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Layout Application - Final Approval Letter

Roc No: 648/2024, LA-02/2024-25

Date: 2/6/25 1:05 PM

From:

Executive officer

Gandhikadai Street, Vagarayampalayam, Coimbatore-641659

To :

Thiru.Vijayakumar E and Others,
B-96, Sasthiri Street, Karichipalayam,
Vagarayampalayam,
Coimbatore District.
Online Application Number: 8S8801HU

Online Application Number: 8S8801HU

Sir/ Madam,

Sub :

Approval of Layout - Mopperipalayam Town Panchayat -Mopperipalayam Village, S.F No.115/1B for an Extent of 0.83 1/4 Acres (3370 Sq.m.) Residential Layout has been given Technical approval by the District Town and Country Planning Coimbatore –Final approval issued.

Ref :

1) Proceedings of Joint Director, District Town and Country Planning, Coimbatore, Roc No. CBEREG/8S8801HU/2024/2024/TCP, Dated.21.09.2024, L.P/DTCP No.285/2024.
2) Mopperipalayam Town Panchayat, Council Resolution No.11/2025, Dated.03.01.2025.
3) Mopperipalayam Town Panchayat, Challan No.743/2024-25 Dated.06.02.2025

Body:

Order
In Coimbatore District, Mopperipalayam Town Panchayat Mopperipalayam Village, S.F No. 115/1B for an Extent of 0.83 1/4 Acres (3370 Sq.m) 15 Plot of Residential Layout has been given granted Technical approval by the District Town and Country Planning Coimbatore with reference of 1st cited letter, Further, as per the resolution of the Mopperipalayam Town Panchayat council seen in Ref (2), the council has been authorized to give final approval to the above Residential Layout. Accordingly,the payment of fees paid to the Town Panchayat as per the Challan No.743/2024-25 dated.06.02.2025 as seen in Ref(3), the said Residential Layout is final Approval is Granted as per the conditions mentioned in the Proceedings of Joint

Director, District Town and Country Planning, Coimbatore and following conditions.

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 Joint Director District and Country Panning 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) Joint Director District and Country Panning, Coimbatore shall adhere to all the conditions of the plot mentioned in the plot approval No. 285/2024.
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.

Executive Oficer

Mopperipalayam Town Panchayat

Coimbatore - 641659

Executive officer



our services doesn't just end there

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Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

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Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

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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