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