

Town and Country Planning Department(Planning Permission)

No.33/I 95, kotrampalayam Street,
Old Employment Office



ROC No. U21LZ106/2025/TCP

Date : 11/10/2025

From:

Joint Director / Deputy Director / Assistant Director
No.33/I 95, kotrampalayam Street,
Old Employment Office

To :

The President,
Sirupinayur Village & Panchayat,
Uthiramerur Taluk,
Kancheepuram District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office, Kancheepuram District - Kancheepuram District, Uthiramerur Taluk, Sirupinayur village & Panchayat, 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– Site Extent – 9.05 Acres (36638.00 sq.m) – Layout plot pattern Technical concurrence received – Technical Approval issued – Forwarded for further action – Regarding.

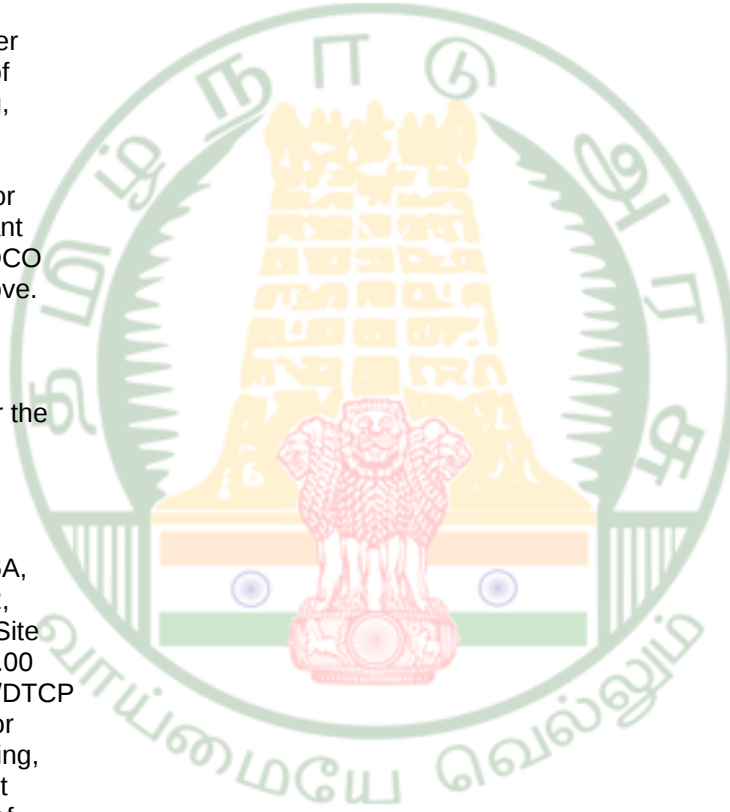
Ref : 1. Director of Town and Country Planning, Chennai, Technical Concurrence issued for the online application No.U21LZ106/2025/ TCP5, Dated: 03.10.2025
2. Applicant M/s.Sameeraa Foundations Pvt ltd represented by V.Kumaresan, Online Application No. U21LZ106 / 2025 / TCP5, Dated:19.06.2025.
3. The Deputy Director (i/c) / Assistant Director, Kancheepuram District Town and Country Planning office, Inspection Report Dated: 23.06.2025.
4. Online Application No. U21LZ106 / 2025 / TCP5, dated:19.09.2025 (Road pattern issued).
5. M/s.Sameeraa Foundations Pvt ltd represented by V.Kumaresan, Gift Deed No.2106/2025, Dated:23.09.2025.
6. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04.06.2004.
7. G.O.(Ms.)No.79, Housing and Urban Development department dated: 04.05.2017.
8. G.O.(Ms.)No.18, Municipal Administration &Water Supply department, dated: 04.02.2019.
9. G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated: 31.01.2020.
10. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated: 23.09.2020.
11. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated: 09.12.2020 and G.O.(Ms.)No.141, Housing and Urban Development [UD 4(1)], dated 16.07.2022.
12. Letter No: 19113/UD4(3)/2017-1, Housing and Urban Development department dated: 30.08.2017.
13. Circular ROC No: 13686/2017/LA-1, dated 08.09.2017 of Director of Town and Country Planning.
14. District Collector, Kancheepuram, Wetland NOC letter

