai Taluk
Coimbatore Distric

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning Office, Coimbatore - Coimbatore LPA – Coimbatore District – Coimbatore Madukkarai Taluk – Madukkarai Village & Municipality – S.F. No. 725/4B, 726/1A, 1B, 2A, 2B & 728/1A, 2A for an extent of 4.905 Acre (or) 19872.00 Sq.mt - Application received for residential layout approval - Planning Permission Issued - Forwarded for further action - Reg

Ref : 1. Applicant Mrs. Devika and Others, Coimbatore Online application No: CBELPA/J3UGDNNU /2024, Dated: 05.09.2024.

2. District Town and country planning Office, Coimbatore District Letter No. CBELPA / J3UGDNNU /2024, (Road pattern issued on dated: 01.10.2024).

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

4. Applicant Mrs. Devika and Others, Coimbatore, Gift deed document no. 7972/2024 Dated: 08.10.2024.

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: 18.10.2024 (requiring Payment of Centage Fee & Development Fee and Sub-Division fees).

14. Applicant Mrs. Devika and Others, Coimbatore, (Payment of Centage Fee and Development Fee, dated: 22.10.2024)

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, applicants have requested for the approval of residential layout in Coimbatore District, Coimbatore Madukkarai Taluk – Madukkarai Village & Municipality – S.F. No. 725/4B, 726/1A, 1B, 2A, 2B & 728/1A, 2A for an extent of 4.905 Acre (or) 19872.00 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 01.10.2024. Further the Applicants Mrs. Devika and Others, Coimbatore has gift deed, road with splay and public purposes have been handed over to the local body vide Gift deed document no. 7972/2024 Dated: 08.10.2024.

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-572/2024 and Planning Permission No-676/2024 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 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 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.
6. As per TNCDBR-2019 the following fee and charges are collected as follows:

Scrutiny Fee : Rs. 29,808.00 Dated: 05.09.2024
Centage Fee : Rs. 34,500.00 Dated: 22.10.2024
Development Fee : Rs. 79,520.00 Dated: 22.10.2024
Sub-Division Fee : Rs. 57,500.00 Dated: 22.10.2024

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.

