Layout Application - Final Approval Letter

Roc No: A2/217/2025
Date.04.08.2025

Date: 8/4/25 12:41 PM

From:

Executive officer

90,T.T.S Thippaiya Street,Dhaliyur,Perur(Tk),Coimbatore(Dt),641109

To :

Thiru.N.Gandhiprakash,
D.No.79,Mathipalayam,
Thenkarai,
Coimbatore-641101.

Online Application Number: IA8P48NW

Sir/ Madam,

Sub :

Residential Layout - Coimbatore District - PerurTaluk -Dhaliyur Special Grade Town Panchayat- Kalikkanaickenpalayam Village- Ward No.07, S.F.No.752/5A,755,756,760/1 & 761/1 Extend of 13.35 Acre or 54025.08 sq.m - Layout alloted 264 Plots - Permission Sanction Orders issued – Regarding.

Ref :

1. Joint Director/ Deputy Director / Assistant Director, District Town and Country Planning, Coimbatore ROC No.CBELPA/IA8P48NW/2024 /2024/TCP, Dated.22.07.2024.
2. Gift Deed Document No.4005/2024, Dated: 29.05.2024.
3.Dhaliyur Special Grade Town Panchayat Council Resolution No.61/2025, Dated.26.05.2025.

Body:

Coimbatore District, PerurTaluk,Dhaliyur Special Grade Town panchayat Ward No.07, S.F.No. 752/5A,755,756,760/1 & 761/1 Extend of 13.35 Acre or 54025.08 sq.m 264 Plots to be implement and its owner Thiru.N.Gandhiprakash his application Was Srcutinised By Director,Directorate of Town and Country planning,Chennai the concurrence number assigned to the layout is LP/DTCP No.44/2024 Joint Director Planning Permission Number.402/2024 proceedings ROC No. CBELPA/IA8P48NW/2024 /2024/TCP, Dated.22.07.2024, With relavant town and country planning conditions and As per Dhaliyur Special Grade Town panchayat Council Resolution No.61/2025, Dated.26.05.2025 Final layout Planning permission order

issued.

CONDITION

1. Since the number of plots in the layout is 264, as per Rule No. 47(6)(n) of the Tamil Nadu Combined Development and Building Rules, 2019, a proper sewage treatment plant (STP) must be established. The treated water must be reused within the layout for purposes such as landscaping in parks, remaining construction activities, and agricultural use, based on recycling principles.
2. As per Government Order No. 141 of the Housing and Urban Development Department (RU.4(1)) dated 16.07.2022, the maintenance of layout roads, stormwater drains, and streetlights should be managed by the layout owners themselves for a period of five years. The Town Panchayat administration will not be responsible.
3. At the junctions where roads meet, the corners of the plots must be laid out in accordance with the turning radius shown in the approved layout map (corner cut-off must be provided as per turning radius).
4. Except for the plots designated for public purposes as shown in the approved layout, all other plots must only be used for residential buildings. They must not be used for commercial shops, godowns, roads, or non-residential constructions.
5. The plot owners must enter into a written agreement with the Executive Officer (concerned local authority) agreeing to abide by these conditions. The layout conditions must also be registered with the concerned Sub-Registrar's office. The sale or lease of plots must be carried out strictly under these conditions. These conditions must be included in the sale deeds in order to bind both the seller and the buyer.
6. The land ownership documents submitted by the applicant will be examined to verify land ownership. Therefore, no right can be claimed for approval of a layout in an area where there is no genuine land ownership.
7. When selling the approved plots, a copy of this order along with the approved layout map issued by the Directorate of Town and Country Planning must be mandatorily given to the plot buyers.
8. As per Rule No. 13 of the Tamil Nadu Combined Development and Building Rules, 2019, if any of the conditions mentioned in the technical approval by the Directorate of Town and Country Planning and the final approval by Thaliyoor Town Panchayat are violated, or if the basic infrastructure is not provided, the administrative approval granted for this layout will be cancelled by the Town Panchayat, and appropriate orders will be issued.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Coimbatore
Date:2025.08.04 12:41:58