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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

S&P
ASPIRATIONAL SPACES

To
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
No. 133, G-Block, 1st Avenue
Anna Nagar (East),
Chennai – 600102

Sir,

Sub: Clarification on Land Extent Mismatch between Sale Deed and Patta – Survey Nos. 370/1 and 378/1 – Reg.

Ref: TNRERA Layout Approval Application – Application No. TNRERA/PLF/3950/2026, dated: 01.06.2026, (TNRERA/PLF/4852/2026, dated: 08.07.2026)

With reference to the above-mentioned RERA layout approval application submitted for the land parcel situated at Ayanambakkam Village, comprising in Survey Nos. 378/1, 371/1 370/1, 360/2A, 360/1A and the project name is S&P Villa Enchante, we wish to submit the following clarification in response to the final query raised during the meeting held at the TNRERA office earlier this month.

The query pertains to the variation in land extent between the registered title documents and the corresponding patta records in **Survey Nos. 370/1 and 378/1**.

We hereby submit the following clarification for your kind consideration and further scrutiny:

1. Survey No. 370/1

- We originally purchased land in **Survey No. 370** under **Sale Deed No. 3860/2005**, measuring an extent of **1.08 acres**.
- Subsequently, an extent of **40 cents** from the said survey number was conveyed through **Sale Deed No. 7542/2010**.
- After the above conveyance, the balance land remaining with us is **0.68 acres**.
- Consequent to the subdivision and mutation in the revenue records, the property now stands as **Survey No. 370/1**, measuring **0.68 acres**, as reflected in **Patta No. 1208**.
- The present layout approval application has been prepared and submitted based on the above revenue records and patta pertaining to **Survey No. 370/1**.

2. Survey No. 378/1

- We originally purchased land in **Survey No. 378** under **Sale Deed No. 3859/2005**, measuring an extent of **2.12 acres**.
- Subsequently, an extent of **28.73 cents** was conveyed through **Sale Deed No. 6296/2024**.
- After the above conveyance, the balance land remaining with us is **183.27 cents**.
- Following the mutation of the revenue records, the property now stands as **Survey No. 378/1**, measuring **183.27 cents**, as reflected in **Patta No. 1216**.
- The present layout approval application has been submitted based on the above patta and the corresponding revenue records for **Survey No. 378/1**.

Thus, the difference in land extent between the original sale deeds and the present patta records is solely on account of the subsequent conveyance of portions of land and the corresponding mutation and subdivision carried out in the revenue records. The extents presently reflected in the pattas correctly represent the balance land owned by us and are the basis for the current layout approval application.

We request to kindly take the above clarification on record and proceed with the scrutiny and approval of our layout application.

Thanking you,

Yours faithfully,

For S&P Foundation Private Limited

Authorized Signatory

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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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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