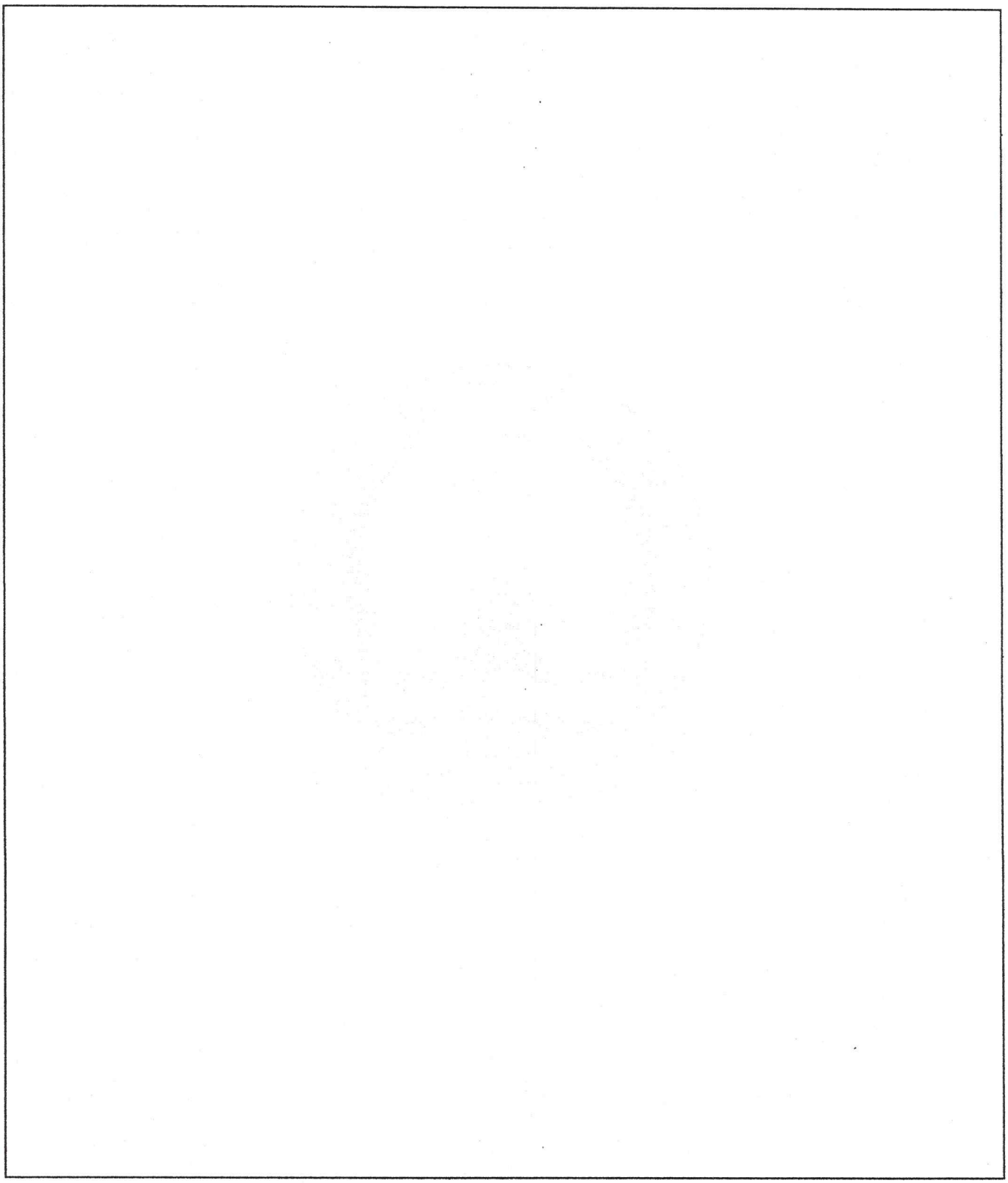
ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 4.905 Acre or 19872.00 sqm
No. of Plots : 100(Including EWS Plots)
EWS Area :1504.15 sqm (10.98%)
EWS Plot Nos.: 56, 57, 81-100 (22 Nos)
Gifted over to Local Body
Layout Road : 6170.675 sqm
Park Area :1392.60sqm (10.16%)
Public Purpose : 73.55 sqm (0.54 %)
TANGEDCO Purpose : 76.86 sqm (0.56 %)

Copy to:

1. Mrs. Devika and Others,
NO 18 / 643 ,
Palakad Main Road,
Marapalam,
Madukkarai,
Coimbatore,641105
Ph – 9443153514
e-Mail ID: dreamdesigncbe@gmail.com

2. The Chair Person,
Tamil Nadu 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	29808	05/09/2024
2	OSR Fee		
3	Centage Charges	34500.00	22/10/2024
4	Development Charges	79520.00	22/10/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	57500.00	22/10/2024

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:2024.10.23 08:50:46



மாவட்ட நகர் ஊரமைப்பு அலுவலகம் கோயம்புத்தூர்

கோயம்புத்தூர் உள்ளூர் திட்டக்குழுமம்

மதுக்கரை நகராட்சி

கோயம்புத்தூர் மாவட்டம், மதுக்கரை வட்டம், மதுக்கரை நகராட்சி (மு) கிராமம், க. ச. எண். 725 / 4B, 726 / 1A,1B, 2A, 2B & 728 / 1A, 2A - ல் அமையும் உத்தேச குடியிருப்பு மனைப்பிரிவிற்கான தொழில்நுட்ப ஒப்புதல் வரைபடம்.



