Layout Application - Final Approval Letter

Roc No: 001/2025-2026 **Date:** 2/22/26 7:51 PM

From:

Village Panchayat

MARUTHUR

To :

Mr. K P Prakash and Three Others.,
Door No. 22C, NPC Nagar,
Gopichettipalayam,
Erode - 638452

Online Application Number: N6JGVE28

Sir/ Madam,

Sub :

Coimbatore District, Karamadai Panchayat Union,Maruthur Panchayat/Village - S.F No. 755/1C for an extent of 1.485 Acre (or) 6010.0 Sq.m layout Approval.

Ref :

Roc No - CBE/LPA/N6JGVE28/2025/TCP Dated - 02/04/2025
DTCP No - 155/2025 & 193/2025
Marthur panchayat Council Resolution No. :- 112/06/02/2026

Body:

Coimbatore District, Karamadai Panchayat Union,Maruthur Panchayat/Village - S.F No. 755/1C for an extent of 1.485 Acre (or) 6010.0 Sq.m No. of Plots:142 (Including EWS plots) According to the Residential Plot Technical Approval Order of Joint Director (i.c), Coimbatore District
Town and Country Planning Development Department Roc No CBE/LPA/N6JGVE28/2025/TCP Dated - 02/04/2025 DTCP No - 155/2025 & 193/2025 in view 1 and also According to the Marthur panchayat Council Resolution No. :- 112/06/02/2026 seen in view 2 Final approval for Lay out planning is given to Mr. K P Prakash and Three Others., Door No. 22C, NPC Nagar, Gopichettipalayam, Erode - 638452 Subject to the following conditions,

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 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 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 canceled 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.

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2026.02.22 19:51:18