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Layout Application - Final Approval Letter

Roc No: ROC No.2ck5q7fc/2024/2024/TCP

Date: 2/4/25 3:25 PM

From: Date:12.04.2024

Village Panchayat

24-VEERAPANDI

To :

K R PALANISAMY,
44A, Dr. Radhakrishnan Street,
Velandipalayam, coimbaore,641025

Online Application Number: 2CK5Q7FC

Sir/ Madam,

Sub :

Layout - DTCP -S.F.No - 182/2A2B - Veerapandi Village - Coimbatore North Taluk - Coimbatore District - 1.09
Acre or 4400.00 sqm - Extent - Layout Road Pattern approval reg.

Ref :

1.The layout proposal received through online vide reference dated - 17.10.2024
2.DTCP circular no. 24282/2005LA2 dated 04/05/20063.G.O.(Ms.)No.18, MA&WS department dated: 04/02/2019 and
G.O.(Ms.)No.16, MA&WS department, dated:31/01/20204.G.O.(Ms.)No.181, Housing and urban development department, dated:
09/12/20205.DTCP Circular no.19799/2020/T dated 24.12.2020

Body:

1.The proposal received in the reference 1st cited for the proposed layout of house site is scrutinized and as per reference (3) rd
cited rule no.47 the area earmarkedas roads and parks in the proposed layout. As per reference (4 & 5)th cited have to be handed
over to concerned local body through a gift deed by the applicant/owner of the land. As per reference (3) rd cited rule no. 47(8) 0.5%

of the area reserved for public purpose shall be transferred to the TANGEDCO or local body free of cost through a registered Gift
deed before the actual sanction of the layout.
2.In the reference 4th cited, it is ordered that the CMDA/DTCP should finalize the layout by verifying the layout rules in TNCD&BR,
2019 and the lands earmarked for roads, open space reservation and public purpose to be gifted by the applicant(s) and gift deed
registered in the name of the concerned local body.
3.You are therefore, requested to handover the road space, park area and the PP-1 site (reserved local body) & PP-2 site (reserved
for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the road pattern map showing the road space, park
area and the PP-1 & PP-2 sites with area details which have to be handed over to the local body represented by the DTCP along
with a copy of gift deed format is enclosed.
4.On receipt of the registered gift deed in original, the approved plan will be sent to the for sanctioning of the layout.
2. TANGEDCO
1. Local body
Copy to:
Encl: Road Pattern Map
District Town and Country Planning

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2025.02.04 15:25:25



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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

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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