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Layout Application - Final Approval Letter

Roc No: 06/2024-2025

Date: 12/20/24 3:59 PM

From:

Village Panchayat

KADAAMBADI

To :

Mr.N.Thangaraj and Mr.P.Sakthivadivel,
No- 46(2), Unjakattu Valasu,
Thandampalayam Post,
Kollankovil (TP)
Erode - 638109.
Mobile Number - 9952129966
Email id- covaisupercity@gmail.com

Online Application Number: H27I2XLP

Sir/ Madam,

Sub :

Kadambadi Panchayat/Village – S.F Nos: 328/10B & 328/10C for an extent of 0.7075 Acre (or) 2864.00 Sq.m - Lay Out Aprovel

Ref :

ROC No : CBE/LPA/ H27I2XLP/2024/TCP

Body:

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 fo rpublic purposes. Also, only in those places where the change is plot land use is requested those developments mentioned in
Residential use zoneas 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 problemarises 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 approve layout plan
shallbe permanently displayed at the entrance of the layout without any change / and compete 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 noright 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 asituation 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
compulsorilyprovided to the purchasers while the plots are sold.
14. THe Local Body May Issue The Final Order Only Ofter Conferring That The Applicant Applied For Bulk Sub- Division.

Village



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

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

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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