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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/PIYEAOVM/2025/2025/TCP Date : 12/07/2025

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 Commissioner,
Coimbatore Corporation,
Coimbatore District.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning Office, Coimbatore -Coimbatore LPA – Coimbatore District – Coimbatore Corporation – Veerakeralam village - S.F. No: 207/2B1, 207/2B2, 207/2B3, 208/2A, 208/2B, 208/2C, 208/2D, 209 and 210/2, for an extent of 9.44 Acres (3.82.00 Hectare) - Application received for approval of layout - Technical Concurrence issued by the Director, DTCP, Chennai - Planning Permission Issued - Forwarded for further action - Reg

Ref : 1. Applicants Mr.B.Sathiyanaarayanan, Chennai, online application no: CBELPA/ PIYEAOVM /2025, Dated: 28.05.2025

2. Directorate Town and country planning Office, Chennai Letter No. CBELPA/ PIYEAOVM /2025 (Road pattern issued on dated: 24.06.2025).

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

4. Applicants Mr.B.Sathiyanaarayanan , Chennai Letter, Gift deed Document No: 5009/2025, Dated:27.06.2025.

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 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. Directorate Town and country planning Office, Chennai Letter No. CBELPA/ PIYEAOVM /2025/TCP3 (Plot Pattern Technical Concurrence issued on dated: 09.07.2025).

14. Demand payment Request Letter, dated: 10.07.2025 (requiring payment of Centage Fee & Development Fee).

15. Applicants Mr.B.Sathiyanaarayanan, Chennai (Payment of Centage Fee and Development Fee, Dated:11.07.2025)

16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2,

Dated: 14.08.2021.
17. The High Court, Madras Coram of W.P. No. 34625 of 2024, dated: 02.12.2024

18. Member Secretary/Joint Director (i/c), letter no.9624/2024 dated :26.12.2024

With reference to the 1st cited letter, applicant has requested for the approval of residential layout in Coimbatore District, Coimbatore Corporation, Veerakeralam village, S.F. No:
207/2B1, 207/2B2, 207/2B3, 208/2A, 208/2B, 208/2C, 208/2D, 209 and 210/2, for an extent of 9.44 Acres (3.82.00 Hectare)
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by The Director, Town and Country Planning Department on 24.06.2025.
On receiving the gift deed (document no 5009/2025, Dated: 27.06.2025) soft copy from the applicant through online, the technical concurrence for the proposed layout was issued
by the Director, Directorate town and country planning, Chennai along as per layout conditions mentioned below. The concurrence number assigned to the layout is LP / DTCP No.
72/2025.
In the continuation, with reference to the letter 14th cited, Demand was issued to the applicant on 10.07.2025. Applicant remitted the required fees and submitted remittance in this
office on 11.07.2025 through online.
Hence, this residential layout has been approved with below conditions.
1. As per the conditions, the planning permission is issued for the above proposal and numbered as Planning Permission No: 412/2025. 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.

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

Scrutiny Fee : Rs. 57,300.00/- dated: 28/05/2025
Centage Fee : Rs. 69,000.00/- dated:11/07/2025
(E-challan No.20250711008295)
Development Fee : Rs. 1,52,800.00/- dated: 11/07/2025
Sub-Division Fee : Rs. 1,38,000.00/- dated: 11/07/2025

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. (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.
5. 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.
6. 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.
7. The low laying part of the layout area should be raised to street level
8. 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.
9. 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.
10. 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 : 9.44 Acres (or) 38200.00 Sqm.
No. of Plots : 189 (Includes EWS Plots)
EWS Area : 2938.76 sqm (10.74 %)
EWS Plots : (2-6, 9-13, 29-37, 51-57, 157-167, 171-176)

Gifted over to Local Body:
Layout Road : 10850.85 sqm
Park : 2824.27 sqm (10.33%)
Public Purpose : 161.27 sqm (0.59 %)
TANGEDCO Purpose : 169.11 sqm (0.62 %)

Copy to:
1. B Sathiyanaarayanan,
No 9 Nerkundram Lane,
Saligramam
Mambalam,
Chennai,600026
Ph- 9841026424
Mail: saigreenproperty@gmail.com

2. The Chair Person,
Tamil Ndu 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	57300	28/05/2025
2	OSR Fee		
3	Centage Charges	69000.00	11/07/2025
4	Development Charges	152800.00	11/07/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	138000.00	11/07/2025

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:2025.07.12 11:17:14

DIRECTORATE OF TOWN AND COUNTRY PLANNING DEPARTMENT

Online Layout Application - Plot Pattern Technical Concurrence

SWP Application Number: PIYEAOVM /2025/TCP3

Sub: Layout - Directorate of Town and Country Planning, Chennai-107- Application received for the approval of Residential Layout - Comprised in S.F.Nos : 207/2B1, 207/2B2, 207/2B3, 208/2A, 208/2B, 208/2C, 208/2D, 209 and 210/2 of Veerakeralam Village, Perur Taluk, Coimbatore Corporation - Coimbatore District - Site Extent – 9.44 Acre – Plot Pattern Technical Concurrence - Issued - Reg.

Ref:

1. The Layout Proposal received through online vide reference PIYEAOVM /2025/TCP3, dated: 28.05.2025.
2. The Assistant Director / Joint Director (FAC), Coimbatore District Town and Country Planning office Inspection Report of Online Application No. PIYEAOVM/2025, Dated: 29.05.2025.
3. Online Application No. PIYEAOVM/2025/TCP3, dated: 24.06.2025 (Road pattern issued).
4. Applicant Thiru.B.Sathiyanaarayanan, Gift Deed No. 5009/2025, Dated:27.06.2025.
5. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04-06-2004.
6. G.O.(Ms.)No.79, Housing and Urban Development department dated: 04-05-2017.
7. G.O.(Ms.)No.18, Municipal Administration &Water Supply department, dated: 04/02/2019
8. G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated: 31/01/2020.
9. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated 23-09-2020.

10. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated 09-12-2020.
11. Letter No: 19113/UD4(3)/2017-1, Housing and Urban Development department dated: 30-08-2017.
12. Circular ROC No: 13686/2017/LA-1, dated 08-09-2017 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 / Joint Director (FAC) of Coimbatore District Town and Country Planning office has recommended the proposal with a site inspection remark. Based on the Assistant Director / Joint Director (FAC) 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. 72/2025**. 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.

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, 8 th and 10 th cited Government Orders, 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 11 th cited and 12 th 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. 20% centage charge for flag day fund in the name of "Armed Forced Flag Day Fund" should be payable by the applicant at nationalized bank draft as Payable at Chennai.

6. With reference to the 5th and 9th cited G.O. the Deputy Director of Coimbatore Town and Country Planning Office should issue the Planning Permission after collection of the centage charges and other charges.

7. 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.

Director of Town & Country Planning

To,
Assistant Director / Joint Director (FAC),
District Town and Country Planning Office,
Coimbatore.

Signature valid
Signed by: Director
Location:null
Date:2025.07.09 18:26:35

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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- 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.