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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Shriram Properties
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SHRIPROP STRUCTURES PRIVATE LIMITED

Date: 05.10.2026

To

The Tamil Nadu Real Estate Regulatory Authority (TNRERA)
Chinthamani Complex, 1st Avenue, G Block, Anna Nagar East,
Chennai – 600 102.

Subject: Clarification regarding validity of Planning Permission for Tower Nos. 10 & 14 – Shriram Green Meadows Project, Perumattunallur Village, Vandalur Taluk, Chengalpattu District – Reg.

Reference:

1. TNRERA/APPL/PBF/0488/2026 dated 18.08.2026 (TNRERA/PBF/0346/2026 dated 11.06.2026)
2. Query raised by TNRERA on 01.10.2026 and received by us on 05.10.2026

Dear Sir,

With reference to the above, we submit the following clarification regarding the validity of the Planning Permission pertaining to Tower Nos. 10 & 14 of the project **"Shriram Green Meadows"** situated at Perumattunallur Village, Vandalur Taluk, Chengalpattu District.

The Planning Permission for the project was granted by the Directorate of Town and Country Planning vide **Na. Ka. No. 783/2012/Se.Ma.3 dated 08.12.2014**. At the time of issuance of the approval, the project site measuring about **36 acres** was situated in a **Non-Planning Area** and, therefore, no validity period or expiry date was prescribed in the Planning Permission.

We further submit that the said Planning Permission was granted for the development of **27 residential towers**. Out of these, **22 towers have already been completed and occupied**, (Remaining 4 Towers – Tower 8 & 27 – we got the TNRERA and This new two Towers of 10 & 14 – The remaining Tower No. 9 – Gifted for TNEB substation) demonstrating substantial implementation of the approved development.

Further, the Hon'ble Authority has already granted registration for **Tower Nos. 8 and 27** vide **TNRERA/35/BLG/0187/2026 dated 27.05.2026** based on the very same Planning Permission.

The present application relates only to **Tower Nos. 10 and 14**, which form part of the original sanctioned development. We also submit that the area earmarked for the balance tower under the original approval has since been utilized for establishing a **TNEB Substation** to serve the power requirements of the entire project.

SHRIPROP STRUCTURES PVT. LTD. CHENNAI 600 017

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CIN No. : U45201KA2008PTC045030

In view of the fact that :

(i) The Planning Permission was issued in a Non-Planning Area without any prescribed validity period,
(ii) The approval has been substantially implemented through completion and occupation of 22 towers, and
(iii) TNRERA has already granted registration for Towers 8 and 27 under the same approval, we respectfully submit that the Planning Permission dated **08.12.2014** continues to be valid and applicable for the present proposal.

We therefore request the Hon'ble Authority to kindly take the above clarification on record and issue the **Form-C Certificate for Tower Nos. 10 & 14** at the earliest.

For Shriprop Structures Private Limited

Authorized Signatory

SHRIPROP STRUCTURES PVT. LTD. CHENNAI 600 017

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

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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

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The LandLens suite
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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

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