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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025-2026 **Date:** 9/17/25 12:14 PM

From:

Village Panchayat

Malaipalayam Panchayat Office, Sulur (t.K) Coimbatore (d.t) Pincode: 641669

To :

Thiru.KANNAN M
D.NO.2/92, BANGALOW THOTTAM, KOSAVAMPALAYAM, ,MUGAVANUR POST, UDUMALAIPETTAI - Tiruppur 642202
Mobile Number:9943959555

Online Application Number: K18XJASK

Sir/ Madam,

Sub :

Residential Layout - Coimbatore district - sulthanpet block Malaipalayam Village -S.F.No 21/2 - 0.85 acre or 3450.00 sqm - Final Approval - Reg

Ref :

1.Applicants Thiru.KANNAN M OnlineNo:K18XJASK Dated: 13.08.2025

2. 6.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

3. Joint Director/Deputy Director/Assistant Director(i/c) District Town and Country Planning office Roc No:CBEREG/K18XJASK/2025/2025/TCP
Dated : 11/09/2025

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout tin S.F.No 21/2 -Malaipalayam Village- Sulthanpet Block - Coimbatore District - 0.85 acre or 3450.00 sqm in the continuation, with reference to the 3rd cited letter, for Above mentioned residential layout has been issued Technical clearance by the Joint Director 11.09.2025 Further the applicant Thiru.KANNAN M has executed a gift deed and the road (including splay), and Public purpose has been handed over to the local body on 08.09.2025 (As per DTCP Approval Road Pattern)and Applicant has paid Development Fee & Inspection Fee Through SWP portal on 16.09.2025.After Carefull

Examination of applicant submitted documents and Technical Clearance issued by DTCP Hence, this residential layout has been approved with below conditions

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 powerline / 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.

Park: 234.14 Sq.m(10.00%) amount paid

Public Purpose - 1:15.68 sqm(0.67%)
TNGEDCO Purpose: 15.73 sqm (0.67%)

Copy to

1. Thiru.KANNAN M
D.NO.2/92, BANGALOW THOTTAM, KOSAVAMPALAYAM, ,
MUGAVANUR POST, UDUMALAIPETTAI -Tiruppur 642202
Mobile Number:9943959555

2. The Block Development officer (Village Panchayat), sulthanpet

3. Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning office, Coimbatore

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2025.09.17 12:14:22

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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