

RE

REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Layout Application - Final Approval Letter



Roc No: 04

Date: 10/18/25 1:43 PM

From:

Village Panchayat

Sirupinayur

To :

M/s. Sameeraa Foundations Pvt Ltd,
represented by V. Kumaresan,
No.6/11 MAHALINGAM STREET,
Nungambakkam, Chennai-600048.
Mob No. 9884864435
E-mail: sameeraafoundations@gmail.com
Online Application Number: 021L2106

Sir/ Madam,

Sub :

Residential Layout - Office of Kancheepuram District - UTHIRAMERUR Panchayat Union – SIRUPINAYUR Village Panchayat – Sirupinayur Village - Acknowledging and approving to an extent of 9.05 Acres (36638.00) Sq.m in The Land Bearing S.F.Nos. 179/1, 179/3, 179/4A, 179/5, 179/6A, 180/1, 180/2, 180/5A, 283/2, 283/3, 283/5A1 & 283/6A, – Sirupinayur Village/ Uthiramerur Panchayat Union -Uthiramerur Taluk - Kancheepuram.
District Residential Layout Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg.

Ref :

- 1.Kancheepuram District, Joint Director / Deputy Director / Assistant Director (Incharge), District Town and Country Planning Department, Kancheepuram - 602101.
- 2.The Sub Registrar, Office of the Sub Registrar, Uthiramerur.
- 3.Submitted to the Perusal of Assistant Director of Rural Development and Administration (Panchayat), DRDA, Kancheepuram.
- 4.Submitted to the Perusal of Assistant Director (Survey and Land Records), Kancheepuram.
- 5.Block Development Officer (BP), Uthiramerur Panchayat Union.
- 6.Panchayat Secretary, Sirupinayur, Panchayat Office, Uthiramerur Panchayat Union.
- 7.Resolution : Resolution No.04 - 17.10.2025 / 2025-26, is granted unanimously.
8. Others.

Body:

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Kancheepuram District, issued to Kancheepuram District, Uthiramerur Panchayat Union, Sirupinayur Village Panchayat – Sirupinayur, Village - Acknowledging and approving to an extent of 9.05 Acres (36638.00) Sq.m in The Land Bearing S.F.Nos.179/1, 179/3, 179/4A, 179/5, 179/6A, 180/1, 180/2, 180/5A, 283/2, 283/3, 283/5A1 & 283/6A – Sirupinayur Village/ Uthiramerur Panchayat Union - Uthiramerur Taluk, Kancheepuram District. The Technical Clearance / Concurrence / Planning Permission is issued to the above Mentioned layout and the approval number is assigned as follows SWP / DTCP / Kancheepuram / APPROVAL No: SWP/DTCP/KANCHIPURAM / LAYOUT No: 106/2025 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), Kancheepuram 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 Sirupinayur, Village with the document Gift Deed No.2106/2025, Dated:23.09.2025..registered at the Uthiramerur Sub Registrar Office.
 1. Layout Approval Fee - Rs. 159000.00/- Transaction ID: 11000310639447, Receipt Number:2025101648865, Dated.16/10/2025.
 2. Layout Inspection Fee – Rs.679210.00/- Transaction ID: 11000310639447, Receipt Number:2025101648865,Dated.16/10/2025.
 3. Layout Inspection Fee – Rs.109240.00/- Transaction ID: S48272163, Receipt Number: MMT/IMPS / 529013049086 /BULD60345598/SIRUPINAYU/1D1B000S004, Dated.17/10/2025.
- Therefore, Subject to Specific Conditions, Kancheepuram District, Uthiramerur Panchayat Union, Sirupinayur Village Panchayat – Sirupinayur, Village - Acknowledging and approving to an extent of 9.05 Acres(36638.00 sq.m) In the Land Bearing Residential Plots It is her by ordered to grant Approval for the above Mentioned Residential Layout.

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
hello@verified.realestate
+91 9996 12 9996

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.

