Layout Application - Final Approval Letter

Roc No: 1026/2025-2026/15.05.2025

Date: 6/4/25 5:11 PM

From:

Village Panchayat

MASAGOUNDENCHETTI PALAYAM

To :

Jothinathan and Gopinath,
5/21A, Ponnegoundenpudur Post,
Masagoundenchettipalayam,
Coimbatore – 641107
Mobile Number:9865555011

Online Application Number: YUY9BORK

Sir/ Madam,

Sub :

Residential Subdivision approval - Office of the Director of town and country planning-DTCP –S.F.Nos:SF.No.327/3A1, 3C & 333/1A5A &1C1A to the extent of 1.492 Acres 6037.90 Sq.m - Masagounden Chetti Palayam Village - Annur Taluk - Coimbatore District

Ref :

1.ApplicantsThiru. Jothinathan and Gopinath Online No:YUY9BORK, Dated: 16.12.2024
2.District Town and Country Planning Office, Coimbatore District Letter ROC No CBERGN/YUY9BORK/2025(Road pattern issued on dated: 31.01.2025).
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4.Applicant's Gift deed document no. 1721/2025 Dated: 08.02.2025
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
9.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
10. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
12. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:

07.01.2022
13.OSR &Demand payment Request Letter, Dated: 31.01.2025 and 19.02.2025
14.Applicant's (Payment of Centage Fee, Development Charges), Dated: 18.02.2025 and 22.02.2025
15.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated:14.10.2019
16. Joint Director Agricultural Department letter No. E1/16586/2024, Dated: 02.01.2025

Body:

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 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 dept 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 complete details for public view through a 60 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.

14. The Local Body may issue the final order only after conferring that the applicant applied for bulk sub - division.

copyTo:

1.Jothinathan and Gopinath,
5/21A, Ponnegoundenpudur Post,
Masagoundenchettipalayam,
Coimbatore – 641107
Mobile Number:9865555011

2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor, Gandhi Irwin Bridge Road, Egmore.

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2025.06.04 17:11:48