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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

BUILDING TRUST SINCE 1967

Date: 21.07.2026

To

The Chairperson
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
'RERA TOWER" NO 133 G-Block,
1st Avenue Annanagar (east)
Chennai-600 102

Sub: Query- The Authority noted that the promoter has applied for registering the project as an ongoing project and he has also deposited security deposit. However, while perusing the layout plan and aerial photographs the Authority noted that there are 2 roads perpendicular to the park and there are plots between these 2 parallel roads. Whereas, from the aerial photographs, it is seen that only one road has been laid perpendicular to the park in violation of the approved plan. Therefore, the promoter may be asked to re-lay the road as per the approved plan. Further, the affidavit furnishing the details of the pending works has to be revised specifically mentioning about re-laying of the above said road. – Reply Letter.

Ref: File No: **TNRERA/PLF/4209/2026** Queries raised by **CENTRAL PARK PHASE – II** Residential Layout TNRERA regarding the registration of the ongoing project.

Respected Sir/Madam,

With reference to the observation of the Hon'ble Authority regarding the road layout shown in the approved layout plan and the aerial photograph, we respectfully submit the following:

The affidavit already submitted through the TNRERA portal was accompanied by an aerial photograph showing the **Central Park – Phase I** road.

Now we have enclosed a **revised aerial photograph** clearly identifying the **Central Park – Phase I** road and the **Central Park – Phase II** proposed Layout road. The road referred to in the Authority's observation forms part of the **Central Park – Phase II** development.

Further, we respectfully submit that the road formation and development work for **Central Park – Phase II** has been specified in **Form B**. As stated therein, the said work will be completed on or before **30.09.2026**, in accordance with the approved layout plan and the approved FMB sketch.

We further submit that the security deposit of **Rs. 20,00,000/-** (Twenty Lakhs Only) towards the proposed **Central Park – Phase II Layout** has already been remitted on **11.06.2026** through the online portal vide **Transaction Reference No. 5147571765**.

We therefore request the Hon'ble Authority to kindly take the above clarification, kindly issue the Form C Registration Certificate.

Thanking You

Enclosures:

1. **Aerial photograph**

GT Bharathi Urban Developer Pvt. Ltd.,

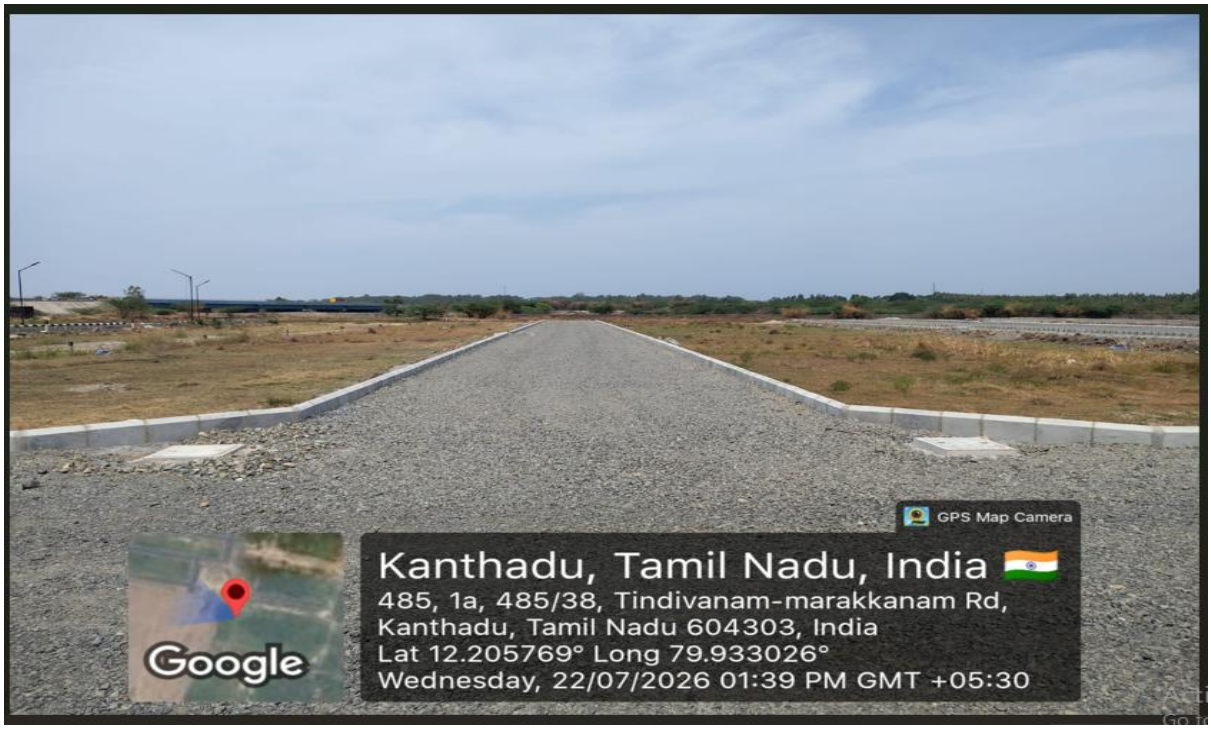
For GT BHARATHI URBAN DEVELOPERS PVT LTD

