Layout Application - Final Approval Letter

Roc No: 11/2025-2026/P **Date:** 2/3/26 2:35 PM

From:

Village Panchayat

No.1/141, Main Road, Venbedu

To :

1. M/s. SM PROMOTERRS, Thiru. G. PONRAJ &
Thiru. C. SATHEESHKUMAR,
No.5/6, Kamarajar Highway,
Old Perunkalathur,
Tambaram, Chennai – 600 063.
Mob : 9150016030
Email Id : kjcaddesigner@gmail.com

Online Application Number: HDZQHTDB

Sir/ Madam,

Sub :

Residential Layout– Chengalpattu District, Thiruporur Taluk and Panchayat Union, Venbedu Panchayat and Kattur Village in the Land Bearing S.Nos.124/4A3 & 124/4A4to an extent of 6500.00 Sq.m Residential Plots – (48). Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg

Ref :

1.Town and Country Planning Department Planning Permission Roc. HDZQHTDB/2025/2026/TCP Dated.28/01/2026
2.The Sub Registrar, Thiruporur Gifted No -232/2026 dated.19.01.2026 3.DTCP Approval No-34/2026
4. Venbedu Panchayat Resolution No.32 Dated.29.01.2026
5.Block Development Officer (VP), Thiruporur Panchayat Union
6.Panchayat Secretary, Venbedu Panchayat Office, Thiruporur Panchayat Union.

Body:

Order

1.In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Residential Layout Chengalpattu District, Thiruporur Taluk and Panchayat Union, Venbedu Panchayat and Kattur Village in the Land Bearing S.Nos.124/4A3 & 124/4A4to an extent of 6500.00 Sq.m Residential Plots – (48) .The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP / DTCP / for Thiruporur Panchayat Union – Venbedu Panchayat LAYOUT APPROVAL NO.34/2026 Subject to Special conditions and Technical clearance from the Local Authority.

2.Received with letter from the Assistant Director of District Town and Country Planning Department (Planning Permission), Chengalpattu District, the Approved Layout Map for the Residential Plots and the Related Documents Submitted by the Applicant has been thoroughly 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 by Constructing OHT, necessary Street Lights has been provided as per the standards specified by the Local Body, Public Space area of roads are donated to the Venbedu Panchayat and Kattur Village with the document No: 232/2026 dated.19.01.2026 Registered at the Thiruporur Sub Registrar Office.

Layout Approval Fee – Rs.147428./- Transaction ID : 11000348314761 Dated.02/02/2026.

Layout Inspection Fee – Rs.5000./- Transaction ID : 11000348314761 Dated.02/02/2026..

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 6500.00Sq.m.

No. of Plots : 48 Nos.

Gifted over to Local Body :

Layout Road & Splay Extent : 1827.28Sq.m.

Public Purpose : 26.50Sq.m (0.57%)

TANGEDCO Purpose : 26.55Sq.m (0.57 %)

Therefore Subject to Specific Conditions, Conversion of Owner use into Residential Layout– Chengalpattu District, Thiruporur Taluk and Panchayat Union, Venbedu Panchayat and Kattur Village in the Land Bearing S.Nos.124/4A3 & 124/4A4to an extent of 6500.00 Sq.m Residential Plots – (48). It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1Chengalpattu District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department ROCNo.HDZQHTDB/2025/2026/TCP Dated.28/01/2026and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP /Chengalpattu / LAYOUT APPROVAL NO.34/2026, All the Special conditions mentioned must be strictly followed.

2.Roads Constructed in the approved Residential layout should remain in same existing condition. No Changes should be made.

1.The Details of the plots divided in the approved layout map shall not be altered without the permission of this authority.

2.Approved layout Plots should be used for construction of house only. No dangerous or obnoxious factories are allowed.

3.The Applicant shall pay the difference in rates of fees paid by the Applicant to this Panchayat, if any difference arises.

4.Every plot deed registration should be accompanied by a copy of this layout approval map.

5.The Applicant shall be bound by any changes of orders issued by the Government in the Policy regarding the recognition of land layout approval and Planning Permission.

6.The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.

7.Construction of high voltage / low voltage power lines for the plots to the plots to be sold by the Applicant through the reserved area of Public or Open Space Handed over to the local body is not permitted.

It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

To.

1. M/s. SM PROMOTERRS, Thiru. G. PONRAJ &
Thiru. C. SATHEESHKUMAR,
No.5/6, Kamarajar Highway,
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Mob : 9150016030
Email Id : kjcaddesigner@gmail.com

Copy to :

1.Chengalpattu District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Chengalpattu

2. Sub Registrar, Thiruporur Registrar Office, Chengalpattu District.
3.Submitted to the Perusal of Assistant Director of Rural Development and Administration (Panchayat), DRDA, Chengalpattu.
4.Submitted to the Perusal of Assistant Director (Survey and Land Records), Chengalpattu.
5.Block Development Officer (VP), Thiruporur Panchayat Union.
6.Panchayat Secretary, Venbedu Panchayat, Thiruporur Panchayat Union.
7.Others.

Village

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2026.02.03 14:35:58