Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

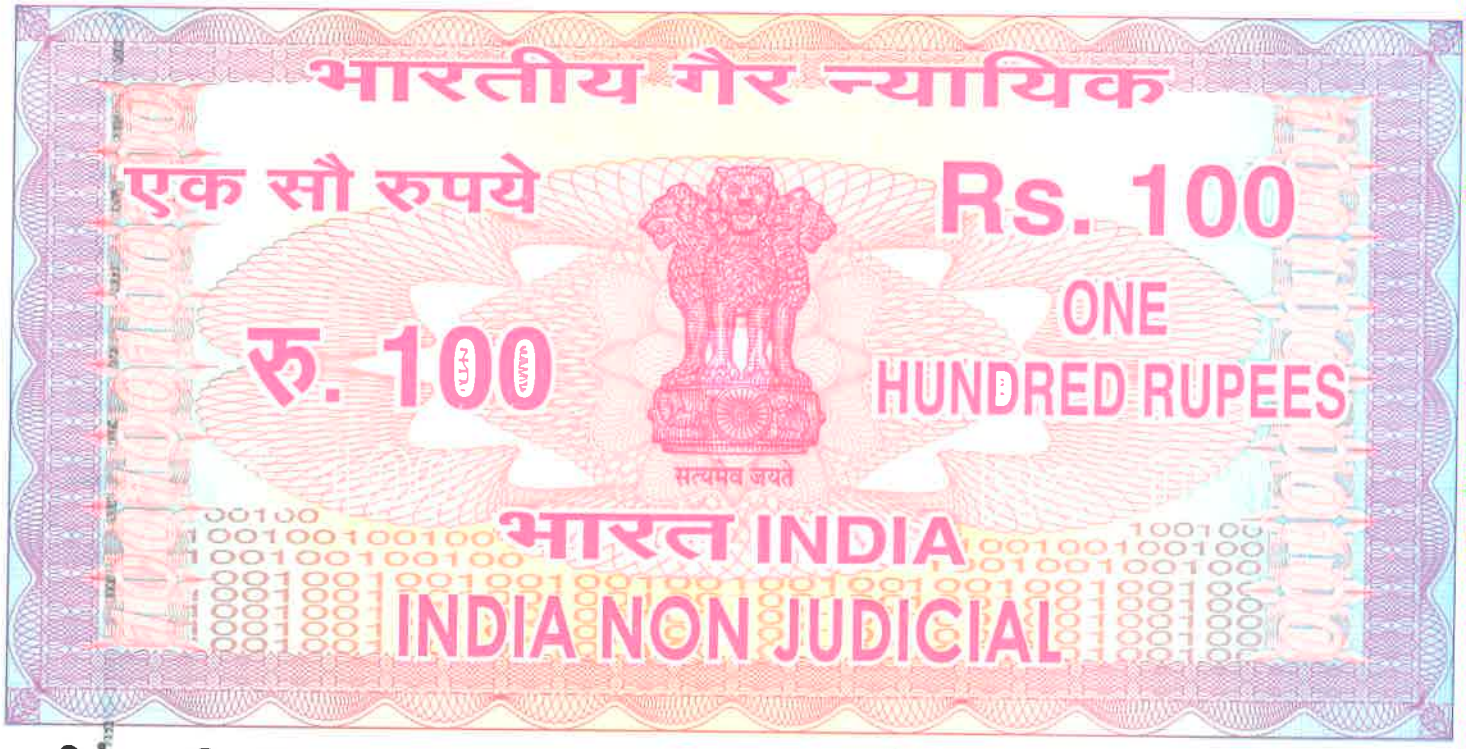
The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD




தமிழ்நாடு तमिलनाडु TAMILNADU

- 6 APR 2026

மாவட்டக் கருவூலம் சென்னை-600035 ஜன 05-2026

PG 033577
I. JACINTHA
Govt. Authorized Stamp Vendor
Lic. No. 20540/B4/B7/92
Cell : 9283256363, 9080658607
Chennai.

DANUB HOMES PRIVATE LIMITED

## Affidavit Cum Declaration Deed

By

**DANUB HOMES PRIVATE LIMITED** [PAN: AAICD1939Q], a company incorporated under the provision of the Companies Act, 2013, having its Registered Office at NPL Devi, 5th Floor, New No.111, Old No.59, L.B. Road, Thiruvanmiyur, Chennai – 600 041, represented by its Authorized Signatory **Mr. Surendar B** [Aadhaar No.7377 1629 5420], son of Mr. Rajagopal Bhaskar aged about 29 years, (by virtue of a Board Resolution dated 26.06.2024), *hereinafter called and referred to as the* **"DECLARANT /PROMOTOR"** .

*for Danub Homes Private Limited*

*Authorized Signatory*
*Declarant/Promoter*

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

- 6 APR 2026

மாவட்டக் கருவூலம் சென்னை-600035 ஜன 05-2026

FG 033578

P. JACINTHA
Govt. Authorized Stamp Vendo
Lic. No. 20540/B4/B7/92
Cell : 9283256363, 9080658607
Chennai.

DANUB HOMES PRIVATE LIMITED

**TO AND IN FAVOUR OF**

**THE CHAIRPERSON, TAMIL NADU REAL ESTATE REGULATORY AUTHORITY** (TNRERA), having its Registered Office at No.133, G-Block, 1st Avenue, Anna Nagar (East), Chennai – 600 102.

*for Danub Homes Private Limited*

*Authorized Signatory*
*Declarant/Promoter*

We, are the absolute owner and legally entitled developer/Promoter of the property totally measuring **8 Acre 85 Cents,** situated at Koladi Village, Poonamallee Taluk, Tiruvallur District comprised in the below mentioned Survey Numbers in the following manner:

| S.No. | Survey No. | Extent (in cents) | Patta Nos. |
|---|---|---|---|
| 1. | 42/1 | 461 | 5760 |
| 2. | 51/1 | 32.8 | 5761 |
| 3. | 49/1 | 199.3 | |
| 4. | 52/1A | 83.9 | |
| 5. | 52/2 | 15 | |
| 6. | 53/2 | 93 | |
| **TOTAL** | | **8 Acre and 85 Cents** | |

1. That the Scheduled Property has been purchased through valid registered sale deed(s) and the title of the schedule property is clear, marketable and free from encumbrances. Subsequent to the above we have obtained patta in our favour.
2. The Government of Tamil Nadu, through the Tamil Nadu Gazette, has classified the land as **"Primary Residential Zone"** vide Letter No. R1/14316/2021-1, published in Part VI, Section (1), Page No. 301 / Notification No. 476/2023. This classification pertains to the following Survey Nos. 42/1, 49/1, 51/1, 52/1A, 52/2, and 53/2 located in Koladi Village, Poonamallee Taluk, Tiruvallur District, within the limits of Thiruverkadu Municipality.
3. Further, No Objection Certificate (NOC) has been issued by the Tahsildar, Poonamallee, vide Na.Ka. No. 1575/2025/A1, dated 25.06.2025, for confirming that the subject land does not fall within a water body or water zone and issued NOC for residential development.
4. That this declaration is made for the purpose of submission before the **Tamil Nadu Real Estate Regulatory Authority (TNRERA)** in connection with registration of the real estate project under the provisions of the Real Estate (Regulation and Development) Act, 2016.
5. The mentioned TNRERA/PBF/0197/2026 application is pending for the approval from your side, and the same declaration is given to proceed with the approval.

*for Danub Homes Private Limited*

*Authorized Signatory*
*Declarant/Promoter*

6. That the above statements of this affidavit are true and correct to the best of my knowledge, belief and information and nothing material has been concealed therefrom.