D.Dis.no.COLKPM/5574/2023/B4, Dated:24.04.2024 &
D.Dis.no.COLKPM/5575/2023/B4, Dated:24.04.2024.
15. Executive Engineer, Keelpazharu drainage division,
Kancheepuram, WRD NOC letter
No.Iva.A2/Ko.29(sirupalam-sirupinayur)/2024, Dated:
17.12.2024 & Iva.A2/Ko.29(sirupalam-sirupinayur)/2025,
Dated: 09.05.2025 .
16. Demand payment Request Letter through online Dated:
06.10.2025
17. Payment received from applicant through online Dated:
19.06.2025, 08.10.2025 and 09.10.2025.

ORDER:-

The online application was processed as perusing the records and after conducting site inspection, this proposal has been forwarded to The Director of Town and Country Planning, Chennai to get Technical Concurrence. After the perusal of the Director of Town and Country Planning, Chennai the applicant was directed to handover the portion of land earmarked for roads, public purposes meant for local body and TANGEDCO vide reference 4th cited above.

1. On receipt of gift deeds soft copy vide reference 5th cited above, Technical Concurrence was issued for the Layout in Kancheepuram District, Uthiramerur Taluk, Sirupinayur village & Panchayat, 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– Site Extent – 9.05 Acres (36638.00 sq.m) and numbered as LP/DTCP No. 106/2025 by the Director of Town and Country Planning, Chennai as per the letter 1st cited, under section 47 (A) of Town and Country Planning Act 1971. After obtaining the Technical Concurrence from The Director of Town and Country Planning, necessary fees are demanded to the applicant vide reference 17th cited as per GO'S and circular cited in reference 6 to 13 and on receipt of payment of charges such as Centage, Scrutiny fees, Display board Deposit, Armed Forces Flag Day Fund etc vide reference 18th cited above, the Proposal has been forwarded to the local body for further action subject to the following conditions:



2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts. The approved Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original Gift deed of 5th cited above to the concerned local body.

3. After issuing the final approval duly following the procedure, the local body is requested to send a copy of final approval to this office.

4. Also, the local body is requested to send a copy of approved layout, to the registration department and to the department of survey and land records for appropriate action/information

5. As per the G.O in the reference 7th cited the layout proposed in Non Planning Area, the final Approval shall be given by the local authority only after collecting Rs.1000/- as scrutiny fees as per rule 3 and 3% of the market value of the site as land use change fees as per rule 9 should be collected before issue of final Approval.

Head of Account:

