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DIRECTORATE OF TOWN AND COUNTRY PLANNING DEPARTMENT

Online Layout Application - Plot Pattern Technical Concurrence

SWP Application Number: CTFRJPCH /2023/ TCP3

Sub: Layout-Directorate of Town and Country Planning, Chennai-107-Application received for the approval of Layout - Comprised in S.No: 419/1, 419/2, 419/3A, 419/4A, 430/1, 432/6, 432/7, 432/8, 462, 463/1, 463/2, 464/1A, 464/1B, 464/2, 465/1A, 465/1B, 465/2, 466/1, 466/2, 466/3, 466/4, 467, 468/4A, 468/4B, 468/4C, 468/4D, 468/4E, 468/6B, 468/6C, 468/7, 470/1A, 470/1B, 470/1C, 470/2, 470/3, 470/4A, 470/4B, 470/4C, 470/5, 470/6A, 470/6B, 470/6C, 470/6D, 470/6E, 470/6F, 470/6G, 470/6H ,471/1, 471/2, 471/3, 471/4, 471/5, 472/1, 472/2, 472/3, 473/1A, 473/1B, 473/2, 474/1B, 474/2, 475/1, 475/2, 475/3, 475/4, 475/5, 475/6, 475/7, 475/8, 475/9, 476/2A, 476/2B, 476/2C, 477/2A, 477/2B, 477/2C, 478/1, 478/2, 478/3, 478/4A, 478/4B, 478/5, 478/6, 478/7, 479/1, 479/2, 479/3A, 479/3B, 479/4, 480/1A, 480/1B, 480/2, 481/2, 482/2A, 482/2B, 482/2C1, 482/2C2, 483/1A1, 483/1B, 483/1C, 483/2B, 483/2C, 483/2D, 483/2E, 483/2F, 484/2, 484/3, 484/4A, 484/5, 484/6, 484/8, 484/9, 486/1A, 490/1A, 490/1B, 490/2, 491/1A, 491/1B, 491/2, 492/1A, 492/1B, 492/2, 493/3, 494/3, 497, 498/1, 498/2, 499, 500, 501/1, 503/1B, 503/2A1, 503/2A2B, 504/2B2, 504/3B1A and 504/3B1B2 of Vellanaipatti panchayat / village, Coimbatore District - Site Extent – 152.04 Acre – Plot Pattern Technical Concurrence - Issued - Reg.

Ref:

1. The Layout Proposal received through online vide reference **CTFRJPCH** /2023/ TCP3, dated:- 12.08.2023
2. The Assistant Director / member secretory / Joint Director (i/c), Coimbatore District Town and Country Planning office Inspection Report of Online Application No. **CTFRJPCH** /2023, Dated: 22.08.2023.
3. Online Application No. **CTFRJPCH** /2023/TCP3, dated:15.09.2023 (Road pattern issued)

4. Applicant Thiru.P.Karthikeyan, Gift Deed No. 8712/2023, 8713 / 2023, and 8714 / 2023, Dated: 27.10.2023.
5. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04-06-2004.
6. G.O.(Ms.)No.18, Municipal Administration &Water Supply department, dated: 04.02.2019
7. G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated: 31.01.2020.
8. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated 23-09-2020.
9. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated 09.12.2020.
10. Letter No: 19113/UD4(3)/2017-1, Housing and Urban Development department dated: 30-08-2017.
11. Circular ROC No: 13686/2017/LA-1, dated 08-09-2017 of Director of Town and Country Planning.
12. Special officer / Block Development Officer, (Village panchayat) vellanaipatti village Letter no:06 / 2023-24 / VP, dated:22.12.2023.
13. Circular ROC No: 21834/2012/Spl cell, dated 31.05.2013 of Director of Town and Country Planning.

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1. The online application received for the issuance of concurrence for the residential layout vide under reference 1st cited above. The Assistant Director of Coimbatore District Town and Country Planning office has recommended the proposal with a site inspection remarks. Based on the Assistant Director of Coimbatore District Town and Country Planning office remarks, 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 3rd cited above. On receiving the gift deed soft copy from the

applicant through online, the following order of concurrence for the proposed layout is issued.

2. Concurrence is issued along as per layout conditions mentioned below. The concurrence number assigned to the layout is LP / DTCP No. 100/2023. 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.

3. After issuing the final approval duly following the procedure, the local body is requested to send a copy of final approval to this office as per the condition No:9 (b) of the layout.

4. Also, the local body is requested to send a copy of layout approved, to the registration department and to the department of survey and land records for appropriate action/information.

5. The sub-ordinate office is directed to send the letter of acknowledgement towards the receipt of layout drawings along with conditions.

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 10th cited and 11th 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. With reference to the 5th and 8th cited G.O. the Assistant Director of Coimbatore Town and Country Planning Office should issue the Planning Permission after collection of the centage charges and other charges.

6. 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.

7. With reference to the 12th cited, piped drinking water supply should be provided for this layout development by the concerned local body.

8. With reference to the 13th cited the Environmental Clearance has to be obtained before commencement of layout development.

Encl: Plot Pattern Map.

Director of Town & Country Planning

To,

Assistant Director / member secretory / Joint Director (i/c),
District Town and Planning Country Office
Coimbatore.

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

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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
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The LandLens suite
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- 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.