## SCHEDULE OF PROPERTY

*[Total Property]*

All that piece and parcel of land totally admeasuring about **8 Acre 85 Cents** ***[i.e.385505.99 Sq.Ft., or 35814.38 Sq.Mt., or thereabouts] as per document*** situated at Koladi Village, Poonamallee Taluk, Tiruvallur District comprised in the following survey numbers viz.

| S.No. | Survey No. | Extent (in cents) | Patta Nos. |
|---|---|---|---|
| 1. | 42/1 | 461 | 5760 |
| 2. | 51/1 | 32.8 | 5761 |
| 3. | 49/1 | 199.3 | |
| 4. | 52/1A | 83.9 | |
| 5. | 52/2 | 15 | |
| 6. | 53/2 | 93 | |
| **TOTAL** | | **8 Acre and 85 Cents** | |

**Bounded on the:**

| | | |
|---|---|---|
| North by | : | Existing 12Mt. Wide Periya Koladi Road, Land in Survey Nos. 49/2, 50, 51/2 and 52/1B. |
| South by | : | Land in Survey Nos. 37, 43, 48, 47 and 53/1A1A, Land in Survey No. 695 of Ayyanambakkam Village. |
| East by | : | Land in Survey Nos. 48, 49/2, 50, 51/2, 52/1B and 53/1A1A. |
| West by | : | 12Mt.Wide Road, Land in Survey No.1, 42/2, 48 and 53/1A1A. |

situated within the Registration District of Chennai South and Sub-Registration District of Chennai South Joint – II.

Date: 10/04/2026
Place: Chennai

*for Danub Homes Private Limited*

*Authorized Signatory*
*Declarant/Promoter*

©
GOVERNMENT OF TAMIL NADU
2023

[Regd. No. TN/CCN/467/2012-14.
[R. Dis. No. 197/2009.
[Price: Rs. 4.80 Paise.

# TAMIL NADU GOVERNMENT GAZETTE

PUBLISHED BY AUTHORITY

No. 31] CHENNAI, WEDNESDAY, AUGUST 2, 2023
Aadi 17, Sobakiruthu, Thiruvalluvar Aandu–2054

## Part VI—Section 1

**Notifications of interest to the General Public issued by Heads of Departments, Etc.**

**NOTIFICATIONS BY HEADS OF DEPARTMENTS, ETC.**

**CONTENTS**

*Pages.*

JUDICIAL NOTIFICATIONS

Constitution of a separate District Munsif Court at Cheranmahadevi and a separate Judicial Magistrate Court at Cheranmahadevi by converting the existing District Munsif-*cum*-Judicial Magistrate Court, Cheranmahadevi in Tirunelveli District 296

Re-designation of Court at Cheranmahadevi in Tirunelveli District .. .. 296

Conferment of Magisterial Powers on I.A.S. Probationers of 2022 Batch. .. 297

Conferment of Magisterial Powers on certain Revenue Officials. .. .. 297-298

GENERAL NOTIFICATIONS

Variations to the Approved Coimbatore Master Plan for the Local Planning Area etc. .. 298-299

Variation to the Approved Master Plan for the Bodinayakanur Local Planning Area etc. .. 300-301

Variation to the Approved Second Master Plan for the Chennai Metropolitan Area 2026 of the Chennai Metropolitan Development for Chennai Metropolitan Area

Koladi Village, Tiruvallur District .. .. .. .. .. .. 301-302

Confirmation of Variation to the Approved Ambur Detailed Development Plan No. 4 of Tirupathur Local Planning Area .. .. .. .. .. .. 302

Variation to the Approved Coimbatore Master Plan for the Local Planning Area, etc. .. 303-305

## NOTIFICATIONS BY HEADS OF DEPARTMENTS, ETC.

JUDICIAL NOTIFICATIONS

**Constitution of a separate District Munsif Court at Cheranmahadevi and a separate Judicial Magistrate Court at Cheranmahadevi by converting the existing District Munsif-*cum*-Judicial Magistrate Court, Cheranmahadevi in Tirunelveli District**

*(Roc. No. 67387/2020/G/Judn)*

No. VI(1)/462/2023.

In exercise of the powers conferred by Section 5 of the Tamil Nadu Civil Courts Act, 1873 (Central Act III of 1873) the High Court, Madras hereby fixes Cheranmahadevi in Tirunelveli District as the place at which the District Munsif Court, Cheranmahadevi, shall be located.

NOTIFICATION-II

*(Roc. No. 67387/2020/G/Judn)*

No. VI(1)/463/2023.

In exercise of the powers conferred by Section 11 of the Tamil Nadu Civil Courts Act, 1873 (Central Act III of 1873) the High Court Madras, hereby directs that in Tirunelveli District, the District Munsif Court, Cheranmahadevi, shall have local jurisdiction over the entire Cheranmahadevi Taluk with effect from the date of constitution of a separate District Munsif Court at Cheranmahadevi.

NOTIFICATION–III

*(Roc. No. 67387/2020/G/Judn)*

No. VI(1)/464/2023.

The High Court, Madras hereby directs and notifies that the District Munsif, Cheranmahadevi in Tirunelveli District shall exercise all the powers conferred on a District Munsif under Section 12 of the Tamil Nadu Civil Courts Act, 1873 (Central Act III of 1873) as amended up-to date in regard to original suits and proceedings not otherwise exempted from his cognizance of which the amount or value of the subject matter does not exceed One Lakh Rupees within the local limits of his jurisdiction with effect from the date of constitution of separate District Munsif Court at Cheranmahadevi.

NOTIFICATION–IV

*(Roc. No. 67387/2020/G/Judn)*

No. VI(1)/465/2023.

In exercise of the power conferred by Section 28 of the Tamil Nadu Civil Courts Act, 1873 (Central Act III of 1873) the High Court, Madras, hereby directs that the District Munsif, Cheranmahadevi shall have and exercise jurisdiction of a Court of Small Causes under the provincial Small Causes Court Act, 1887 for the trial suits cognizable by a Court of Small Causes upto the pecuniary limits of Rs.5000/- (Rupees five thousand only) with effect from the date of constitution of separate District Munsif Court at Cheranmahadevi.

NOTIFICATION FOR RE-DESIGNATION OF COURT AT CHERANMAHADEVI IN TIRUNELVELI DISTRICT

*(Roc. No. 67387/2020/G/Judn)*

No. VI(1)/466/2023.

Whereas the Government of Tamil Nadu have issued orders in G.O.Ms.No.62, Home (Cts-III) Department, dated 13.02.2023 that a separate District Munsif Court at Cheranmahadevi and a separate Judicial Magistrate Court at Cheranmahadevi by converting the existing District Munsif-*cum*-Judicial Magistrate Court, Cheranmahadevi be constituted.

Hence, it is hereby informed that on and from the date on which the District Munsif Court at Cheranmahadevi is constituted, the existing District Munsif-*cum*-Judicial Magistrate Court, Cheranmahadevi be re-designated as Judicial Magistrate Court at Cheranmahadevi and the existing post of District Munsif-*cum*-Judicial Magistrate, Cheranmahadevi be re-designated as Judicial Magistrate, Cheranmahadevi.

High Court, Madras,
14th July 2023.

M. JOTHIRAMAN,
*Registrar General (In-charge).*

**Conferment of Magisterial Powers on I.A.S. Probationers of 2022 Batch**

*(R.o.c.No.66724/2023/B7)*

No.VI(1)/467/2023.

