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Layout Application - Final Approval Letter

Roc No: 248/2024. Date: 11/27/24 3:31 PM

From:

Executive officer

54, Narasipuram Main Road, Thondamuthur(post), Thondamuthur, Coimbatore - 641109

To :

Mr.S.Muthukumar, S/o.K.Sivasamy, Site No 95, Annai Indra Nagar, IOB Colony, Maruthamalai, Vadavalli, Coimbatore – 641046.

Online Application Number: GOXZJ3TV

Sir/ Madam,

Sub :

LAYOUT – Town Panchayat Administration - Coimbatore District - Perur Taluk - Thondamuthur First Grade Town Panchayat - Ward No. 08, Kaliyannanputhur - Thondamuthur Revenue Village - S.F.Nos. 488/2B1, 488/2B2, 489/2A1, 489/2A2 and 489/2B2 (1.72 Acres) 6965.00 Square Metter - Technical Sanction and Planning Permission Accorded – Final Approval for 41 Plots in the Residential Layout – Ordered - Reg.

Ref :

1. Applicants. Mr.S.Muthukumar, S/o.K.Sivasamy Online Application. GOXZJ3TV, Dated: 28.02.2024.
2. G.O. No. 138, Housing and Urban Development Department, Dated: 04.06.2004
3. Circular from the Director of Town and Country Planning, Roc.No.19799 / 2020, Dated: 24.12.2020
4. Combined Building Plan Rules. G.O. No. 18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 and G.O. No. 16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
5. G.O. No. 181, Department of Housing and Urban Development UD4(1), d. 09.12.2020.
6. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated:14.10.2019
7. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
8. G.O. No. 79, Housing and Urban Development Department, Dated: 04.05.2017.
9. G.O. No. 141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O. No. 181, Department of Housing and Urban Development UD4(3), Dated:

23.09.2020.

Body:

Coimbatore District, Thondamuthur First Grade Town Panchayat at Ward No.08, Kaliyannanputhur, Thondamuthur Revenue Village S.F.Nos.488/2B1, 488/2B2, 489/2A1, 489/2A2 and 489/2B2, for a Residential Layout Measuring 6965.00 Square Meters (1.72 Acres) in Coimbatore District, Vadavalli, Maruthamalai, I.O.B Colony Area, Vide Ref No.1, Mr.S.MUTHUKUMAR, S/o.K.SIVASAMY, Vide Ref No.15 has requested to grant Layout Approval and the The Commissioner of Town and Country Planning, Vide Ref No.15 has granted Layout Approval LP/CLPA No.282/2024 and 326/2024 - Thondamuthur Revenue Village Land Survey Nos. In Order to approve the Proposed Residential Plots of 6965.00 Square Meters (1.72 Acres) at 488/2B1, 488/2B2, 489/2A1, 489/2A2 and 489/2B2, the proposed Roads and Public use Spaces as per the Road Layout Plan have been handed over to the Executive Officer, Thondamuthur Town Panchayat as per the Gift Deed No.3855/2024 of the Thondamuthur Sub-Registrar's Office, Dated.25.05.2024. In this context, the circular of The Commissioner of Town and Country Planning, Chennai, Vide Ref No. 5 Roc.No.320/2022/TPC3, Dated 07.01.2022, Technical Approval has been granted for the above Residential Plots LP/CLPA No.282/2024 and Plan Approval No. 326/2024. Further, the Land Use Conversion Fee has been Paid as per the Letter of the Coimbatore District Member Secretary / Joint Director, District Town and Country Planning Department Vide Ref No.14, vide Roc.No.320/2022/TCP3, Dated.07.01.2022. As per the Resolution of the Town Panchayat Council No.65/2024, Dated.28.06.2024, Approval has been Granted for the Proposed Residential Plots Measuring 6965.00 Square Meters (1.72 Acres) at 488/2B1, 488/2B2, 489/2A1, 489/2A2 and 489/2B2. Therefore, in Accordance with the Rules 10 and 47 of the Tamil Nadu Combined Building Plan Rules 2019, as per the Approvals obtained through the Relevant Departments and on the basis of the Resolution of the Town Panchayat, as per the Agreement Entered into by the applicant with the Town Panchayat and subject to the conditions laid down by the Town Panchayat in its Roc.No.248/2024, Dated.27.11.2024 (ANNEXURE – I), the said Residential Plots is hereby granted Final Approval.

Layout Details : (1).Area of the Layout 6965.00 Square Meters (1.72 Acres), (2).Area of Roads 1977.90 Square Meters, (3).Public Space for Local Bodies 30.36 Square Meters, (4).Area Allocated to Tamil Nadu Electricity Generating and Distribution Corporation 42.07 Square Meters, (5).Net Area of Plots to be Constructed 4914.67 Square Meters, (6). Number of Plots approved 41.

Signature valid
Executive officer
Signed by: Executive Officer
Location:Coimbatore
Date:2024.11.27 15:31:21



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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

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