

RE

REGULATORY RECORD

# RERA Document

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**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: [mscmda@tn.gov.in](mailto:mscmda@tn.gov.in)

Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No.Layout-1/0309/2023**

**Dated:08.08.2024**

To  
✓ Thiru.B.Yoganandhan,  
No.36, 5<sup>th</sup> Cross Street,  
Murugesan Nagar, Thiruninravur,  
Tiruvallur – 602 024.

Sir,

Sub: CMDA - APU – Layout Division – Proposal for laying out of house sites in S.No.120/5B, 120/5C, 120/5D, 120/28 (Old S.No.120/6A1A1pt) & 120/68 (Old S.No.120/6A1A1pt) of Thirunindravur-A Village, Avadi Taluk, Tiruvallur District, Thirunindravur Municipality Limit – Remittance of applicable charges – Demand sent – Reg.

- Ref:
1. The Layout proposal received vide reference SBC. No.CMDA/PP/Layout-1/0309/2023 dated 14.09.2023.
  2. Applicant letter dated 10.10.2023.
  3. This office letter even No. dated 21.12.2023 addressed to the CE, WRD, Chennai Region.
  4. This office letter even No. dated 21.12.2023 addressed to the applicant.
  5. Applicant letter dated 04.03.2024.
  6. This office reminder letter even No. dated 05.06.2024 addressed to the applicant.
  7. Applicant letter dated 14.06.2024.
  8. The CE, WRD, Chennai Region in letter No.DB/T5(3)/NOC 10806 Thirunindravur-A village 4990/2024 dated 28.06.2024.

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The proposal received in the reference 1<sup>st</sup> cited for proposed laying out of house sites in S.No.120/5B, 120/5C, 120/5D, 120/28 (Old S.No.120/6A1A1pt) & 120/68 (Old S.No.120/6A1A1pt) of Thirunindravur-A Village, Avadi Taluk, Tiruvallur District, Thirunindravur Municipality Limit was examined and layout has been prepared to satisfy the Tamil Nadu Combined Development & Building Rules, 2019 requirements and taking into account of the existing developments around / future demand for circulation in the area. You are requested to remit the following charges through online gateway payment in Indusind Bank A/c.No.100034132198 & IFSC Code No.INDB0000328 drawn in favour of **Member Secretary, CMDA, Chennai-8** and inform the same to this office.

|    |                                                            |                                           |
|----|------------------------------------------------------------|-------------------------------------------|
| i) | Development charges for land under Sec.59 of T&CP Act 1971 | Rs.20,000/- (Rupees Twenty Thousand only) |
|----|------------------------------------------------------------|-------------------------------------------|

|      |                                                                                                                                    |                                           |
|------|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| ii)  | Balance Scrutiny Fee                                                                                                               | Nil                                       |
| iii) | Layout preparation charges                                                                                                         | Rs.12,000/- (Rupees Twelve Thousand only) |
| iv)  | Regularization charges for land                                                                                                    | Rs.2,00,000/- (Rupees Two Lakhs only)     |
| v)   | Open Space Reservation Charges under DR Annexure XX (i.e) equivalent land cost in lieu of the land to be reserved and handed over) | NA                                        |

2. You are also requested to remit an amount of **Rs.500/-** (Rupees Five Hundred only) towards contribution to Flag Day Fund.

3. Payment received after 30 days from the date of issue of this letter attracts interest at the rate of 12% per annum (i.e. 1% per month) for every completed month from the date of issue of this letter. This amount of interest shall be remitted along with the charges due.

4. The papers would be returned unapproved if the payment is not made within 60 days from the date of issue of this letter.

Yours faithfully,

*[Signature]*  
for Chief Planner, Layout

14/8/24

**Copy to:-**

- The Commissioner,**  
Thirunindravur Municipality,  
CTH Road, Thirunindravur,  
Thiruvallur – 602 024.
- The Senior Accounts Officer,**  
Accounts (Main) Division,  
CMDA, Chennai – 600 008.



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
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Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No.Layout-1/0309/2023**

**Dated:01.10.2024**

To  
✓ Thiru.B.Yoganandhan,  
No.36, 5<sup>th</sup> Cross Street,  
Murugesan Nagar, Thirunindravur,  
Tiruvallur – 602 024.

Sir,

Sub: CMDA - APU – Layout Division – Proposal for Laying out of house sites in S.No.120/5B, 120/5C, 120/5D, 120/28 (Old S.No.120/6A1A1pt) & 120/68 (Old S.No.120/6A1A1pt) of Thirunindravur-A Village, Avadi Taluk, Tiruvallur District, Thirunindravur Municipality Limit – Handing over of the Proposed Road space and PP-1 & 2 sites – Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No.CMDA/PP/Layout-1/0309/2023 dated 14.09.2023.
  2. Applicant letter dated 10.10.2023.
  3. This office letter even No. dated 21.12.2023 addressed to the CE, WRD, Chennai Region.
  4. This office letter even No. dated 21.12.2023 addressed to the applicant.
  5. Applicant letter dated 04.03.2024.
  6. This office reminder letter even No. dated 05.06.2024 addressed to the applicant.
  7. Applicant letter dated 14.06.2024.
  8. The CE, WRD, Chennai Region in letter No.DB/T5(3)/NOC 10806 Thirunindravur-A village 4990/2024 dated 28.06.2024.
  9. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
  10. This office DC advice letter even No. dated 08.08.2024 addressed to the applicant.
  11. Applicant letter dated 30.09.2024 enclosing the receipt for payments.
  12. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.