**No.168/2023.—**In exercise of the powers conferred under Section 13 of the Code of Criminal Procedure 1973 (Central Act 2 of 1974), the High Court hereby appoints the above said **10 I.A.S. Probationers of 2022 batch** to be the Special Judicial Magistrates in the Districts noted against their names, **from 24.07.2023 to 18.04.2024.** The powers may be withdrawn as and when they complete their training to the satisfaction of the Chief Judicial Magistrates concerned and confer upon them the ordinary powers conferrable under this Code on a Magistrate to try such cases which were triable and dealt with by an erstwhile Judicial Second Class Magistrate.-

**Names of the I.A.S. Probationers with relevant details:**

| *Sl.No.* | *Name of the I.A.S. Probationers of 2022 batch Tvl/Tmt/Selvi.* | *District Allotted* | *Language to be specified to record evidence / write judgment and orders as suggested by the Government* |
|---|---|---|---|
| *(1)* | *(2)* | *(3)* | *(4)* |
| 1. | Anand Kumar Singh | Chengalpattu | English |
| 2. | Ayush Venkat Vats | Tiruvallur | English |
| 3. | Ashik Ali. P.I. | Coimbatore | English |
| 4. | Hridya S Vijayan | Tiruppur | English |
| 5. | S. Kishan Kumar | Tirunelveli | Tamil |
| 6. | Rajat Beeton | Kanniyakumari | English |
| 7. | S. Sivanandham | Ramanathapuram | Tamil |
| 8. | K. Sangeetha | Kancheepuram | Tamil |
| 9. | T. Swathi Sree | Salem | Tamil |
| 10. | Vinay Kumar Meena | Erode | English |

High Court, Madras,
12th July 2023.

M. JOTHIRAMAN,
*Registrar General (In-charge).*

**Conferment of Magisterial Powers on Certain Revenue Officials**

*(R.o.c.No.68462/2023/B7)*

No.VI(1)/468/2023.

**No.169/2023.—**In exercise of the powers conferred under **Section 13** of the Criminal Procedure Code 1973 (Central Act 2 of 1974), the High Court hereby appoints the following **8 Deputy Tahsildars in Dharmapuri District** as Special Judicial Magistrates, to undergo Magisterial Training for a period of **120 days**, from the date of assumption of charge and confers upon them the ordinary powers conferable under this Code on a Judicial Magistrate to try such cases which were earlier triable and dealt with by an erstwhile Judicial Second Class Magistrate.

| *Sl.No.* | *Name Tvl./Tmt./Selvi* | *Designation of the Revenue Officials* | *District* | *Days* |
|---|---|---|---|---|
| *(1)* | *(2)* | *(3)* | *(4)* | *(5)* |
| 1. | K. Balakrishnan | Deputy Tahsildar | Dharmapuri | 120 |
| 2. | S. Ramani | Do. | Do. | Do. |
| 3. | P. Ranjithkumar | Do. | Do. | Do. |
| 4. | K. Mani | Do. | Do. | Do. |
| 5. | G. Maheswaran | Do. | Do. | Do. |

| *Sl.No.* | *Name Tvl./Tmt./Selvi* | *Designation of the Revenue Officials* | *District* | *Days* |
|---|---|---|---|---|
| *(1)* | *(2)* | *(3)* | *(4)* | *(5)* |
| 6. | V. Senthilkumar | Deputy Tahsildar | Dharmapuri | 120 |
| 7. | A. Senkottaiyan | Do. | Do. | Do. |
| 8. | C. Gnana Bharathi | Do. | Do. | Do. |

High Court, Madras,
12th July 2023.

M. JOTHIRAMAN,
*Registrar General (In-charge).*

GENERAL NOTIFICATIONS

**Variations to the Approved Coimbatore Master Plan for the Local Planning Area**

*(Roc. No. 915/2021/LPA)*

No. VI(1)/469/2023.

In exercise of power conferred by sub-section (4) of Section 32 of Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) and exercise and powers confirmed by the G.O. Ms.No. 94, Housing and Urban Development (4-1) Department, dated 12.06.2009 which has been published in *Tamil Nadu Government Gazette* No. 27 Part II—Section 2, dated:15.07.2009.

Land use zone conversion from AGRICULTURAL use zone into RESIDENTIAL use zone ordered in G.O. (2D) No.79 Housing and Urban Development (UD4(1) Department, dated 17.03.2022 subject to conditions, the following variations are made to the approved Master Plan of Coimbatore Local Planning Area under the said Act and published in the G.O.Ms.No. 661, Housing and Urban Development (UD4(1) dated 12.10.1994 Notification No. II(2)/HOU/4377/94 at Page No. 1078 of Part II—Section 2, of the *Tamil Nadu Government Gazette* dated 09.11.1994.

VARIATIONS

In the Approved Coimbatore Master Plan under the heading permitted Land use in various survey numbers of Coimbatore Local Planning Area under heading in Kattampatti Village in page No. 383 for S.F.No.257/1 the following entries should be made.

Under the heading " Residential use zone" use zone the expression S.No. 257/1 shall be added after the entry 253.

Under the heading "Agricultural" use zone, the expression S.No. 254 to 275 shall be deleted and the expression S.No. 254 to 256, 257 (Except 257/1) 258 to 275.

**நிபந்தனைகள்**

[அரசாணை (2ப) எண். 79, வீட்டு வசதி மற்றும் நகர்புற வளர்ச்சி (ந.வ.4 நி.ப.மா(1)த் துறை, நாள் : 17.03.2022]

(i) மனையிடத்தினை ஒட்டி தென்புறம் 5.8 மீ மட்டும் அணுகுபாதை உள்ளதால் 7மீ அகலம் அமையுமாறு மனையிடத்தினுள் சாலை விரிவாக்கம் செய்து உள்ளாட்சிக்கு ஒப்படைப்பு செய்வதாக மனுதாரர் உறுதிமொழி அளித்துள்ளவாறு ஒப்படைப்பு செய்யப்படவேண்டும்.

(ii) தமிழ்நாடு ஒருங்கிணைந்த வளர்ச்சி மற்றும் கட்டட விதிகள் 2019க்குட்பட்டு வளர்ச்சி பணிகள் மேற்கொள்ளப்படவேண்டும்.

Coimbatore,
26th July 2023.

C. MATHIVANAN,
*Member Secretary/Joint Director,*
*Local Planning Authority.*

**Variation to the Approved Coimbatore Master Plan for the Local Planning Area**

*(Roc. No. 7121/2022/LPA)*

No. VI(1)/470/2023.

In exercise of power conferred by sub-section (4) of Section 32 of Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) and exercise and Powers confirmed by the G.O. Ms. No. 94, Housing and Urban Development (4-1) Department, dated 12.06.2009 which has been published in *Tamil Nadu Government Gazette* No. 27 Part II—Section 2, dated 15.07.2009.

2. Land use zone conversion from Agricultural use zone into Residential use zone ordered in G.O. (2D) No. 110, Housing and Urban Development [UD4(1)] Department, dated 19.06.2023 subject to conditions, the following variations are made to the Approved Master Plan of Coimbatore Local Planning Area under the said Act and published in the G.O.Ms.No. 661, Housing and Urban Development [UD4(1)], dated 12.10.1994 notification No. II(2)/HOU/4377/94 at Page No. 1078 of Part II—Section 2 of the *Tamil Nadu Government Gazette* dated 09.11.1994.

VARIATIONS

In the Approved Coimbatore Master Plan under the heading permitted Land use in various survey numbers of Coimbatore Local Planning Area under heading in Peedampalli Village for S.F.No. 374/1A the following entries should be made.

Under the heading Residential MR-37 use zone the following S.F.No.374/1A shall be added after 246.

Under the heading Agricultural AG-62 use zone the following the expression 365 to 383 shall be deleted the expression 365 to 373, 374 (Except 374/1A), 375 to 383 shall be substituted.

Coimbatore,
28th July 2023.

R. RAJAGURU,
*Member Secretary / Joint Director (In-charge),*
*Coimbatore Local Planning Authority.*

**Variation to the Approved Coimbatore Master Plan for the Local Planning Area**

*(Roc.No. 4887/2022-LPA)*

No. VI(1)/471/2023.

