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Layout Application - Final Approval Letter

Roc No: 2024-2025/28

Date: 12/26/24 7:46 PM

From:

Village Panchayat

MASAGOUNDENCHETTI PALAYAM

To :

UMA R AND P and K REALTORS,
D.No : 38- B7, IG Gardens,
Ganapathy Nagar, Coimbatore North,
Coimbatore – 641 006.
Ph.No - 9994712333

Online Application Number: ROJPXFGD

Sir/ Madam,

Sub :

Residential Layout - Town and Country planning Office- COIMBATORE DISTRICT- DTCP -S.F.No :620/1D1, 620/1D3 of Masagounenchettipalayam Panchayat / Village, Annur Taluk , Coimbatore District - Site Extent – 1.805 Acre - Layout Approved Reg.

Ref :

ROC No.CBEREG/ROJPXFGD/2024/2024/TCP
Directorate of Town and Country Planning Letter No. ROJPXFGD/2024/TCP3 (Road pattern issued on dated: 30.10.2024).
Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated:14.10.2019

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 powerline / 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 dept 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 60 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
or 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.
Copy To:
1.UMA R AND P and K REALTORS,
D.No : 38- B7, IG Gardens,
Ganapathy Nagar, Coimbatore North,
Coimbatore – 641 006.
Ph.No - 9994712333
2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor, Gandhi Irwin Bridge Road, Egmore.

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2024.12.26 19:46:22

Village



our services doesn't just end there

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Legal & Documentation Services

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Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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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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