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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1/20256/Layout **Date:** 2/18/26 5:13 PM

From:

Village Panchayat

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

To :

M/s. SAMEERAA FOUNDATIONS PVT LTD,
No. 6/11, Mahalingam Street,
Nungambakkam,
Egmore,
Chennai - 600048.

Online Application Number: JYYCY3B3

Sir/ Madam,

Sub :

Residential Layout - Chengalpattu District – Maduranthagam Panchayat Union – Pukkathurai Village and Panchayat - Formation to an extent of 34415.00 Sq.m in the Land Bearing S.No. 347/1A1, 2A; 348/1A, 2A, 3A; 349/2A, 2B, 2C, 2D, 2E1, 2E2, 2E3, 2F,2G, 2H1A & 349/2H2A - Chengalpattu District Maduranthagam Panchayat Union, – Pukkathurai Village and Panchayat - Final approval issued – Reg

Ref :

1.Town and Country Planning Joint Director / Deputy Director / Assistant Director Chengalpattu District.R.C.No. JYYCY3B3/2026/TCP, Dated.13.02.2026.

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, Pukkathurai Village and Panchayat, and Approving to an extent of 34415.00 Sq.m. in the Land Bearing S.No. 347/1A1, 2A; 348/1A, 2A, 3A; 349/2A, 2B, 2C, 2D, 2E1, 2E2, 2E3, 2F,2G, 2H1A & 349/2H2A 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.64/2026. 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 9,29,886
2 Layout Inspection fees 1,500
Total 9,31,386

The above Residential layout 186 Plots with condition.

Conditions
1.Chengalpattu District, Joint Director / Deputy Director / Assistant Director , District Town and Country Planning Department R.C No. JYYCY3B3/2026/TCP, Dated.13.02.2026. 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. 64/2026, 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

Village

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.