"0217 Urban Development - 60 other Urban

Development Schemes - 800

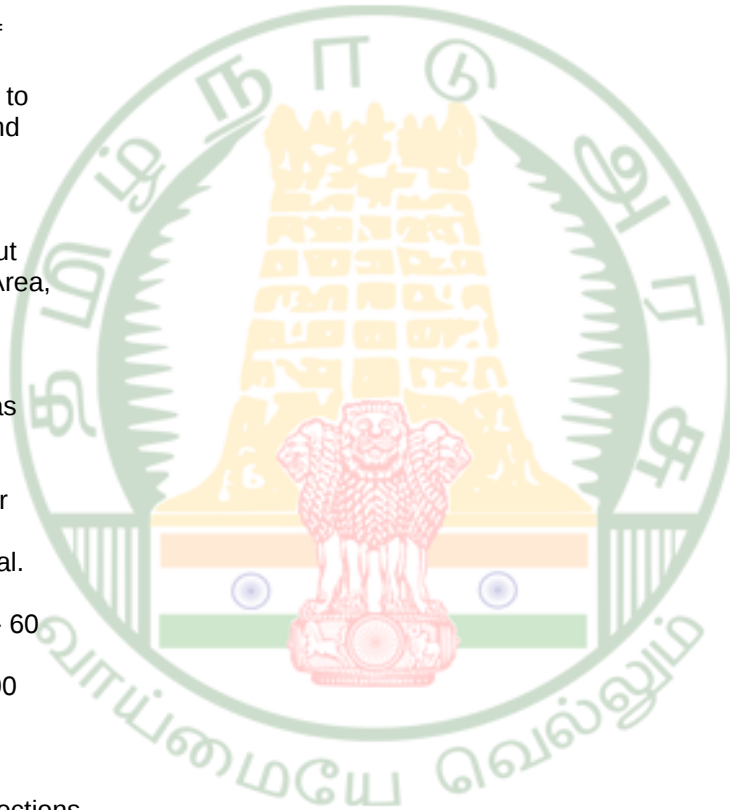
other Receipts - AS

Receipts under Land Use Conversion Charges-27"

Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)".

SPECIAL CONDITIONS:

1. With reference to the 7th, 8th and 10th cited Government orders, "The Owners / developers shall be allowed either to carry out infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for



the layout, as per existing rules. Before taking over the infrastructure developed by the owners/developers, the local bodies shall ensure the quality of the works done by the owners / developers. Reasonable period to be prescribed for up keep/maintenance of the roads and drains by the owners / developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later”.

2. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020, should be applied in appropriate permission for amalgamation of EWS plots.

3. With reference to the 12th cited and 13th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park, Public purpose of local body areas S.F. No sub-division in favor concern local body.

4. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction



given by TNRERA.

5. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

6. The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record.

The acknowledgement of the receipt of this proceedings and drawing shall be forwarded to this office through mail.

7. The Directorate of Town and Country Planning has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning is not the right organization to decide this.

8. The conditions imposed by the WRD NOC, in the reference 15th cited should be followed by the applicant.

9. Conditions stipulated in the District Collector, Kancheepuram, Wet land NOC Letter mentioned in the reference 14th cited must be fulfilled scrupulously.

10. The fees/charges collected from the applicant are as follows:
Scrutiny Fees : Rs.54,957/-

Date – 19.06.2025

Centage Charge

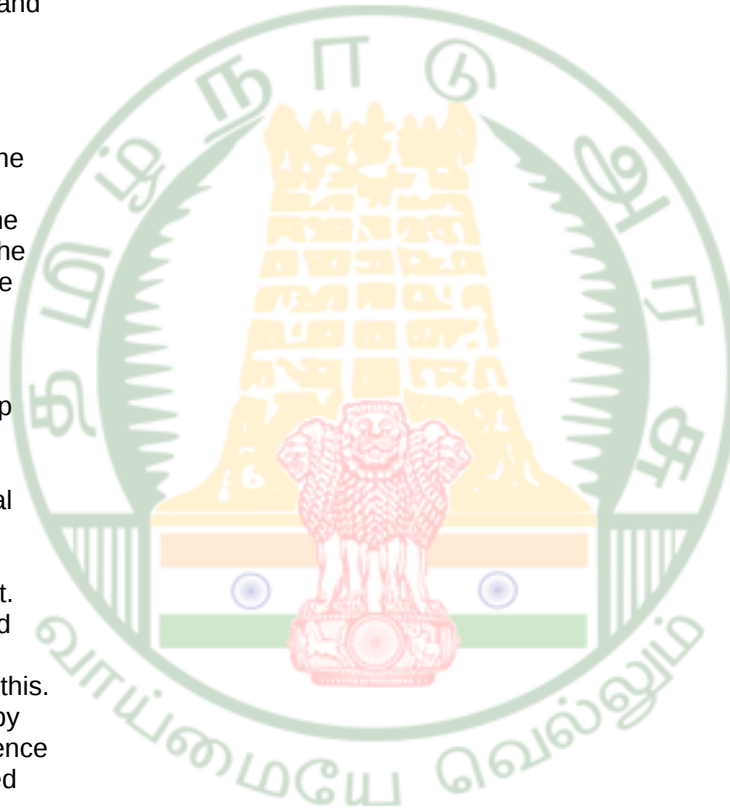
Challan Number -

20251006023226 : Rs.51,000/-

Date – 08.10.2025

Display board Charge :

