

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.

Layout Application - Final Approval Letter

Roc No: 03/2025

Date: 12/26/25 5:43 PM

From:

Kosavanpalayam village
Kosavanpalayam
Poonamallee

To :

Tvl.Nagarathinam,Nithyanandam,Viswanathan,
Baskaran,Yamuna and Kothandan
No:3,Mettu Street,
Thirunindravur,
Chennai,
Thiruvallur-602204 .

Online Application Number:

CMDA/PP/LAYOUT-1/0338/2024

Sir/ Madam,

Sub :

Final Approval of Residential Layout – Proposal for Laying out of house sites in S.No:418/3A of
Thirunindravur B Village and Kosavanpalayam Panchayat, Avadi Taluk, Tiruvallur District– Approved –
Reg

Ref :

- 1.)Chennai Metropolitan Development Authority, No.1, Gandhi Irwin Road, Egmore, Chennai - 600008.
Letter No: CMDA/PP/LAYOUT-1/0338/2024
- 2.)CMDA Planning Permission No: OL-PPD/LO/0074/2025
- 3.)CMDA Permit No :OL-01733, Dated: 24/04/2025
- 4.)Roc No:03/2025-26 , Dated :19.12.2025
- 5.)Gift Deed No :5941/2025 , Dated :21.04.2025
- 6.)Demand Payment Request Letter date – 24/12/2025
- 7.)Payment Confirmation by Applicant : Tvl.Nagarathinam,Nithyanandam,Viswanathan,
Baskaran,Yamuna and Kothandan, Date: 26/12/2025

Body:

Dear Sir /Madam,

With Reference to the above Subject and your application , This is to inform you that the Residential Layout Situated in S.No: 418/3A of Thirunindravur B Village and Kosavanpalayam Panchayat,Avadi Taluk , Tiruvallur district , Covering a total extend of 2816 sq.m (0.69 acre), Comprising of 19 plot,The applicant has developed the layout infrastructure – including road and street light in accordance with the Specification prescribed by the Kosavanpalayam Panchayat. The road Patten was approved by the CMDA and the required public space has been transferred to the Panchayat as per Gift Deed No.5941/2025. Accordingly the Kosavanpalayam Panchayat grants Final Approval for this Layout.

CONDITIONS

- 1.The other condition specified in the Tamil Nadu Panchayat Building Rules 1970 (Rule No.3, Sub Rule 1 to 10) is Applicable.
- 2.The applicant is advised to abide by the rules and regulation that will be issued by the Government in this regard.
- 3.If any deviations or violations of rules and conditions of this order or the conditions of the department concerned are found or if it is ascertained in the future that the planning permission obtained is based either on wrong information furnished by the applicant, or by misrepresentation of facts, or by any fraudulent manner, or if there is any lapse in procedural formalities to be followed, or if the permit has been obtained improperly, the planning permission accorded will be cancelled and the Permission suspended without any further notice.
- 4.If the central and state audit finds any default in the fees payable for the issuance of Layout permission, the applicant have to pay it immediately.
- 5.The Special Officer / Block Development Officer Thirunindravur B Village and Kosavanpalayam Panchayat reserves the full authority to cancel the permit at any time without prior notice, if found the infrastructure facilities such as road, Drain, individual water tap connection and street lights, etc, not done by developer concerned.





Signature valid

Signed by: Village Panchayat President
Location: Tiruvallur
Date: 2025.12.26 17:43:32



ந.கஎண்:1532/2025/A3

பூவிருந்தவல்லி ஊராட்சி ஒன்றியம்
நாள் : 22.12.2025

கடிதகுறிப்பு

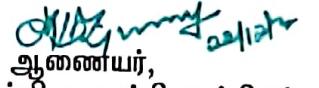
பொருள்: மனைபிரிவு ஒப்புதல் (New Layout) - பூவிருந்தவல்லி ஊராட்சி ஒன்றியம், திருநின்றவூர்-ஆ ஊராட்சி, திருநின்றவூர்-ஆ கிராமம், ச.எண்:418/3A-ல் மனைபிரிவு அமைத்தல் - அனுமதி கட்டணம் செலுத்த கோருதல் தொடர்பாக.

