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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 475/2025 **Date:** 8/19/25 2:11 PM

From:

Executive officer

18/45A Nethaji Street, Edaiyarpalayam, Vellalore Coimbatore

To :

Mr.Shanmuganathan And Four Others,
3D Swagat Aravinda Appartments,
Desabandu Street, Coimbatore Town,Coimbatore South,
Coimbatore-641009

Online Application Number: EO4N3VUS

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning Office, Coimbatore – Coimbatore LPA –Coimbatore District – Madukkarai Taluk – Vellalur Town Panchayat and Village – S.F.No.267/2B1A1, for an extent of 1.00 Acres (or) 4046.82 Sq.mt – Application received for residential layout approval- Planning Permission Final Approval Issued - Reg.

Ref :

1 Applicants Mr.Shanmuganathan and Four Others, Coimbatore Online application No: CBELPAEO4/N3VUS/2025, Dated:.19.02.2025.
2 District Town and country planning Office, Coimbatore District Letter No: CBELPAEO4/N3VUS/2025, Dated:.19.02.2025.
3 Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated: 24.12.2020
4 Applicant. Mr.Shanmuganathan and Four Others, Coimbatore, Gift deed Document No:3892/2025, Dated:26.03.2025.
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 the Commissioner 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.

13 Demand Payment Request Letter, dated.14.03.2025 (requiring payment for OSR) and 11.04.2025

(requiring payment for Centage Fee, Development Fee and Sub-Division fees)

14 Applicant Mr.Shanmuganathan and Four Others, Coimbatore (Payment of OSR Fee dated:

09.04.2025,Ref : (Centage Fee, Development Fee and Sub-Division fees, dated:18.04.2025)

15 Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated:14.08.2021

16 Vellalore Special Grade Town Panchayat council Resolution No.76/2025, Dated.21.05.2025.

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 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.
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 problem arises 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 approved layout plan shall be 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 no right 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 a situation 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
Site Extent : 1.00 Acre (or) 4046.82 sqm
No.of Plots : 18
Layout Road :1295.01 sqm
Public Purpose : 32.40 sqm
TANGEDCO Purpose : 32.45 sqm

Executive officer

Signature valid

Signed by: Executive Officer
Location:Coimbatore
Date:2025.08.19 14:11:01

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

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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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