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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 04/2025-2026 **Date:** 2/6/26 3:47 PM

From:

Village Panchayat

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

To :

M/s ANUSRI BUILDERS AND PROMOTERS
199, Venkatasamy Road,
New Siddhapudur,
Coimbatore- 641044
Phone No . 8015543008
Mail : aishwaryaminfra555@gmail.com

Online Application Number: DNPHBZW6

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning Office, Coimbatore – Coimbatore Local Planning Authority – Coimbatore District –Sulur Taluk – Appanaickenpatti Village/Panchayat –S.F.No. 273/1 and 273/2- for an extent of 8.56Acre (or) 34650.00 sqm - Application received for residential layout approval- Planning Permission Issued - Final Approval issued - Reg

Ref :

1. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
2. Applicants M/s. ANUSRI BUILDERS AND PROMOTERS, Coimbatore. Online application No. SWP/CBELPA/ DNPHBZW6 dated. 12.02.2025
3. Joint Director / Deputy Director / Assistant Director District Town and Country Planning, Coimbatore Roc No SWP/CBELPA/ DNPHBZW6/2025/TCP Dated 08/10/2025
4. Applicant's Demand Payment Dated: 05.02.2026.

Body:

With reference to the 2nd cited letter, applicant has requested for the approval of residential layout in Coimbatore Local Planning Authority, Coimbatore District, Sulur Taluk, Appanaickenpatti Village Panchayat, S.F.No. 273/1 and 273/2 for an extent of 8.56Acre (or) 34650.00 sqm In the continuation, with reference to the 3rd cited letter, Planning Permission Issued above residential layout by the Joint Director/Member Secretary (i.c) on
08.10.2025. Further the Applicants M/s. ANUSRI BUILDERS AND PROMOTERS, Coimbatore has

gift deed, road splay, has been handed over to the local body vide Local Body Gift deed Document No.12167/2025 & TANGEDCO Gift deed Document No.12168/2025 Date:31.07.2025. Applicant has made payment through SWP So.After carefull examination of Applicant submitted Documents and Technical Approval 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 : 8.56 Acre (or) 34650.00 sqm.
Total No. of Plots include EWS : 168 nos.
EWS Plots- (10-13, 28-45, 56-76) :43 Nos – 2545.00sq.m(10.20%)
Gifted over to Local Body

Road Area including splay : 9989.40 Sq.m
Local Body Area : 138.60 Sq.m (0.55%)
TANGEDCO Area : 138.40 Sq.m (0.55%)
OSR Area(1+2) : 2517.00 Sq.m (10.10%) (Earmarked in the Layout)

Copy to:
1. M/s ANUSRI BUILDERS AND PROMOTERS
199, Venkatasamy Road,New Siddhapudur,
Coimbatore- 641044
Phone No . 8015543008
Mail : aishwaryaminfra555@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

5.The Sub Register, Concerned SRO

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2026.02.06 15:47:53

THE LANDLENS SUITE

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.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

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

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.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

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
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

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
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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