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The proposal received in the reference 1<sup>st</sup> cited for the proposed layout of house sites in S.No.120/5B, 120/5C, 120/5D, 120/28 (Old S.No.120/6A1A1pt) & 120/68 (Old S.No.120/6A1A1pt) of Thirunindravur-A Village, Avadi Taluk, Tiruvallur District, Thirunindravur Municipality Limit was examined and the layout has been prepared by the applicant to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 requirements. The applicant has remitted the Scrutiny Fee, Development Charge and other charges applicable to this office in Cash Bill No. CMDA/PP/Ch/11904/2023 dated 14.09.2023 & B-0026177 dated 30.09.2024.

2. In the G.O. (Ms).No.181, Housing and Urban Development [UD4(1)] date 09.12.2020 it is ordered that the CMDA/DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and the lands earmarked for Roads, Open Space Reservation and Public purpose to be gifted by the applicant(s) and gift deed registered in the Name of the Concerned Local Body. In the ref. 12<sup>th</sup> cited the Government has ordered that the procedure be followed in the Directorate of Town and Country Planning in respect of gifting of the road /OSR /Public Purpose for approving the layout/sub-division proposals in Chennai Metropolitan Area.

3. You are therefore, requested to gift the Road, OSR, and the Public Purpose -1 site (reserved for Local Body) & Public Purpose -2 site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the layout plan showing the Road, OSR, Public Purpose -1 & 2 sites with area details, which have to be handed over to the **Thirunindravur Municipality** represented by the **Commissioner, Thirunindravur Municipality** along with a copy of the Gift Deed Format is enclosed.

4. You are requested to furnish the original registered Gift Deed for Road, OSR, and Public Purpose -1 & 2 sites and on receipt of the registered gift deed in original, the layout plan will be sent to the Commissioner, Thirunindravur Municipality for sanctioning of the layout.

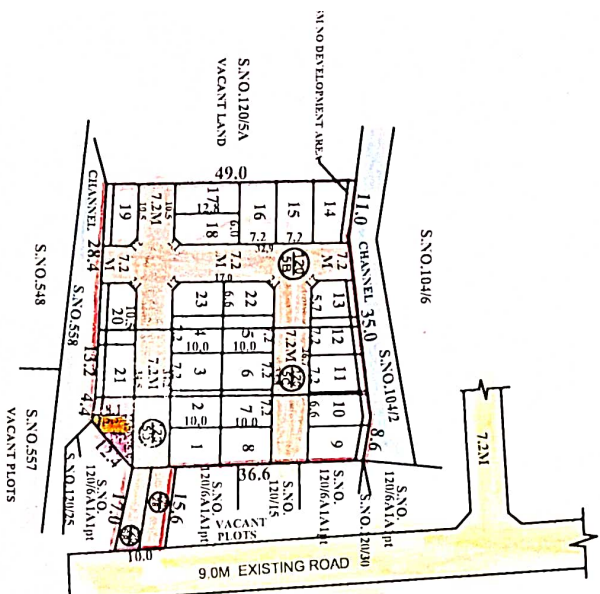
Yours faithfully,

*[Signature]*  
for Chief Planner, Layout.

Encl: One copy of Layout plan, a copy of "A4" size sketch along with Gift Deed format for registration purpose.

Copy to:

1. **The Commissioner**  
Thirunindravur Municipality,  
Chennai – Tiruvallur High Road,  
Thirunindravur – 602 024,  
Tiruvallur District.  
(along with a copy of Layout plan).
2. **The Superintending Engineer,**  
Chennai Electricity Distribution Circle, West.  
Tamil Nadu Generation of Electricity and  
Distribution Corporation (TANGEDCO)  
@ Thirumangalam, Anna Nagar,  
Chennai - 600 040. (w.o.e).



LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB /T5(3)/NOC 10806 THIRUNINRAVUR - A VILLAGE 4990 / 2024/ DATED 28.06.2024 OBTAIN A LETTER FROM PWD CONCERNING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

|                                |                   |   |           |
|--------------------------------|-------------------|---|-----------|
| SITE EXTENT                    | (AS PER DOCUMENT) | : | 3236 SQ.M |
| ROAD AREA                      | (34%)             | : | 1107 SQ.M |
| PLOTTABLE AREA                 | (66%)             | : | 2129 SQ.M |
| 1% PUBLIC PURPOSE REQUIRED     | :                 | : | 21 SQ.M   |
| PUBLIC PURPOSE PROVIDED        | :                 | : | 47 SQ.M   |
| PUBLIC PURPOSE AREA-1 :        | 260 SQ.M          |   |           |
| PUBLIC PURPOSE AREA-2 :        | 210 SQ.M          |   |           |
| REGULAR PLOTS (1 TO 21)        | :                 | : | 21 Nos.   |
| E.W.S.PLOTS (22,23) (130 SQ.M) | :                 | : | 2 Nos.    |
| TOTAL NO.OF PLOTS              | :                 | : | 23 Nos.   |

## LEGEND

- ☒ SITE BOUNDARY  
☒ PROPOSED ROADS  
☒ EXISTING ROAD  
☒ PUBLIC PURPOSE-1  
☒ PUBLIC PURPOSE-2  
☐ CHANNEL  
☐ EWS

**ASSISTANT PLANNER**  
Chennai Metropolitan  
Development Authority  
No.8, Gandhi Irwin Road,  
Egmore, Chennai - 600 008.

**THIRUNINDRAVUR MUNICIPALITY**

LAYOUT OF HOUSE SITES IN S.No:120/5B, 120/5C, 120/5D & 120/28 (OLD S.No.120/6A1A1pt) AND 120/68 (OLD S.No.120/6A1A1pt) OF THIRUNINDRAVUR - A VILLAGE.

SCALE: 1:800 (ALL MEASUREMENTS ARE IN METRE.)



# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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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](mailto: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.