In exercise of power conferred by sub-section (4) of Section 32 of Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) and exercise and powers confirmed by the G.O. Ms.No. 94, Housing and Urban Development (4-1) Department, dated 12.06.2009 which has been published in *Tamil Nadu Government Gazette* No. 27 Part II—Section 2 dated 15.07.2009.

2. Land use zone conversion from AGRICULTURAL use zone into RESIDENTIAL use zone ordered in G.O. (2D) No.151, Housing and Urban Development [UD4(1)] Department, dated 11.07.2023 subject to the condition the following variations are made to the Approved Master Plan of Coimbatore Local Planning Area under the said Act and published in the G.O. Ms. No. 661, Housing and Urban Development [UD4(1)], dated 12.10.1994 Notification No. II(2)/HOU/4377/94 at Page No. 1078 of Part II—Section 2 of the *Tamil Nadu Government Gazette* dated 09.11.1994.

VARIATION

In the Approved Coimbatore Master Plan, under the heading permitted Land use in various survey numbers of Coimbatore Local Planning Area, under heading in Coimbatore Master Plan, Annur Taluk, Athipalayam Panchayat, Agraharasamakulam Village, S.F.Nos. 393/1, 394/2, 395, 410/1, 410/2A, 411/1B1, 411/1B2, 411/2B1, 411/2B2, 411/2C1, 411/2C2, 412/2A, 412/2B, 412/3, 413/2A, 413/2B and 415/2 the following entries should be made.

Under the heading “Residential” use zone for the expression S.F.Nos. 393/1, 394/2, 395, 410/1, 410/2A, 411/1B1, 411/1B2, 411/2B1, 411/2B2, 411/2C1, 411/2C2, 412/2A, 412/2B, 412/3, 413/2A, 413/2B and 415/2 shall be added after the entry S.F.No. 324 to 337.

Under the heading “Agricultural” use zone the expression S.F. Nos. 390 to 395 shall be deleted and the expression 390 to 392, 393 (Excluding 393/1), 394 (Excluding 394/2) and 395 shall be substituted and the expression 410pt shall be deleted and the expression 410pt (Excluding 410/1, 410/2A) shall be substituted and the expression 411 shall be deleted and the expression 411 (Excluding 411/1B1, 411/1B2, 411/2B1, 411/2B2, 411/2C1) shall be substituted and the expression 412 shall be deleted and the expression 412 (Excluding 412/2A, 412/2B, 412/3) and the expression 413pt shall be deleted and the expression 413pt (Excluding 413/2A, 413/2B) shall be substituted and the expression 415pt shall be deleted and the expression 415pt (Excluding 415/2) shall be substituted.

**நிபந்தனைகள்–**

i. உத்தேச இடத்தில் புல வரைபடத்தின் படி நீர்வழிப்பாதை உள்ளதால், தமிழ்நாடு ஒருங்கிணைந்த வளர்ச்சி மற்றும் கட்டட விதிகள், 2019 விதி எண். 55–ன் படி முறையான வழிமுறைகள் பின்பற்றப்பட வேண்டும்.

ii. மனுதாரர் இடத்தில் உத்தேசிக்கப்பட்டுள்ள முழுமைத் திட்ட சாலைக்கான இடத்தினை நிலை நிறுத்தப்பட வேண்டும் மற்றும் அவ்விடத்தினை மனுதாரர் உள்ளாட்சிக்க தானமாக ஒப்படைக்க வேண்டும்.

iii. தமிழ்நாடு ஒருங்கிணைந்த வளர்ச்சி மற்றும் கட்டட விதிகள், 2019–க்குட்பட்டு வளர்ச்சிப் பணிகள் மேற்கொள்ளப்பட வேண்டும்.

Coimbatore,
28th July 2023.

R. RAJAGURU,
*Member Secretary / Joint Director (In-charge),*
*Coimbatore Local Planning Authority.*

**Variation to the Approved Master Plan for the Bodinayakanur Local Planning Area**

*(Roc.No. 165/2023/TD-2)*

*[G.O.(2ப) No. 88, Housing and Urban Development [UD4(நி.ப.மா-1)] Department, dated 08.06.2023]*

No. VI(1)/472/2023.

In exercise of the powers conferred under sub-section (4) of Section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) the following variation are made to the Master Plan for the Bodinayakanur Local Planning Area approved G.O.(Ms) No.190, H&UD, dated 14.02.1991 under the said Act and Published in the *Tamil Nadu Government Gazette,* Part II—Section 2, dated 15.05.1991.

VARIATION

In the said Master Plan, in **"LAND USE SCHEDULE"** under BODINAYAKANUR LOCAL PLANNING AUTHORITY under the sub heading Agricultural use zone to Mixed Residential use zone.

(I) Against the entry 'Agricultural Use Zone' (AG-7) Ward-2, Block-4, for the expression T.S.No.177 to 186, 187 (Except 187/1), 188 the following expression T.S.No.177 to 183, 184 (Except 184/2B1), 185, 186, 187 (Except 187/1), 188 shall be substituted.

(II) Against the entry 'Mixed Residential Use Zone' for the expression Ward-2, Block-4, T.S.No.187/1 the following expression T.S.No.184/2B1, 187/1 shall be substituted.

Theni, **இரா. காவியம்,**
27th July 2023. *Assistant Director of Town and Country Planning.*

**Variation to the Approved Master Plan for the Bodinayakanur Local Planning Area**

*(Roc.No. 166/2023/TD-2)*

*[G.O.(2ப) No. 97, Housing and Urban Development [UD4(நி.ப.மா-1)] Department, dated 09.06.2023.]*

No. VI(1)/473/2023.

In exercise of the powers conferred under sub-section (4) of Section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) the following variation are made to the Master Plan for the Bodinayakanur Local Planning Area approved G.O.(Ms) No.190, H&UD, dated 14.02.1991 under the said Act and Published in the *Tamil Nadu Government Gazette*, Part II—Section 2, dated 15.05.1991.

VARIATION

In the said Master Plan, in **"LAND USE SCHEDULE"** under BODINAYAKANUR LOCAL PLANNING AUTHORITY under the sub heading Agricultural use zone to Mixed Residential use zone.

(I) Against the entry 'Agricultural Use Zone' (AG-7) Ward-2, Block-4, for the expression T.S.No. 177 to 183,184 (Except 184/2B1), 185, 186, 187 (Except 187/1),188 the following expression T.S.No.177 to 183,184 (Except 184/2B1, 184/19), 185, 186, 187 (Except 187/1), 188 shall be substituted.

(II) Against the entry 'Mixed Residential Use Zone' for the expression Ward-2, Block-4, T.S.No.184/2B1, 187/1 the following expression T.S.No.184/2B1, 184/19, 187/1 shall he substituted.

Theni, **இரா. காவியம்,**
27th July 2023. *Assistant Director of Town and Country Planning.*

**Variation to the Approved Master Plan for the Bodinayakanur Local Planning Area**

*(Roc.No. 321/2023/TD-2)*

*[G.O.(2ப) No. 106, Housing and Urban Development, [UD4(நி.ப.மா-1)] Department, dated 19.06.2023]*

No. VI(1)/474/2023.

In exercise of the powers conferred under sub-section (4) of Section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) the following variation are made to the Master Plan for the Bodinayakanur Local Planning Area approved G.O.(Ms) No.190, H&UD, dated 14.02.1991 under the said Act and Published in the *Tamil Nadu Government Gazette,* Part II—Section 2, dated 15.05.1991.

VARIATION

In the said Master Plan, in **"LAND USE SCHEDULE"** under BODINAYAKANUR LOCAL PLANNING AUTHORITY under the sub heading Agricultural use zone to Mixed Residential use zone.

