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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

From: **Date : 30.10.2026**

1.Mrs.M.PADMA,
2.M/s. SRI LOK PROPERTIES,
Rep by its Proprietor **Mr.S.LOKESH,**
176, GNT Road, Redhills,
Chennai 600 052.

To:
The Chairperson,
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
"RERA Tower", No.133, G-Block,
1st Avenue, Anna Nagar (East),
Chennai – 600102.

Respected Sir,

Sub: Submission of Local Body Approval Fee and Estimation Fee Breakup Details - Request for Approval of Layout Project Registration – SELVAKUMARAN NAGAR 3 – Reg.

Ref: Our File No.TNRERA/APPL/PLI/7150/2026 Dated 13.10.2026.

With reference to the above mentioned application, we wish to inform you that we have obtained CMDA and Local Body approvals for our layout project, **SELVAKUMARAN NAGAR 3**, measuring extent of **8,480 Sq.M**, situated at Siruniyam Village, Ponneri Taluk, Tiruvallur District.

As our project falls under the category of layouts measuring less than 10,000 Sq.M, we have remitted the prescribed fees to Sholavaram Panchayat Union towards layout approval and infrastructure estimation charges, as detailed below:

1. **Layout Approval Fee:** Rs.5,26,355/- (Receipt dated 27.08.2026).
2. **Estimation Fee:** Rs.2,77,200/- (Receipt dated 25.08.2026).

Since the Estimation Fee was generated and remitted through the online system, the Local Body is unable to provide a separate item-wise breakup receipt for the amount paid. Hence, we approached the Sholavaram Panchayat Union and requested an official clarification regarding the allocation of the estimation charges.

In response to our request, the Sholavaram Panchayat Union has issued an official clarification letter vide Proceedings No. **Na.Ka.No.1431/2026/A3**, dated 21.10.2026, confirming the allocation of the amount towards the following infrastructure works:

1. **Drinking Water Pipeline Installation:** Rs.1,78,080/-.
2. **Street Light Installation:** Rs.99,088/-.

The above details have been officially certified by The Commissioner, Sholavaram Panchayat Union. We hereby enclose the clarification letter issued by the Local Body for your kind perusal and verification.

Thanking you
Yours faithfully

M/s. SRI LOK PROPERTIES

Proprietor

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 25/08/2026

Applicant Name : LOKESH S

Application No : CMDA/PP/LAYOUT-1/0024/2026

Fees Type : **Estimation Fees**

Receipt Number : 2026082560748

Transaction ID : 11000379927386

Purpose

Purpose

S.No	Description	Amount
1	**Estimation Fees**	277200

Amount In Words : Rupees Two Lakh Seventy Seven Thousand Two Hundred Only

With Regards,
DTCP

Rural Development Panchayat
CMDA Region

Payment Receipt

Date : 27/08/2026

Applicant Name : LOKESH S

Application No : CMDA/PP/LAYOUT-1/0024/2026

Fees Type : **Demand Fees**

Receipt Number : 2026082760748

Transaction ID : 11000380151366

Purpose

S.No	Description	Amount
1	Layout Approval Fees	456355.00
2	Layout Inspection Fees	70000.00

Total Amount : 526355

Amount In Words : Rupees Five Lakh Twenty Six Thousand Three Hundred Fifty Five Only

With Regards,
CMDA-RDPR

ந.க.எண்.1431/2026/அ3

சோழவரம் ஊராட்சி ஒன்றியம்
நாள்:23.10.2026

சான்று

திருவள்ளூர் மாவட்டம், சோழவரம் ஊராட்சி ஒன்றியத்திற்குட்பட்ட ஆங்காடு ஊராட்சி, சிறுனியம் கிராமத்தில் உள்ள சர்வே எண்.45/1,48/1B,48/2 & 96/3 –ல் 8480 சதுர மீட்டர் கொண்ட பரப்பளவில் புதிய குடியிருப்பு மனைப்பிரிவு அமைக்க M/s.Sri Lok Properties Represented by Thiru.S.lokesh என்பவரால் சென்னை பெருநகர வளர்ச்சி குழுமத்திற்கு விண்ணப்பிக்கப்பட்டு உறுப்பினர் செயலர், சென்னை பெருநகர வளர்ச்சி குழுமம் அவர்களின் திட்ட அனுமதி கடிதம் எண்.(வரைபடத்துடன்) CMDA/PP/Layout-1/0024/2026 நாள்:13.06.2026-ன்படி அனுமதி வழங்கப்பட்டதை தொடர்ந்து சோழவரம் ஊராட்சி ஒன்றிய ஆணையாளர் அவர்களின் செயல்முறைகள் 1413/2026/அ3, நாள்:17.06.2026-ன்படி இறுதி அங்கீகாரம் வழங்கப்பட்டது.

மேற்படி மனைப்பிரிவில் அடிப்படை வசதி பணிகளான குடிநீர் பைப்லைன் அமைப்பதற்கான தொகை ரூ.178080/- மற்றும் தெரு மின்விளக்குகள் அமைப்பதற்கான தொகை ரூ.99088/- உரிய அரசு தலைப்பில் செலுத்தப்பட்டுள்ளது என இதன் மூலம் தெரிவித்துக்கொள்ளப்படுகிறது.

வட்டார வளர்ச்சி அலுவலர் (கி.ஊ)
சோழவரம் ஊராட்சி ஒன்றியம்

பெறுநர்:

இயக்குநர்
தமிழ்நாடு கட்டட மனை விற்பனை ஒழுங்குமுறை குழுமம் (TNRERA),
"RERA டவர்"எண்.133,G.பிளாக்,
1-வது அவென்யூ, அண்ணா நகர் (கிழக்கு)
சென்னை -600102.

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.