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Layout Application - Final Approval Letter

Roc No: 575/2024

Date: 12/11/24 1:11 PM

From:

Executive officer

Alagappa Nager, Suleeswaranpatti

To :

Thiru. S.Hariharasudhan, D.No 73, ST-4. Saravanagounder Street, Kunjipalayam, Pollachi , Zamin Uthukuli, Coimbatore

Online Application Number: R1M8NVYR

Sir/ Madam,

Sub :

Issuing of Lay out Planning Permission Order

Ref :

CBEREG/R1M8NVYR/2024/2004TCP and Ma.Va.Ko.Ma.No.65/2024 (online)

Body:

Suleswaranpatti village, under Suleswaranpatti Town Panchayat S.F No. 213/1, 213/3 & 213/4 on an area of 10.29 acres or 41650.00 sq. mtrs vide Joint Director / Deputy Director, District Town and Country Planning, Coimbatore vide letter No. CBEREG/R1M8NVYR/2024/2004TCP and Ma.Va.Ko.Ma.No.65/2024 (online) following the granting of permission for division into 200 plots, the following applicant is subjected to the condition that all the information based on the documents submitted by the petitioner along with the letter seen in view 1 should be maintained true and proper Thiru. S.Hariharasudhan, D.No 73, ST-4. Saravanagounder Street, Kunjipalayam, Pollachi , Zamin Uthukuli, Coimbatore Joint Director / Deputy Director, District Town and Countyr Planning, Coimbatore, Coimbatore vide their attached letter No. CBEREG/R1M8NVYR/2024/2004TCP and Ma.Va.Ko.Ma.No.65/2024 (online) and allotment conditions must be followed.

1. If there is any arbitrary change or correction, changes or differences in the details of

/S.Hari

approved plots, general allocations roads, shops, the approval of the plot will be cancelled immediately.
2.Drinking water facility and drainage facility should be properly carried out on their own responsibility in the said plot. 50% of the plots purchased by them will be completed, and further 50% of the plots will be purchased for building houses only after the building plan is approved by the Town Pannchayat in accordance with the rules and regulations. (Subject to administrative and technical approval by board resolution). This guarantee is issued on the full terms and conditions of being bound by the guarantee issued by the undersigned officer in accordance with the above conditions and procedures.
3.Plot approval is granted subject to conditions on the basis of the documents submitted by the applicants. Candidates have to address any other problems in the documents submitted by the candidates at their own risk. The Town Panchayat cannot be held responsible in any way.
4.The amount paid by the applicants to the Town Panchayat will be reduced by the amount of other development fees and other species, and the applicant should pay the difference amount which will be ascertained during the inspection by the audit department and the Town Panchayat department in the future.
5. As informed by the Deputy Director of Urban Development Department, the non-delivery tax should be paid to the government account under the appropriate heading and a copy of the same should be attached.
6. It is informed that the court should not file a case in court when it is declared that the approved plot is not valid in case of mistake and in case of doing so, the permission will be cancelled based on the condition that the allottee has violated the conditions. If it is found later that the land has been included in the land acquisition list of the revenue department, the approval of the current plot will be cancelled immediately. The applicant shall bear the full responsibility for the loss caused by this.
7. If any person, persons or organizations file a lawsuit in the court of law regarding the land subdivision approval and documents, the applicant shall bear the full cost of the court cases. In case of issue of dated guarantee, the applicant shall pay the additional fee fixed by the Government. In the future, all the conditions issued by the government and the municipality should be followed. Joint Director / Deputy Director, District Town and Country Planning, Coimbatore, Coimbatore No. Letter No. CBEREG/R1M8NVYR/2024/2004TCP Conditions attached to the guarantee and this authority and Ma.Va.Ko.Ma.No.65/2024 (online) should be written and handed over to this authority within 7 days on a stamp paper worth Rs.50/- to comply with the conditions issued.
8. Plots should be sold only after submitting a written deed of confirmation on the stamp paper. It is declared that if the affidavit is not submitted within the specified period, the guarantee issued by the subdivision will be cancelled.
9. Plots should not be sold after cancellation and issuance of bond. It is hereby advised to apply again with the documents to the Town Panchayat and get approval and sell the plots only after that.
10. All the conditions and restrictions found in the above procedure should be explained to the people buying the land and fully clarified in the purchase deed and then steps should be taken to sell the land. In this case, the person who purchased the land by making a conflicting purchase deed is required to provide evidence that he/she knows about these procedural steps when applying for land approval to the Town Panchayat.
11. Therefore, it is warranted that the undersigned has full authority to issue and withdraw from time to time the conditions and approvals in respect of the section subject to statutory regulations and administrative instructions. Subject to the above conditions and regulations Joint Director / Deputy Director, District Town and Country Planning, Coimbatore, his N.K. No. letter No. CBEREG/R1M8NVYR/2024/2004TCP in the approved plot divided into 200 plots as per Ma.Va.Ko.Ma.No.65/2024 (online). It is hereby warranted to authorize Thiru. S.Hariharasudhan, D.No 73, ST-4. Saravanagounder Street, Kunjipalayam, Pollachi , Zamin Uthukuli

Executive officer

Signature valid

Signed by: Executive Officer
Location:Coimbatore
Date:2024.12.11 13:11:55

/S:HOM



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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

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Vastu & Property Management Tools

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

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