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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. CBEREGION/C9J21W6G/2023/TCP Date : 24/11/2023

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 President
Jadayampalayam Panchayat,
Karamadai Panchayat Union,
Mettupalayam Taluk,
Coimbatore District

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country Planning- Coimbatore district– Mettupalayam Taluk - Karamadai Panchayat Union - Jadayampalayam panchayat and Village - S.F.No:28/2A2B -extent of 1.247 acres or 5050.00Sq.m Technical clearance issued - forwarded for further action - Reg.

Ref :
1.Applicant :R.K.Palaniswamy online application No: C9J21W6G Dated:06.10..2023
2.District Town and country planning Office, Coimbatore District Letter No: C9J21W6G/2023 (Road pattern issued on dated:01.11..2023).
3.Applicant's Gift deed document No: 15100 /2023,15101/2021 Date :10.11.2023)
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.G.O.18, Department of Municipal Administration and Water Supply ,Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water
Supply, dated: 31.01.2020.
8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
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: 21.11.2023
14.Applicant's (Payment of OSR Fees& Centage Fees) Dated:19.11.2023& 23.11.2023
15.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2,Dated: 15.10.2019
16. Joint Director Agricultural Department letter No E1/9685/2023 dated :23.08.2023
17.As per TNCDBR-2019 the following fee and charges are collected as follows:

Centage Fees	: Rs.6300 /-
OSR Fees	: Rs.181045 /-

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Coimbatore district– Mettupalayam Taluk -
Karamadai Panchayat Union - Jadayampalayam panchayat and Village - S.F.No:28/2A2B -extentof 1.247 acres or 5050.00 Sq.m In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Joint Director on 01.11.2023 Further
the applicant has executed a gift deed and the road (including splay) and Public purpose has been handed over to the local body on 10.11..2023. 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 Ma.va / Ko.Ma.No :356/2023
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 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam
websiteSpecial Conditions
Special Conditions
1. a) With reference to the 8th cited 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. 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 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 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. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect
Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges,
before issuing the final approval
Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non
Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)
5. 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:
Centage Fees : Rs.6300 /-
OSR Fees : Rs.181045 /-
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 dept 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 60 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 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.
14. The Local Body may issue the final order, only after conferring that the applicant applied for Bulk sub-division.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 1.247 Acres (or) 5050.00 sq.m
No. of Plots : 21
Gifted over to Local body
Layout Road : 1429.07sqm
Public Purpose : 24.10.sqm
TANGEDCO : 18.57 sqm

Copy to

1 .Mr. R .K Palaniswamy, No 4/51B,Ramampalayam,Jadayampalayam, Mettupalayam,Coimbatore,641302
2. TamilNadu Real Estate Regulatory Authority, No.1A, Ist Floor,Gandhi Irwin Bridge Road, Egmore, Chennai – 600 008.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	7575	06/10/2023
2	OSR Fee	181045	19/11/2023
3	Centage Charges	6300.00	23/11/2023
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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

Coimbatore District.

Enclosure

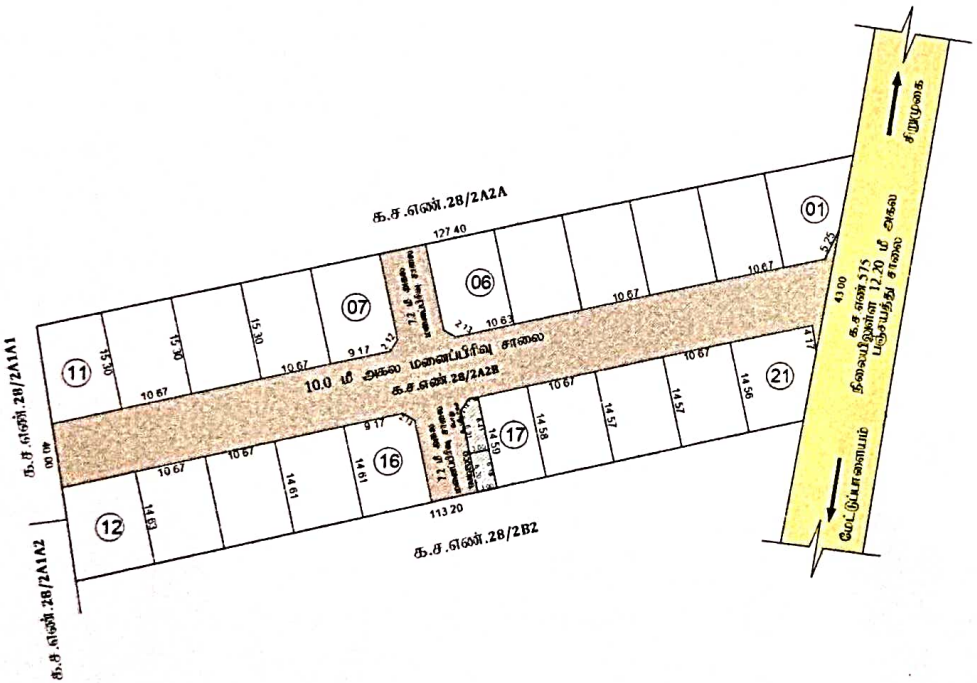
1.Layout original map and Condition – 2 set

Signature valid

Signed by: Joint Director
Location:Coimbatore
Date:2023.11.24 13:59:35

மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
கோயம்புத்தூர் மாவட்டம்
காரமடை ஊராட்சி ஒன்றியம்

கோயம்புத்தூர் மாவட்டம், மேட்டுப்பாளையம் ஊராட்சி (மு) காரமடை ஊராட்சி ஒன்றியம், ஜடையம்பாளையம் ஊராட்சி (மு) தீர்மம். க.ச.எண்:28/2A2B -ல் அமையும் உத்தேச குடியிருப்பு மனைப்பிரிவிற்கான தொழில்நுட்ப ஒப்புதல் வரைபடம்.



பொ.வசந்தி
கட்டிட கலை / திட்ட உதவியாளர்

இணையவழி விண்ணப்ப எண் COIMW6G/2023
அளவு : 1 : 400 (1:400)

மனைப்பிரிவின் மொத்தபரப்பு	: 1.247 ஏக்கர் (அ) 5050.00 ச.மீ
மனைகளின் எண்ணிக்கை	: 21
மனைகளின் எண்கள்	: 21
ஒதுக்கீடு மனைகள்	:
மனைப்பிரிவின் எல்லை	:
நடைபாதையுள்ள சாலை	

பொது ஒதுக்கீடு :

உள்ளாட்சிக்கு தானமாக ஒப்படைப்பு செய்யப்படவுள்ளது.	:
உத்தேச மனைப்பிரிவு சாலை	: 1429.07 ச.மீ
மனைப்பிரிவு சாலை பரப்பளவு நீங்கலாக மனைகளின் பரப்பளவு	(மனைப்பிரிவின் மொத்த பரப்பு - உத்தேச சாலை பரப்பு) = 5050.00 ச.மீ - 1429.07 ச.மீ) = 3620.93 ச.மீ

பூங்காவுக்கு தேவையான பரப்பளவு:
(மனைப்பிரிவின் மொத்த பரப்பு - உத்தேச சாலை பரப்பு) X 10%
(5050.00 ச.மீ - 1429.07 ச.மீ) X 10%
தேவையான பரப்பளவு = 362.09 ச.மீ (10%)
பூங்கா ஒதுக்கீடு அரசாணை எண்.18 நகநி (மு) குவது நாள்: 04.02.2019-ன் படி TNCDBR-19-ல் விதி எண்.67(6)-ன் படி 0.8.R-க்கு கூடாக (362.09 ச.மீ) தொகை மனுதாரரால் செலுத்தப்பட்டுள்ளது.

TANGEDCO (மு) பொது உபயோகம் தானமாக ஒப்படைப்பு செய்யப்பட்டுள்ளது:
(மனைப்பிரிவின் மொத்தபரப்பு - மனைப்பிரிவு சாலை) X 0.5%
(5050.00 ச.மீ - 1429.07 ச.மீ) X 0.5%
தேவையான பரப்பளவு = 3620.93 ச.மீ X 0.5% = 18.10 ச.மீ

TANGEDCO ஒதுக்கீடு	: 13.57 ச.மீ (0.51%) :
பொது உபயோக ஒதுக்கீடு	: 24.10 ச.மீ (0.66%) :

கட்டிட வரம்பு:
9.0மீ அகல சாலைகள் வரை 1.50 மீ விட்டப்படல் வேண்டும்.
9.0மீ க்கு மேல் 18.0 மீ வரை அகலமுள்ள சாலைகளுக்கு 3.0மீ விட்டப்படல் வேண்டும்.

மூலை முடுக்கு:
12.0மீ வரை உள்ள சாலைகளுக்கு 1.50மீ. X 1.50மீ. விட்டப்படல் வேண்டும்.
30.5மீ வரை உள்ள சாலைகளுக்கு 4.50மீ. X 4.50மீ. விட்டப்படல் வேண்டும்.

