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Layout Application - Final Approval Letter

Roc No: 02/2024-2025 Date: 12/6/24 6:48 PM

From:

Village Panchayat

Varapatti Panchayat Office, Sulur (t.K) Coimbatore (d.t) Pincode:641669

To :

L VIJAYAKUMAR and L RAVIKUMAR, 7/458 A, Pollachi Main Road, Petrol Bunk Opposite, Varapatti,Sulur, Coimbatore,641669

Online Application Number: P3QX6FUD

Sir/ Madam,

Sub :

Residential Layout - Office of the Director of town and country planning - DTCP - S.No 872/4A -Varapatti Village- Sultanpet Panchayat Union -SulurTaluk -Coimbatore District - 2.45 acre or 9910.00 sqm-. Technical clearance issued - forwarded for further action - Reg

Ref :

1. Applicant Thiru. L VIJAYAKUMAR and L RAVIKUMAR Online No: P3QX6FUD, Dated: 07.09.2024
2.Planning Permission approved by the Assistant Director, Director of Town and Country Planning, ROC No. CBEREG/P3QX6FUD/2024/2024/TCP Date : 04/11/2024
3. Gift deed document no. 17651/2024 and 17652/2024 Date-22.10.2024 Upload by the the Applicant Thiru. L VIJAYAKUMAR and L RAVIKUMAR,
4.Applicant's (Payment of Centage Fee, Osra Fee, Development Charges), Dated: 27.10.2024 and 29.10.2024
5. Payment details of Layout Approval Development Fee Received 06.12.2024
6. Payment details of Demand fee Received 6.12.2024
7. Varapatti Village Panchayat Resoultion no: 249/2024 Dated. 6.12.2024

Body:

ORDER:

The application seeking final approval for the proposed for the proposed of housing to an extent of 2.45 Acre or 9910.00 sq.m in the land bearing S.F.No: 872/4A at Varapatti Village- -Sulur Taluk -Coimbatore District was processed as per the prevailing rules and after per using the records. Gifts Deeds vibe reference 3rd cited above, planning permission vide reference 2nd cited above and after conducting site inspection, the applicant was directed to pay the following fees by Generating Online demand

1.Layout Approval Devolpment Charge – Rs. 42,000.00/-

2. Demand Fee - Rs. 17,000.00/-

On receipt of payment od development Charge, OSR Fee, Centage Charges, Sub Division Charge and Demand Fee vide reference 5th cited above, The Subject was passed for the layout final approval at Varapatti Village Panchayat ward Members meeting held on 6/12/2024 and the

Resolution No: 249/2024 vide reference 6th cited above,

Layout Details :

Sl.no	Details :
1.	Layout Extent – 2.45 Acres or 9910.00 sq.m.
2.	No of Plots Allotted - 42 Nos
3.	Public purposes Gifted to local body:

i). Layout Roads including Splay 3701.21 Sq.m

ii). Public purpose (A) for Local body 47.98 Sq.m (0.77%)

iii). Public purpose (B) for Tangedco 42.27 Sq.m (0.68%)

The Applicant paid Rs. 3,07,583.00/- on 27.10.2024 as Open space Reservation Charges against allotted park Area of 620.879 Sq.m (10.00%) as per Govt Orders, and the Receipt of payment vide reference 4th cited above.

Note: The Rules and conditions mentioned in G.O ‘s cited in reference, Planning Permission order and All Layout Rules and conditions are Applicable to this Layout.

The final Approval is issued to the above-mentioned layout and the number is assigned as 02/2024-2025.

Village



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Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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