Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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

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From
Tmt.N.Santhini,
Commissioner
Sholavaram Panchayat Union

To
Thiru.R.Arul,
No.4/77, Perumal Koil Street,
Pudupakkam,
Chennai – 600077.

Rc.No. 3363/2024/A3 **Date: 25.06.2026**

Sub : CMDA – Layout - Planning Permission – Sholavaram Panchayat Union – Arumandai Panchayat – Arumandai Village - S.No.62/2 - Laying out of house sites in to 6 Plots admeasuring total area of 970 Sqm - Demand notice sent - regarding

Ref : The Member Secretary, CMDA, Chennai Rc.No.L-1/231/2024 Dated: 22.11.2024

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With reference to the above letter cited, you are requested to remit the following fees as detailed below to enable us to issue planning permission.

I. Charges / Fees already remitted in CMDA

Sl. No.	Description of charges	Amount	Receipt No. & Date
1	Scrutiny Fee	Rs.1455/-	CMDA/PP/Ch/15256/2024 Dated: 05.08.2024
2	Development Charges	Rs.6000/-	CMDA/PP/Ch/15998/2024 Dated: 21.10.2024
3	Layout Preparation Charges	Rs.3000/-	
4	Contribution to flag day fund	Rs.500/-	

II.Charges / Fees to be remitted

1. Arumandai Panchayat (VP – Arumandai -229497 -ThiruvallurDT)

Distribution Line	Rs.11299/- (separate DD)
Plot Fees	Rs.6000/- (separate DD)
Approval Fees	Rs.31323/- (separate DD)

2. Commissioner, Sholavaram Panchayat Union = **Rs.7000/-** (separate DD)
(No of Plots x 1000 + Inspection Fees)

3. Flag Day (Online payment www.flagday.tn.gov.in) only = **Rs.15000/-** (separate DD)

The above Total fees Rs.70622/- (Rupees Seventy Thousand Six Hundred and Twenty Two only) should be remitted within 30 days from the receipt of the Demand, failing which the planning permission sought will be summarily returned.

N. Santhini 25.6.26

COMMISSIONER
SHOLAVARAM PANCHAYAT UNION

25/6/26



பொது மற்றும் மறுவாழ்வுத் துறை
முன்னாள் படைவீரர் நலத்துறை, தமிழ்நாடு அரசு
Public and Rehabilitation Department
Department of Ex-Servicemen's Welfare, Govt of Tamil Nadu
Armed Forces Flag Day Fund





Armed Forces Flag Day 2025
(December 7th 2025 - December 6th 2026)
Donation Receipt

Date: **01/07/2026**	Receipt No: **FD/FUND/2279837**	Acknowledgment Ref.No: **FL30531602633**

Received with thanks from,

Name of Donor	**THIRU.R.ARUL,**
Mobile No	**9380027887**
Email Id	**rarul0052@gmail.com**

Payment Mode	**Online**
Bank Ref.No	**IP261828866309**
Referred By	**BDO Sholavaram B.P**

Transaction Amount	**₹ 15000.00**

Download Certificate

Donation to Armed Forces Flag Day Fund is Exempted under Section 80G(5) (vi) of IT Act 1961,

Unique Registration No.F.No.197/144/2006-ITA-1/80G

PAN No.AAATT3614P.

This is computer generated e receipt no signature required.

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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.