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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

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GPS Map Camera
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Pudur Pandiyapuram, Tamil Nadu, India 🇮🇳
V464+5m6, Pudur Pandiyapuram, Tamil Nadu 628002, India
Lat 8.860838° Long 78.106747°
Wednesday, 29/07/2026 08:44 PM GMT +05:30

GPS Map Camera

Pudur Pandiyapuram, Tamil Nadu, India 🇮🇳

V464+5m6, Pudur Pandiyapuram, Tamil Nadu 628002, India

Lat 8.860788° Long 78.106689°

Wednesday, 29/07/2026 08:45 PM GMT +05:30


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Lat 8.860829° Long 78.106747°
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V464+5m6, Pudur Pandiyapuram, Tamil Nadu 628002, India
Lat 8.860805° Long 78.106662°
Thursday, 30/07/2026 07:06 AM GMT +05:30
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Lat 8.860805° Long 78.106662°

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QUERY CLARIFICATION

Additionally, we have attached (for your reference) a government order which states the construction of water storage is not required unless the concerned site's total extents exceeds 10,000 sqm. **(Our sites total extent is – 0.94 ACRES sqm only**).

Category A	Classification by Area	Area of Layout (in m2)	Roads		Drain		Street Light (20W LED, @ 30m Interval)	Distribution Line	Water Storage	Total (Rs. in Lakhs)	Infrastructure Cost in Rs. per Sq.ft
			(GSB+WMM+BM +BC) -Cost (Rs) (5.50 m width)	(GSB+WMM+BM +BC) -Cost (Rs) (3.75 m width)	Cost of the Drain (0.30m x 0.45m) in Rs	Cost of the Drain (0.30m x 0.60m) in Rs					
Peri Urban Village Panchayats in CMDA Limit	Upto 5000 sq.m	5000	0	1560000	2088480	0	105000	58240	0	38.12	70.85
	Above 5000 and upto 10000 sq.m	7500	0	2340000	3137280	0	150000	87640	0	57.15	70.82
	Above 10000 and Less than 20000 sq.m	15000	2340000	2340000	2257200	2907630	225000	126000	860000	110.56	68.50
	20000 and Above sq.m	20000	3120000	3120000	3009600	3876840	300000	168000	860000	144.54	67.17
Category B	Classification by Area	Area of Layout (in m2)	Roads		Drain		Street Light (20W LED, @ 30m Interval)	Distribution Line	Water Storage	Total (Rs. in Lakhs)	Infrastructure Cost in Rs. per Sq.ft
			(GSB+WMM+BM +BC) -Cost (Rs) (5.50 m width)	(GSB+WMM+BC) -Cost (Rs) (3.75 m width)	Cost of the Drain (0.30m x 0.45m) in Rs	Cost of the Drain (0.30m x 0.60m) in Rs					
Peri Urban Village Panchayats in other Areas	Upto 5000 sq.m	5000	0	1179750	2088480	0	105000	58240	0	34.31	63.78
	Above 5000 and upto 10000 sq.m	7500	0	1769625	3137280	0	150000	87640	0	51.45	63.75
	Above 10000 and Less than 20000 sq.m	15000	2340000	1769625	2257200	2907630	225000	126000	860000	104.85	64.97
	20000 and Above sq.m	20000	3120000	2359500	3009600	3876840	300000	168000	860000	136.94	63.63
Category C	Classification by Area	Area of Layout (in m2)	Roads		Drain		Street Light (20W LED, @ 30m Interval)	Distribution Line	Water Storage	Total (Rs. in Lakhs)	Infrastructure Cost in Rs. per Sq.ft
			(GSB+WMM+BC) -Cost (Rs) (5.50 m width)	(GSB+WMM+BC) -Cost (Rs) (3.75 m width)	Cost of the Drain (0.30m x 0.45m) in Rs	Cost of the Drain (0.30m x 0.60m) in Rs					
Other Village Panchayats in CMDA Limit	Upto 5000 sq.m	5000	0	1179750	2088480	0	105000	58240	0	34.31	63.78
	Above 5000 and upto 10000 sq.m	7500	0	1769625	3137280	0	150000	87640	0	51.45	63.75
	Above 10000 and Less than 20000 sq.m	15000	1769625	1769625	2257200	2907630	225000	126000	860000	99.15	61.43
	20000 and Above sq.m	20000	2359500	2359500	3009600	3876840	300000	168000	860000	129.33	60.10

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU GD 520653

M. காசிராஜன்
காத்தக்கூர்

உரிமம்
ரூ : 100
நாள் : 08.08.26
செ. சிவபெருமாள்
ஸ்டாம்பு வெண்டர்
உரிமம் எண்: 3/2000
தூத்துக்குடி - 8.

AFFIDAVIT

To,

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

Sub : Affidavit for complying the WRD inundation conditions

Ref : RERA Registration application number TNRERA/PLI/5060/2026 dated 17-07-2026

We, **KASIRAJAN & PARBANATHAN** are the Promoters of the proposed project, "**SRI KALIAMMAN NAGAR**" comprised in S.No. 156/4B1 of Pudurpandiyapuram Panchayat & Village, Ottapidaram Panchayat union, Ottapidaram Taluk, Thoothukudi District, Tamil Nadu

M. Kasirajan

Further to the RERA project registration application I have submitted at your esteemed office, I hereby do hereby solemnly affirm and state that all conditions stipulated by the approval authority and mentioned in the approval drawings have been fulfilled by us. Further we have completed the road works and storm water drain at the site. Also we would like to bring to your kind notice that the OHT is not applicable as per for us since the total extent of our site is 3807.00 sq m (0.94 ACRES) with 21 numbers of plots.

The promoters hereby undertakes and agrees to indemnify and keep indemnified the Authority and representatives and future potential allottees of the project from and against all losses, damages, claims, demands, costs, expenses, actions, proceedings, and consequences that may arise due to non fulfillment of the conditions stipulated in the approval drawing.

Signature of Deponents.

M. Kasirajan

Thoothukudi
8th August 2026

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

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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.