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Layout Application - Final Approval Letter

Roc No: Thondamuthur Town Panchayat Roc. No. 120/2024,Dated.17.04.2024.

Date: 4/17/24 8:30 PM

From:

Executive officer

54, Narasipuram Main Road, Thondamuthur(post), Thondamuthur, Coimbatore - 641109

To :

Mrs.R.Beena, Mrs.J.Reena Mary and Mrs.V.V.Saranya,
Marudhamalai Main Road, Gandhi Layout, Coimbatore District.

Online Application Number: VAO0WHKP

Sir/ Madam,

Sub :

- - - - - - ... 812/1, 812/2, 813/1, 817/1, 817/2, 817/3, 837/1A, 837/1B, 837/2, 838/1A, 838/1B, 838/2, 839/1A1, 839/1B, 839/1C2, 842/1, 842/2, 843, 921/1A2, 921/1B2, 921/2, 922/2, 923, 926/1, 926/2, 926/3 927- (10.98.16) 27.136 - 544 (EWS) - .

Ref :

1. Applicants. Mrs.R.Beena, Mrs.J.Reena Mary and Mrs.V.V.Saranya Online Application. VAO0WHKP, Dated: 20.12.2023.
2. G.O. No. 138, Housing and Urban Development Department, Dated: 04.06.2004
3. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4. Combined Building Plan Rules. G.O. No. 18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 and G.O. No. 16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
5. G.O. No. 181, Department of Housing and Urban Development UD4(1), d. 09.12.2020.
6. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated:14.10.2019
7. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022

8. G.O. No. 79, Housing and Urban Development Department, Dated: 04.05.2017.
9. G.O. No. 141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O. No. 181, Department of Housing and Urban Development UD4(3), Dated: 23.09.2020.
11. G.O. No. 319, Department of Housing and Urban Development (UD.4 (N.P.M.-1),dated 20.11.2023.
12. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13. Circular from the Commissioner of Town and Country Planning, Letter No. 13686/2017/LA1, Dated:08.09.2017.
14. Coimbatore District Urban Development Office Member Secretary / Joint Director's letter No. 2190/2023/LPA, dt. 08.12.2023.
15. Director of Town and Country Planning Office, Chennai HO Letter No. CBELPA/ VAO0WHKP /2023 (Road Pattern approved vide Technical Sanction No. 14/2014).
16. Applicants Mrs.R.Beena, Mrs.J.Reena Mary and Mrs.V.V.Saranya, Gift Deed Document No. 1114/2024, dated: 09.02.2024.
17. Thondamuthur Town Panchayat Council Resolution No. 42/2024. Dated:11.03.2024.
18. Special and Important Condition laid in this Office Letter Roc.No.120/2024,Dated. 17.04.2024.
19. Agreement of Mrs.R.Beena, Mrs.J.Reena Mary and Mrs.V.V.Saranya Dated. 17.04.2024.
20. Connected Records.

Body:

Mrs.R.BEENA, Mrs.J.REENA MARY and Mrs.V.V.SARANYA Marudhamalai Main Road, Gandhi Layout, Coimbatore District, Vide Ref No.1 cited have requested Residential Layout permission for their layout situated in Coimbatore District, Perur Taluk, Thondamuthur Town Panchayat, Thondamuthur Revenue Village S.F.Nos. 812/1, 812/2, 813/1, 817/1, 817/2, 817/3, 837/1A, 837/1B, 837/2, 838/1A, 838/1B, 838/2, 839/1A1, 839/1B, 839/1C2, 842/1, 842/2, 843, 921/1A2, 921/1B2, 921/2, 922/2, 923, 926/1, 926/2, 926/3, and 927- (10.98.16 Hectare) measuring an extent of 27.136 Acres. The Director of Town and Country Planning, Chennai in his letter cited in Ref No.15 has intimated to handover the proposed Roads, Parks and Other Public Places in S.F. No's stated above as shown in the Road Layout Map to the Executive Officer, Thondamuthur Town Panchayat. The said Roads, Parks and Other Public Places have been handed over by the applicant to the Executive Officer, Thondamuthur Town Panchayat vide Thondamuthur Register Office Document No.1114/2024, Dated.09.02.2024 handed over. The Director of Town and Country Planning, Chennai in his Circular No. 320/2022/ TPC3, Dated. 07.01.2022 has accorded technical approval for the Residential Layout. Technical Sanction has been accorded in LD/TCP.14/2024. The Land conversion charges has been remitted vide Member Secretary / Joint Director, District Town and Country Planning, Chennai Letter No. 2190/2023/LPA, dated.08.12.2023. The Town Panchayat Council has given consent vide its Resolution No.42/2024, Dated:11.03.2024 for Residential Layout (544 Plots) in Thondamuthur Revenue Village is 812/1, 812/2, 813/1, 817/1, 817/2, 817/3, 837/1A. , 837/1B, 837/2, 838/1A, 838/1B, 838/2, 839/1A1, 839/1B, 839/1C2, 842/1, 842/2, 843, 921/1A2, 921/1B2 , 921/2, 922/2, 923, 926/1, 926/2, 926/3, and 927 (10.98.16 hectare) with an area of 27.136 acres. As per Tamilnadu Combined Building Plan Rules – 2019 – Rule No.10 and 47, Sanctions accorded by the Concerned Departments, Resolution passed by the Thondamuthur Town Panchayat Council, Agreement executed by the Applicants, Final Approval here by accorded subject to the laid the ANNEXURE – I.

Details : (1). Area of the Layout. 27.136 Acres (109866 Square Meters), (2). Roads, Park Spaces and Open Areas. 8062.63 Square Meters, (3). Area of Roads - 29734.59 Square Meters, (4). General Provision for Local Government. 412.50 Square Meters, (5). The allotment area to TANGEDCO is 432 Square Meters, (6). The Net Plots area is 80131.41 Sq. (7). The Number of Approved Plots is 544 (including EWS plots). (8). Area of EWS Plots. 8612.69 Sqm Plot Nos - 13-27, 30-59, 62-91, 94-123 and 126-168.

Signature valid

Signed by: Executive Officer
Location:Coimbatore
Date:2024.04.17 20:30:06

Executive Officer

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.

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

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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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- 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.