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DIGITALLY VERIFIED RECORD

From

Thayammal,

No: 106/130, Chithambara Nagar,

Kottar, Nagercoil,

Kanyakumari District.

Pincode : 629002.

To

The Tamilnadu Real Estate Regulatory Authority,

No:133, G – Block, I Avenue,

Anna Nagar (East), Chennai – 600102.

Respected Sir,

Sub: **Declaration regarding the completion of basic infrastructure works for Layout Approval.**

Ref: **1) Commissioner, Rural Development and Panchayat Raj Department letter Rc.No.4870/2024/PRI.MIS-1, Dated: 16.05.2025.**

****

I (Thayammal) along with Mr. Paulraj have applied to TNRERA for the registration of the Residential project named **"Bharathi Nagar Phase - XIII"** comprised in **Re.Survey nos: 163/1B, 163/2B, 163/3 & 163/4A** measuring an extent of **4,645.00 Sq.mts** at **Therekalputhoor Village, Therekalputhoor Village Panchayat, Agasteeswaram Taluk, Kanyakumari District, Tamil Nadu**. The project has been planned and developed in accordance with the applicable statutory requirements, approved layout conditions and the relevant provisions of the local planning authorities.

We hereby state and confirm that all the essential basic infrastructure works required for the development of the layout will be completed within the project area. The following development works such as **1) Storm water drainage**

S. A. Thayammal

for effective rainwater management, 2) Underground drinking water pipelines have been properly laid to meet the public's drinking water needs, 3) Soak pit have been constructed for ground water recharge, 4) Cross-road drainage culverts were constructed for undisturbed movement of storm water and 5) Bitumen Road work were carried out by us in accordance with the standards prescribed by the Local body. The Local body checked and confirmed all the development works carried out by me before issuing the final approval, which was mentioned in the Local body final sanction order.

As per reference "1" **(Commissioner, Rural Development and Panchayat Raj Department letter Rc.No.4870/2024/PRI.MIS-1, Dated: 16.05.2025),** for Residential layouts having total extent upto 5,000 sq.mts, there is no need for separate water storage (Over Head Tank). Also, as per the approved layout plan, **86.41 sq.mts (2.135 cents)** of land was allocated as Local body reservation i.e. public purpose site (A) which is not sufficient for constructing an O.H.T. In case of Street lights, we have paid the necessary fees required for the installation of street lights as per Layout SOP to the Local body as Layout approval and inspection fees. The payment receipt is enclosed below for your reference. In addition, as per reference "1" (iii), solar lights were installed by us and the photo were attached in the site photos column for your reference. Also, the road area in front of the plot no: 22 is also laid by us and the site photos were attached.

We kindly request the Authority to take this declaration on record and consider the same while processing my application for registration of the project. We assure the Authority of our continued compliance with all applicable statutory provisions and any further requirements that may be communicated during course of scrutiny of our application.

Date: 25.09.2026 Yours truly

Place: Nagercoil.

S A. Thayammal

From
P.Ponniah, I.A.S.,
Commissioner,
Rural Development and Panchayat Raj,
Panagal Building, Saidapet,
Chennai 600 015.

To
The District Collector,
All districts.

Rc.No.4870/2024/PRI.MIS-1, Dated.16.05.2025

Sir/Madam,

Sub: Rural Development and Panchayat Raj Department - Approval of New Layouts - SoP for Fixing of cost for Developing Infrastructure Facilities in Village Panchayats – Instructions issued – Reg.

Ref:
1. G.O.181, Housing and Urban Development Department, dated: 09.12.2020.
2. G.O. (Ms.) No.119, Rural Development and Panchayat Raj (PR.2) Department, dated: 16.07.2024
3. G.O. (Ms.) No.180, Rural Development and Panchayat Raj (PR-II 2) Department, Dated: 05.12.2024.
4. This office Circular No.4870/2024/PRI2.2, dt.10.01.2025.

*****

I invite your kind attention to the references cited.

In para 5(vi) of the Government order, G.O.181, Housing and Urban Development Department, dated: 09.12.2020, the Government has specified that Local Bodies shall accord permit for layout only after ensuring that the applicant lays BT roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary streetlights etc., as per the standards specified by the local body.

In the Government order, G.O. (Ms.) No.119, Rural Development and Panchayat Raj (PR.2) Department, dated: 16.07.2024 and G.O.(Ms.) No.180, Rural Development and Panchayat Raj (PR-II 2) Department, Dated: 05.12.2024, the Government has categorised the village panchayats into 4 categories, Peri Urban Village Panchayats in CMDA Limit, Peri Urban Village Panchayats in other Areas, Other Village Panchayats in CMDA Limit, Rest of the Village Panchayats. The

Government also fixed the Layout Approval fees for all the 4 categories of Village Panchayats.

