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Layout Application - Final Approval Letter

Roc No: 714/2024 Layout Approval No.07/2024-2025

Date: 1/22/25 2:10 PM

From:

Executive officer

86, Kamarajar Salai, No.04.Veerapandi, Press Colony Post, Coimbatore.

To :

Thiru.MUTHURAJA C, Door No.82/2, Suriyampalayam, Thiruchengode, Namakkal District– 637 209

Online Application Number: HN5V1BE9

Sir/ Madam,

Sub :

Residential Layout Approval – Town Panchayat Administration - Coimbatore District – NO.04.Veerapandi Town Panchayat – No.04.Veerapandi Revenue Village -S.F.Nos.94&106/1B2 Extent of 3.995 Acre or 16169.00 Sq.mtr - Technical Sanction and Planning Permission accorded from Coimbatore Local Planning Authority – Issue of Final approval by Town Panchayat for 98 Nos. Plots in the Residential Layout – Ordered - Reg.

Ref :

1. Applicant. Thiru.MUTHURAJA C, Door No.82/2, Suriyampalayam, Thiruchengode, Namakkal District– 637 209 Online Application. CBELPA/HN5V1BE9/2024 Dated:05.12.2023.
2. Joint Director /Deputy Director / Assistant Director, Town and Country Planning Office, Coimbatore Letter No.CBELPA/ HN5V1BE9/2024 Dt:05.12.2023. (Road Pattern approved).
3. Gift Deed Document No.8503/2024 & 8500/2024, Dated: 03.05.2024
4. Applicants Thiru.MUTHURAJA C, Joint Director /Deputy Director / Assistant Director (I/c) Town and Country Planning Office, Coimbatore Approved ROC.No. CBELPA/HN5V1BE9/2024/2024/TCP (Layout approved No.L.P/CLPA No.236/2024 and Planning Permission No.275/2024).
5. NO.04.Veerapandi Town Panchayat Council Resolution No.11/2025. Dated:10.01.2025
6. Special and Important Condition laid in this Office Letter Roc.No.714/2024,Dated. 21.01.2025
7. Agreement of Thiru.MUTHURAJA C. Dated.21.01.2025.
8. Connected Records.

Body:

Applicant. Thiru.MUTHURAJA C, Door No.82/2, Suriyampalayam, Thiruchengode, Namakkal District– 637 209 Vide Ref No.1 cited have applied online application for Residential Layout permission for their layout situated in Coimbatore District, No.04.Veerapandi Town Panchayat, No.04.Veerapandi Revenue Village S.F.Nos.94&106/1B2 Extent of 3.995 Acre or 16169.00 Sq.mtr. The Joint Director / Deputy Director / Assistant Director (I/c.), Director of Town and Country Planning, Coimbatore in his letter cited in Ref No.2 has issued Road Pattern, intimated to handover the proposed Roads, Parks and Other Public Places in S.F.Nos.94&106/1B2 stated above as shown in the Road Layout Map to the Executive Officer, No.04.Veerapandi Town Panchayat. The said Roads, Parks and Other Public Places have been handed over by the applicant to the Executive Officer, No.04.Veerapandi Town Panchayat vide Periyanaickenpalayam Register Office Document No.8503/2024, 8500/2024 dated:03.05.2024 Handed over. The Joint Director / Deputy Director (I/c.) of Town and Country Planning, Coimbatore has accorded Layout approved No.L.P/CLPA No.236/2024 and Planning Permission No.275/2024 for the Residential Layout vide Ref No.4. The No.04.Veerapandi Town Panchayat Council has given consent vide Ref No.5 its Resolution No.11/2025, Dated:10.01.2025 for Residential Layout (98 Plots) in No.04.Veerapandi Revenue Village is S.F.Nos.94&106/1B2 Extent of 3.995 Acre or 16169.00 Sq.mtr. As per Tamilnadu Combined Building Plan Rules–2019 – Rule No.10 and 47, Sanctions accorded by the Concerned Departments, Resolution passed by the No.04.Veerpandi Town Panchayat Council, and Town Panchayat Roc.No.714/2024 Dated:21.01.2025. Agreement executed by the Applicants, Final Approval here by accorded subject to the laid the ANNEXURE–I.

Details :(1) Area of the Layout Extent of 3.995 Acre or 16169.00 Sq.mtr. (2) Area of Park 1176.70 Sq.Mtrs. (3)Road for 4478.90 Sq.Mtrs, (4) Open Space For Local body 66.00 Sq.Mtrs. (5)The allotment area to TANGEDCO is 68.35 Sq. Mtrs., (6). The Extent of Net Plots area is 10379.05 Sq.mtr (7). The Number of Approved Plots is 98 Plot Nos – 1 to 98 (EWS Site Nos.23-27,37-50)

Executive officer

Signature valid

Signed by: Executive Officer
Location:Coimbatore
Date:2025.01.22 14:10:56



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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

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Vastu & Property Management Tools

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