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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

From

M/s. DAC DEVELOPERS SPV 1 PVT LTD,
M/s. DAC DEVELOPERS DELIGHT LLP,
New No.27, Old No.19, K-Block, Flat -A1, 1st Main Road,
Anna Nagar East, Chennai- 600 102.

Date: 26.05.2026

To
The Chairperson,
Tamil Nadu Real Estate Regulatory authority (TNRERA)
Chennai.

Subject: Comparison of Existing and Proposed Layout Project – **(Existing Form C- KAIZEN BY DAC-TNRERA/1/LO/0925/2026 dated 10.03.2026)**

Respected Sir/Madam,

We, **M/s. DAC Developers SPV 1 Pvt Ltd**. and **M/s. DAC Developers Delight LLP,** registered under RERA with Registration No. **TNRERA/1/LO/0925/2026 dated 10.03.2026**, for which a **security deposit of Rs. 20 lakh** has been paid.

Existing Project Detail:

Registration for layout of house sites with 286 Plots + **3 Commercial Site** comprised in S.F.Nos. 101/1B3B1, 6, 7, 8A, 9A, 10A2B, 103/8A, 9; 104/10A, 11, 12A; 114/2A, 2B, 3A, 3B, 4, 5, 7, 8A1; 137/3A, 3B; 138/2, 3, 4, 5, 6A, 7A, 7B1, 7B2 & 7C of Santhavellore 'A' village & Panchayat, Sriperumbudur Taluk, Kancheepuram District with an **extent of 16.497 acres (66,792 sq.m.)**

The Deputy Director, T&CP, Kancheepuram District approved the layout No. 133/2025 in Lr ROC No.07SL3QGR /2025/TCP dated 31/12/2025. The President, Santhavellore Village Panchayat approved the layout in Lr ROC No. 04/2025-2026 dated 06.02.2026.

Proposed Project Detail:

Registration for layout of house sites with 286 Plots + **2 Commercial Site** comprised in S.F.Nos. 101/1B3B1, 6, 7, 8A, 9A, 10A2B, 103/8A, 9; 104/10A, 11, 12A; 114/2A, 2B, 3A, 3B, 4, 5 ; 137/3A, 3B; 138/2, 3, 4, 5, 6A, 7A, 7B1, 7B2 & 7C of Santhavellore 'A' village & Panchayat, Sriperumbudur Taluk, Kancheepuram District with an **extent of 15.331 acres (62,042 sq.m.)**

The Deputy Director, T&CP, Kancheepuram District, vide Layout Approval No. 39/2026 in Lr. ROC No. N563HKUR/2026/TCP dated 20.03.2026, and The President, Santhavellore Village Panchayat, vide Lr. ROC No. 06/2026-2027 dated 07.04.2026

We have enclosed the relevant supporting documents for your kind perusal.
Thank You

For DAC DEVELOPERS SPV1 PRIVATE LIMITED

Authorised 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

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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