



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



Layout Application - Final Approval Letter



Roc No: 105/2025/A4 (Layout
Approval No -
05/2024-2025)

Date: 2/26/25 1:07 PM

From:

Village Panchayat

NEELAMBUR

To :

M/S G Square Realtors Private Limited
348 1B Floor, Avinashi- Coimbatore Road
Peelamedu
Coimbatore - 641 004

Online Application Number:

RWNW02RY

Sir/ Madam,

Sub :

Residential Layout Approval - Sulur Panchayat Union - Neelambur Village and Panchayat- Sf no-781/2A2A for an extent of 1.84 acre or 7450.00Sqmt - Planning Permission Received from Coimbatore Town and Country Planning Department - Issuing of Final Approval orders - Regarding

Ref :

- 1) Town and Country Planning Department
Approval no - LP/CLPA - 65/2025
Plan Permission No - 82/2025
- 2) Town and Country Planning Department Roc no - CBELA/RWNW02RY/2025/2025/TCP Date :
12/02/2025
- 3) M/S G Square Realtors Private Limited Payment Paid and Receipt received on - 25/02/2025

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 Body 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 Body 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 TNCDDBR - 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.

9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem arises regarding the ownership of land for the plot, it should be considered and decided by the local body.

b) When the said plots are approved by the Local Body, a copy of the approval should be sent to this office, along with a copy of certificate / Acknowledgement (gift deed document) of handover of the public open spaces to the local body concerned

10. Once the applicant receives the approval of the layout plan from the district Town and country planning office, the approved layout plan shall be permanently displayed at the entrance of the layout without any change / and compete details for public view through a 60cm x 120cm permanent display board along with the details of resolution number and date of the layout.

11. 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.

12. If the Documents provided for the land ownership and others documents submitted for consideration are found to be incorrect if there is a situation where the Planning Permission / Concurrence approval for the plot might be affected, the planning permission/ concurrence granted to the layout will be cancelled by the District Town and Country Planning department without any prior notice.

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

14. The local Body may issue the final order only after conferring that the applicant applied for bulk sub division.

15. Separate Drainage Should be Constructed for Rain Water Storm in the layout and end Point Should be Connected to Vertical/Horizontal Soakpit.

16. Location of the Panchayat is far away from the layout hence adequate water facilities like construction of OHT, providing borewell and Extension of Pipeline must be provided for all households in the layout.



Signature valid

Signed by: Village Panchayat President
Location: Coimbatore
Date: 2025.02.26 13:07:23





Signed by: Joint Director
Location:Coimbatore
Date:2025.02.12 19:01:26

Signed by: Village Panchayat
President
Location: Coimbatore

உதவி இயக்குநர் / இணை இயக்குநர் (மு.கூ.பொ)
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
கோயம்புத்தூர்



our services doesn't just end there



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



We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate