Layout Application - Final Approval Letter

Roc No: 5XA56U6V/2025/TCP /2025

Date: 9/22/25 8:19 PM

From:

Village Panchayat

No.1/23, Vallalar Street, Padur

To :

M/s SARKAN ESTATES PVT LTD,
No:7,Annai Indira Gandhi Salai,
Nariyambakkam,Padappai Village,
Kundrathur,Kancheepuram-601 301.

Online Application Number: 5XA56U6V

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Chengalpattu District Formation to an extent of 4150.00 Sq.m in the Land Bearing S.Nos. 95/1B1,95/2A and 96/2- Chengalpattu District,Thiruporur Taluk, Thiruporur Panchayat Union, Padur Panchayat and Village – Final Layout Approval Sanction - Reg.

Ref :

1. Application (Reference No. 5XA56U6V) received through Single Window Portal from M/s SARKAN ESTATES PVT LTD Dated on 09.06.2025.
2. Road pattern plan approved by the District Town and country planning Office, Chengalpattu dated on 21.07.2025
3. Gift deed document No. 18123/2025 dated on 26.07.2025
4. Technical Clearance/ Concurrence/ Planning Permission issued by District Town and Country Planning Office, Chengalpattu District. Technical Approval is assigned as SWP/DTCP/Chengalpattu District -L.P/MLPA(CD) No.202/2025, 29 Plots.
5. Local Body Demand Generated Dated on 16.09.2025.
6. Payment of Demand Received from Applicant respectively on 18.09.2025.
7. Panchayat Resolution No. 116/ 2025.

Body:

In the Letter from the Assistant Director Town and Country Planning Department Chengalpattu District, Thiruporur Panchayat Union , Padur Village Panchayat acknowledging and Approving to an extent of 4150.00 sq.m in the land Bearing S.No. 95/1B1,95/2A and 96/2- Residential Plots Planning Permission Received With Letter From the Assistant Director of District Town and Country Planning Department Body (Planning Permission), Chengalpattu District, The Approved Layout Map for the Residential Plots and The Related Documents Submitted by the Applicant has been Scrutinized. After scrutinizing the documents and onsite inspection of amenities mentioned in the Layout Residential Approval. The Applicant has laid Roads as indicated on the map and other amenities like storm water Drains. Water supply Facilities, necessary street lights has been Provided as per the standards Specified by the Local Body, Public Space area of Roads are donated to the Padur Panchayat with the document no. 11670/2024 dated: 21.05.2025 registered at the Navalur SRO.

Order

Residential Layout - District Town and Country Planning office Chengalpattu District Formation to an extent of 4150.00 Sq.m in the Land Bearing S.Nos. 95/1B1,95/2A and 96/2 - Chengalpattu District, Thiruporur Taluk, Thiruporur Panchayat Union, Padur Panchayat and Village. Technical Clearance/ Concurrence/ Planning Permission issued by District Town and Country Planning Office, Chengalpattu District. Technical Approval is assigned as SWP/DTCP/Chengalpattu District -L.P/MLPA(CD) No.202/2025.

Vide ref No.5 & 6 , The Applicant Paid the generated Demand as per the below detail

1. Layout Approval Fee- 163720/-
2. Layout Inspection Fee - 29000/- ;

Vide ref No.7, Assigned Village Panchayat Resolution No. 116/ 2025 Therefore Final Appoval Sanctioned by Local Body/ Ponmar Village Panchayat.

Conditions:

1. The Urban Department has not legally confirmed the land owner ship of the applicant by granting technical Clearance and planning permission. Before granting Technical Permission and planning permission. Only the documents submitted by the applicant along with the application (deed, lease deed, lease, grant, public power deed etc.) are verified as to whether the applicant is entitled to develop. Therefore, if the land ownership evidence is found to be incorrect, the order will be considered null and void.
2. Roads Constructed in the Approved Residential Layout Should remain in same existing condition. No Changes should be made.
3. The Details of the Plots divided in the approved layout map shall not be altered without the permission of this authority

Village

Signature Not Verified

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2025.09.22 20:19:30