



Layout Application - Final Approval Letter

Roc No: 01/2026 - 2027

Date: 5/26/26 11:54 AM

From:

Village Panchayat

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

To :

Mr E.Nithesh
Door No 3/72 Madhapoor,
Nallakavundampalayam pudur,
Nallakavundampalayam , Palladam, Tiruppur,641664.

Online Application Number:

VRVE1MZX

Sir/ Madam,

Sub :

Residential Layout – Coimbatore District – Sultanpet Panchayat Union - Vadambacheri Village & Panchayat- S. F. No-239/4C 4D Extent of 2.12 Acres or 8575.00 Sq.m - Application received for residential layout approval- Technical clearance Issued - Final Approval issued Regarding

Ref :

1. G.O.79 Housing and Urban Development Department, Dated: 04.05.2017.
2. Applicants, Mr E Nithesh, online application No: VRVE1MZX Dated:31.01.2026.
3. Applicant Mr E Nithesh Gift Document Submitted on 12.04.2026 (Gift deed document No: 3766/2026 Dated.05.03.2026).
4. Joint Director / Deputy Director / Assistant Director District Town and Country Planning, Coimbatore office Ref No CBE/ REG/ VRVE1MZX/2026/2026/TCP Date : 16/04/2026
5. Applicant Mr E Nithesh (Payment of Development Fee and Inspection fees Dated: 22.05.2026.

Body:

With reference to the 2nd cited online Application applicant has requested for the approval of residential layout in Coimbatore District Sultanpet Panchayat Union - Vadambacheri Village & Panchayat, S. F. No-239/4C 4D Extent of 2.12 Acres or 8575.00 Sq.m In the continuation, with reference to the 3rd cited the Applicant Mr E Nithesh, has gift deed, road splay, has been

handed over to the local body vide Gift deed document No: 3766/2026 Dated.05.03.2026.In the

continuation, with reference to the 4th cited letter, for residential layout Technical clearance Issued has

been issued by the Joint Director/Member Secretary on 16.04.2026. With 5th Cited Reference Applicant Mr

E Nithesh has paid Development Fees and Inspection Fees Through online SWP portal on 22.05.2026.

After Careful Examination of Applicant Submitted Documents and Technical clearance issued by the Joint

Director. Therefore this residential layout has been approved with below conditions.

Special Conditions

1. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.

2. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department & Local body has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department & Local body is not the right organization

10. 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.

11. 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/ Final Approval for the plot might be affected, the planning permission/ concurrence granted / Final Approval to the layout will be cancelled by the District Town and Country Planning department & Local Body without any prior notice.

12. A copy of the plan approved by the District Town and Country Planning Department & Local body along with a copy of this order shall be compulsorily provided to the purchasers while the plots are sold.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent 2.12 Acre (or) 8575.00 Sq.m

No. of Plots :44 Nos

Gifted over to Local Body

Layout Road :1973.51Sq.m

Public Purpose : 40.63 sq.m (0.61%)

TANGEDCO : 50.29 sq.m (0.76%)

Copy to:

1.Mr E.Nithesh
Door No 3/72 Madhapoor,
Nallakavundampalayam pudur,
Nallakavundampalayam , Palladam, Tiruppur,641664.

2.The Block Development officer (VP)
Sulthanpet Block
Coimbatore District.

3. Joint Director / Deputy Director / Assistant Director,
District Town and Country Planning office,
Door No: 50, FCI Road, Gandhima Nagar,
Ganapathy, Coimbatore .Pin 641 004.

4.Thasildar,
Taluk office, Sulur

5.The Sub Registrar,
Concerned Sub register office.

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2026.05.26 11:54:45

