Layout Application - Final Approval Letter

Roc No: NNN636QB/2025/TCP

Date: 9/17/25 1:42 PM

From:

Village Panchayat

No.1/241, Eswaran Kovil Street, Senganmal, Thaiyur

To :

M/s. Sugali Enterprises Private Limited,
No.4, V.O.C. Street, 2nd cross Street,
Kodampakkam, Chennai – 600024.

Online Application Number: NNN636QB

Sir/ Madam,

Sub :

Residential Layout - Office of Chengalpattu District - Thiruporur Panchayat Union - Thaiyur Village Panchayat - acknowledging and Approving to an extent of 14600.00 sq.m in the Land Bearing S.F.No. 893/3A2, 894/1A1A, 895/1B, 2, 3, 896/1A1, 2, 3, 4A, 4B, 897/2B, 3A, 4A1, 4B, 5A, 5B and 898/3A1 of Thaiyur panchayat, Thiruporur Panchayat Union and Taluk of Chengalpattu District – Planning Permission issued - Forwarded for further action - Reg.

Ref :

1. Applicant M/s. Sugali Enterprises Private Limited
2. Town and Country Planning Department Roc No. NNN636QB/2025/TCP Date : 03/09/2025
3. Thaiyur Panchayat Resolution No.95/06.08.2025.
4. Gift deed Document no. 420/2025, Dated.18.08.2025.
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.141, Housing and Urban Development Department, Dated: 23.09.2020.
8. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.

Body:

In the Letter from the Assistant Director Town and Country Planning Department Chengalpattu District, Thirupporur Panchayat Union , Thaiyur Village Panchayat,Thaiyur B-Village - acknowledging and Approving to an extent of 14600.00 sq.m in the Land Bearing S.F.No. 893/3A2, 894/1A1A, 895/1B, 2, 3, 896/1A1, 2, 3, 4A, 4B, 897/2B, 3A, 4A1, 4B, 5A, 5B and 898/3A1

Residential Plots Planning Permission.

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 on site 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 Thaiyur Panchayat with the Document no.420/2025, Dated.18.08.2025. Registered at the Thirupporur Sub Registrar Office.

1. Layout Approval Fee- 399600 /- Transaction ID : 11000299641506
2. Layout Inspection Fee - 94000 /- Transaction ID : 11000299641506

Conditions:

1. Chengalpattu District, Joint Director/Deputy Director/Assistant Director (Incharge), District Town and country Planning Department Roc No. NNN636QB/2025/TCP Date : 03/09/2025, and Residential Layout Technical Clearance/Concurrence/Planning Permission is issued to the above mentioned Layout. 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.
3. The Details of the Plots divided in the approved layout map shall not be altered without the permission of this authority.
4. Approved layout plots should be used for construction of house only. no dangerous or obnoxious factories are allowed.
5. The Applicant shall pay the difference in rates of fees paid by the applicant to this panchayat, if any difference arises.
6. Every plot deed registration should be accompanied by a copy of this layout approval map.
7. 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
8. The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.
9. 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.

President
Thaiyur Panchayat

To
M/s. Sugali Enterprises Private Limited,
No.4, V.O.C. Street, 2nd cross Street,
Kodampakkam, Chennai – 600024.

Copy to:
1.Chengalpattu District, Joint Director/Deputy Director / Assistant Director(incharge), District Town and Country Planning Department, Chengalpattu-603001.

Village

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2025.09.17 13:42:17