மதுக்கரை நகராட்சி
கோயம்புத்தூர் 641 105

இவ்வலுவலக நடசண. (மு2/2023/ஆ)
நாள் 31.10.2023 ப்படி இக்குடியிருப்பு மனைப்பிரிவு வரைபட
குறிப்பிட்டுள்ள நிபந்தனைகளுக்குட்பட்டு அனுமதி
வழங்கப்படுகிறது

ஆணையாளர்
மதுக்கரை நகராட்சி
கோயம்புத்தூர் - 641105

31/10/2023

Signature valid

கி.கௌதமி
அளவர் / உதவி வரைவாளர்

உபாரதி
வரைவாளர் நிலை -III

அளவு - (1 : 900)

இணையவழி விண்ணப்ப எண்: J3UGDNNU

மனைப்பிரிவின் மொத்தப்பரப்பு : 4.90½ ஏக்கர் (அ) 19872.00 ச.மீ

கோரிய மனைகள் : 99

ஒதுக்கிய மனைகள் : 100 (EWS மனைகள் சேர்த்து)

மனைப்பிரிவின் எல்லை

நிலையிலுள்ள சாலை (பொது ஒதுக்கீடு)

உள்ளாட்சிக்கு தானமாக ஒப்படைக்கப்பட்டவை (ஆணை எண். 7972 / 2024 நாள் : 08.10.2024)

அ) மனைப்பிரிவு சாலை பரப்பு : 6170.675 ச.மீ

ஆ) பூங்காவிற்கு தேவையான பரப்பு : மனைப்பிரிவின் மொத்த பரப்பு - (மனைப்பிரிவு சாலைகளின் பரப்பு) x10%
(19872.00 - 6170.675) x 10% = 1370.13 ச.மீ

ஒதுக்கிய பூங்கா பரப்பு : 1392.60 ச.மீ = 10.16 %

இ) உள்ளாட்சிக்கு தானமாக ஒப்படைக்கப்பட வேண்டிய பொது உபயோகம் - I : (மனைப்பிரிவு பரப்பு-மனைப்பிரிவு சாலையின் பரப்பு) x 0.5%
: (19872.00 - 6170.675) x 0.5% = 68.51 ச.மீ

ஒப்படைக்கப்பட்ட பரப்பு : 73.55 ச.மீ = 0.54 %

ஈ) TANGEDCO - ற்க்கு ஒப்படைக்கப்பட வேண்டிய பொது உபயோகம் - I : (மனைப்பிரிவு பரப்பு-மனைப்பிரிவு சாலையின் பரப்பு) x 0.5%
: (19872.00 - 6170.675) x 0.5% = 68.51 ச.மீ

ஒப்படைக்கப்பட்ட பரப்பு : 76.86 ச.மீ = 0.56 %

மதுரார் விற்பனைக்குரியவை:

EWS மனைகள் தேவையான பரப்பு : மனைப்பிரிவின் மொத்த பரப்பு -(மனைப்பிரிவு சாலைகளின் பரப்பு)x10%
(19872.00 - 6170.675) x 10% = 1370.13 ச.மீ

EWS மனைகள் பரப்பு : 1504.15 ச.மீ = 10.96 %

EWS மனைகள் எண் : 56, 57, 81 - 100 = 22 மனைகள்

மூலை முடக்கு : 12.0மீ வரை அகலம் உள்ள சாலைகளுக்கு 1.5மீ x 1.5மீ யும் விட்டுவிடல் வேண்டும்.
12.0 மீ மேல் 30.50 மீ அகலம் உள்ள சாலைகளுக்கு 4.5 மீ x 4.5 மீ விட்டுவிடல் வேண்டும்.

