

RE

REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative 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 / R3126TVH/2025/2025/TCP

Date : 23/05/2025

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 - Office of the Director of town and Country planning - DTCP - Coimbatore District - Coimbatore Corporation - Coimbatore North Taluk - Chinnavedampatti Village - S.F.No's. 432/1 & 432/2 - Extent 2.08 Acre or 8,418.00 Sq.m - Application received for residential layout approval- Planning Permission Issued - Forwarded for further action - Reg.

Ref : 1. Applicant's, Mr. V KUPPUSAMY and V T VALLUVAN, Online application No: CBELPA/R3126TVH/2025, Dated: 24.02.2025.
2. District Town and country planning Office, Coimbatore District Letter No.CBELPA/R3126TVH/2025, (Road pattern issued on dated: 02.05.2025).
3. Circular from the Director of Town and Country Planning, Roc. No 19799/2020, Dated: 24.12.2020.
4. Applicant's, Mr. V KUPPUSAMY and V T VALLUVAN, Gift deed Document No: 4737/2025 Dated: 16.05.2025.
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. Payment of OSR Fees, Centage Fee, Development Fee and Subdivision Fee Request Letter, Dated: 02.05.2025 & 21.05.2025
14. Applicant's, Mr. V KUPPUSAMY and V T VALLUVAN, Payment of OSR Fees, Centage Fee, Development Fee and Subdivision Fee Dated: 20.05.2025 & 22.05.2025
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, applicant's has requested for the approval of residential layout in - Coimbatore District - Coimbatore

Corporation - Coimbatore North Taluk - Chinnavedampatti Village - S.F.No's. 432/1 & 432/2 - Extent 2.08 Acre or 8,418.00 Sq.m In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Joint Director / Member

Secretary (i/c) on 02.05.2025. Further the Applicant's, Mr. V KUPPUSAMY and V T VALLUVAN, Coimbatore, has gifted Roads, Public purposes

and TANGEDCO to the local body vide Gift deed Document No: 4737/2025 Dated: 16.05.2025.

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

1. As per the condition, the Residential layout has been approved and numbered as L.P/CLPA No - 241/2025 and

Residential Planning

Permission No -292/2025 with the digitally signed layout drawings. The approved Layout plan is enclosed herewith for taking further

action in this regard. The applicant should submit the original Gift deed 4th cited above to this concerned local body.

2. Further, when the final approval is given by the local body, 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 Thasildhar to update in Tamil

Nilam website.

6. The Local Body may issue the final order, only after conferring 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. As per TNCDBR-2019 the following fee and charges are collected as follows:

OSR Fee : Rs.10,34,908.00 Dated: 20.05.2025

Centage Fee : Rs.16,200.00 Dated: 22.05.2025

Development Fee : Rs.33,672.00 Dated: 22.05.2025

Subdivision charge : Rs.32,400.00 Dated: 22.05.2025

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 TNCDDBR - 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 complete 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 RESIDENTIAL LAYOUT PLAN

Site Extent: 2.08 Acre or 8418.00 Sq.mt

No. of Plots: 44

Gifted over to Local Body

Layout Road : 1990.62 Sq.mt

Public Purpose : 41.18 Sq.mt (0.64%)

TANGEDCO Purpose : 54.93 Sq.mt (0.85 %)

Copy to:

1. Mr.V.KUPPUSAMY and V.T.VALLUVAN
Door No - 35, 1st Street,
Ragupathy Layout,
Saibaba Colony,
Coimbatore - 641011.

2. The Chair Person,
Tamilnadu 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	12627	24/02/2025
2	OSR Fee	1034908	20/05/2025
3	Centage Charges	16200.00	22/05/2025
4	Development Charges	33672.00	22/05/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	32400.00	22/05/2025



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

Enclosure

1.Layout original map and Condition – 2 set

Coimbatore District.

Signature valid

Signed by: Joint Director
Location:Coimbatore
Date:2025.05.23 15:49:54





தமிழ்நாடு தமில்நாடு TAMILNADU

[Signature]

FA 479500

03/02/2026

V. kuppasamy
Coimbatore

D.DINESHKUMAR
STAMP VENDOR
Thudiyalur, CBE-34, T.Nadu
L. No: 7574



உறுதிமொழிப்பத்திரம்

2026 - ம் வருடம், பிப்ரவரி மாதம், 3 - ம் தேதி, கோயம்புத்தூர் - 641011, சாய்பாபாலனி, ரகுபதி லே-அவுட், கதவு எண். 35 என்ற முகவரியில் வசித்து வரும் திரு. V. குப்புசாமி(1) மற்றும் திரு.V.T.வள்ளுவன் (2), ஆகிய நாங்கள், இணை இயக்குநர், தமிழ்நாடு ரியல் எஸ்டேட் ஒழுங்குமுறை ஆணையம் (TNRERA), எண். 133, G - பிளாக், 1வது அவென்யூ அண்ணா நகர் கிழக்கு, சென்னை -600102 அவர்களுக்கு அளிக்கும் உறுதிமொழி என்னவென்றால்,

[Signature]

[Signature]

Contd(2)...

கோயம்புத்தூர் மாவட்டம், கோயம்புத்தூர் வடக்கு வட்டம், சின்னவேடம்பட்டி கிராமத்தில் க.ச.எண்கள். 432/1 & 2 - ல் அமைந்துள்ள மனைப்பிரிவின் பரபலவானது மாவட்ட நகர் ஊரமைப்பு அலுவலக கோப்பு எண்: R3126TVH/2025 - (ம.வ/ந.ஊ.இ. எண்: 241/2025) - 8,418 சதுர மீட்டர் ஆகும். இந்த 8,418 சதுர மீட்டர் ஆனது கிரைய பத்திர எண்: 8194/2019- நாள்: 29/08/2019 மற்றும் பட்டா எண்கள்: 2258 & 2259 - ன் படி வழங்கப்பட்டுள்ளது. இந்த பரபலவானது உட்பிரிவிற்கு பின்பும் 8,418 சதுர மீட்டர் அல்லது 2.08 ஏக்கர் என்றே உள்ளது. எனவே அதன் அடிப்படையில் DTCP வழங்கிய 8,418.0 சதுர மீட்டருகே நீங்கள் சான்று அளிக்கலாம் என்றும் மேலும் எதில் வரும் காலங்களில் இது தொடர்பாக எதாவது மாற்றங்கள் நிகழ்ந்தால் நாங்களே பொறுப்பேற்று எங்களது சொந்த செலவில் சரி செய்து கொள்கிறோம் என்று இந்த உறுதிமொழி பத்திரம் மூலம் உறுதியளிக்கிறோம்.





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](#)



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

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

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

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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