(I) Against the entry 'Agricultural Use Zone' (AG-7) Ward-2, Block-4, for the expression T.S.No.187 (Except 187/1), 188 the following expression T.S.No.187 (Except 187/1,187/2,187/4), 188 shall be substituted.

(II) Against the entry 'Mixed Residential Use Zone' for the expression Ward-2, Block-4, T.S.No.184/2B1,184/19,187/1, the following expression T.S.No.184/2B1,184/19, 187/1,187/2,187/4, shall be substituted.

Theni, **இரா. காவியம்,**
28th July 2023. *Assistant Director of Town and Country Planning.*

**Variation to the Approved Master Plan for the Bodinayakanur Local Planning Area**

*(Roc.No. 322/2023/TD-2)*

*[G.O.(2ப)No.105, Housing and Urban Development [UD4(தி.ப.மா-1)] Department, dated: 19.06.2023]*

No. VI(1)/475/2023.

In exercise of the powers conferred under sub-section (4) of Section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) the following variation are made to the Master Plan for the Bodinayakanur Local Planning Area approved G.O.(Ms) No.190, H&UD, dated 14.02.1991 under the said Act and Published in the *Tamil Nadu Government Gazette*, Part II—Section 2, dated 15.05.1991.

VARIATION

In the said Master Plan, in **"LAND USE SCHEDULE"** under BODINAYAKANUR LOCAL PLANNING AUTHORITY under the sub heading Agricultural use zone to Mixed Residential use zone.

(I) Against the entry 'Agricultural Use Zone' (AG-7) Ward-2, Block-4, for the expression T.S.No.187 (Except 187/1, 187/2,187/4), 188 the following expression T.S.No.187 (Except 187/1,187/2,187/3,187/4, 187/8,187/9),188 shall be substituted.

(II) Against the entry 'Mixed Residential Use Zone' for the expression Ward-2, Block-4, T.S.No.184/2B1,184/19,187/1, 187/2, 187/4 the following expression T.S.No.184/2B1, 184/19, 187/1,187/2, 187/3,187/4, 187/8,187/9 shall be substituted.

Theni, **இரா. காவியம்,**
28th July 2023. *Assistant Director of Town and Country Planning.*

**Variation to the Approved Second Master Plan for the Chennai Metropolitan Area 2026 of the Chennai Metropolitan Development for Chennai Metropolitan Area**

**Koladi Village, Tiruvallur District**

*(Letter No. R1/14316/2021-1)*

No. VI(1)/476/2023.

In exercise of the powers delegated by the Government of Tamil Nadu in G.O.Ms.No. 419, Housing and Urban Development, Department dated 1st June 1984 under Section 91 (1) of the Tamil Nadu Town and Country Planning Act, 1971, the Member-Secretary, Chennai Metropolitan Development Authority hereby makes the following variation under sub-section (3) of Section 33 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) to the Thiruverkadu Township Area D.D.P. approved in G.O.Ms.No. 1451, Housing and Urban Development Department, dated 11.09.1986 and published as Notification in Part II—Section 2 of the *Tamil Nadu Government Gazette.*

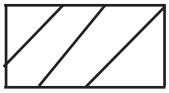
VARIATION

In the said D.D.P. in Clause 2a, 3(xi) and 9(d) after expression 'Map No. 4 D.D.P / M.M.D.A. No.1/86' the expression "and Map P.P.D. / D.D.P (V) No. 86/2023" shall be added.

In form 6:

In Column No. (2) under the heading 'AGRICULTURAL' and under the sub-heading 'VILLAGE No.91, KOLADI', from the 'whole of R.S. Nos.', "42, 49, 51, 52, 53" shall be deleted and in 'part of R.S. Nos.', "42, 49, 51, 52, 53" shall be added. In column No.4, an extent of "3.57.95 Hectares" shall also be deducted from the total extent.

In Column No. (1) to (7), under the heading 'PRIMARY RESIDENTIAL" "VILLAGE No.91, KOLADI" shall be added and under the sub-heading 'VILLAGE No.91, KOLADI' the following shall be added:

| *Sl. No.* | *Locality* | *Reference to marking on map* | *Approximate area in Hectares* | *Purpose for which area to be reserved* | *Present use* | *Remarks* |
|---|---|---|---|---|---|---|
| *(1)* | *(2)* | *(3)* | *(4)* | *(5)* | *(6)* | *(7)* |
| 1. | Survey No. 42/1, 49/1, 51/1,52/1A & 52/2 and 53/2 of Koladi Village, Poonamallee Taluk, Tiruvallur District, Thiruverkadu Municipal Limit. |  | 3.57.95 | RESIDENTIAL | VACANT | |

EXPLANATORY NOTE

(This is not part of variation. It intends to bring out the purport)

Survey Nos. 42/1, 49/1, 51/1, 52/1A & 52/2 and 53/2 of Koladi Village, Poonamallee Taluk, Tiruvallur District, Thiruverkadu Municipal limit classified as **"Agricultural Use Zone"** is now reclassified as **"Residential Use Zone"** subject to the condition that public access to the surrounding vacant lands to be ensured while development at the site under reference.

Chennai-600 008,
28th July 2023.

ANSHUL MISHRA,
*Member-Secretary,*
*Chennai Metropolitan Development Authority.*

**Confirmation of Variation to the Approved Ambur Detailed Development Plan No. 4 of Tirupathur Local Planning Area**

*(Roc.No. 3545/2023/TCP-8)*

No. VI(1)/477/2023.

In exercise of the powers conferred under Section 33(2) of Town and Country Planning Act, 1971, the Director of Town and Country Planning, Chennai-107 hereby confirms the following variation to the conversion of Agricultural use into Residential use in T.S.Nos. 43/5, 43/6, Ward-A, Block-3 (New T.S.Nos.39/5A, 39/6A) of Extent: 2.44 Acres in Ambur Municipality, Tirupathur District, Local Planning Area, approved by the Director of Town and Country Planning proceedings in Roc.No. 4443/95/DP3, dated 27.03.1995 and the fact of this approval in Form No.12 published in the *Tamil Nadu Government Gazette* No. 23, Part VI—Section 1, Page No. 658, 659,660, dated 14.06.1995, Publication No.VI(1)/694/1995 and the said draft notification published in *Tamil Nadu Government Gazette* No.12, Part VI—Section 1, Page No.130, dated 22.03.2022 Publication No. VI(1)/213/2023.

2. Since no objections and suggestions have been received on this draft notification with in the stipulated time, the same are hereby confirmed and order as below.

CONFIRMATION OF VARIATION

1. Whenever the expression "MAP No.4, DDP/VR/DTCP No. 29/1995 occurs the expression "DDP(V)/DTCP No.03/2023 should be added at the end and to be read with.

2. In Schedule No. IV (Form No. 7) Serial No. 7, column (1) the comprising T.S.No. 43/5pt, 6pt should be deleted.

3. In Schedule No. IV (Form No. 7) Serial No. 7 in column (3) the figure "81480" sq.m should be deleted and the figure "71605.75" should be substituted at the same place.

Chennai-600 107,
17th July 2023.

B. GANESAN,
*Director of Town and Country Planning.*

**Variation to the Approved Coimbatore Master Plan for the Local Planning Area**

*(Roc.No. 2532/2023-LPA)*

No. VI(1)/478/2023.

1. In exercise of power conferred by sub-section (4) of Section 32 of Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) and exercise and powers confirmed by the G.O. Ms.No. 94, Housing and Urban Development (4-1) Department, dated 12.06.2009 which has been published in T*amil Nadu Government Gazette* No. 27, Part II—Section 2 dated 15.07.2009.

