Verified RealEstate™

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.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

PROJECTS COST

Project cost for the layout project **"RM GARDEN" S.F.No: 39/3A1B2** in Veerapandi Panchayat Union, Uthamasolapuram Village, Salem South Taluk, Salem District, Tamilnadu.

• Land cost	-	07,59,000.00
• Development & Fees paid Charges	-	01,75,799.00
• Site Development charges	-	35,12,000.00
Total Project Cost	-	44,46,799.00

Signature of Applicant

PROJECT INFORMATION

PROJECT ADDRESS : **"RM GARDEN" S.F.No: 39/3A1B2** in Veerapandi Panchayat Union, Uthamasolapuram Village, Salem South Taluk, Salem District, Tamilnadu.

EXTENT OF THE LAND : **0.8575 Acres (or) 3470.17 Sq.m**

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 27/02/2025

Applicant Name : PEETHAMBARAM K V

Application No : 5UB1X03D

Fees Type : Scrutiny Fees

Receipt Number : 2025022743219

Transaction ID : 3586503926837

Purpose

S.No	Description	Amount
1	Scrutiny Fees	5210

Amount In Words : Rupees Five Thousand Two Hundred Ten Only

With Regards,
DTCP

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 09/05/2025

Applicant Name : PEETHAMBARAM K V

Application No : 5UB1X03D

Fees Type : Osra Fees

Receipt Number : 2025050943219

Transaction ID : 4561004075219

Purpose

S.No	Description	Amount
1	Osra Fees	48551

Amount In Words : Rupees Forty Eight Thousand Five Hundred Fifty One Only

With Regards,
DTCP

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Applicant Name	:	PEETHAMBARAM K V	**Payment Generated**	:	12/05/2025
Application No	:	5UB1X03D	**Payment Completed**	:	15/05/2025
Fees Type	:	**Demand Fees**			
Receipt Number	:	2025051543219			
Transaction ID	:	8327106820015			

Demand Details:

S.No	Description	Amount
1	Development Charges	6942.00
2	Centage Charges	6600.00
3	SubDivision Charges	8800.00

