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Layout Application - Final Approval Letter

Roc No: 02/2025-2026 Date: 6/5/25 4:10 PM

From:

Village Panchayat

Sellakkarichal Panchayat Office, Sulur (t.K) Coimbatore (d.t) Pincode: 641658

To :

Abhinay B G and Three Others
B3 S3 Vishwa Apartment,Coimbatore
Mobile Number: 8760666444

Online Application Number: ZLDRYPW3

Sir/ Madam,

Sub :

Residential Layout - Coimbatore District - Sulthanpet Block - Selakarachal Village – DTCP R.S.No 15/1B1,15/1B2, 15/1B3 -Selakkarichal Village- -Sulur Taluk -Coimbatore District -3.60 acre 14571.00sqm- Technical clearance issued - Final Approved - Reg

Ref :

1.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
2.Applicants Thiru Abhinay B G and Three Others, OnlineNo: /ZLDRYPW3 Dated: 12.09.2024
3.Joint Director/Deputy Director/Assistant Director(i/c)District Town and Country Planning, letter Roc No CBEREG/ZLDRYPW3/2024/2024/TCP Date : 10/12/2024

Body:

With reference to the 2nd Cited letter, applicant has requested for the Final approval of residential layout in Coimbatore District, –R.S.No 15/1B1,15/1B2,15/1B3 -Selakkarichal Village- -SulurTaluk -Coimbatore District -3.60 acre 14571.00 sqm - -by the Technical Approval with reference 3rd cited letter, for residential layout has been issued by the Joint Director (i/c) and Finally verified with the documents .and Collected Required Fees and this residential layout has been 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 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 x120cm 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 SO Sellakarachal Village Sulthanpet 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

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Extent: 3.60 Acres (or) 14571.00 sq.m
No. of Plots: 87 (Including EWS)
EWS Plots : 21-39, 53-58= 25Nos
EWS plot area : 1093.38 sq.m (10.589%)
Gifted over to Local Body :

Layout Road :4245.00 sq.m
Total OSR : 1032.64 Sq.m (10.00%)
Public Purpose - 1: 51.72 sqm (0.501%)
TNGEDCO Purpose: 60.25 sqm (0.583%)

Copy To:
1 Abhinay B G and Three Others
B3 S3 Vishwa Apartment,
Coimbatore
Mobile Number: 8760666444
Email Id: selva@landsandlands.com

2. Joint Director/Deputy Director/Assistant
Director(i/c)District Town and Country Planning, Coimbatore

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2025.06.05 16:10:48



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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+91 9996 12 9996
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