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# Layout Application - Final Approval Letter

Roc No: OLH1EW4R/2024/2025/TCP

Date: 3/29/25 1:11 PM

From:

Village Panchayat

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

To :

Hiranandani Realtors Pvt Ltd
Egattur, OMR Road,
Thiruporur Taluk,
Chengalpattu Dist-603103.

Online Application Number: OLH1EW4R

Sir/ Madam,

Sub :

Residential Layout - Office of Chengalpattu District - Thiruporur Panchayat Union - Thaiyur panchayat, Thaiyur – B village, acknowledging and Approving to an Site Extent of – 23.069 Acres (93360.00 sq.m) in the Land Bearing S.F.Nos. 938/1A1A2, 939, 940, 941/1A, 1078/1T, 1U, 3, 1104/2A, 2B, 3, 1106/1A, 1B, 2, 1107/1, 2, 1108/1, 1109/1, 2, 1110/3A1A, 5A, 1111/2, 1113/1A, 1B, 2, 3, 4, 1120/3B and 1124/2 - Residential Plots Planning Permission – Reg.

Ref :

1. Applicant M/s. Hiranandani Realtors Pvt Ltd
2. Town and Country Planning Department Roc. OLH1EW4R/2024/2025/TCP Date : 06/03/2025
3. Thaiyur Panchayat Resolution No.173/03.02.2025.
4. Gift deed Document no. 3746/2025, Dated: 18.02.2025.
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 Panchayat, Thaiyur – B village, acknowledging and Approving to an Site Extent of – 23.069 Acres (93360.00 sq.m) in the

Land Bearing S.F.Nos. 938/1A1A2, 939, 940, 941/1A, 1078/1T, 1U, 3, 1104/2A, 2B, 3, 1106/1A, 1B, 2, 1107/1, 2, 1108/1, 1109/1, 2, 1110/3A1A, 5A, 1111/2, 1113/1A, 1B, 2, 3, 4, 1120/3B and 1124/2 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. 3746/2025, Dated: 18.02.2025. Registered at the Thirupporur Sub Registrar Office.

1. Layout Approval Fee- 23,41,728/- Transaction ID : 157a23f2-958d-4554-9b16-f51cb4f5d600
2. Layout Inspection Fee - 4,85,000 /- Transaction ID : 157a23f2-958d-4554-9b16-f51cb4f5d600

Conditions:

1. Chengalpattu District, Joint Director/Deputy Director/Assistant Director (Incharge), District Town and country Planning Department Roc.OLH1EW4R/2024/2025/TCP, 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
Hiranandani Realtors Pvt Ltd
Egattur, OMR Road,
Thiruporur Taluk,
Chengalpattu Dist-603103.

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

Village



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Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

### Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

### NRI & Investment Services

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Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

## Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

## Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

## Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

## Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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