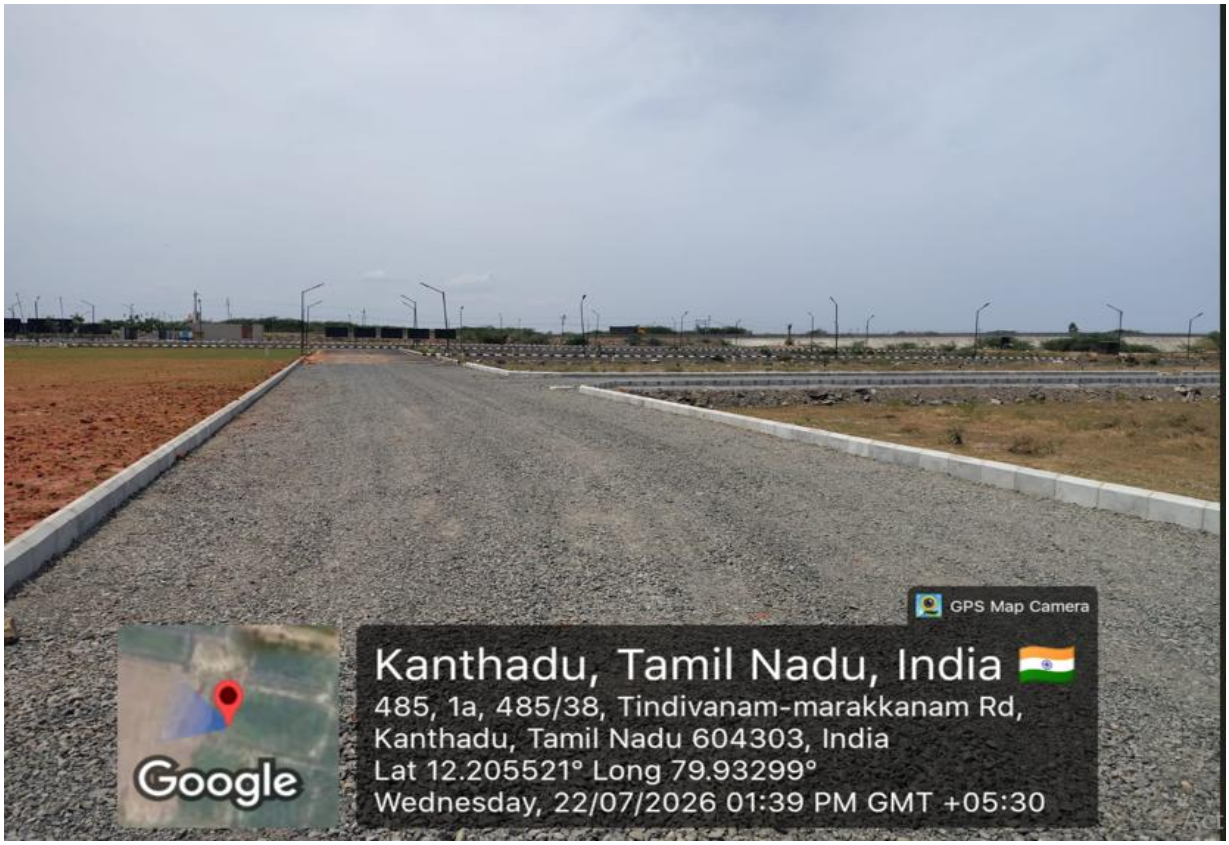
AUTHORISED SIGNATORY


Phase - II
Phase - I

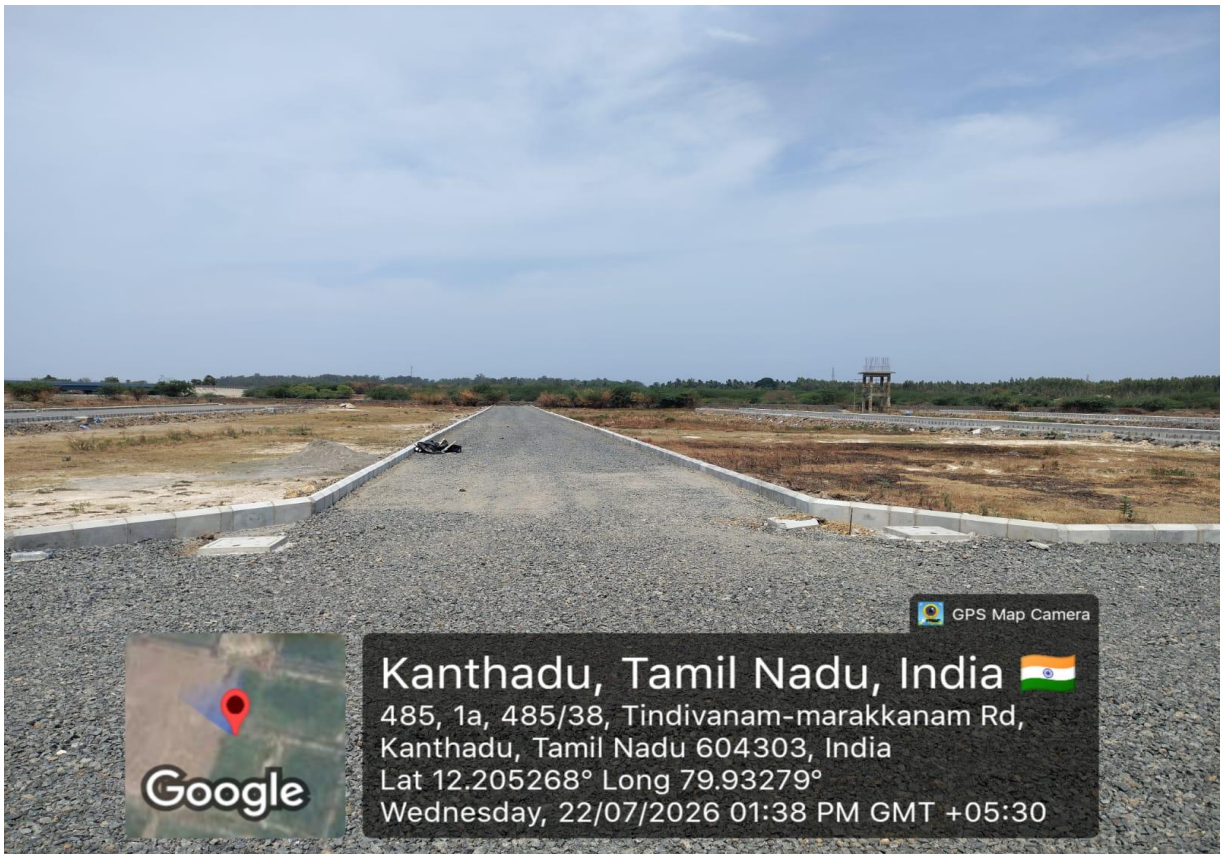

