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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 246/2025 **Date:** 2/10/26 2:37 PM

From:

Executive officer

Pothanur Main Road,SBI Bank Opp Side,Chettipalayam ,Coimbatore-641201.

To :

Thiru,Paneerselvam,
D.No.4A,Mandha Muniappan Kovil Street,
Chettipalayam,
Coimbatore-641201

Online Application Number: 8GE0MT22

Sir/ Madam,

Sub :

Layout Approval

Ref :

CBELPA/8GE0MT22/2025/TCP

Body:

Sub: Residential Layout - office of the District town and Country planning - Coimbatore district – Madukkarai Taluk – Chettipalayam Town Panchayat and Village, S.F.No.421/3 - Extent of 3.08 Acre or 12500.00Sq.Mt. - Lay out allotted 72 (includes EWS Plots) Plots - Technical clearance issued - Planning Permission Issues – Final Approval Issued – Reg

Ref: 1) Thiru.Paneerselvam,4A,Mandhamuniappan Kovil Street, Chettipalayam,Coimbatore Date.06.12.2025

2) Registrar, Kinathukadavu Register office, Coimbatore Gift Deed Document No. 13556/2025,Dt.26.11.2025.

3) Proceedings of Joint Director, District Town and Country Planning, Coimbatore, Roc No.CBELPA/8GE0MT22/2025/TCP, Dated.06.12.2025, L.P/CLPA No.747/2025 and Planning Permission No.872/2025.

4) ChettipalayamTown Panchayat Resolution No.479/2026, Dt.30.01.2026
5) Online Transaction ID: 11000349102501, Dated.07.02.2026
6) Chettipalayam Town Panchayat Office Triplicate Challan No.1956/2025- 26 Date. 09.02.2026
7) Agreement Dated. 22.12.2025

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Order:-

With reference to the above 1st cited letter, The Applicant has requested for the approval of Residential Layout in Coimbatore District, Chettipalayam Town Panchayat, Chettipalayam Village, S.F.No.421/3 - Extent of 3.08 Acre or 12500.00Sq.Mt,- Lay out allotted 72 (includes EWS Plots) Plots of Residential Plots Layout.

In the continuation with reference to the 2nd cited letter, the applicant has registered the gift deed for handed over the roads, parks, reserve sites and TANGEDCO purpose sites to Chettipalayam Town Panchayat. After that with reference to the 3rd cited letter, The Joint Director, District Town and Country Planning, Coimbatore has been given the Technical sanction vide No. 747/2025 and Planning Permission vide no.872/2025 with conditions.

In the continuation with reference to the 4th cited letter, in the council of Chettipalayam Town Panchayat has been given the ratification approval for the handed over gift deed items such as roads, parks, reserve sites and TANGEDCO purpose sites and residential layout approval. Accordingly, the applicant was paid the Layout approval charges vide Online Transaction ID:11000349102501 Date:07.02.2026 and Triplicate Challan No. 1956/2025-26, Date.09.02.2026 in Chettipalayam Town Panchayat.

Hence, the above mentioned Residential Layout is being given final approval order issued as per the conditions mentioned in the Proceedings of Joint Director, District Town and Country Planning, Coimbatore.

Conditions:

1. No alteration shall be made contrary to the approved drawing.
2. Corners of plots located at the junction of two roads should be laid out with the correction shown on the approved map.
3. No other transfer of land shall be made before obtaining approval.
4. To be used only for the uses indicated on the drawings.
5. Buildings should be constructed separately in the plot only.
6. In the plot, the plot owner should construct the roads, street lighting facilities, drainage facilities and drinking water facilities at his own cost.
7. Do not dig pits or pits in the plot.
8. Shade trees should be planted on all roads in the plot.
9. The space reserved for shop in the plot should be used only for shop use.
10. No perimeter wall or fence should be built around the plot so as to affect the roads of the plot.
11. Conditions in the Local Planning Committee member secretary proceedings should include in the deeds while registering the deeds.
12. After approval of the plot all the details related to the plot should be clearly visible through the notice board.
13. The Local Planning Committee Member Secretary, Coimbatore shall adhere to all the conditions of the plot mentioned in the plot approval No.747/2025 of the Planning Permission No.872/2025.
14. No alterations shall be made to the plots in the plot shown in the map without permission.
15. Plots shall be provided without repair of the development works set up in the plot and additional development works shall be done as required by the Executive Officer.
16. Also to abide by all rules of Tamil Nadu Municipalities Act.
17. Public places should not be sold and public places should not be encroached on any reason.
18. If during the audit it is found that the amount collected for approval of the plot is less, the amount should be paid to the municipality immediately.

To,
Thiru.Paneerselvam,
D.No.4A,Mandha Muniappan Kovil Street,
Chettipalayam,
Coimbatore-641201.

Copy To:
Sub Registrar
Registrar Office,Kinathukadavu

Executive officer

Signature valid

Signed by: Executive Officer
Location:Coimbatore
Date:2026.02.10 14:37:30

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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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.