Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

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भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

ES 527947

மே 14-2025

Ms. JB KHANNA PROPERTY Private Limited

S. SINGARAVELU
STAMP VENDOR
No.2, 4th Main Road, (Market),
Vanganallur, Chennai - 600 061.
L.No: 4255 / 21 / 95

- 2 MAR 2026

FROM:
M/s. JB Khanna Property Private Limited
Rep. by its Managing Director Mr. Khushal Khanna
and Authorised Signatory Mr. Nikshay Khanna
No. 5, 3rd Avenue, Harrington Road,
Chetpet, Chennai – 600 031

TO:
The Chairperson,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Anna Nagar East,
Chennai – 600 102

Subject: Clarification on Difference in Site Extent – Application No. TNRERA/PLF/1452/2026

Respected Sir/Madam,

We have submitted an application for RERA Registration bearing Application No. **TNRERA/PLF/1452/2026**. In this connection, a query has been raised regarding the difference between the approved extent and the registered document extent.

NOTARY R. JAYASHANKARAN CHENNAI TAMIL NADU REG. No 7077 GOVERNMENT OF INDIA

R. JAYASHANKARAN, B.A., B.L.
ADVOCATE & NOTARY
HIGH COURT ADVOCATES ASSOCIATION
MADRAS CHENNAI-600 104

For JB KHANNA PROPERTY PRIVATE LIMITED

Director

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Ms. JB KHANNA PROPERTY Private Limited

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No.2, 4th Main Road, (Market),
Nanganallur, Chennai - 600 061.
L.No: 4255 / 21 / 95

- 2 MAR 2026

We hereby submit the following details for your kind consideration:

Approved Plan Site Extent: 4679.41 Sq.m
Patta Extent: 4700 Sq.m
Document Extent: 4653.41 Sq.m

We respectfully submit that the approval from the Greater Chennai Corporation (GCC) has been obtained based on the **site extent**, which is lesser than the Patta extent. Accordingly, the approval has been granted considering the actual site extent.

Further, we hereby confirm and undertake that the project development will be strictly limited to the **minimum site extent only**, excluding the **gifted road area and PP1 & PP2 areas**.

We kindly request you to consider the above clarification and proceed with our application.

Thanking you,

Yours faithfully,
For M/s. JB Khanna Property Private Limited

R. JAYASHANKARAN, CHENNAI, TAMIL NADU, REG. No. 7077, NOTARY, GOVERNMENT OF INDIA

JAYASHANKARAN, ADVOCATE & NOTARY, HIGH COURT ADVOCATES ASSOCIATION, CHENNAI-600 104

For JB KHANNA PROPERTY PRIVATE LIMITED

Director

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.