

Layout Application - Final Approval Letter



Roc No: 03/2024-25

Date: 8/16/24 12:05 PM

From:

Village Panchayat

KADAAMBADI

To :

Mr.K.Ashokvijay Coimbatore

Online Application Number:

M233FQ1W

Sir/ Madam,

Sub :

KADAMPADI PANCHYAT-- S.F.No. 313/2 for an extent of 0.82Acre (or) 3320.00Sq.mt- LAY OUT APROVEL

Ref :

ROC No CBELPA/M233FQ1W/2024 /2024/TCP

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 TNCDDBR - 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 complete 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 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

Signature valid

Signed by: Village Panchayat President
Location: Coimbatore
Date: 2024.08.16 12:05:37

Village