Rs.10,000/- Date – 09.10.2025



Subdivision Charges :
Rs.68,000/- Date – 09.10.2025
Development Charges :
Rs.1,83,500/- Date – 09.10.2025
Armed Forces Flag Day Fund :
Rs.11,000/-
Date – 11.10.2025

Encl:
Plot pattern map

Assistant Director/Deputy
Director (i/c),

District Town and Country
Planning Office,

Kancheepuram District.

To:
The President,
Sirupinayur Village &
Panchayat,
Uthiramerur Taluk,
Kancheepuram District.

Copy to:-

1. M/s. Sameeraa Foundations
Pvt Ltd,
represented by V. Kumaresan,
6/11 MAHALINGAM STREET,
Nungambakkam, Chennai-600 048.
Mob No. 9884864435
E-mail:
sameeraafoundations@gmail.com

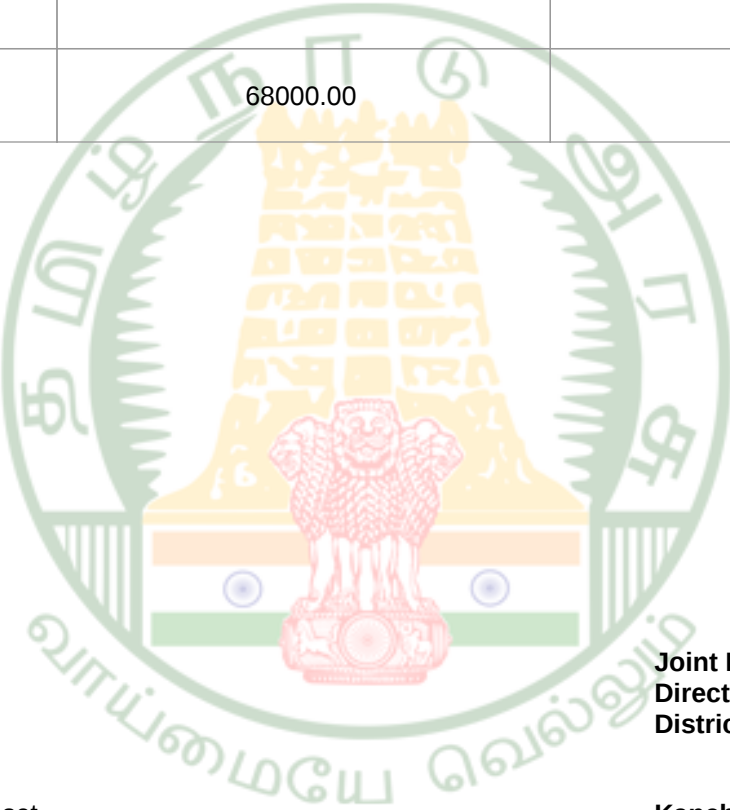
2. 1. Tahsildar concerned
(Tamil Nilam).
Uthiramerur Taluk Office,
Kancheepuram District.

3. 2. The Chairman,
Tamil Nadu Real Estate
Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.

4. 3. Sub Registrar,
Salavakkam Sub Register Office,
Kancheepuram District.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	54957	19/06/2025
2	OSR Fee		
3	Centage Charges	51000.00	09/10/2025
4	Development Charges	183500.00	09/10/2025
5	Display Board Charges	10000.00	09/10/2025
6	Satellite town charge		
7	Sub Division Charge	68000.00	09/10/2025



Joint Director/Deputy Director/Assistant
Director(i/c)
District Town and Country Planning,

Kancheepuram District.

Enclosure

1.Layout original map and Condition – 2 set