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Layout Application - Final Approval Letter

Roc No: 487/2024 Date: 4/4/25 4:35 PM

From:

Executive officer

Coimbatore_Kottur

To :

Suguna
Coimbatore

Online Application Number: F3B6SHU4

Sir/ Madam,

Sub :

Approval of Layout - Kottur Town Panchayat - Village.S.F No. 693/3A for an Extent of 1.04 Acres (4227 Sq.m.) Residential Layout has been given Technical approval by the District Town and Country Planning Coimbatore –Final approval issued

Ref :

1) Proceedings of Joint Director, District Town and Country Planning, Coimbatore, Roc No. CBEREG/F3B6SHU4/2024/TCP, Dated.21.10.2024,
2) Kottur Town Panchayat, Council Resolution No. 208/2024, Dated.27.12.2024

Body:

Order
In Coimbatore District, Kottur Town Panchayat Village, S.F No. 693/3A for an Extent of 1.04 Acres (4227 Sq.m.) Plot of Residential Layout has been given granted Technical approval by the District Town and Country Planning Coimbatore with reference of 1st cited letter, Further, as per the resolution of the Kottur Town council seen in Ref (2), the council has been authorized to give final approval to the above Residential Layout. The said Residential Layout is final Approval is Granted as per the conditions mentioned in the Proceedings of Joint Director, District Town and Country Planning, Coimbatore and following conditions.

Conditions:

1) No alteration shall be made contrary to the approved drawing.
2) Corners of plots located at the junction of two roads should be laid out with the correction shown on the approved map.
3) No other transfer of land shall be made before obtaining approval.
4) To be used only for the uses indicated on the drawings.
5) Buildings should be constructed separately in the plot only.
6) In the plot, the plot owner should construct the roads, street lighting facilities, drainage facilities and drinking water facilities at his own cost.
7) Do not dig pits or pits in the plot.
8) Shade trees should be planted on all roads in the plot.
9) The space reserved for shop in the plot should be used only for shop use.
10) No perimeter wall or fence should be built around the plot so as to affect the roads of the plot.
11) conditions in the Local Planning Committee member secretary proceedings should include in the deeds while registering the deeds.
12) After approval of the plot all the details related to the plot should be clearly visible through the notice board.
13) The Local Planning Committee Member Secretary, Coimbatore shall adhere to all the conditions of the plot mentioned in the plot approval No. /2024 of the Plot No.
14) No alterations shall be made to the plots in the plot shown in the map without permission.
15) Plots shall be provided without repair of the development works set up in the plot and additional development works shall be done as required by the Executive Officer.
16) Also to abide by all rules of Tamil Nadu Municipalities Act.
17) Public places should not be sold and public places should not be encroached on any reason.
18) If during the audit it is found that the amount collected for approval of the plot is less, the amount should be paid to the municipality immediately.

Executive officer



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

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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

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