Phase - II
Phase - I

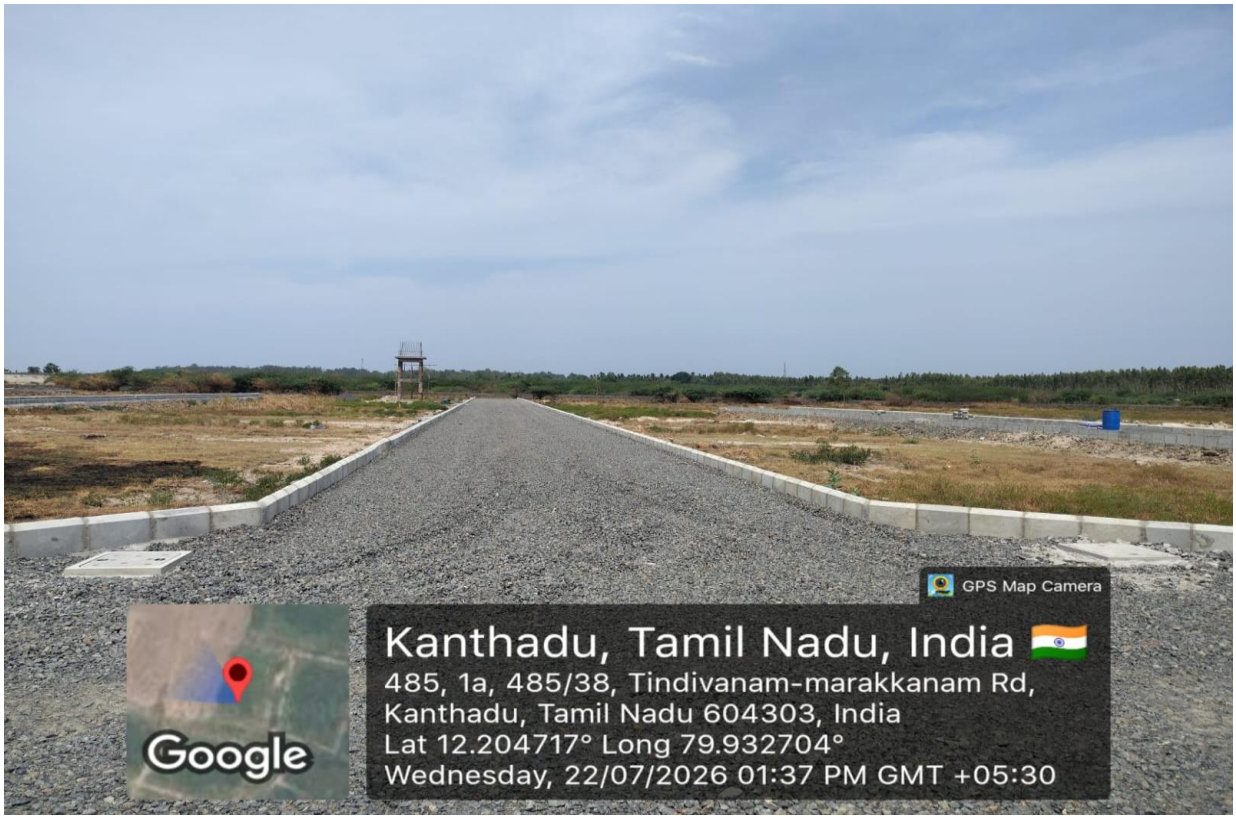
Central Park – Phase II Road Formation Photographs





