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6,000 applicants seek regularisation for unapproved layouts, plots

Property owners can submit applications till May 3 next year

With the State Government introducing regularisation scheme for unapproved plots and layouts in May this year, about 6,000 applications were submitted by property owners in Coimbatore district. An official of the Local Planning Authority said that when the applications are filtered, there could be three or four applications for regularisation of plots in the same layout. Property owners can apply for regularisation till May 3 next year. Those who apply should submit the sketch of the layout.

Since the applications are submitted online, many say the layout sketch is not available. Those who have sketches of unapproved layouts can also give a copy at the LPA office.

The official pointed out that the applicant gives the Encumbrance Certificate only for plot to be regularised. However, under the scheme the officials need to take the EC for the other plots too as OSR land should be earmarked from the unsold sites. Only then can the layout be approved.

K. Kathirmathiyon, secretary of Coimbatore Consumer Cause, said in many places, property owners have constructed the building and are using it for a long time.

Hence, they might not be going in for regularisation. However, this is an opportunity to regularise the building and it should not be wasted. If not regularised, the plot remains unauthorised and there could be several problems because of it in the future.

He also condemned the provision to regularise buildings even if there is no space for parking, condonable on payment of charges. This will be 100 % violation of parking norms, he said. Most of the buildings leave parking area in the plan. But, construct the building without the area. All the vehicles of the residents of the building and those visiting them are parked outside. The built area on the space earmarked for parking could be removed if the building should be regularised. Further, there should be specific conditions in the scheme for regularisation of public and semi public buildings.