Layout Application - Final Approval Letter

Roc No: 05/2025-2026 **Date:** 2/16/26 2:37 PM

From:

Village Panchayat

Pappampatti Panchayat Office, Sulur (t.K) Coimbatore (d.t) Pincode: 641016

To :

Mr. P MUKUL AND Mr.J AJITH,
3 SHARATHI NAGAR SINGANALLUR,
COIMBATORE SOUTH, COIMBATORE-641005

Online Application Number: FIV6IDAL

Sir/ Madam,

Sub :

Residential Layout –Coimbatore District –Sultanpet Panchayat Union-Papampatti Village /Panchayat - S.F.no.21/2A2-for an extent of 1.88 Acre (or)7610.00 sqm - Application received for residential layout approval- Planning Permission Issued - Final Approval - Reg

Ref :

1. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
2. 1.Applicants. Mr. P MUKUL AND Mr.J AJITH, Coimbatore. Online application No. SWP/CBELPA/ FIV6IDAL dated 07.10.2025
3. Joint Director/Deputy Director/Assistant Director(i/c)District Town and Country Planning, Coimbatore letter Roc No SWP/CBELPA/ FIV6IDAL /2026/TCP Date : 12/01/2026
4. Applicant's Demand Payment Dated: 07.02.2026

Body:

With reference to the 2nd Cited letter, applicant has requested for the approval for the residential layout in Coimbatore District- Sulur Taluk - Sulthanpet Block - Pappampatti Village and Panchayat - S.F.no.21/2A2- for an extent of 1.88 Acre (or) 7610.00 sqm. In the continuation, with reference to the 3rd cited letter, above mentioned residential layout has been issued Technical Approval by the Joint Director on 12.01.2026. The Applicants Mr. P MUKUL AND Mr.J AJITH, Coimbatore has gift deed, road splay, has been handed over to the local body vide Gift deed Document No: 16104/2025 dated-20.12.2025. Applicant has made payment through SWP on 07.02.2026. So.After carefull examination of Applicant submitted Documents and Planning Permission issued by DTCP as per Go Demand fee paid Through

SWP portal so Hence, this residential layout has been approved with below conditions.

Special Conditions

1 The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real EstateAuthority. The applicant has requested to follow the protocols as per instruction given by TNRERA

2. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that,The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc)Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

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 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 powerline / 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 approval regarding constructing any buildings in the plots, the applicant should be obtained necessary permission from the Town and Country Planning dept or the Local Body Office concerned.

9. Once the applicant receives the Final approval of the layout plan from the 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 60 x 120cm permanent display board along with the details of resolution number and date of the layout.

10. 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.

11. 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/ Final Approval to the layout will be cancelled by This office without any prior notice.

12. A copy of the plan approved by the District Town and Country Planning Department & Panchayat office 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 : 1.88 Acre (or) 7610.00 sq.m.

Total No. of Plots : 48 nos

Gifted over to Local Body

Road Area including splay : 2358.22 Sq.m

Local Body Area : 27.14 Sq.m (0.52%)

TANGEDCO Area : 27.14 Sq.m (0.52%)

OSR Area : 525.18 Sq.m (Govt.Guideline value amount paid through online)

Copy to:
1. Mr. P MUKUL AND Mr.J AJITH,
3 SHARATHI NAGAR SINGANALLUR,
COIMBATORE SOUTH, COIMBATORE-641005
6380992147 Email Id : aruninba25@gmail.com

2. Block Development officer (VP)
Sulthanpet Block

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

4 Thasildar, Sulur Taluk - For Updating in Tamilnilam Website

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2026.02.16 14:37:57