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Layout Application - Final Approval Letter

Roc No: 01/2025-2026

Date: 6/16/25 12:22 PM

From:

Village Panchayat

Kallapalayam Panchayat Office, Sulur (t.K) Coimbatore (d.t) Pincode:641201

To :

Mr.P.BALAJI and Mrs.P.SABARITHA ,
Door No.1/368, Nadu Veethi,
Sithurajapuram,Sivakasi,
Virudhunagar – 626189.
Phone No - 7373717126

Online Application Number: SIN1I9VJ

Sir/ Madam,

Sub :

Residential Layout – Coimbatore District – Sulthanpet Block – Kallapalayam Village - S.F.Nos. 58/1A1, 58/1A2 and 58/1B2 for an extent of 3.107Acre (or) 12572.0Sq.mt - Planning Permission Issued - Final Approved - Reg

Ref :

1. Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning, Coimbatore Ref No CBELPA/SIN1I9VJ/2024/TCP Date : 14/10/2024
2. 1.Applicants. Mr.P.BALAJI and Mrs.P.SABARITHA, Virudhunagar. Online application No:CBELPA/SIN1I9VJ/2024,

Body:

With reference to the 1st cited letter, approval of residential layout in Coimbatore District, SulurTaluk,KallapalayamVillage, S.F.Nos. 58/1A1, 58/1A2 and 58/1B2 for an extent of 3.107 Acre (or) 12,572.0 Sq.mt.has approved by the Joint Director /Member Secretary(i.c). with reference cited 2nd the Applicants Mr.P.BALAJI and Mrs.P.SABARITHA Virudhunagar has requested for Final approval for above mentioned layout
After careful examination of applicant documents and Layout Inspection Coimbatore District, SulurTaluk, KallapalayamVillage, S.F.Nos. 58/1A1, 58/1A2 and 58/1B2 for an extent of 3.107 Acre (or) 12,572.0 Sq.mt.residential layout has been approved with below conditions.

LAYOUT CONDITIONS

1. Alteration of plot sizes, road pattern, sizes, dimensions of public reservations and further subdivision of the plot contrary to the
Layout Planapproved by the Town and Country Planning department shall not be done without the prior approval of the District Town and
Country Planningdepartment.
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 abovetwo conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots
selected forpublic 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 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.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Extent : 3.107 Acre (or) 12,572.0 Sq.mt.
No. of Plots : 71 (Including EWS plots)
EWS plot Area : 921.60 Sq.m (10.29%)
EWS Plot Nos : 16 (33- 48)

Gifted over to Local Body
Layout Road : 3614.93sq.mt

Park (O.S.R) : 901.14sq.mt(10.06%)
Public Purpose : 48.02sq.mt(0.54%)
TANGEDCO Purpose : 48.02sq.mt (0.54%)

Copy to:
1. Mr.P.BALAJI and Mrs.P.SABARITHA ,
Door No.1/368,
Nadu Veethi,
Sithurajapuram,
Sivakasi,
Virudhunagar – 626189.
Phone No - 7373717126

2 Block Development Officer (VP)
Sulthanpet Block Coimbatore District.

3.Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning, Coimbatore

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2025.06.16 12:22:15



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

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

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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

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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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