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Layout Application - Final Approval Letter

Roc No: 650/2024/A2
18.11.2024

Date: 11/18/24 12:46 PM

From:

Executive officer

90,T.T.S Thippaiya Street,Dhaliyur,Perur(Tk),Coimbatore(Dt),641109

To :

Thiru.Karunanidhi and Selvaraj,
No.64,VOC Street,
Thondamuthur,Perur,Coimbatore-641109.

Online Application Number: 9PIODD6F

Sir/ Madam,

Sub :

Residential Layout - Coimbatore District - Perur Taluk -Dhaliyur Special Grade Town Panchayat- Kalikkanaickenpalayam Village- Ward No.03 , S.F.No.347/2A,347/2B Extend of 1.05 Acre or 4250.00sq.m - Layout alloted 20 Plots - Permission Sanction Orders issued – Regarding.

Ref :

1. Joint Director/ Deputy Director / Assistant Director, District Town and Country Planning, Coimbatore ROC No.CBELPA/9PIODD6F/2024 /2024/TCP, Dated.15.03.2024.
2. Gift Deed Document No.1866/2024, Dated: 02.03.2024.
3.Dhaliyur Special Grade Town Panchayat Council Resolution No.74/2024, Dated.30.08.2024.

Body:

Coimbatore District, PerurTaluk,Dhaliyur Special Grade Town panchayat Ward No.03, S.F.No.347/2A,347/2B Extend of 1.05 Acre or 4250.00sq.m 20 Plots to be implement and its owner Thiru.Karunanidhi and Selvaraj, their application Was Srcutinised By Director of Town and Country planning Joint Director proceedings ROC No.CBELPA/ 9PIODD6F /2024 /2024/TCP, Dated.15.03.2024., With relavant town and country planning conditions and As per Dhaliyur Special Grade Town panchayat Council Resolution No.74/2024, Dated.30.08.2024 Final layout Planning permission order issued.

CONDITIONS

1) According to the Tamil Nadu Combined Development and Building Rules 2019, specifically Rule No.

47(6)(n), if there are 20 plots, a proper Sewage Treatment Plant (STP) must be constructed. This STP will

Executive officer

Signature valid

Signed by: Executive Officer
Location:Coimbatore
Date:2024.11.18 12:46:42

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 11/11/2024

Applicant Name : KARUNANIDHI AND SELVARAJ

Application No : 9PIODD6F

Fees Type : Demand Fees

Receipt Number :

Transaction ID : f1afb36c-b734-4aa8-9378-0515db46831c

Purpose

S.No	Description	Amount
1	Street Light	0.00
2	Storm Water drain	0.00
3	Road	0.00
4	Scrutiny Fees	0.00
5	Inspection Fees	2500.00
6	Vacant Land Tax	169262.00
7	Centage Charges	0.00

With Regards,
DTCP

S.No	Description	Amount
8	Library Cess	16926.00
9	Water Supply	300000.00
10	other Charges	129650.00

Total Amount : 618338

Amount in Words : Rupees Six Lakh Eighteen Thousand Three Hundred Thirty Eight Only

With Regards,
DTCP



our services doesn't just end there

Buying & Selling Services

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

Legal & Documentation Services

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

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

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



empowering your real estate decisions with smart tools

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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