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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1611/2025

Date: 2/13/26 7:07 PM

From:

Executive officer

18/45A Nethaji Street, Edaiyarpalayam, Vellalore Coimbatore

To :

Thiru.D.Ravichandhran (Power Agent) for Tmt.Radhamani and 2 others (owners),
Door No.7/15, Narayana Avenue,,
Singanallur,
Coimbatore-641005

Online Application Number: NSUDPK58

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office - Coimbatore District/LPA - Madukkarai Taluk - Vellalur Town
Panchayat- Vellalur Village - SF No.55/2 -for an extent of 2.271 Acre (or) 9186.28 Sq.mt - Application received for residential
layout approval - Planning Permission Issued - Forwarded for further action - Reg.

Ref :

1. Applicant Thiru.D.Ravichandhran (Power Agent) for Tmt.Radhamani and 2 others (owners), Coimbatore Online application No: CBE/LPA/ NSUDPK58 /2025, Dated: 10.09.2025
2. District Town and country planning Office, Coimbatore District Letter No. CBE/LPA/ NSUDPK58 /2025/TCP, (Road pattern issued on dated:03.10.2025)
3. Circular from the Director of Town and Country Planning, Roc. No 19799 / 2020, Dated: 24.12.2020.
4. Applicant Thiru.D.Ravichandhran (Power Agent) for Tmt.Radhamani and 2 others (owners), Coimbatore, Gift deed document no. 12885/2025 of Singanallur SRO, dated: 16.10.2025.
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
7. G.O.16, Department of Municipal Administration and Water Supply,

dated: 31.01.2020

8. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
9. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
10. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11. Circular from Executive Officer of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
12. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022.

Body:

With reference to the 1st cited letter, applicants have requested for the approval of residential layout in Coimbatore District/LPA, Madukkarai Taluk, Vellalur Town Panchayat, Vellalur Village, SF No.55/2 for an extent of 2.271 Acre (or) 9186.28 Sq.mt.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Joint Director / Member Secretary (i/c) on 03.10.2025. Further the Applicant Thiru.D.Ravichandhran (Power Agent) for Tmt.Radhamani and 2 others (owners), Coimbatore have gift deed, road with splay and public purposes have been handed over to the local body vide Gift deed document no. 12885/2025 of Singanallur SRO, dated: 15.10.2025.Hence, this residential layout has been approved with below conditions.

1. As per the condition, the layout is approved and approved number issued as L.P/CLPA No-758/2025 and Planning Permission No-890/2025 and digitally signed layout drawings. The approved Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original Gift deed of 4th cited above to the concerned local body.
2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per Condition no.9 (b).
3. After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action
4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders
5. As per circular cited in 12th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamil Nilam website.
6. The local body may issue the final order, only after confirming that the applicant applied for Bulk Sub division

Special Conditions

1.a) With reference to the 6th, 7th cited and 9th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants After collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.

b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout

offer for sale or invite persons to purchase in any manner 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 Estate Authority.

The applicant has requested to follow the protocols as per instruction given by TNRERA

4. 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.

5. As per TNCDBR-2019 the following fee and charges are collected as follows:

Description	Amount	Date	E-Challa No
Scrutiny Fees	Rs. 13,800.00	10.09.2025	
OSRA	Rs. 17,34,272	27.11.2025	20251127008688
Centage Fees	Rs. 17,400.00	08.12.2025	20251208034202
Development Charges	Rs. 18,380.00	08.12.2025	
Sub division fees	Rs. 23,200.00	08.12.2025	

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.

where the Planning Permission / Concurrence approval for the plot might be affected, the planning permission/ concurrence granted to the layout will be
cancelled by the District Town and Country Planning department 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

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 2.271 Acre (or) 9186.28 Sq.mt
No. of Plots : 51
Gifted over to Local Body
Layout Road : 2824.52 sqm
Public Purpose : 33.00sqm (0.52 %)

Executive Officer

EXECUTIVE OFFICER
Vellalore (Special Grade) Town Panchayat
Vellalore, Coimbatore - 641 111.

Signature valid
Signed by: Executive Officer
Location: Coimbatore
Date: 2026.02.13 19:07:24

மாவட்ட நகர் ஊரமைப்பு அலுவலகம் கோயம்புத்தூர்

கோயம்புத்தூர் உள்ளூர் திட்டக்குழுமம்

வெள்ளலூர் பேரூராட்சி

கோயம்புத்தூர் மாவட்டம், மதுக்கரை வட்டம், வெள்ளலூர் பேரூராட்சி மறறும் கிராமம், க.ச எண் 55/2-ல அமைபும் உத்தேச குடியிருப்பு மனைபிரிவிறகான தொழிலநுட்ப ஒபுதல வரைபடம்