In the reference 4th cited, it is informed that a circular to fix the unit cost for collection of fee for improvement of basic infrastructure facilities like New formation Road, Culvert, Side Drainage, Street Light and Water Supply while providing New layout approval is communicated to all Districts.

Based on the above, it is now proposed to revise the fee/standards of Developing Infrastructure Facilities of New Layouts within Village Panchayats. The standards to be adopted by the applicant have been fixed based on the above categorisation and area of the layout.

In new layouts, the cost towards development of roads, drain, street lighting, water supply, should be borne by the applicant, the standards to be adopted has been fixed considering various factors including location of the layout, extent and no.of plots, scope of development, either immediate or long term etc.

I. The general width of roads ranges from 10m, 9m, 7.2m in majority of the layouts. The carriage way for these shall be 5.5m for 10m roads and 3.75m for 9m and 7.2m roads. The roads in layout in peri-urban village panchayats susceptible to higher traffic shall be of higher specification (GSB+WMM+BM+BC) and the roads in other layouts shall be of normal specification (GSB+WMM+BC). Specification can be limited, wherever, the layout road ends in cul-de-sac. Similarly, if the layout road is likely to become pass through road for all public the standard can be suitably increased. The promoter shall adopt the specifications as above for laying the roads.

II. Both side open drains shall be provided, the actual construction of drain shall be taken up later since they are likely to be damaged during construction of houses and in cases, if there is no scope for immediate development, the construction of drains serves no purpose. RCC drains of 2 sizes, 0.30mx0.45m and 0.45mx0.60m. The size of storm water drains has been adopted based on the

extent of the layout. The applicant shall be requested to deposit this cost.

III. The no. of Streetlights required, at every 30m, may be calculated and cost worked out accordingly. 20W LED Streetlights (Preferably Solar light) shall be provided by the promoter/applicant. The height of the poles should be 7.2m.

IV. In case of water supply, the cost of distribution line shall be charged on the applicant and only in cases where the population is likely to be higher, separate storage structure within the layout shall be added to the cost.

In the case of layouts in category D, careful decision is required to made based on the location of the layout. In case of locations, where there is no scope for immediate development, the cost of the infra development may be collected in stages based on the sale of the plots and a condition may be inserted in the approval of the Layout to that effect.

A template is attached for calculating the cost of infrastructure. The unit cost of various items also is attached. Unit cost may be reworked based on the change in schedule of rates. The specifications should not be altered.

Hence, it is requested to follow the Standard Operating procedure in fixing of cost for approving new Layouts in Village Panchayats.

Encl: As above

Sd/-P. Ponniah,
Commissioner,
RD&PR.

For Commissioner

Copy to:

1. The Additional Chief Secretary to Government,
   Rural Development and Panchayat Raj Department,
   Secretariat, Chennai-09.
2. The Additional Collector/Project Director,
   All Districts.
3. The Assistant Director (Panchayats),
   AllDistricts.

Layout Approval in Village Panchaayts - Category wise Infrastructure Development Cost

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

Category D	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					
Rest of the Village Panchayats	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

Department of Rural Development and Panchayat Raj

Therekalputhoor,224539,Agastheeswaram,Kanniyakumari

Receipt of Local Body Demand Fee

Transaction ID	:	11000379880971
Application No	:	QUCRU4XO
Scrutiny Reference	:	
Applicant Name	:	PAULRAJ and THAYAMMAL
Receipt Number	:	2026082565949
Bank Ref. No :	:	
Mode of Payment	:	
Payment Generated Date	:	
Payment Completed Date	:	25/08/2026
Merchant Id :	:	
Payment Gateway	:	
Merchant Txn Id	:	

Demand Details:

S.No	Description	Amount
1	Layout Approval Fees	199996.00
2	Layout Inspection Fees	185240.00

Total Amount : 385236

Amount In Words : Rupees Three Lakh Eighty Five Thousand Two Hundred Thirty Six Only

Terms and Conditions:

1. This Payment receipt is merely an acknowledgment of the payment of the permit feee and Should not be considered as buiding Permit.
2. The amount paid is non-refundable.
3. No signature is required for documents generated electronically.

With Regards,
RDPR

This is Computer Generated Bill 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

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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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OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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