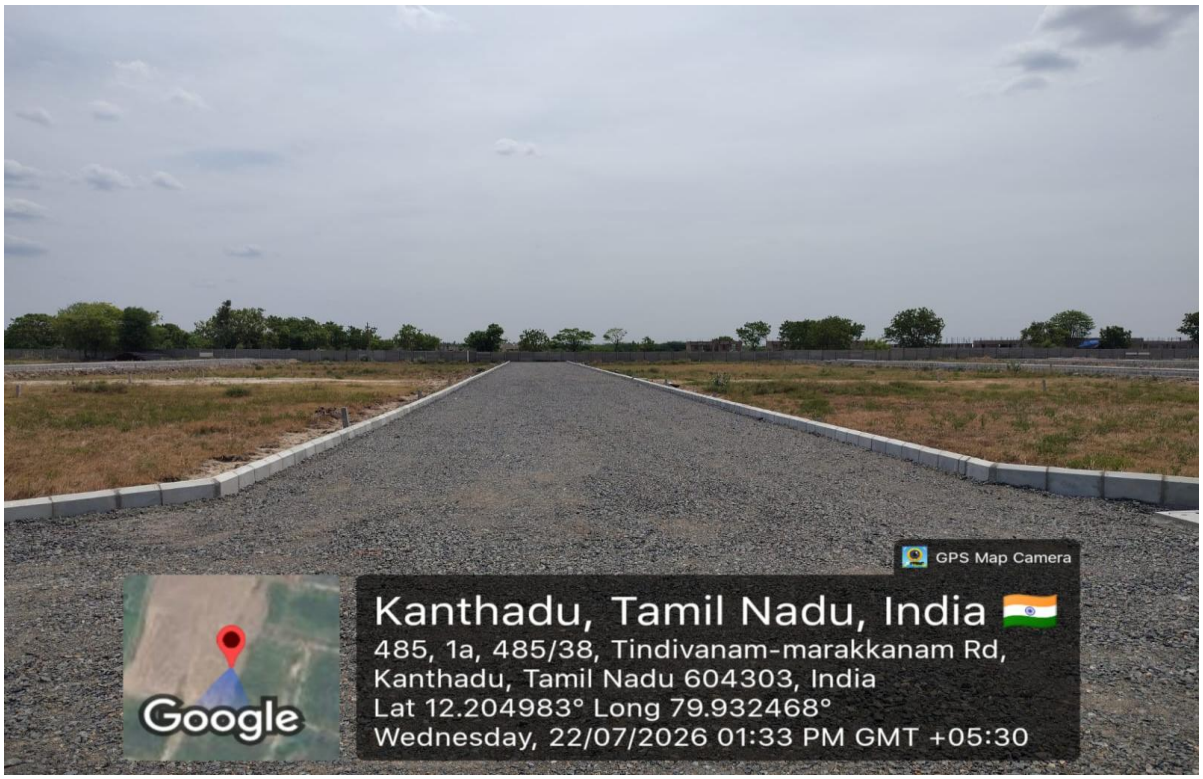

GPS Map Camera
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Kanthadu, Tamil Nadu 604303, India
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Wednesday, 22/07/2026 01:39 PM GMT +05:30
Google

