Layout Application - Final Approval Letter

Roc No: 246/2025 **Date:** 2/10/26 2:37 PM

From:

Executive officer

Pothanur Main Road,SBI Bank Opp Side,Chettipalayam ,Coimbatore-641201.

To :

Thiru,Paneerselvam,
D.No.4A,Mandha Muniappan Kovil Street,
Chettipalayam,
Coimbatore-641201

Online Application Number: 8GE0MT22

Sir/ Madam,

Sub :

Layout Approval

Ref :

CBELPA/8GE0MT22/2025/TCP

Body:

Sub: Residential Layout - office of the District town and Country planning - Coimbatore district – Madukkarai Taluk – Chettipalayam Town Panchayat and Village, S.F.No.421/3 - Extent of 3.08 Acre or 12500.00Sq.Mt. - Lay out allotted 72 (includes EWS Plots) Plots - Technical clearance issued - Planning Permission Issues – Final Approval Issued – Reg

Ref: 1) Thiru.Paneerselvam,4A,Mandhamuniappan Kovil Street, Chettipalayam,Coimbatore Date.06.12.2025

2) Registrar, Kinathukadavu Register office, Coimbatore Gift Deed Document No. 13556/2025,Dt.26.11.2025.

3) Proceedings of Joint Director, District Town and Country Planning, Coimbatore, Roc No.CBELPA/8GE0MT22/2025/TCP, Dated.06.12.2025, L.P/CLPA No.747/2025 and Planning Permission No.872/2025.

4) ChettipalayamTown Panchayat Resolution No.479/2026, Dt.30.01.2026
5) Online Transaction ID: 11000349102501, Dated.07.02.2026
6) Chettipalayam Town Panchayat Office Triplicate Challan No.1956/2025- 26 Date. 09.02.2026
7) Agreement Dated. 22.12.2025

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Order:-

With reference to the above 1st cited letter, The Applicant has requested for the approval of Residential Layout in Coimbatore District, Chettipalayam Town Panchayat, Chettipalayam Village, S.F.No.421/3 - Extent of 3.08 Acre or 12500.00Sq.Mt,- Lay out allotted 72 (includes EWS Plots) Plots of Residential Plots Layout.

In the continuation with reference to the 2nd cited letter, the applicant has registered the gift deed for handed over the roads, parks, reserve sites and TANGEDCO purpose sites to Chettipalayam Town Panchayat. After that with reference to the 3rd cited letter, The Joint Director, District Town and Country Planning, Coimbatore has been given the Technical sanction vide No. 747/2025 and Planning Permission vide no.872/2025 with conditions.

In the continuation with reference to the 4th cited letter, in the council of Chettipalayam Town Panchayat has been given the ratification approval for the handed over gift deed items such as roads, parks, reserve sites and TANGEDCO purpose sites and residential layout approval. Accordingly, the applicant was paid the Layout approval charges vide Online Transaction ID:11000349102501 Date:07.02.2026 and Triplicate Challan No. 1956/2025-26, Date.09.02.2026 in Chettipalayam Town Panchayat.

Hence, the above mentioned Residential Layout is being given final approval order issued as per the conditions mentioned in the Proceedings of Joint Director, District Town and Country Planning, Coimbatore.

Conditions:

1. No alteration shall be made contrary to the approved drawing.
2. Corners of plots located at the junction of two roads should be laid out with the correction shown on the approved map.
3. No other transfer of land shall be made before obtaining approval.
4. To be used only for the uses indicated on the drawings.
5. Buildings should be constructed separately in the plot only.
6. In the plot, the plot owner should construct the roads, street lighting facilities, drainage facilities and drinking water facilities at his own cost.
7. Do not dig pits or pits in the plot.
8. Shade trees should be planted on all roads in the plot.
9. The space reserved for shop in the plot should be used only for shop use.
10. No perimeter wall or fence should be built around the plot so as to affect the roads of the plot.
11. Conditions in the Local Planning Committee member secretary proceedings should include in the deeds while registering the deeds.
12. After approval of the plot all the details related to the plot should be clearly visible through the notice board.
13. The Local Planning Committee Member Secretary, Coimbatore shall adhere to all the conditions of the plot mentioned in the plot approval No.747/2025 of the Planning Permission No.872/2025.
14. No alterations shall be made to the plots in the plot shown in the map without permission.
15. Plots shall be provided without repair of the development works set up in the plot and additional development works shall be done as required by the Executive Officer.
16. Also to abide by all rules of Tamil Nadu Municipalities Act.
17. Public places should not be sold and public places should not be encroached on any reason.
18. If during the audit it is found that the amount collected for approval of the plot is less, the amount should be paid to the municipality immediately.

To,
Thiru.Paneerselvam,
D.No.4A,Mandha Muniappan Kovil Street,
Chettipalayam,
Coimbatore-641201.

Copy To:
Sub Registrar
Registrar Office,Kinathukadavu

Executive officer

Signature valid

Signed by: Executive Officer
Location:Coimbatore
Date:2026.02.10 14:37:30