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## Layout Application - Final Approval Letter



Roc No: 7 / 24 -25

Date: 3/10/25 6:54 PM

From:

Village Panchayat

VELLANAIPATTI

To :

V DHARANIKUMAR,  
6/89 Marappampalayam L M Palapalayam,  
Odathurai Village Bhavani Tk Erode Dt

Online Application Number:

2XZJ4X0R

Sir/ Madam,

Sub :

Coimbatore District –Annur Taluk, S S Kulam panchayat union, Vellanaipatti Village & Panchayat -  
S.F.No's 187/1B1,187/1B2,187/1B3,187/1C1,187/1C2 Extent of 4.0250 Acre or 16300.00 sqm - layout  
approval

Ref :

1. Applicant V DHARANIKUMAR Coimbatore. Online application No: CBELPA/ 2XZJ4X0R /2024 Dated: 26/09/2024
2. District Town and country planning Office, Coimbatore District Letter No. CBELPA/ 2XZJ4X0R /2024, (Road pattern issued on dated: 19.10.2024).
3. Circular from the Director of Town and Country Planning, Roc. No 19799/2020, Dated: 24.12.2020.
4. Applicant. V DHARANIKUMAR Gift deed Document No: 8186/2024& 8187/2024 Dated: 23.10.2024.
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.
7. G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
8. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
9. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
10. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11. Circular from the Commissioner of Town and Country Planning, Letter No.13686/2017/LA1, Dated: 08.09.2017.
12. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:

07.01.2022.

13. Payment of Centage Fee, and Development Fee Request Letter, Dated: 29.10.2024

14. Applicant V DHARANIKUMAR Coimbatore. Payment of Centage Fee, Development Fee Dated: 29.10.2024 .

15. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.08.2021.

Body:

Hence, this residential layout has been approved with below conditions.

1. As per the condition, the layout has been approved and approved number issued as L.P/CLPA No-588/2024 and Planning

Permission No694/2024 and digitally signed layout drawings. The approved Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original Gift deed of 4th cited above to the concerned local body.

2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office

immediately as per Condition no.9 (b).

3. After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department

office and land survey department for information and appropriate action

4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders

5. The local body may issue the final order, only after confirming that the applicant applied for Bulk Sub division

Special Conditions

1.a) With reference to the 6th, 7th cited and 9th cited letter, if the located site lies in the Municipal/

Corporation areas: Collecting

the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants

After collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued

to the applicant(s) directly.

b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning

authority along with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other

amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the

standards specified by the local body

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

Village



Signature valid

Signed by: Village Panchayat President  
Location: Coimbatore  
Date: 2025.03.10 18:54:11





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Home Vastu Shastra, Plot Vastu Shastra, Property Management



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real estate journey

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