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Layout Application - Final Approval Letter

Roc No: 2/2025-26

Date: 4/11/25 12:09 PM

From:

Village Panchayat

MYILERIPALAYAM

To :

Mr.T.Gowtham and Mr. IN ADithyahariharan,
No.1/528, Malumichampatti,
Madukkarai,
Coimbatore- 641 010
Ph-9976288924
Mail-venkateshsampu30@gmail.com

Online Application Number: 4MKNHEKH

Sir/ Madam,

Sub :

Residential Plot - Coimbatore District - Madukkarai Panchayat Union –Myleripalayam Panchayat–Myleripalayam Village – S.F.No:- 229/1A,229/1B – Technical Clearance for proposed residential plot area of 1.59 Acres (or) 6434.41Sq.mt received - Plot Approval Providing - in relation to.

Ref :

1.District Town and Country Planning Development Department, Joint Director, Coimbatore – ROC.No. CBELPA/4MKNHEKH/2025 /2025/TCP DATE: 05/02/2025
Permission Order No. : - L.P/CLPA NO: 48/2025 , Planning Permission No:- 62/2025
2. Myleripalayam Panchayat Council Resolution No. : - 33/2025-26 Date: 03/04/2025
3. Gift deed Document No: 1133/ 2025 Dated: 01.02.2025

Body:

LAY OUT APPROVAL
Coimbatore District Madukkari Panchayat Union Myleripalayam Panchayat Myleripalayam Village S.F.No. 229/1A,229/1B - 1.59 Acres (or) 6434.41 Sq.mt According to the Residential Plot Technical Approval Order of Joint Director Coimbatore District Town and Country

Planning Development Department L.P/CLPA NO: 48/2025 , Planning Permission No:- 62/2025 in view 1 and also the
Panchayat Resolution seen in view 2 Final approval for Lay out planning is given to
Mr.T.Gowtham and Mr. IN ADithyahariharan, No.1/528, Malumichampatti, Madukkarai, Coimbatore,641042,
Ph-9976288924 , Mail-venkateshsampu30@gmail.com
subject to the following conditions.
Conditions:-
1. The permission is given on the basis of the conditions mentioned in the subdivision map permission of the Commissioner of Urban Development, Chennai and the Joint Director of Urban Development Department, Coimbatore, District Urban Development Office, Coimbatore District.
2. The map shall not be used for any purpose other than that for which it was authorized.
3. It is the responsibility of the owner to pay the specified amount within 7 days of receiving the notification in case if it is found less charges are paid and also even if it is known that any charges are to be paid other than the sanctioned charges for issue of plot license.
4. Before construction of buildings on the land in the subdivision, permission should be obtained from the municipality for each building. After the completion of the construction work, the house tax has to be paid.
5. The permission of other departments of the Central State Government is allowed to be obtained in any case for setting up a plot.
6. If any or all of the above conditions are violated or the plot is laid out in deviation from the approved plan, the owner shall be liable to action and liability as per rules.
7. After the approval of the plot map, at the place where the plot is approved, the resolution number, date and the plot map shall be published for public view at the entrance of the plot without any change through a permanent information board of size 6”X 4”.
8. EWS plots should not be combined or converted into plots allotted to the economically backward.
9. Map approval is subject to the provisions of the Tamil Nadu Panchayats Act, 1994 and the Tamil Nadu Rural and Town Planning Act.
10. In addition to the above conditions, the map is approved subject to such conditions as may be imposed by the Government or the Panchayat Council from time to time.
11. Amount for change of land use Rs. 46270/- (Rupees Forty Six Thousand Two Hundred Seventy Only) 3% of Market value Paid through Challan No. 2025020441269 Dated : 04/02/2025 in appropriate Govt head.
12. Rs. 169608/- (Rupees One Lakh Sixty Nine Thousand Six Hundred Eight Only) as consideration fee and
development fee for the Panchayat Receipt No :-69b4b12d-a434-4f7b-97c3-2ae745b555a8 Date :- 09/04/2025
has been paid into the SNA account of the Panchayat through website.
13. All conditions mentioned in the sight letter are applicable.
14. If any of the above conditions are found to be violated the authorization will be canceled without any prior notice.

Signature valid Village

Signed by: Village Panchayat President
Location:Coimbatore
Date:2025.04.11 12:09:46



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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

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

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