நிபந்தனைகள்:
1. அரசாணை எண் 18 நகராட்சி நிர்வாகம் (மு) குடிநீர் வழங்கல் துறை நாள் 04.02.2019-ன்படி மனைப்பிரிவில் அமையும் சாலைகள், பொது உபயோக ஒதுக்கீடு உள்ளாட்சி தானமாகப்பெற நடவடிக்கை மேற்கொள்ளப்பட வேண்டும் (மு) TANGEDCO ஒதுக்கீட்டினை TANGEDCO (அ) உள்ளாட்சித் தானமாக ஒப்படைப்பு செய்யப்பட்டுள்ளது.
2. இம்மனைப்பிரிவுக்கு உள்ளாட்சி இறுதி ஒப்புதல் அளிக்கும்முன் இடத்தினை நேரடி தணிக்கை துறையால் நேரடி ஆய்வு நடவடிக்கை மேற்கொள்ளப்படவில்லை என்றும், எந்தத் துறைக்காகவும் நேரடி ஆய்வு நடவடிக்கை மாவட்ட வருவாய் அலுவலருக்கு அனுப்பப்படவில்லை என்றும் உள்ளாட்சியில் உறுதி செய்துகொள்ளவேண்டும்.
3. நில உரிமம் குறித்து வழங்கப்பட்ட சான்றுகள் மற்றும் பரிசீலனைக்கு சமர்ப்பிக்கப்பட்ட ஆவணங்கள் சரியானவை அல்ல என அறியப்பட்டாலோ அல்லது மனைப்பிரிவிற்கு தொழில்நுட்ப ஒப்புதல் வழங்கியதால் பாதிப்பு ஏற்படுத்தவோ குடிநீர் ஏற்பாடு மனைப்பிரிவிற்கு வழங்கப்பட்ட தொழில்நுட்ப ஒப்புதல் என்பதை முன்னறிவிப்பின்றி நகர் ஊரமைப்புத் துறையால் ரத்து செய்யப்படும்.
4. விற்பனைக்குண்டான மனைகளை விற்பனை செய்யும்போது இவ்வாணையின் நகலைத் தாசில்தார் அலுவலகத்தில் ஒப்புதல் அளிக்கப்பட்ட வரைபட நகல் மனை வாங்குபவர்களுக்கு கட்டாயம் வழங்கப்படவேண்டும்.
5. உத்தேச மனைப்பிரிவில் அரசாணை எண்181 நநி(மு) துவ துறை நாள்09.12.2020-ன் படி நாள் சராசரி நீர்வரத்தால் வரத்து குறைந்த (மு) தெற்கு வடிகால் பகுதியை உள்ளாட்சி பின்னேற்பு அனுமதிக்கப்பட்ட பின்னர் இறுதி ஒப்புதல் வழங்கப்படவேண்டும்.
6. அரசாணை எண்141 வீவ (மு) நகரமை வளர்ச்சித்துறை நாள் 16.07.2022-ன் படி நடவடிக்கை மேற்கொள்ளப்பட வேண்டும்.
7. ஒப்புதல் அளிக்கப்பட்ட மனைப்பிரிவு வரைபடத்தை எல்லை மாற்றம் விற்றல்மற்ற மனைப்பிரிவு நுழைவாயிலில் 120CM X 60CM அளவுள்ள நிரந்தர நலவு பலகை மூலம் பொதுமக்கள் பார்வைக்கு நிரந்தரமாக பராமரிக்கப்படவேண்டும்.

ம.வ (கோ.மா) எண் : 356/2023

உதவி இயக்குநர் / இணை இயக்குநர் (பொ)
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
கோயம்புத்தூர்.

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 19/11/2023

Applicant Name : Mr R K Palaniswamy

Application No : C9J21W6G

Fees Type : Osra Fees

Receipt Number : 2023111916365

Transaction ID : 9918366194818

Purpose

S.No	Description	Amount
1	Osra Fees	181045

Amount In Words : Rupees One Lakh Eighty One Thousand Forty Five Only

With Regards,
DTCP

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Applicant Name	:	Mr R K Palaniswamy	Payment Generated	:	21/11/2023
Application No	:	C9J21W6G	Payment Completed	:	23/11/2023
Fees Type	:	Demand Fees			
Receipt Number	:	2023112316365			
Transaction ID	:	8420438051126			

Demand Details:

S.No	Description	Amount
1	Centage Charges	6300.00

Total Amount : 6300

Amount In Words : Rupees Six Thousand Three Hundred Only

With Regards,
DTCP

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.