

RE

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Layout Application - Final Approval Letter



Roc No: 03/2025-2026

Date: 10/17/25 1:29 PM

From:

Village Panchayat

Appanaickenpatti Panchayat Office, Sulur (t.K) Coimbatore (d.t) Pincode:641402

To :

M/s TRIDENT VENTURES
Door No. 1/B3, Saravanampatti, Coimbatore North, Coimbatore, 641035,
Ph- 99947 12333
Mail: sivaspk12333@gmail.com

Online Application Number:

J6QIIEB5

Sir/ Madam,

Sub :

Residential Layout – Coimbatore District – Sulthanpet Block -Appanaickenpatti Panchayat - S.F.No. 264/1A & 265/1 for an extent of 9.62 acres - Planning Permission Issued by the Joint Director DTCP, Coimbatore - Final Approval issued

Ref :

1. Go No : 79 Housing & Urban Development Dated 04.05.2017
2. Applicants M/s. TRIDENT VENTURES, Coimbatore online application no: CBELPA/J6QIIEB5 / 2025 Dated:20.05.2025.
3. Joint Director / Deputy Director / Assistant Director, District Town and Country Planning, Coimbatore .office Ref No : CBELPA/J6QIIEB5 / 2025 /2025/TCP Dated : 08/08/2025.
4. Local Body Demand Generated Through SWP online Dated 14.10.2025

Body:

With reference to the 2nd cited letter, applicant has requested for the approval of residential layout in Coimbatore District, Sulur Taluk, Appanaickenpatti Panchayat/Village, S.F.No. 264/1A & 265/1 for an extent of 9.62 acres In the continuation, with reference to the 3rd cited letter for above residential layout Planning Permission Issued by Joint Director / Deputy Director / Assistant Director, District Town and Country Planning, Coimbatore on 08.08.2025. above mentioned Layout Road has been handed over the gift deed through document no . 11727/2025.,Dated: 23.07.2025. After Carefull Examination of Applicant Submitted Documents demand has raise through SWP online on 14.10.2025 amount has paid by

applicant on 15.10.2025. Hence, this residential layout has been approved with below conditions.

Layout Spl Conditions

1. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or 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
2. 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. This office is not the right organization to decide this.
3. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after more than 3years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, dated: 31.01.2020, should be applied in appropriate permission for amalgamation of EWS plots.
4. In the reference 5th cited the condition stipulated in G.O.(2No) : 85, Housing and Urban Development (U D 4 1) Department, dated : 10.03.2025 to be followed.

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 & Local body
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

consideration are found to be incorrect if there is a situation where the Planning Permission / Concurrence approval / Final Approval for the plot might be affected, the Final Approval granted to the layout will be cancelled by this office without any prior notice.

13. A copy of the plan approved by the District Town and Country Planning Department & This office 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 : 9.62 acres (or) 38940.00 Sqm.

No. of Plots : 204 nos (Includes EWS Plots)

EWS Area : 2996.15 sqm (10.73%)

EWS Plots : (6-16, 49-57, 61-69, 175-178, 181-186, 190-195)

Gifted over to Local Body:

Layout Road : 11006.34 sqm (28.26%)

Total Park area : 2824.78 sqm (10.11%)

Public Purpose – 1 : 145.43 sqm (0.52%)

TANGEDCO Purpose : 145.83 sqm (0.52%)

Copy to:

1. M/s TRIDENT VENTURES

Door No. 1/B3, Saravanampatti, Coimbatore North, Coimbatore, 641035,

Ph- 99947 12333

Mail: sivaspk12333@gmail.com

Copy Submitted to :

1. The Block Development officer (village Panchayat)
Sulthanpet Block, Coimbatore District

2. Joint Director / Deputy Director / Assistant Director,
District Town and Country Planning, Coimbatore.

3. Thasildar,
Sulur Taluk, Coimbatore - For updating Details in Tamilnilam Website



Village

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.

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Verify My Land

Every record check run on one property and returned as a single report.

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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](#)



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

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

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

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

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The LandLens
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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

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Land survey, soil testing, architecture and construction

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