2. Land use zone conversion from AGRICULTURAL use zone into COMMERCIAL use zone ordered in G.O. (2D) No.169, Housing and Urban Development (UD4(1) Department dated 25.07.2023 subject to the condition the following variations are made to the Approved Master Plan of Coimbatore Local Planning Area under the said Act and published in the G.O. Ms. No. 661, Housing and Urban Development (UD4(1), dated 12.10.1994 notification No. II(2)/HOU/4377/94 at Page No. 1078 of Part II—Section 2 of the *Tamil Nadu Government Gazette* dated 09.11.1994.

VARIATION

In the Approved Coimbatore Master Plan, under the heading permitted Land use in various survey numbers of Coimbatore Local Planning Area, under heading in Coimbatore Master Plan, Annur Taluk, Vellanaipatti Village, Page No. 317, S.F.No. 419/1, 419/2, 419/3, 419/4, 420/1A, 430/1, 432/6, 432/7, 432/8, 462, 463/1, 463/2, 466/1, 466/2, 466/3, 466/4, 467, 483/1A, 483/1B, 483/1C, 483/2A, 483/2B, 483/2C, 483/2D, 483/2E, 483/2F, 484/2, 484/3, 484/4A, 484/5, 484/6, 484/8, 484/9, 486/1A the following entries should be made.

Under the heading "Commercial" use zone for the expression S.F.No. 419/1, 419/2, 419/3, 419/4, 420/1A, 430/1, 432/6, 432/7, 432/8, 462, 463/1, 463/2, 466/1, 466/2, 466/3, 466/4, 467, 483/1A, 483/1B, 483/1C, 483/2A, 483/2B, 483/2C, 483/2D, 483/2E, 483/2F, 484/2, 484/3, 484/4A, 484/5, 484/6, 484/8, 484/9, 486/1A shall be added before the entry S.F.No. 747pt.

Under the heading "Agricultural" use zone the expression S.F.No. 417 to 432, 462 to 484, 486 to 502 shall be deleted and the expression 417, 418, 419pt (Except 419/1, 419/2, 419/3, 419/4), 420pt (Except 420/1A), 421 to 429, 430pt (Except 430/1), 431, 432pt (Except 432/6, 432/7, 432/8) 463pt (Except 463/1, 463/2) 464, 465, 466pt (Except 466/1, 466/2, 466/3, 466/4), 468 to 482, 483pt (Except 483/1A, 483/1B, 483/1C, 483/2A, 483/2B, 483/2C, 483/2D, 483/2E, 483/2F) 484pt (Except 484/2, 484/3, 484/4A, 484/5, 484/6, 484/8, 484/9) 486pt (Except 486/1A) 487 to 502 shall be substituted.

**நிபந்தனைகள்**

1. இடத்தினை ஒட்டி ஓடை அமைந்துள்ளதால் உரிய துறையிடமிருந்து தடையின்மைச் சான்று பெறப்பட வேண்டும் மற்றும் நீர்நிலைகளை ஒட்டி மேற்கொள்ளப்படும் வளர்ச்சிகளுக்கு தேவையான வழிமுறைகள் பின்பற்றபட வேண்டும்.

2. தமிழ்நாடு ஒருங்கிணைந்த வளர்ச்சி மற்றும் கட்டட விதிகள் 2019க்குட்பட்டு வளர்ச்சிப் பணிகள் மேற்கொள்ளப்பட வேண்டும்.

Coimbatore,
2nd August 2023.

R. RAJAGURU,
*Member Secretary / Joint Director (In-charge),*
*Coimbatore Local Planning Authority.*

**Variation to the Approved Coimbatore Master Plan for the Local Planning Area**

*(Roc.No. 2540/2023-LPA)*

No. VI(1)/479/2023.

1. In exercise of power conferred by sub-section (4) of Section 32 of Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) and exercise and powers confirmed by the G.O. Ms.No. 94, Housing and Urban Development (4-1) Department, dated 12.06.2009 which has been published in *Tamil Nadu Government Gazette* No. 27, Part II—Section 2 dated 15.07.2009.

2. Land use zone conversion from AGRICULTURAL use zone into RESIDENTIAL use zone ordered in G.O. (2D) No. 167, Housing and Urban Development (UD4(1) Department, dated 25.07.2023 subject to the condition the following variations are made to the Approved Master Plan of Coimbatore Local Planning Area under the

said Act and published in the G.O. Ms. No. 661, Housing and Urban Development [UD4(1)] dated 12.10.1994 notification No. II(2)/HOU/4377/94 at Page No. 1078 of Part II—Section 2 of the *Tamil Nadu Government Gazette* dated 09.11.1994.

VARIATION

In the Approved Coimbatore Master Plan, under the heading permitted Land use in various survey numbers of Coimbatore Local Planning Area, under heading in Coimbatore Master Plan, Annur Taluk, Vellanaipatti Village, Page No.317, S.F.No. 464/1A, 464/1B, 464/2, 465/1A, 465/1B, 465/2, 468/4A, 468/4B, 468/4C, 468/4D, 468/4E, 468/5E, 468/6B, 468/6C,468/7, 470/1A, 470/1B, 470/1C, 470/2, 470/3, 470/4A, 470/4B, 470/4C, 470/5, 470/6A, 470/6B, 470/6C, 470/6D, 470/6E, 470/6F, 470/6G, 470/6H, 471/1, 471/2, 471/3, 471/4, 471/5, 472/1, 472/2, 472/3, 473/1A, 473/1B, 473/2, 474/1B, 474/2, 475/1, 475/2, 475/3, 475/4, 475/5,475/6, 475/7, 475/8, 475/9, 476/1, 476/2A, 476/2B, 476/2C, 477/1, 477/2A, 477/2B, 477/2C, 478/1, 478/2, 478/3, 478/4A, 478/4B, 478/5, 478/6, 478/7, 479/1, 479/2, 479/3A, 479/3B, 479/4, 480/1A, 480/1B, 480/2, 481/2, 482/1, 482/2A, 482/2B, 482/2C1, 482/2C2, 490/1A, 490/1B, 490/2, 491/1A, 491/1B, 491/2, 492/1A, 492/1B, 492/2, 493/3, 494/3, 497, 498/1, 498/2, 499, 500, 501/1 the following entries should be made.

Under the heading “Residential” use zone for the expression S.F.No. 464/1A, 464/1B, 464/2, 465/1A, 465/1B, 465/2, 468/4A, 468/4B, 468/4C, 468/4D, 468/4E, 468/5E, 468/6B, 468/6C, 468/7, 470/1A, 470/1B, 470/1C, 470/2, 470/3, 470/4A, 470/4B, 470/4C, 470/5, 470/6A, 470/6B, 470/6C, 470/6D, 470/6E, 470/6F, 470/6G, 470/6H, 471/1, 471/2, 471/3, 471/4, 471/5, 472/1, 472/2, 472/3, 473/1A, 473/1B, 473/2, 474/1B, 474/2, 475/1, 475/2, 475/3, 475/4, 475/5,475/6, 475/7, 475/8, 475/9, 476/1, 476/2A, 476/2B, 476/2C, 477/1, 477/2A, 477/2B, 477/2C, 478/1, 478/2, 478/3, 478/4A, 478/4B, 478/5, 478/6, 478/7, 479/1, 479/2, 479/3A, 479/3B, 479/4, 480/1A, 480/1B, 480/2, 481/2, 482/1, 482/2A, 482/2B, 482/2C1, 482/2C2, 490/1A, 490/1B, 490/2, 491/1A, 491/1B, 491/2, 492/1A, 492/1B, 492/2, 493/3, 494/3, 497, 498/1, 498/2, 499, 500, 501/1 shall be added after the entry S.F.No.416

