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

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DIGITALLY VERIFIED RECORD

Date: 18th July, 2026

LANCOR
CREATING ENDURING VALUE

The Chairman
Tamil Nadu Real Estate Regulatory Authority (TN RERA)
Chennai

Sub Application for the Layout "Temple Town 2.0" comprised in Survey Nos.1336/1, 2, 3A and 3B of Sriperumbudur C Village, Sriperumbudur Taluk, Kancheepuram District, Tamil Nadu, measuring an extent of 4.24 Acres.

In connection with the above, we would like to inform you that we are the absolute owners in possession and enjoyment of the property comprised in Survey Nos. 1336/1, 1336/2, 1336/3A and 1336/3B of Sriperumbudur C Village, Sriperumbudur Taluk, Kancheepuram District, measuring a total extent of 4.24 Acres.

The present owner purchased an extent of **1.82 Acres** in Survey No. 1336/1 under a Sale Deed dated **04.05.2011**, bearing **Document No. 4138 of 2011**, registered in the Office of the Sub Registrar, Sriperumbudur Pursuant to the above, a Patta bearing No.2921 has been issued for a larger extent of land measuring 1.88 Acres, which includes an additional extent of 6 cents which is available on site.

However, the layout approval has been obtained only for the least extent of 4.24 acres which includes Survey No.1336/1 having a document area of **1.82 Acres**, leaving the 6 cents available on site and covered under the Patta.

We would be conveying only 4.24 acres to our buyers in the above said project. Considering the above explanation, we request you to kindly process our application for registration of the project **"Temple Town 2.0"**.

Thanking you,

Yours faithfully
For Lancor Holdings Limited

J M Chandra Sekar
Chief Executive Officer

Lancor Holdings Limited
VTN Square, 2nd Floor, No.58, (Old No.104) G.N. Chetty Road,
T. Nagar, Chennai - 600017 +91 44 28345880-83 | www.lancor.in
CIN:- L65921TN1985PLC049092 GSTIN:- 33AAACD2547C1ZA

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.