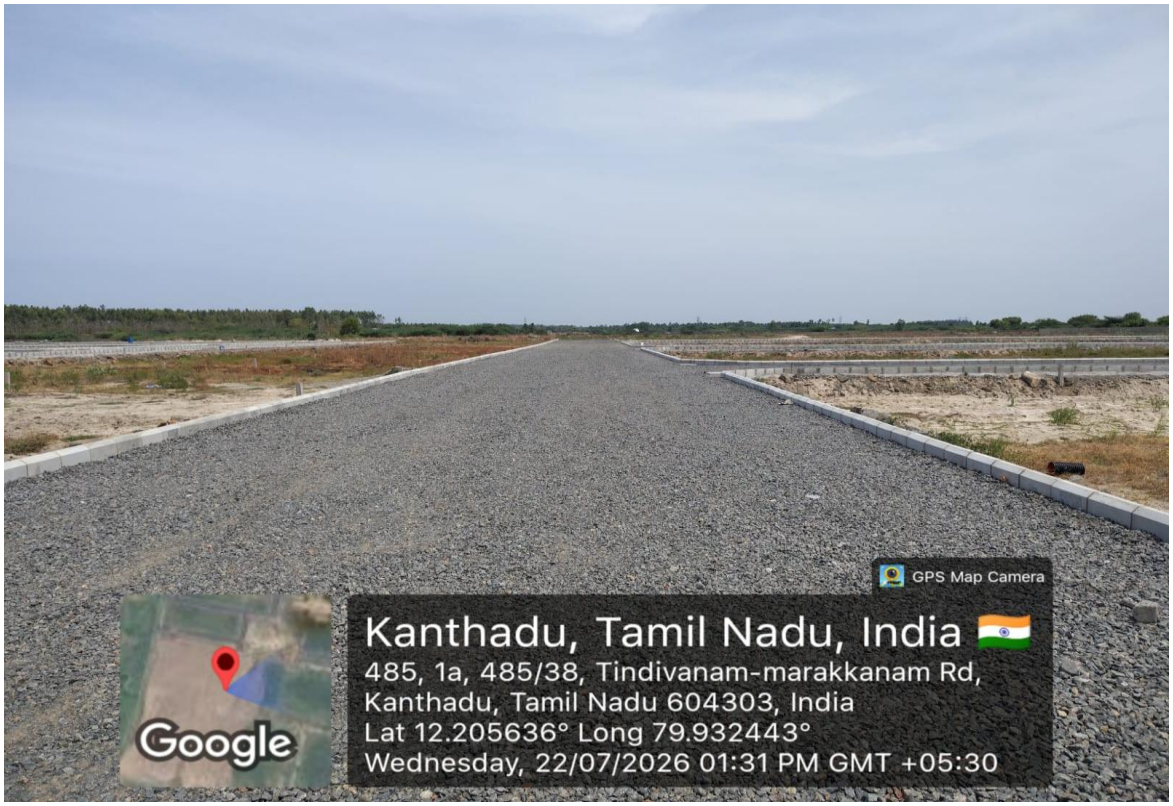

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Google


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485, 1a, 485/38, Tindivanam-marakkanam Rd,
Kanthadu, Tamil Nadu 604303, India
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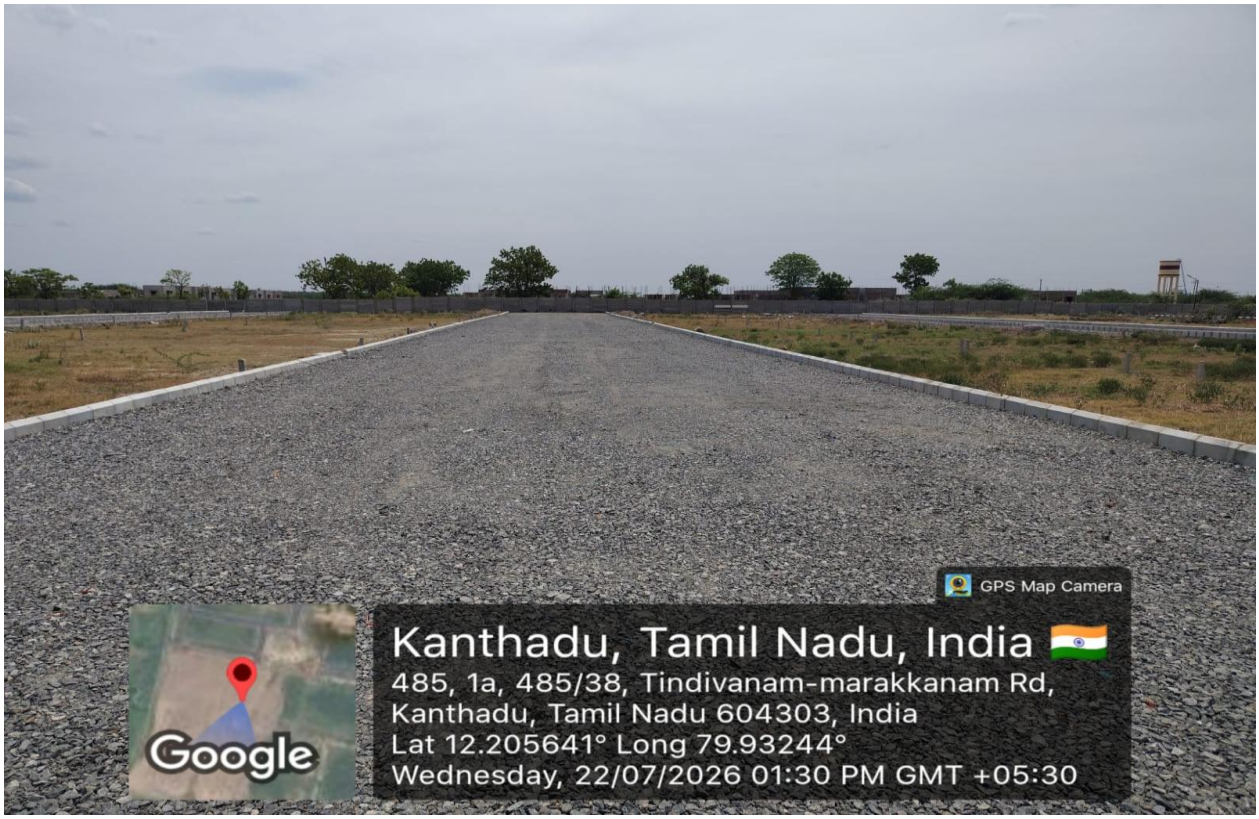

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Nadu 604303, India
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GPS Map Camera
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Kanthadu, Tamil Nadu 604303, India
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GPS Map Camera
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Google


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Kanthadu, Tamil Nadu 604303, India
Lat 12.205878° Long 79.932508°
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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

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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.