இணையதள விணபப எண் : NSUDPKSB

அளவு : 1:400

குறிப்பு-

மனைபிரிவின் மொத்தபரபபு (As per Patta) : 2.271 ஏக்கர் (அ) 9186.28 ச மீ
மனைபிரிவின் மொத்தப்பரபபு (As per Doc.) : 2.271 ஏக்கர் (அ) 9186.28 ச மீ
மனைபிரிவின் மொத்தபரபபு (As per FMB) : 2.232 ஏக்கர் (அ) 9031.20 ச மீ
மனைபிரிவின் மொத்தபரபபு (As per Field) 2.232 ஏக்கர் (அ) 9031.20 ச மீ

ஒதுக்கிய மனைகள் : 51
மனைபிரிவின் எலலை (As per FMB) :
மனைபிரிவின் எலலை (As per Field) :
நிலையிலுளள சாலை :

பொது ஒதுகீடு :

உள்ளாட்சிக்கு தானமாக ஒபபடைக்கபபட்டவை-

மனைபபிரிவு சாலை (ம) மூலை முடுக்கு பரபபு : 2824.52ச மீ

மனைபபிரிவு சாலை பரபபாவு நீங்கலாக மனைகளின் பரபபாவு = (மனைப்பிரிவின் மொத்த பரப்பு - உத்தேச சாலை பரப்பு) (9186.28 ச மீ - 2824.52 ச மீ) = 6361.76 ச மீ

பூங்கா ஒதுக்கீடு அரசாணை எண் 18 நநி (ம) குவது நாள: 04.02.2019-ன படி TNCDBR-19-ல விதி என் 47(6)-ன படி O.S.R.-கு ஈடாக அரசு வழிகாடடி மதிபபு தொகை மனுதாரரால முழுமையாக செலுத்தபபடடுளளது.

பொது உபயோகம் (ம) TANGEDCO-விறகு ஒபபடைக்கபபடட பரபபளவு-

(மனைப்பிரிவின் மொத்தபரபபு - மனைபபிரிவு சாலை பரப்பு) X 0.5%
(9186.28 ச மீ - 2824.52 ச மீ) X 0.5%
தேவையான பரபபளவு = 6361.76 ச மீ X 0.5% = 31.81 ச மீ

ஒபபடைக்கபபடட பொது உபயோக பரபபளவு : 33.00 ச மீ (0.52%)
ஒபபடைக்கபபடட TANGEDCO பரபபளவு : 33.30 ச மீ (0.52%)

மூலை முடுக்கு-

12.0மீ வரை உளள சாலைகளுககு 1.50மீ x 1.50மீ விடபபடல வேணடும

நிபநதனைகள்-

1. அரசாணை எண் 18 நகராசி நிதிஙகம் (ம) குவநி வாரியம் துறை நாள: 04.02.2019-னபடி மனைபபிரிவில அமையும சாலைகள், பொது உபயோக ஒதுக்கீடு உளளிடடககு நானாக ஒபபடைபபு செயயபபடடுளளது. (ம) அரசாணை எண் : 16 நகராசி நிதிஙகம் (ம) குவநி வாரியம் துறை நாள: 31.01.2020-னபடி TANGEDCO ஒதுக்கீடான உளளிடடககு நானாக ஒபபடைபபு செயயபபடடுளளது.

2. இமமனைபபிரிவிறகு உளளாடசி இநநி ஒபுதல அளிககுமுன இடத்தினை எநதத துணமையாலும நில ஆரநிதலாக நடவடிககை மேறகொளளபபடவில்லை எனறும, எநதத துணமைகளாலும நில ஆரநிதலாக மாறபபடவில்லை எனறும, உளளாடசியில உறுதி செயதுகொளளவேணடும.

3. நில உரிமம் குரிதது வருவாய் சானறுகள் மறறும பிரசினைகளது சமபநதபபடட ஆணையக சரியானவை அலல என அறியபபடடாலோ அலலது மனைபபிரிவிறகு தொழிலநுடப ஒபுதல வழஙகியதால பாதிபபு ஏறபடடாலும சுறறுசசூழல ஏறபடுதல மனைபபிரிவிறகு வழஙகபபடட தொழிலநுடப ஒபுதல வைதத முனனறிவிபபாரறி நகர ஊரமைபபு துணைபபடி ரதது செயயபபடும.

4. விறபனைககுளளான மனைகளை விறபனை செயயுமபோது இணையவழியில நகலொபபு நகர ஊரமைபபுதுறையில ஒபுதல அளிககபபடட வரைபட நகல மனை வாஙகுபவரகளுககு கூடுதலாக வழஙகபபட வேணடும.

