

RE

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Layout Application - Final Approval Letter



Roc No: 02/2025-2026

Date: 9/19/25 4:26 PM

From:

Village Panchayat

Appanaickenpatti Panchayat Office, Sulur (t.K) Coimbatore (d.t) Pincode:641402

To :

Mr.Kanagaraj,
Mr. Utharasamy,
Mr. Jayaprakash and
Mr.Rajasekar,

Door No. 33 Subbian Street, Sairaha Colony,
Online Application Number: 9994712333
K K Pudur, Sangarloor, Coimbatore North,
Coimbatore-641038
Phone No . 8754242644, 9994712333
Mail : sivaspk12333@gmail.com

Sir/ Madam,

Sub :

Residential Layout – Coimbatore District – Sulthanpet Block - – Appanaickenpatti Panchayat -
S.F.No.264/1C, 265/3, for an extent of 8.33 Acre (or) 33720.00 Sq.mt - Application received for residential
layout approval- Planning Permission Issued - Final Approval - Reg

Ref :

1. Applicants. Mr.Kanagaraj, Mr. Utharasamy, Mr. Jayaprakash and Mr.Rajasekar, Coimbatore. Online application No SWP/CBELPA/9OBRRY9Q Dated:27.02.2025
2. Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning, Coimbatore order Roc No SWP/CBELPA/9OBRRY9Q/2025/TCP Date : 23/05/2025
3. Demand payment Request Through Online Dated: 18.09.2025 (requiring Payment of Development Fee & Inspection Fee charge) (As per Go 188 RD & PR Dated 05.12.2024)
4. Applicants Mr.Kanagaraj, Mr. Utharasamy, Mr. Jayaprakash and Mr.Rajasekar, Coimbatore (requiring Payment of Development Fee & Inspection Fee charge) paid on 19.09.2025.

Body:

With reference to the 1st cited letter, applicant has requested for the approval of residential layout in Coimbatore

District, Sulthanpet Block Appanaickenpatti Panchayat S.F.No.264/1C, 265/3, for an extent of 8.33 Acre (or) 33720.00 Sq.mt.

In the continuation, with reference to the 2nd cited letter, for above mentioned residential layout has been issued Planning Permission by the Joint Director /Member Secretary (i.c) on 23.05.2025. Further the Applicants Mr.Kanagaraj, Mr. Utharasamy, Mr. Jayaprakash and Mr.Rajasekar, Coimbatore has gift deed, road splay, (As per DTCP road Pattern Approval) has been handed over to the local body vide Gift deed Document No: 7394/2025 dated.10.05.2025. with Ref 3rd cited Demand has Raised Through SWP portal and with 4th cited Reference Applicant has paid fee as per Demand on 19.09.2025 Through SWP portal online. so After Care full examination of All Relevant documents submitted by Applicant and paid charges to concerned Government Account.

Hence, this 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 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 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 complete 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 this office 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 : 8.33 Acre (or)33720.00 Sq.mt.

TotalNo. of Plots : 176 nos

EWS Plots(127-150,157-170)-38 nos 2476.25 Sq.m (10.28%)

Gifted over to Local Body

Road Area including splay : 9630.15 Sq.m

Local Body Area : 137.85 Sq.m (0.57%)

TANGEDCO Area : 136.05Sq.m (0.56%)

Park Area(Park-1+park-2) : 2416.58 Sq.m (10.03%)

Copy to:

1. The Block Development officer (VP)
Sulthanpet Block

2. 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:2025.09.19 16:26:44



Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
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Services we run
for you
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The LandLens
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Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

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Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

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