Under the heading “Agricultural” use zone the expression S.F.No. 462 to 484, 486 to 502 shall be deleted and the expression 462, 463, 464pt (Except 464/1A, 464/1B, 464/2) 465pt (Except 465/1A, 465/1B, 465/2) 466, 467, 468pt (Except 468/4A, 468/4B, 468/4C, 468/4D, 468/4E, 468/5E, 468/6B, 468/6C, 468/7) 469, 470pt (except 470/1A, 470/1B, 470/1C, 470/2, 470/3, 470/4A, 470/4B, 470/4C, 470/5, 470/6A, 470/6B, 470/6C, 470/6D, 470/6E, 470/6F, 470/6G, 470/6H) 471pt (Except 471/1, 471/2, 471/3, 471/4, 471/5), 472pt (Except 472/1, 472/2, 472/3), 473pt (Except 473/1A,473/1B, 473/2), 474pt (Except 474/1B, 474/2) 475pt (Except 475/1, 475/2, 475/3, 475/4, 475/5, 475/6, 475/7, 475/8, 475/9) 476pt (Except 476/1, 476/2A, 476/2B, 476/2C), 477pt (Except 477/1, 477/2A, 477/2B, 477/2C) 478pt (Except 478/1, 478/2, 478/3, 478/4A, 478/4B, 478/5, 478/6, 478/7) 479pt (Except 479/1, 479/2, 479/3A, 479/3B, 479/4) 480pt (Except 480/1A, 480/1B, 480/2) 481pt (Except 481/2, 482/1) 482pt (Except 482/1,482/2A, 482/2B, 482/2C1, 482/2C2) 483, 484, 486 to 489, 490pt(Except 490/1A, 490/1B, 490/2) 491pt (Except 491/1A, 491/1B, 491/2) 492pt (Except, 492/1A, 492/1B, 492/2) 493pt (Except 493/3) 494pt (Except 494/3) 495 to 496, 498pt (Except 498/1, 498/2) 501pt (Except 501/1), shall be substituted.

Coimbatore,
2nd August 2023.

R. RAJAGURU,
*Member Secretary/Joint Director (In-charge),*
*Coimbatore Local Planning Authority.*

**Variations to the Approved Coimbatore Master Plan for the Local Planning Area**

*(Roc.No. 2541/2023/LPA)*

No. VI(1)/480/2023.

1. In exercise of power conferred by sub-section (4) of Section 32 of Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) and exercise and powers confirmed by the G.O. Ms.No.94, Housing and Urban Development (4-1) Department, dated 12.06.2009 which has been published in *Tamil Nadu Government Gazette* No.27 Part—II Section 2 dated 15.07.2009.

2. Land use zone conversion from Agricultural use zone into Residential use zone ordered in G.O. (2D) No.168, Housing and Urban Development [UD4(1)] Department, dated 25.07.2023 subject to conditions, the following variations are made to the Approved Master Plan of Coimbatore Local Planning Area under the said Act and published in the G.O.Ms.No. 661, Housing and Urban Development [UD4(1)] dated 12.10.1994 notification No. II(2)/HOU/4377/94 at Page No. 1078 of Part II—Section 2 of the *Tamil Nadu Government Gazette* dated 09.11.1994.

VARIATIONS

In the Approved Coimbatore Master Plan under the heading permitted Land use in various survey numbers of Coimbatore Local Planning Area under heading in Arasur Panchayat & Village Page No.359 & 360 the following Entries S.F.Nos. 483/1A, 484/1A1, 484/1A5, 492/1B, 492/2A, 492/2B, 493/1, 493/2, 494/1A, 494/1B, 494/2A, 494/2B, 498/1A, 498/1B, 547/1, 547/2 & 547/3A should be made.

Under the heading Residential (MR22) use zone the following S.F.Nos. 483/1A, 484/1A1, 484/1A5, 492/1B, 492/2A, 492/2B, 493/1, 493/2, 494/1A, 494/1B, 494/2A, 494/2B, 498/1A, 498/1B, 547/1, 547/2 & 547/3A shall be added after 446 to 448.

Under the heading Agricultural AG-47 use zone the following the expression S.F.Nos.480 to 496 shall be deleted the expression S.F.Nos.480 to 482, 483 (Except 483/1A), 484 (Except 484/1A1, 484/1A5), 485 to 491, 492 (Except 492/1B, 492/2A, 492/2B), 493 (Except 493/1, 493/2), 494 (Except 494/1A, 494/1B, 494/2A, 494/2B), 495 to 496 the expression S.F.No.498 to 500 shall be deleted, the expression S.F.No.498 (Except 498/1A, 498/1B), 499, 500. The expression S.F.No.545 to 549 shall be deleted, the S.F.No.545, 546, 547 (Except 547/1, 547/2, 547/3A), 548, 549 shall be substituted.

அரசாணை (2ப) எண்.168, வீட்டுவசதி மற்றும் நகர்ப்புற வளர்ச்சி (ந.வ.பு (நி.ப.மா–1) துறை, நாள் 25.07.2023.

**நிபந்தனைகள்**

i) இடத்தினை ஒட்டி குட்டை அமைந்துள்ளதால் உரிய துறையிடமிருந்து தடையின்மைச் சான்று பெறப்பட வேண்டும் மற்றும் நீர்நிலைகளை ஒட்டி மேற்கொள்ளப்படும் வளர்ச்சிகளுக்கு தேவையான வழிமுறைகள் பின்பற்றப்பட வேண்டும்.

ii) தமிழ்நாடு ஒருங்கிணைந்த வளர்ச்சி மற்றும் கட்டிட விதிகள் 2019–க்குட்பட்டு வளர்ச்சிப் பணிகள் மேற்கொள்ளப்பட வேண்டும்.

Coimbatore,
2nd August 2023.

R. RAJAGURU,
*Member Secretary / Joint Director (In-charge),*
*Coimbatore Local Planning Authority.*

PRINTED AND PUBLISHED BY THE DIRECTOR OF STATIONERY AND PRINTING, CHENNAI
ON BEHALF OF THE GOVERNMENT OF TAMIL NADU

ந.க. 1575/2025/அ1
நாள் : 25.06.2025

வட்டாட்சியர் அலுவலகம்,
பூவிருந்தவல்லி.

# சான்று

சென்னை - 600 041 திருவான்மியூர், எல்.பி.ரோடு, எண்.111, M/s. DANUB HOMES PRIVATE LIMITED, என்ற நிறுவனத்தின் மூலம் திருவள்ளூர் மாவட்டம், பூவிருந்தவல்லி வட்டம், கோலடி கிராமம் புல எண்.42/1, 49/1, 51/1, 52/1A, 52/2 மற்றும் 53/2 ஆகியவற்றில் மனைப்பிரிவு அங்கீகாரம் பெறவும், மற்றும் குடியிருப்பு கட்டடங்கள் அமைக்க தடையில்லாச் சான்று கோரும் புலங்கள் கோலடி கிராம கணக்குகளில் பின்வருமாறு தாக்கலாகியுள்ளது.

| வ. எண் | புல எண் மற்றும் உட்பிரிவு | விஸ்தீரணம் (ஹெக்டேர்ஸ்) | தீர்வை (ரூ.) | பட்டாதாரர் விவரம் | குறிப்பு |
|---|---|---|---|---|---|
| 1) | 42/1 | 1.86.43 | 16.13 | 5760, M/s. DANUB HOMES PRIVATE LIMITED | --- |
| 2) | 49/1 | 0.80.76 | 6.99 | 5761, M/s. DANUB HOMES PRIVATE LIMITED | --- |
| 3) | 51/1 | 0.13.25 | 0.41 | 5761, M/s. DANUB HOMES PRIVATE LIMITED | --- |
| 4) | 52/1A | 0.34.01 | 3.26 | 5761, M/s. DANUB HOMES PRIVATE LIMITED | --- |
| 5) | 52/2 | 0.06.0 | 0.56 | 5761, M/s. DANUB HOMES PRIVATE LIMITED | --- |
| 6) | 53/2 | 0.37.5 | 3.72 | 5761, M/s. DANUB HOMES PRIVATE LIMITED | --- |

மேற்கண்ட புலங்களில்,

1. அரசு புறம்போக்கு நிலங்கள் ஏதுமில்லை.
2. நிலம் கையகப்படுத்தும் சட்டம் 1984-ன் பிரிவு 4(1)-ன் கீழ் எந்த துறையாலும் அறிவிப்பு செய்யப்படவில்லை.
3. அரசு புறம்போக்கு நிலங்களை ஆக்கிரமிப்பு செய்து சுற்று சுவர் அமைக்கப்படவில்லை.
4. M.R. நகர் ஏரி மற்றும் நீர்நிலை வகைபாடு கொண்ட அரசு புறம்போக்கு நிலங்கள் ஏதும் ஆக்கிரமிப்பு செய்யப்படவில்லை.

