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Layout Application - Final Approval Letter

Roc No: 1/2025 - 2026 Date: 4/25/25 5:18 PM

From:

Village Panchayat

KALLIPALAYAM

To :

M/s.ADISSIA DEVELOPERS PRIVATE LTD POA MP VASUDEVAN
16A, Anna Statue to Huzur Road,
Behind Tajvivanta,
Coimbatore – 641018.

Online Application Number: CB2FCB6S

Sir/ Madam,

Sub :

Residential Layout - Office of the Director of town and Country planning - DTCP - Coimbatore District – Annur Taluk -
Kallipalayam Village - S.F.Nos – 246/3 & 246/4 - Extent 1.82 Acre (or) 7400.00 Sq.m - Application received for residential layout
approval- Planning Permission Issued - Forwarded for further action - Reg

Ref :

1.Applicant. M/s.ADISSIA DEVELOPERS PRIVATE LTD POA MP VASUDEVAN Coimbatore. Online application No:
CBELPA/CB2FCB6S/2025 Dated: 28.03.2025
2. District Town and country planning Office, Coimbatore District Letter No.CBELPA/CB2FCB6S/2025 (Road pattern issued on
dated: 08.04.2025). .
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4. Applicants. M/s. ADISSIA DEVELOPERS PRIVATE LTD POA MP VASUDEVAN Gift deed Document No: 2893/2025 Dated:
09.04.2025.
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6.G.O.18,Department of Municipal Administration and Water Supply,dated:04.02.2019
7.G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
8.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
9.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020

10.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
12.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
13.Demand payment Request Letter, Dated: 08.04.2025 & 10.04.2025 (requiring payment of OSR Fee, Centage Fee, Development Fee & Subdivision charges)
14.Applicants. M/s.ADISSIA DEVELOPERS PRIVATE LTD POA MP VASUDEVAN Coimbatore. (Payment of OSR Fee, Centage Fee,Development Fee & Subdivision charges Dated:09.04.2025 & 10.04.2025)
15.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.08.2021

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 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.
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 canceled
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.A copy of the plan approved by the District Town and Country Planning Department along with a copy of village panchayat order shall be
compulsorily provided to the purchasers while the plots are sold.

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2025.04.25 17:18:50



our services doesn't just end there

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

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