

Layout Application - Final Approval Letter



Roc No: 01/2026/PO

Date: 4/17/26 8:23 PM

From:

Village Panchayat

"Panchayat office Building
School Street
Thenpattinam Village
Cheyyur Taluk
Chengalpattu Dist
Pin Code - 603305"

To :

M/s. Timescape Solutions LLP and
M/s. Banyan Way LLP,
No.9, Anchor Point First Floor,
India Nagar, 4th Cross Street,
Adyar, Chennai – 600 020.

Online Application Number:

UNUST0BH

Sir/ Madam,

Sub :

Residential Layout - Chengalpattu District – Lathur Panchayat Union - Thenpattinam Panchayat - Survey No 615/1Part, 616/7A2, 616/7B2, 616/7C, 616/7D1A & 616/7D1B residential layout on 60249.40 Sq.m (or) 14.88 Acres of M/s. Timescape Solutions LLP and M/s. Banyan Way LLP- Technical Planning Permission issued - Final approval and order issued-reg.

Ref :

- 1 .Joint Director / Deputy Director / Assistant Director, Town and Country Planning Department (Planning Permission) ROC No. UNUST0BH /2026/TCP Dated.09.04.2026
2. Gift Deed No. 1670/2026 Dated.06.04.2026
3. Joint Director, Agriculture Department, Chengalpattu District, Dry Land NOC Letter No.K.Dis.C.No.E2/2103/2026, Dated:18.03.2026.

Body:

As per ref 1&2-cited, Chengalpattu District, Lathur panchayat union, Thenpattinam Panchayat M/s. Timescape Solutions LLP and M/s. Banyan Way LLP, Survey No. 615/1Part, 616/7A2, 616/7B2, 616/7C, 616/7D1A & 616/7D1B, bearing in 60249.40 Sq.m (or) 14.88 Acres land area for residential layout Planning permission according to the Gift Deed No. 1670/2026, Road and Splay area-14553.40 Sq.m., Park-4581 Sq.m. Common area-240.89 sq.m, TNEB-237.65 Sq.m Total area 19612.54 S.qm, has been handed over to the local Body.

As Per Ref 1 -cited, Joint Director / Deputy Director / Assistant Director, Town and Country Planning Department (Planning Permission) ROC No. UNUST0BH /2026/TCP Dated. 09.04.2026- has given the final technical approval and forwarded to the local body to issue final approval before the approval to collect the following fees based the instructions, below mentioned the fees are collected the fee details follow.

Collected Fees Details:

3% Government guideline value (200 Per sq.ft) 20260411006252 dated 11.04.2026	Rs.2627147.	Challan No.
Scrutiny Fees per Plot Rs.1000 (100 Plots) Online Mode.	Rs.100000 .	SNA Account Through to
Inspection Charges Rs.1000 Per acre(14.88 Acre) Online Mode	Rs.15000.	SNA Account Through to
Approval Fees.(Rs.2 Per sq.ft) (Total sq.ft 437376) Through to Online Mode	Rs.874752.	SNA Account

Above mentioned the fees are collected from M/s Timescape Solutions LLP and M/s. Banyan Way LLP, and the Ref- 1 dated 09.04.2026 based on technical approval is assigned as SWP/DTCP/Chengalpattu District - LAYOUT No.61/2026, following terms and Special conditions the layout approval orders issued and Conditions as follows.

Terms Conditions:

- 1) Based on survey No.615/1Part, 616/7A2, 616/7B2, 616/7C, 616/7D1A & 616/7D1B documents

Village

Signature Not Verified

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2026.04.17 20:23:14