5. தமிழ்நாடு நிலச் சீர்திருத்தச் சட்டம் 1961-ன் கீழ் கவரப்படவில்லை.
6. தமிழ்நாடு நகர்புற நில உச்சவரம்பு சட்டம் 1978-ன் கீழ் நிலங்கள் கவரப்படவில்லை.

குறிப்பு : சென்னை பெருநகர வளர்ச்சி குழுமம் (CMDA) அங்கீகாரம் பெறவும் மற்றும் குடியிருப்பு கட்டடங்கள் அமைக்கப்படுவதற்காக மட்டும் இச்சான்று வழங்கப்படுகிறது.

25/6/25

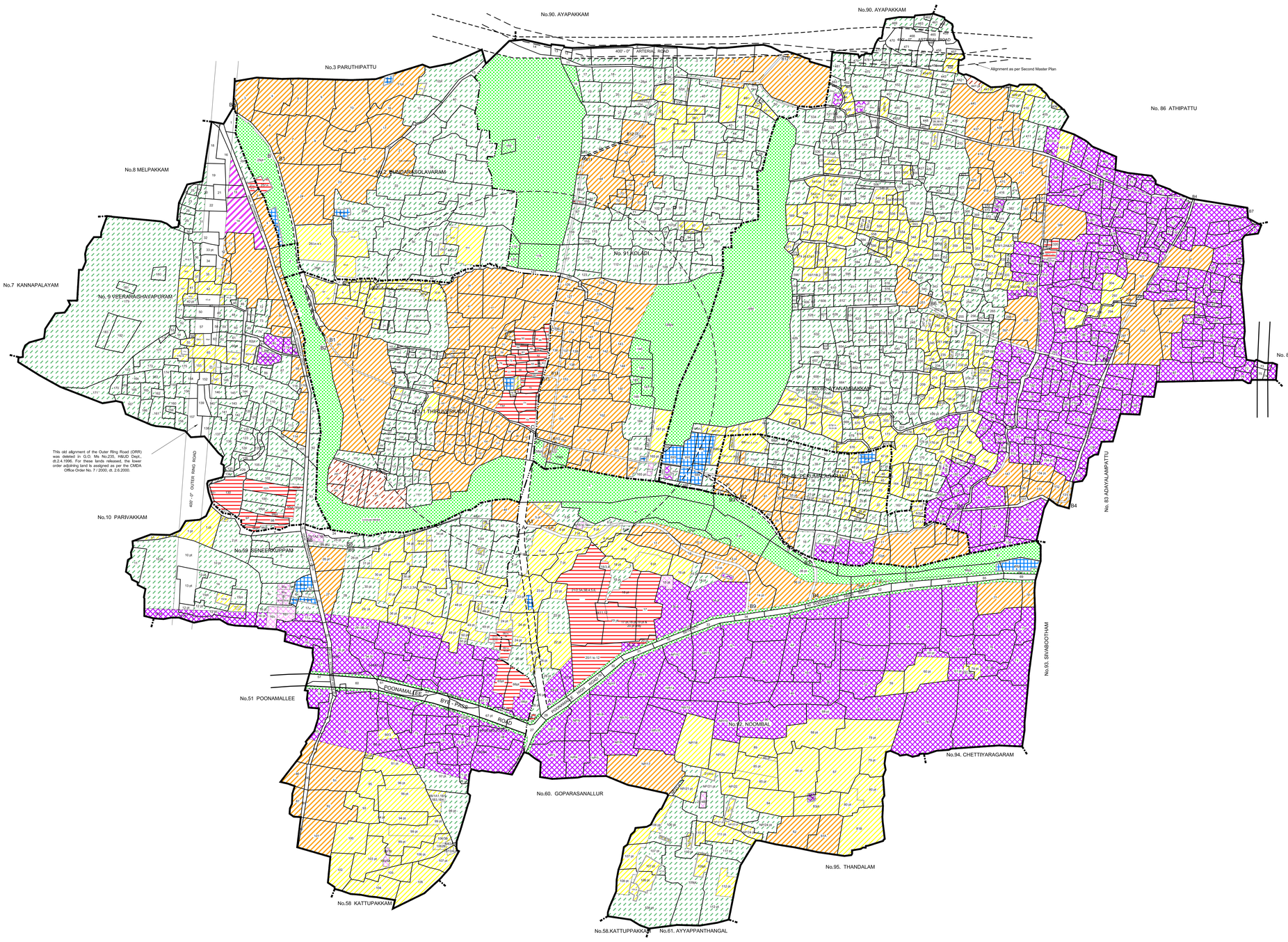
வட்டாட்சியர்,
பூவிருந்தவல்லி.

25/6/25

பெறுநர்
M/s. DANUB HOMES PRIVATE LIMITED
எண்.111, எல்.பி.ரோடு,
திருவான்மியூர்,
சென்னை - 600 041.

# THIRUVERKADU AREA

MAP NO.4




MAP NO.4

LEGEND

- DEVELOPMENT PLAN BOUNDARY
- VILLAGE BOUNDARY
- TALUK BOUNDARY
- PRIMARY RESIDENTIAL
- MIXED RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- LIGHT INDUSTRIAL (EQUATED TO INDUSTRIAL AS PER SECOND MASTER PLAN)
- GENERAL INDUSTRIAL (EQUATED TO INDUSTRIAL AS PER SECOND MASTER PLAN)
- SPECIAL AND HAZARDOUS INDUSTRIAL
- OPEN SPACE & RECREATIONAL
- NON URBAN
- WATER BODY
- AGRICULTURAL
- GREEN BELT
- CONTINUOUS BUILDING AREA
- EWS AREA
- MULTISTORIED BUILDING AREA
- STREET ALIGNMENT
- BRICK KILNS ARE PROHIBITED WITHIN 1 K.M. RADIUS

**THIS D.D.P. WAS APPROVED ORIGINALLY IN G.O. Ms. No. 1451, H & UD, dated. 11.9.1986**

NOTE

Multi Storeyed Buildings are permissible within this D.D.P. Area provided the proposal satisfy the M.S.B Rules

| | | | |
|---|---|---|---|
| PREPARED BY | Sd/- ..... | | D.D.P. / M.M.D.A No. 1/86 |
| CHECKED BY | Sd/- ..... | | |
| ASSISTANT PLANNER | Sd/- ..... | | |
| DEPUTY PLANNER | Sd/- ..... | Sd/- ..... SENIOR PLANNER | |

FEET 528 264 0 528 1056 1584 2112

160 80 0 160 320 480 640 METRES

DDP's prepared prior to 2009 in various scales and different Legend formats were standardised to 1 : 2000 scale and to common format.

# M.U.A. - DETAILED DEVELOPMENT PLAN - PROPOSED LAND USE


Thiruverkadu
Thiruverkadu

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

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

**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.