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™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

From

dated 30.01.2026

M/s Idea Housing Corporation
Rep by its Partner Mrs.Deepa Chenna,
No.6/16, Mudichur Road, Bagavandass Street,
West Tambaram, Chengapet – 600045

To,

The Chairperson,

Tamil Nadu Real Estate Regulatory Authority (TNRERA) NO.1A, 1st Floor, Gandhi Irwin Bridge Road,

Egmore,

Chennai – 600008.

Subject- Regds- Layout Road not Gifted TNCDBR Rule.

Sir,

I hereby apply for the grant of registration of our project to be setup for a application TNRERA/REG/2473/2026 Land comprised in for Roads and Plots sites situated Old Survey No. 66/2B2 and New Survey No. 66/2B2A & 66/2B2B, at Thiruvanchery Village and Panchayat, Tambaram Taluk, Chengalpattu District, ST. Thomas Mount Panchayat Union, Project Named " SRIRAM NAGAR" The above stated project has been owned by us, We don't have gifted road which is less than 10 plots according to the TNCDBR rule less then 10 plots the road should be remain private… So kindly issue the Approval at earliest.

Yours truly

For IDEA HOUSING CORPORATION

Deepa.C
Partner

Enclosed

TNCDBR RULE page

supply.

47. Layout and sub-division Rules.— (1) This rules seeks to ensure access to plots by way ages, creating hierarchy of roads depending on the road length ents in the area and also to provide adequate linkages to the r to provide proper circulation pattern in the area, providing required recreational spaces such as parks or playgrounds, and providing spaces for common amenities such as schools, post and telegraph offices, fire stations, police stations etc.

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(a) The minimum width of the public street or road on which the site abuts or gains access shall be 7.2m. for residential layout developments and 9m. for industrial layout developments. For subdivisions the minimum width of the passage or public streets or road on which the site abuts or gains access shall be as required for different uses and types of developments.

(b) The minimum width stated above shall be the existing width of the road and not the street alignment prescribed.

(2) When layout site abuts a National or State Highway or Bye Pass Road, a Service Road of having a minimum width of 7 m shall be provided which shall include 1m wide median having width of 0.5m to 1.0m and to a height of 0.30m to 0.45m separating the main road from the service road. There would not be any necessity to obtain an NoC from the National or State Highway authorities for any such layout development.

(3) The width of the streets or roads and passages in the layouts or subdivisions or amalgamations shall conform to the minimum requirements given below:

(a) **Residential developments**.—

Description (1)	**Minimum width** (2)	**Remarks** (3)
A. Passage		
(i) In Economically Weaker Section areas and continuous building areas: a) For single plot b) For two to four plots	1.0 metre 1.5 metre	The passage will remain private

(ii) When it is intended to serve upto two plots and length of the passage does not exceed 40 metres.	3.0 metres	The passage will remain private
(iii) When it is intended to serve up to four plots and length of the passage does not exceed 80 metres.	3.6 metres	-Do-
(iv) When it is intended to serve up to ten plots and length of the passage does not exceed 100 metres.	4.8 metres	-Do-
B. Streets and Roads		
(i) Streets of length does not exceeds 120 metres		All streets shall

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
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The LandLens suite
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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.