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

DLF SOUTHERN TOWNS PVT. LTD.
New No. 268, Dr. Rangarajan Towers, 1st Floor,
Poonamallee High Road, Kilpauk, Chennai - 600 010.
Tel.: +91 44 4399 8888, Website : www.dlf.in
CIN :U45201HR2006PTC102641

Date: 8.9.2025

Place: Chennai

To
The Tamil Nadu Real Estate Regulatory Authority (TNRERA)
No.1A, 1st Floor
Gandhi Irwin Bridge Road
Egmore, Chennai – 600008

Subject: Clarification on Non-Applicability of NOCs for our Project "Parc Social"– Reg;

Respected Sir,

We, DLF Southern Towns Private Limited, are in the process of registering our project Parc Social, a Commercial Building having a total constructed area of 3230.57 sq. meters consisting of 1 Banquet hall and 14 Retail units duly constructed as Ground Floor + 1st Floor in the land admeasuring an extent of 4,280.00 sq. meters. In Commercial Plot No.: C7 of TNRERA approved Layout No. TN/01/Layout/0010/2022 (L.P.DTCP No:59/2021), comprised in S.F.Nos. 79/139, 108/43, 108/45, 108/46, 108/55, 109/1, 109/11, 109/13, 109/15, 110/171 & 110/172, (Old SF.No.; 79/7 part, 108/9 part, 108/10 part, 108/14 part, 108/15 part, 109/1 part, 109/3A part, 109/9A part, 109/9B part & 110/11 part), Pudupakkam Village, Thiruporur Panchayat, Vandalur Taluk, Chengalpattu Dist., Tamil Nadu, under the provisions of the Real Estate (Regulation and Development) Act, 2016.

In compliance with the requirements of TNRERA, we respectfully submit that the No Objection Certificates (NOCs) like Public Works Department (PWD & RS), Directorate of Fire & Rescue Services (DF & RS), Environment Clearance (EC), Archaeological Survey of India (ASI), Coastal Regulation Zone (CRZ) Clearance, Separate PWD NOC, Traffic NOC, Airport Authority of India (AAI) NOC & Air Force NOC are **not applicable** to our project

We therefore request the Authority to kindly take this submission on record for registration of our project under the Real Estate (Regulation & Development) Act, 2016.

Thanking you,

Yours faithfully,

For **DLF Southern Towns Private Limited**

[Authorized Signatory]

DLF SOUTHERN TOWNS P. LTD.

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.