Total Amount : 22342

Amount In Words : Rupees Twenty Two Thousand Three Hundred Forty Two Only

With Regards,
DTCP

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 03/02/2026

Applicant Name : PEETHAMBARAM K V

Application No : 5UB1X03D

Fees Type : **Demand Fees**

Receipt Number : 2026020343219

Transaction ID : 11000348531548

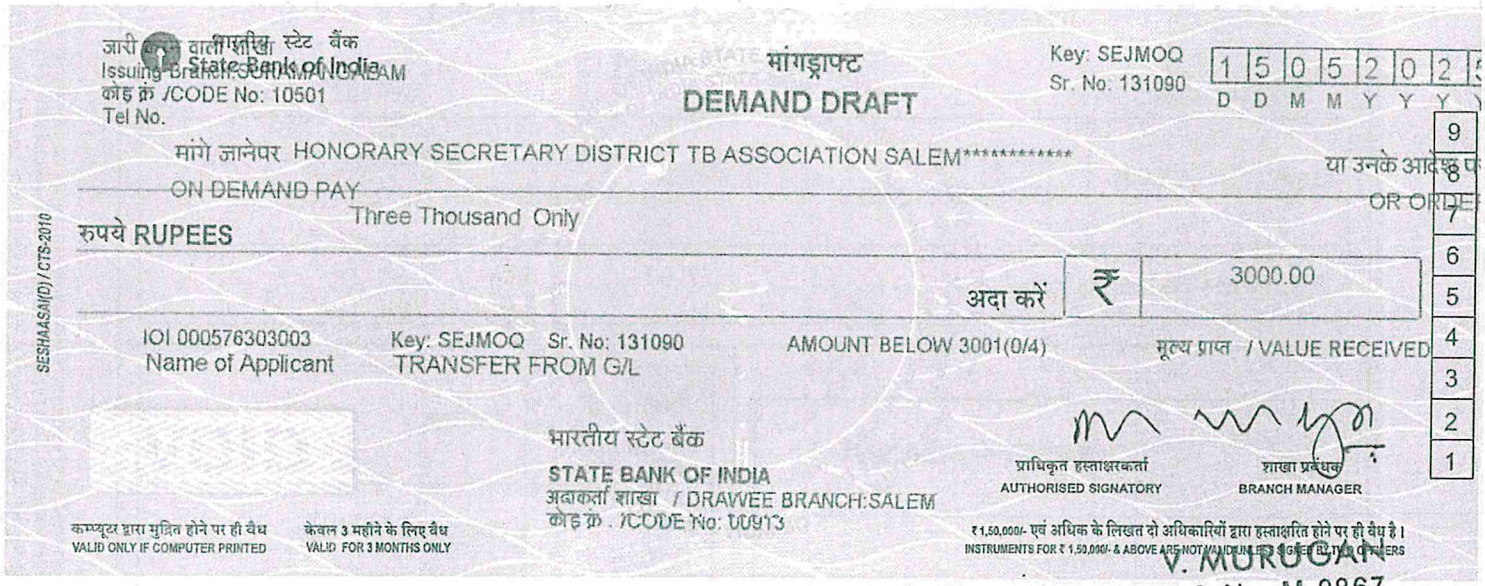
Purpose

S.No	Description	Amount
1	Layout Approval Fees	74696.00
2	Layout Inspection Fees	17000.00

Total Amount : 91696

Amount In Words : Rupees Ninety One Thousand Six Hundred Ninety Six Only

With Regards,
DTCP



भारतीय स्टेट बैंक
State Bank of India
जारी करने वाली शाखा
Issuing Branch: JUDICIAL COMPLEX SALEM
कोड क्र /CODE No: 10501
Tel No.

मांगड्राफ्ट
DEMAND DRAFT

Key: SEJMOQ
Sr. No: 131090

1 5 0 5 2 0 2 [illegible]
D D M M Y Y Y Y

9 8 7 6 5 4 3 2 1

मांगे जानेपर HONORARY SECRETARY DISTRICT TB ASSOCIATION SALEM**********
ON DEMAND PAY

या उनके आदेश पर
OR ORDER

Three Thousand Only
रुपये RUPEES

अदा करें ₹ 3000.00

IOI 000576303003
Name of Applicant

Key: SEJMOQ Sr. No: 131090
TRANSFER FROM G/L

AMOUNT BELOW 3001(0/4)

मूल्य प्राप्त / VALUE RECEIVED

भारतीय स्टेट बैंक
STATE BANK OF INDIA
अदाकर्ता शाखा / DRAWEE BRANCH: SALEM
कोड क्र . /CODE No: 00913

प्राधिकृत हस्ताक्षरकर्ता
AUTHORISED SIGNATORY

शाखा प्रबंधक
BRANCH MANAGER

कम्प्यूटर द्वारा मुद्रित होने पर ही वैध
VALID ONLY IF COMPUTER PRINTED

केवल 3 महीने के लिए वैध
VALID FOR 3 MONTHS ONLY

₹1,50,000/- एवं अधिक के लिखत दो अधिकारियों द्वारा हस्ताक्षरित होने पर ही वैध है।
INSTRUMENTS FOR ₹ 1,50,000/- & ABOVE ARE NOT MANDATORY TO BE SIGNED BY TWO OFFICERS

SESHAASAN(D) / CTS-2010

V. MURUGAN
S.S. No. M-9867

⑈303003⑈ 00000 20001: 000576⑈ 16

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 2024
(December 7th 2024 - December 6th 2025)
Donation Receipt

Date: **15/05/2025**	Receipt No: **FD/FUND/1162896**	Acknowledgment Ref.No: **FL15520513850**
Received with thanks from,		

Name of Donor	**KV PEETHAMBARAM**
Mobile No	**9489922474**
Email Id	**ayyappaass23@gmail.com**

Payment Mode	**Online**
Bank Ref.No	**IP251354118108**
Referred By	**EE Town , Country Planning, Salem**

Transaction Amount	**₹ 5000.00**

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.

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.