Town and Country Planning Department(Planning Permission)

District Town and Country Planning, Corporation Complex, Dr Nanjappa Road, IInd Floor, Coimbatore .Pin 641 018

ROC No. CBELPA/ CMV9GAJZ/2022 / 2022 / TCP Date : 09/02/2023

From:

Joint Director / Deputy Director / Assistant Director

District Town and Country Planning, Corporation Complex, Dr Nanjappa Road, IInd Floor, Coimbatore .Pin 641 018

To :

ARS CREATIVE BY ITS REPRESENTATIVE SURENDHIRAN,
DOOR.NO.5/1197,
BOYAMPALAYAM PIRIVU WEST,
P.N.ROAD,
Chettipalayam,
Sir/ Madam Tiruppur North Taluk,
Tiruppur-641603

Sub : Residential Layout – District Town and Country Planning Office -Coimbatore district - Coimbatore LPA – Sulur Taluk / Panchayat Union – Karumathampatti Municipality and Village- S.F.No. - 712/1B, 713/1C2, 713/1E2, 716/5B - extent of 3.87 acre or 15671.00 Sq.m - Planning Permission Issued - forwarded for further action - Reg.

Ref : 1.Applicants. M/s. ARS CREATIVE BY ITS REPRESENTATIVE SURENDHIRAN Coimbatore Letter, Dated-03.12.2022
2.District Town and country planning Office, Coimbatore District Letter No. CBELPA/ CMV9GAJZ /2022 (Road pattern issued on dated: 08.1.2023).
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4.Applicants M/s. ARS CREATIVE BY ITS REPRESENTATIVE SURENDHIRAN Gift deed document no.503/2023 dated: 11.1.2023).
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply,
dated: 31.01.2020.
8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
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:19.01.2023 (requiring payment of Centage Fee, Development Fee.).
14.Applicants M/s. ARS CREATIVE BY ITS REPRESENTATIVE SURENDHIRAN Payment of Centage Fee, Development Fee, Dated: 19.01.2023.
15.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Coimbatore district, Coimbatore LPA, Sulur Taluk /
Panchayat Union, Karumathampatti Municipality and Village, S.F.No. - 712/1B, 713/1C2, 713/1E2, 716/5B - extent of 3.87 acre or 15671.00 Sq.m
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Joint Director / Member Secretary on
08.01.2023. Further the applicant M/s. ARS CREATIVE BY ITS REPRESENTATIVE SURENDHIRAN, has gift deed the road, road splay and Public purpose has
been handed over to the local body on Gift deed document no.503/2023 dated: 11.01.2023. Hence, this residential layout has been approved with
below conditions.
1.As per the condition, the layout has been approved and approved number issued as L.P/CLPA NO- 46/2023 And Planning Permission No- 48/2023 and
digitally signed layout drawings and gift deed documents is been forwarded with it for further action
2.Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to

this office immediately as per Condition
no.9 (b).
3.After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and
land survey department for information and appropriate action
4.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders
5.As per circular cited in 12th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website.
Special Conditions
1.a) With reference to the 7th cited and 9th cited letter,if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including
the charges for providing amenities like roads, storm water drains and street lights from the applicants After collecting the necessary fees the final layout
sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.
b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the
permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water
supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body
2.With reference to the 10th cited and 11th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas
public purpose reservations in favour concern local body.
3.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
4.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. The Directorate of Town and Country Planning Department is not the right organization to decide this.
5.As per TNCDBR-2019 the following fee and charges are collected as follows:
Centage Fee : Rs. 11,100.00
Development fee : Rs. 62,684.00

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	23506	06/12/2022
2	OSR Fee		
3	Centage Charges	11100.00	19/01/2023
4	Development Charges	62684.00	19/01/2023
5	Display Board Charges		
6	Satellite town charge		

Document certified by Rajaguru R.

Signed by: Joint Director
Location: Coimbatore
Date: 2023.02.13 [illegible]

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Coimbatore District.

Enclosure

1.Layout original map and Condition – 2 set