

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter



Roc No: 1/2025/layout

Date: 9/18/25 3:09 PM

From:

Village Panchayat

Panchayat Office Building, Arungunam village, Arungunam Panchayat, Madurantakam Block, Chengalpattu District

To :

M/s. Sameera Foundations PVT, LTD.,
No.47, Meco House,
Anna Salai Mount Road,
Chennai – 600 002 Ph: 6369685412
Email ID: liaisoning@sameeragroups.com.

Online Application Number: 8HJL3DLO

Sir/ Madam,

Sub :

Residential Layout - Chengalpattu District – Maduranthagam Panchayat Union – Arungunam Panchayat - Formation to an extent of 39327.00 Sq.m in the Land Bearing S.No. 13/1A, 13/1B, /13/1C, 13/1D, 13/1E, 13/1F, 15/1A, 15/1B, 18/1, 18/2C, 18/2E, 18/3A, 18/3B, 18/3C, 19/1A, 19/1B, 19/1C, 19/1D, 19/2A, 33/1B, 33/1C, 34/1C - Chengalpattu District Maduranthagam Panchayat Union, Arungunam Panchayat and Village - Final approval issued – Reg

Ref :

1.Town and Country Planning Joint Director / Deputy Director / Assistant Director Chengalpattu District.R.C.No. 8HJL3DLO/2025/TCP, Dated.09.09.2025.

Body:

In The Reference 1st Cited Above Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Chengalpattu District, issued to Chengalpattu District, Maduranthagam Panchayat Union, Arungunam Panchayat, and Approving to an extent of 35150.00 Sq.m. in the Land Bearing S.No. 13/1A, 13/1B, /13/1C, 13/1D, 13/1E, 13/1F, 15/1A, 15/1B, 18/1, 18/2C, 18/2E, 18/3A, 18/3B, 18/3C, 19/1A, 19/1B, 19/1C, 19/1D, 19/2A, 33/1B, 33/1C, 34/1C The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned Layout and Technical Approval is Assigned as SWP/DTCP/Chengalpattu District Layout No.234/2025. Subject to Special conditions and Technical clearance Issued.

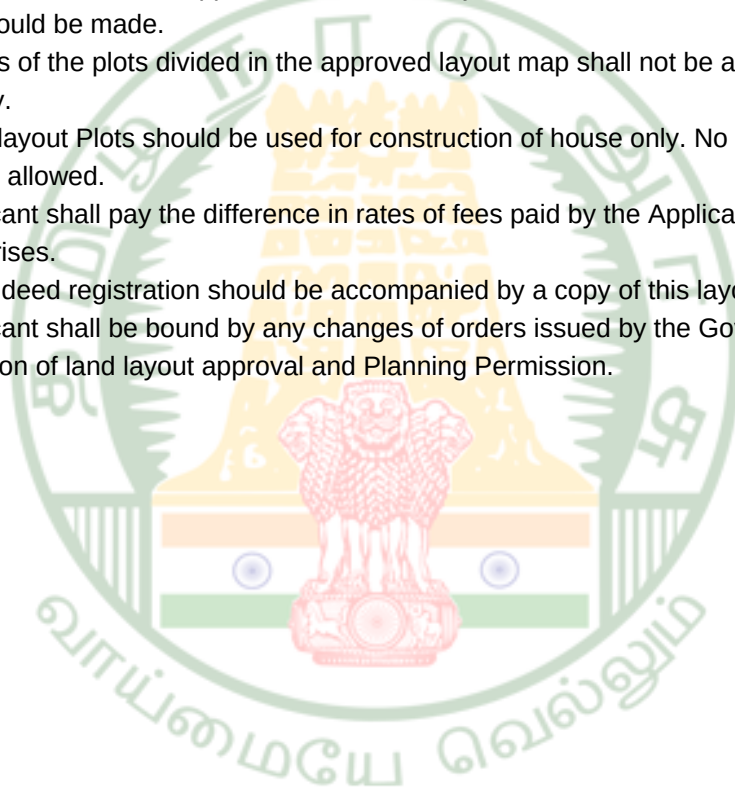
The Local Body Demand was Generated and Demand Fees Paid.

S.No	Description	Amount(Rs.)
1	Layout approval fees	7,28,980
2	Layout Inspection fees	1,500
	Total	7,30,480

The above Residential layout 175Nos + EWS Plots : 49 (175-223) (1 Shop + Owner Use 1-6) Plots with condition.

Conditions

- 1.Chengalpattu District, Joint Director / Deputy Director / Assistant Director , District Town and Country Planning Department R.C No. 8HJL3DLO/2025/TCP, Dated.09.09.2025 and 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. 234/2025, 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.



Village

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

</landlens/one>



Verify My Land

Every record check run on one property and returned as a single report.

</landlens/verify-my-land>



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

</landlens>



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

</landlens/one/map>



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

</landlens/pricemap>



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

</landlens/build-scope>



Property Tracker

Watch a property and hear about it when something new is registered against it.

</landlens/property-tracker>



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

</landlens/deal-room>



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

