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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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DIGITALLY VERIFIED RECORD

Department of Rural Development and Panchayat Raj

Melpulidiyur,231024,Chengam,Tiruvannamalai

Receipt of Local Body Demand Fee

Transaction ID	:	11000366773543
Application No	:	V2YCL4X2
Scrutiny Reference	:	
Applicant Name	:	SANTHANALATHA
Receipt Number	:	2026060660838
Bank Ref. No :	:	
Mode of Payment	:	
Payment Generated Date	:	
Payment Completed Date	:	06/06/2026
Merchant Id :	:	
Payment Gateway	:	
Merchant Txn Id	:	

Demand Details:

S.No	Description	Amount
1	Layout Approval Fees	119968.00
2	Layout Inspection Fees	5000.00

Total Amount : 124968

Amount In Words : Rupees One Lakh Twenty Four Thousand Nine Hundred Sixty Eight 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

விண்ணப்பம்

அனுப்புனர்,

சந்தனலதா க/பெ ஆசிர்வாதம்,
850 திருவள்ளுவர் நகர்,
துக்காபேட்டை ,
செங்கம் திருவண்ணாமலை-606 709.

பெறுநர்,

உயர்திரு. கூடுதல் இயக்குநர் அவர்கள்,
TN-RERA no:133, G-Block,
அண்ணா நகர்(கிழக்கு)-சென்னை.

அன்புடையீர் வணக்கம்,

பொருள்: மனைப்பிரிவிற்கு RERA அனுமதி வேண்டுதல் சார்பு.

திருவண்ணாமலை மாவட்டம் , செங்கம் வட்டம் , பெரும்பட்டம் கிராம சர்வே எண்: 27/6A, 27/7A,28/10B -ல் கடந்த 29.04.2026-ல் நகர் ஊரமைப்பு துறை மூலம் மனைப்பிரிவிற்கு ஒப்புதல் பெற்றேன்.

உள்ளாட்சி ஒப்புதல் பெறும் முன்னரே மனைப்பிரிவிற்கான சாலை, தெருவிளக்கு, கால்வாய், தண்ணீர் குழாய்கள் அமைத்தேன்.அதன் பின்பு உயர்திரு. வட்டார வளர்ச்சி அலுவலர் அவர்கள் நேரில் ஆய்வு செய்து அதன் பின்பே அரசு வழிகாட்டு தொகையை (DEMEND FEES) பெற்றுக்கொண்டு இறுதி ஒப்புதல் வழங்கினார்.

மேற்கண்ட மனைப்பிரிவில் தண்ணீர் குழாய்கள் அமைத்து விட்டேன். என்னுடைய மனைப்பிரிவில் எல்லா மனைகளுக்கும் குழாய்கள் அமைத்துவிட்டேன். இந்த குழாய்களுக்கு பஞ்சாயத்து தண்ணீர் குழாய்கள் மூலம் தண்ணீர் விணியோகம் செய்வது உயர்திரு. வட்டார வளர்ச்சி அலுவலர் பொறுப்பாகும். G.O படி

மனைப்பிரிவில் தண்ணீர் குழாய்கள் அமைக்கலாம் அல்லது அதற்கு உண்டான தொகையை செலுத்துமாறு வட்டார வளர்ச்சி அலுவலர் மனைப்பிரிவு அனுமதி பெறும்போது கூறினார். நான் பஞ்சாயத்திற்கு பணமாக செலுத்தாமல் தண்ணீர் குழாய்களை அமைத்து கொடுத்துவிட்டேன் என தங்களுக்கு தெரிவிக்கிறேன்.

வருங்காலத்தில் மனைப்பிரிவு வாங்கும் உரிமையாளர் கட்டிடம் கட்டும் முன் முறையான அனுமதி பெற்று கட்டிடம் கட்டுபவர்களுக்கு மட்டுமே பஞ்சாயத்து மூலம் தண்ணீர் வழங்கப்படும் என வட்டார வளர்ச்சி அலுவலர் தெரிவித்தார். எனவே இம்மனை பிரிவுகளுக்கு RERA ஒப்புதல் வழங்குமாறு தங்களை அன்புடன் வேண்டுகிறேன்.

தண்ணீர் குழாய்கள் அமைத்தற்கான GPS புகைப்படம் மற்றும் குழாய் அமைக்கலாம் (அ) பணம் செலுத்துவதற்கான G.O- இத்துடன் இணைத்து தங்களுக்கு அனுப்புகிறேன்.

நன்றி

இப்படிக்கு

A. சிந்தனைதா

விண்ணப்பம்

அனுப்புனர்,

சந்தனலதா க/பெ ஆசிர்வாதம்,
850 திருவள்ளுவர் நகர்,
துக்காபேட்டை ,
செங்கம் திருவண்ணாமலை-606 709.

பெறுநர்,

உயர்திரு. கூடுதல் இயக்குநர் அவர்கள்,
TN-RERA no:133, G-Block,
அண்ணா நகர்(கிழக்கு)-சென்னை.

அன்புடையீர் வணக்கம்,

பொருள்: மனைப்பிரிவிற்கு RERA அனுமதி வேண்டுதல் சார்பு.

திருவண்ணாமலை மாவட்டம் , செங்கம் வட்டம் , பெரும்பட்டம் கிராம சர்வே எண்: 27/6A, 27/7A,28/10B -ல் கடந்த 29.04.2026-ல் நகர் ஊரமைப்பு துறை மூலம் மனைப்பிரிவிற்கு ஒப்புதல் பெற்றேன்.

நான் நிலம் வாங்கும்போதே அப்போது இருந்த நிலத்தின் உரிமையாளர் எனக்கு விற்பனை செய்த இடத்தை சுற்றியும் அவருடைய இடத்தில் கம்பிவேலி அமைத்து எனக்கு கிரையம் செய்து கொடுத்தார். இந்த கம்பிவேலியானது என்னுடைய இடத்தில் இல்லை. இதை அகற்றுவதற்கு எனக்கு எந்த உரிமையும் இல்லை என தங்களுக்கு தெரிவிக்கிறேன். எனவே இம்மனை பிரிவுகளுக்கு RERA ஒப்புதல் வழங்குமாறு தங்களை அன்புடன் வேண்டுகிறேன்.

நன்றி

இப்படிக்கு

ச. சந்தனலதா

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, Perl 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

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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

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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.

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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

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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

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GPS Map Camera
Tiruvannamalai,Tamil Nadu,India
Perumpattam, Chengam, Tiruvannamalai, Tamil Nadu 606701, India
Lat 12.283015, Long 78.790931
Wednesday, 19/08/2026 08:55 AM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Tiruvannamalai,Tamil Nadu,India
Perumpattam, Chengam, Tiruvannamalai, Tamil Nadu 606701, India
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Lat 12.283015, Long 78.790931
Wednesday, 19/08/2026 08:55 AM GMT+05:30
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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.
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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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.