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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025-2026 **Date:** 12/9/25 1:08 PM

From:

Village Panchayat

SEMMANDAMPALAYAM

To :

N Chidambaram (Owner)
11A Kongu Nagar , Ellis Nagar Post ,
Dharapuram,
Tiruppur – 638 657

Online Application Number: RE5ZNBBR

Sir/ Madam,

Sub :

Semmandampalayam Village Panchayat - Order Granting Approval of S.F. No : 10/6,10/7,23/1A Of 5.42 ¼ Acres

Ref :

1.Proceedings (Web Registration Application No. ROC No.CBEREG/RE5ZNBBR/2025/2025/TCP) director of Town and Country Planning Roc No : 19799 / 2020 Date : 24.12.2020
2.Pannimadai Panchayat Council Resolution No: 208/2025 Dated: 12.11.2025
3.Donation Deed No: 7599/2025 date : 28.05.2025 handed over to Semmandampalayam Panchayat

Body:

ORDER

According to the order of the Coimbatore Local Planning Committee, Coimbatore as seen in view 1 the land measuring 5.42 ¼ Acres in Semmandampalayam Panchayat S.F.No. 10/6,10/7,23/1A has been divided into plots and as stated in the letter seen in the view Urban Development Plot Plan Permit GO No: 79 Date: 04.05.2017 Accreditation granted.

According to the settlement deed, the road and park view of the above plot has been handed over to the panchayat. Further, the sale of 110 plots in the sub-division is permitted as per Panchayat Council Resolution No. 208/2025 dated: 12.11.2025 subject to the sub-division conditions stated by the Joint Director of Local Planning Group. It is hereby informed

that they should complete the following works and hand them over to the panchayat as mentioned in the stamp paper.

Conditions:

1.Aiteration of plot sizes, road pattern, sizes, dimensions of poublic reservations and further subdivision of the plot contrary to the layout Plan approved by the Town and Country Planning department shall not be done with out the prior approval of the District Town and Country Planning department.

2.The corners of the 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 constructton on any plot before conforrns 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 boad body only afler 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.

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 dept or the Local Body Office concerned.

9. 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 60 x 120cm permanent display board along with the details of resolution number and date of the layout.

10. The Land ownership is considered as per 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.

11. lf 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 / corcurrence granted to the layout will be cancelled by the Semmandampalayam Village Panchayat without any prior notice.

12. A copy of the plan approved by the District Town and Country Planning Department along witha copy of this order shall be compulsorily provided to the purchasers while the plots are sold.

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2025.12.09 13:08:43

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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