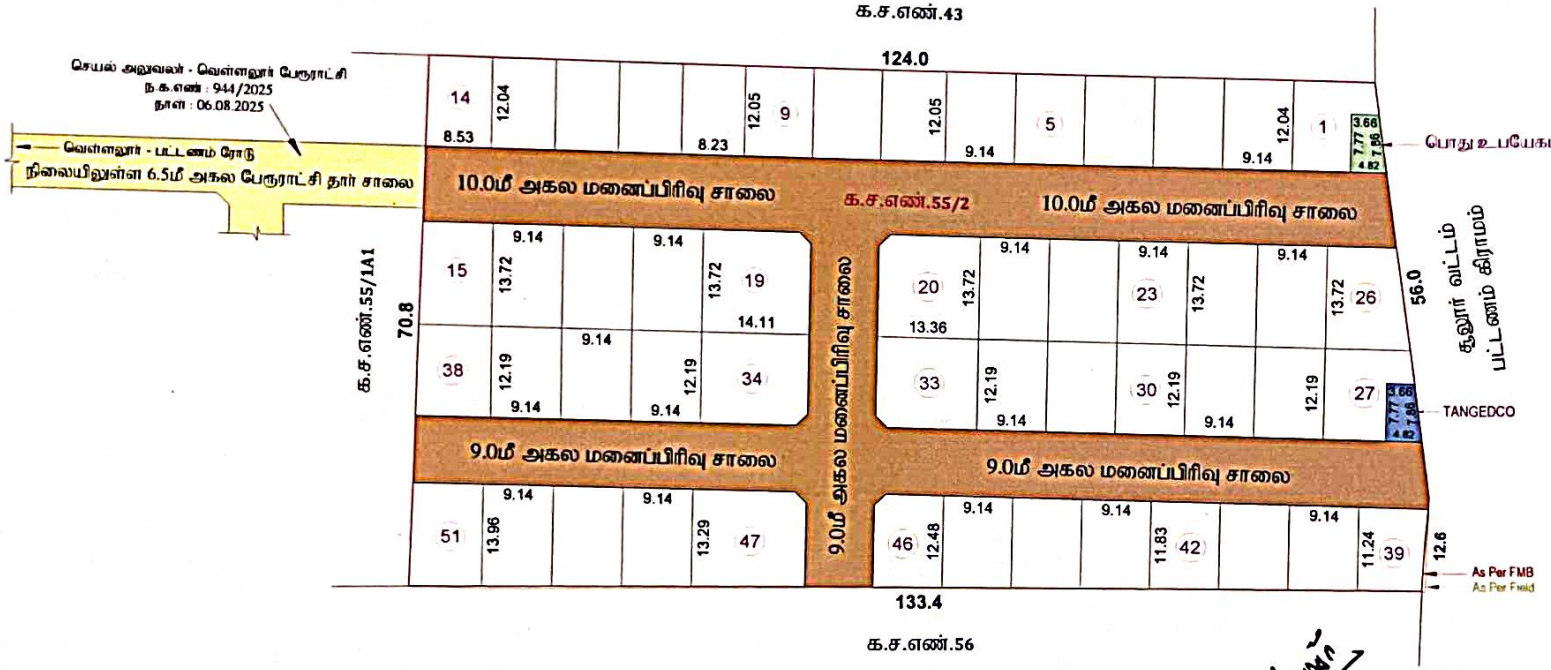
5. ஒபுதல அளிககபபடட மனைபபிரிவு வரைபடததை எலலைத மாறறம விறபனைறி மனைபபிரிவு நுணமுலபபலில 60CM X 120CM அளவிலான நிரநதர நகலை பலகை மூலம பொதுமககள பாரவைககு நிரநதரமாக பிரகடனபபடுதத வேணடும.

6. அரசாணை எண் 181 வீ நிலசதி (ம) நகபற வளசசி துறை நாள: 09.02.2020-னபடி உத்தேச மனைபபிரிவில சாலைகள, மழநிர வடிககால வசதி, குவநி வசதிகள (ம) தெருவிளககுகள ஆகியவை உளளாடசியின விருபபதறகு ஏறப அமைககபபடட பினனர இநநி ஒபுதல வழஙகபபட வேணடும.

7. நிலையான மறற அரசாணை (2ம) எண் 418 வீல (ம) நகபற நாள: 13.11.2024-னபடியும மறறும செயபொறியாளர், நிலைததுறை அவர்களின வடித எண்.எல/இடம.3/கே.73/557/2024 நாள 08.07.2024-னபடியும நடவடிகை மேறகொளளபபட வேணடும.

ம.வ. (கோ.உ.தி.கு) எண்:758/2025
திட்ட அனுமதி எண் :890/2025
} இணையதள வழி

உறுபபினர் செயலர் / இணை இயககுநர் (மு.கூ.பொ)
கோயமபுததூர் உளளூர் திட்டக்குழுமம்
கோயமபுததூர்



EXECUTIVE OFFICER
Vellalore (Special Grade) Town Panchayat
Vellalore, Coimbatore - 641 111.

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

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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

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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

Verified RealEstate
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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.