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™
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DIGITALLY VERIFIED RECORD

RAUNAQ FOUNDATIONS
celebrating life

www.raunaqfoundations.com

To,

19.02.2026

The Secretary
Tamil Nadu Real Estate Regulatory Authority

Subject: Clarification Regarding RERA Registration for Entire Layout

Respected Sir/Madam,

With reference to the query raised regarding registration of the entire land extent under RERA (Layout Registration prior to Construction Registration), we respectfully submit the following clarification:

The subdivision of the layout was duly approved in the year 2022 vide Permit No. SD / WDCN03/00495/2021 dated 22.03.2022. The approval comprises 8 plots, and the same were demarcated accordingly as per the sanctioned subdivision plan.

The landowner has decided to develop a residential apartment project only on Plots A and G and accordingly approached us to enter into a Joint Venture arrangement. The JV Agreement has been duly executed between the parties, and a copy of the same has already been submitted to RERA along with the application. The remaining plots continue to be retained by the landowner

Since the current application pertains exclusively to the proposed apartment development on Plots A and G under the JV arrangement, we have applied for RERA registration limited only to the said project land extent.

In view of the above, considering that:

- the layout has already been duly subdivided and approved with separate plot numbers,
- the proposed development is confined only to Plots A and G, and
- the remaining plots are not part of the JV

Separate RERA registration for the entire layout may kindly not be insisted upon.

We respectfully request the Authority to consider the above clarification and process our application accordingly.

Thanking you,

Yours Sincerely,

For Raunaq Foundations

Authorized Signatory

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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

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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.