பார்வை : The Member Secretary CMDA, Chennai Ltr No: Layout - 1/0338/2024
Dt:24.04.2025

*_*_*_*_*_*_*_*

பார்வையில் காணும் உறுப்பினர்-செயலர், சென்னை பெருநகர வளர்ச்சி குழுவும், அவர்களின் கடித்தின்படி பூவிருந்தவல்லி ஊராட்சி ஒன்றியம் திருநின்றவூர்-ஆ ஊராட்சி, திருநின்றவூர்-ஆ கிராமம், ச.எண்: 418/3A -ல் மனைபிரிவு அமைக்க கீழ்க்கண்டவாறு கட்டணம் செலுத்த தெரிவிக்கப்படுகிறது.

S.No	Amount Details	Account Details	Amount
1	Commissioner Panchayat Union	E- Challan Total No. Of Plot-19	19000
2	Armed Forces Fund, Flag Day, Tiruvallur	Online Payment (Flag Day) www.https://flagday.tn.gov.in	9500
	Total		28500


ஆணையர்,

பூவிருந்தவல்லி ஊராட்சி ஒன்றியம்

22.12.2025

பெறுநர்:-

Tvl. Nagarathinam, Nithyanandam,
Viswanathan, Baskaran,
Yamuna and kothanadam
No:3, mettu street
Thirunindravur,
Thiruvallur-602204



செனது மந்திரன் மறுவாழ்வுத் துறை
(மேன்மையின் படை வீரர் நலத்துறை, தனிப்பட்ட அளவு)
Public and Rehabilitation Department
Department of Ex-Servicemen's Welfare, Govt of Tamil Nadu
Armed Forces Flag Day Fund



Armed Forces Flag Day 2025
(December 7th 2025 - December 6th 2026)
Donation Receipt

Date: 22/12/2025

Receipt No:
FD/FUND/1826599

Acknowledgment Ref.No:
FL24552163792

Received with thanks from,

Name of
Donor

**NAGARATHINAM AND
NITHYANANDAM**

Mobile No

9840025182

Email Id

pmebdo.tntlr@gmail.com

Payment
Mode

Online

Bank Ref.No

IP253566627673

Referred By

**BDO Poonamallee
B.P**

Transaction Amount

₹ 9500.00

[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.

Powered by ISky

Government of Tamil Nadu

E-Challan

Payable at - ST POONAMALLEE

Remitter Copy



Challan Number 20251222025376 Challan Date 22-Dec-2025 Payment Date
Remitter Type DDO Remitter Code 18070050 Remitter Name Nagarathnam and
Nithyanandam BDO
Mobile No. 7402902593 Aadhaar No. Remitter Address kosavanpalayam
Department 06601-PUBLIC ACCOUNTS District THIRUVALLUR DDO Code 18070050
DDO / Office Name BDO (BP) Poonamallee, Tiruvallur Department Transaction ID Office Name

Service Type	Acct Code	PD Number	Amount	Reference No.	Remark
PD Number	833800104AM80101	PD202104113300	19000	RC NO 1532/2025/A3	panchayat union fees

Payment Mode Offline Payment Type Cash Payment Status Pending
Challan Amount (Rs.) 19,000 Bank Name Indian Bank - V COLLECT
Amount (in words) Nineteen Thousand Rupees only. Bank ref no. IFHRMS20251222025376

Remitter Signature

For Bank Use

Bank Branch Stamp and Signature of Cashier



Manager/Accountant

Please Note*, Department Transaction ID and Office Name fields are created only for 4 interface department Registration and Transport and CT for there specific requirements and the values entered in this fields are values passed by them not from IFHRMS.

RefNo-20251222046056278

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](#)



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



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.