நிபந்தனைகள்:-

1. அரசாணை எண் :18 நகநி (மு) குவ துறை நாள்: 04.02.2019-ன் படி சாலை (ம) பொது உபயோகம் உள்ளாட்சிக்கு தானமாகவும், அரசாணை எண் :16 நகநி (மு) குவ துறை நாள்: 31.01.2020 - ன் படி TANGEDCO -க்கான பரப்பு TANGEDCO (அ) உள்ளாட்சிக்கு தானமாகவும் ஒப்படைப்பு செய்யப்பட்டுள்ளது.
2. இம்மனைப்பிரிவிற்கு உள்ளாட்சி இறுதி ஒப்புதல் அளிக்கும் முன் இடத்தினை எந்தத் துறையாலும் நில ஆர்ஜித நடவடிக்கை மேற்கொள்ளப்படவில்லை என்றும், எந்தத் துறைக்காகவும் நில ஆர்ஜித பட்டியல் மாவட்ட வருவாய் அலுவலருக்கு அனுப்பப்படவில்லை என்றும், நகராட்சி ஆணையர், மதுக்கரை நகராட்சி உறுதி செய்துகொள்ளவேண்டும்.
3. நில உரிமம் குறித்து வழங்கப்பட்ட சான்றுகள் மற்றும் பரிசீலனைக்கு சமர்பிக்கப்பட்ட ஆவணங்கள் சரியானவை அல்ல என அறியப்பட்டாலோ அல்லது மனைப்பிரிவிற்கு தொழில்நுட்ப ஒப்புதல் வழங்கியதால் பாதிப்பு ஏற்படக்கூடிய சூழ்நிலை ஏற்படின் மனைப்பிரிவிற்கு வழங்கப்பட்ட தொழில் நுட்ப ஒப்புதல் எவ்வித முன்னறிவிப்புமின்றி நகர் ஊரமைப்பு இயக்குநர், சென்னை அவர்களால் ரத்து செய்யப்படும்.
4. விற்பனைக்குண்டான மனைகளை விற்பனை செய்யும்போது இவ்வனைவின் நகலோடு நகர் ஊரமைப்புத்துறையில் ஒப்புதல் அளிக்கப்பட்ட வரைபட நகல் மனை வாங்குபவர்களுக்கு கட்டாயம் வழங்கப்பட வேண்டும்.
5. ஒப்புதல் அளிக்கப்பட்ட மனைப்பிரிவு வரைபடத்தை எவ்வித மாற்றம் விடுதலின்றி மனைப்பிரிவு நுழைவுவாயிலில் 120cm x 60cm அளவிலான நிரந்தர தகவல் பலகை மூலம் பொது மக்கள் பார்வைக்கு நிரந்தரமாக பிரகாசிக்கப்பட வேண்டும்.
6. குறைந்த வருவாய் பிரிவினருக்கான மனைகளை (EWS 56, 57, 81 - 100) மனை உட்பிரிவு அல்லது மனை ஒருங்கிணைப்பு செய்யக்கூடாது.
7. அரசாணை எண் :141 வீட்டுவசதி (ம) நகர்ப்புற வளர்ச்சித்துறை நாள் : 16.07.2022 - ன் படி நடவடிக்கை மேற்கொள்ளப்படல் வேண்டும்
8. அரசாணை எண் :181 வீ.வ (ம) குவ துறை நாள்: 09.12.2020-ன் படி உத்தேச மனைப்பிரிவில் தார் சாலை, மழை நீர்வடிகால் வசதி, மேல்நிலை நீர்தேக்க தொட்டியுடன் குடிநீர் வசதிகள் (ம) தெருவிளக்குகள் ஆகியவை உள்ளாட்சியின் விருப்பத்திற்கேற்ப அமைக்கப்பட்ட பின்னர் இறுதி ஒப்புதல் வழங்கப்பட வேண்டும்.

ம. வ / (கோ.உ.தி.கு) எண் : 572 / 2024 (இணையவழி ஒப்புதல்)

திட்ட அனுமதி எண் : 676 / 2024

உதவி இயக்குநர் / உறுப்பினர் செயலர் (பொ)
கோயம்புத்தூர் உள்ளூர் திட்டக்குழுமம்
கோயம்புத்தூர் மாவட்டம்

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

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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
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- Escrow, negotiation and NRI property management
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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.