Layout Application - Final Approval Letter

Roc No: 01/2025-2026 **Date:** 8/19/25 5:47 PM

From:

Village Panchayat

Appanaickenpatti Panchayat Office, Sulur (t.K) Coimbatore (d.t) Pincode:641402

To :

Mrs. Kavitha,
VILLA NO.33,ANANYAS LEMON TREE,
NEAR SRIVARI GARDENS,K.N.G.PUDUR PIRIVU,
Coimbatore – 641025
Ph – 9842026220
e-Mail ID: jaleel.qsigns@gmail.com

Online Application Number: AE499TJW

Sir/ Madam,

Sub :

Residential Layout –Coimbatore District –Sulthanpet Block – Appanaickenpatty Panchayat - S.F.No. 105/1A for an extent of 1.92 acres or 7770.00 sq.m - residential layout Final approval - Reg.

Ref :

1. Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Proceedings Roc No CBELPA/AE499TJW/2025/2025/TCP Date : 12/03/2025

2. Applicant Mrs. Kavitha, Coimbatore online application no: CBELPA/ AE499TJW /2024

Body:

With reference to the 2nd cited letter, applicant has requested for the approval of residential layout in Coimbatore District, Sulur Taluk, Sulthanpet Block Appanaickenpatty Panchayat, S.F.No. 105/1A for an extent of 1.92 acres or 7770.00 sq.m In the continuation, with reference to the 1st cited letter, for above mentioned residential layout has been issued by the Joint Director /Member Secretary (i/c) Planning Permission Issued Further the Applicant Mrs. Kavitha, Coimbatore has gift deed, road with splay and public purposes have been handed over to the local body vide Gift deed document no. 2880/2025, Dated: 21.02.2025.so After carefull examination of above mentioned layout Hence, this residential layout has been Final approved with below conditions.

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 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.

Gifted over to Local Body

Road : 2649.88 Sq.m
Public Purpose : 26.42 sqm (0.52 %)
TANGEDCO Purpose : 26.62 sqm (0.52 %)

Copy to:
1. Mrs. Kavitha,
VILLA NO.33, ANANYAS LEMON TREE,NEAR SRIVARI GARDENS,
K.N.G.PUDUR PIRIVU, Coimbatore – 641025
Ph – 9842026220
e-Mail ID: jaleel.qsigns@gmail.com

2 Block Development officer (VP),
Sulthanpet Block

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2025.08.19 17:47:42