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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Chennai 22nd Dec 2025

To,

The Chairperson,
Tamil Nadu Real Estate Regulatory Authority (RERA),
Chennai, Tamil Nadu - 600102.

Subject: Clarification of Ownership flow chart tallying Patta and Sale deed on layout extent - Detailing about Consolidated Land Area for the proposed layout.

Respected Sir/Madam,

I am writing to formally record a clarification regarding the land area history of my property to ensure regulatory records are reconciled with the current title and revenue status.

1. **As per Documented Area:**

- **Initial Allocation:** Registered Release Deed Document No. 20026/2023 dated on 19.08.2023 at SRO, Thiruporur.

  Schedule – B: I am the absolute, sole-owner-in possession of the vacant land comprised in below mentioned Survey Numbers for the proposed layout:

  Table-1

Old Survey No	Extent
309/1	4.5 Cents Out of 6
309/2	4 Cents (Full Extent)
309/3	1.75 Cents Out of 4
309/4	6 Cents Out of 10 1.5 Cents Out of 10
309/5	6 Cents (Full Extent)
309/6	4.5 Cents Out of 6
309/8	7.5 Cents Out of 9
309/9	12 Cents Out of 14

310/3	4.5 Cents Out of 9 0.5 Cents Out of 9
310/4	9.25 Cents Out of 22
Total	62 Cents

New Survey Numbers are 309/1A, 2, 3A, 4A, 4C, 5, 6A, 8A, 9B, 310/3A and 310/4B.

- **Corresponding Share:** A corresponding 50% share was referenced in **Schedule C of Mrs. Shanthi's Release deed** (Doc No. 20026/2023 at SRO, Thiruporur).
- **Remaining 50% share** was referenced in **Schedule C of Ms. Vinodhini's Release deed** (Doc No. 20023/2023 at SRO, Thiruporur).

Below mentioned Survey Numbers are part of the proposed layout:

Table-2

Old Survey No	**Extent**	**New Survey Number**
309/1	1.5 Cents Out of 6	309/1B
309/3	2.25 Cents Out of 4	309/3B
309/4	2.5 Cents Out of 10	309/4B
309/6	1.5 Cents Out of 6	309/6B
309/9	0.5 Cents Out of 14	309/9A
310/3	3.5 Cents Out of 9	310/3B
Total	**11.75 Cents**	**Mrs. Shanthi – 50%** **Mrs. Vinodhini – 50%**

2. Consolidation of Title:

Subsequently, Mrs. Vinodhini formalized the release of her 50% share to Mrs. Shanthi through a registered Family Settlement Deed (Doc No. 1367/2025 dated on 25.01.2025 at SRO, Thiruporur). Following this transaction, the total area was fully consolidated. Now Mrs. Shanthi is absolute, sole-owner-in possession of the vacant land mentioned in **Schedule C** property.

In summary of Table-1 and 2, Mrs. Shanthi is the single, absolute owner of the 73.75 cents vacant land.

3. Compliance with Revenue Records and DTCP:

- **Patta Consistency:** My current Patta accurately reflects the total land area in my possession, aligning with Mrs. Shanthi's Release Deed and the remaining 50% share Settlement received from Vinodhini.
- **Final Ownership:** The total area is now correctly reflected in the current revenue records under the **Name of Mrs. Shanthi**. The Patta numbers are 8663 and 9331 respectively.
- **Regulatory Alignment:** These measurements are consistent with the DTCP-approved layout and the project's official Land Flow Chart.

4. Request to the Authority:

I request TNRERA to take note of this consolidation and land flow in the project records. That the actual, physical measurement of the land on site aligns with the Release / Settlement Deed, which is the operational plan for the project.

That the area recorded in the current Patta and Shanthi's consolidated title is the final, correct measurement for all regulatory purposes.

Attached Documents for Reference:

1. **Ownership Document – 1:** Registered Release Deed Mrs. Shanthi (Doc No. 20026/2023 at SRO, Thiruporur).
2. **Ownership Document – 2:** Registered Family Settlement Deed - Mrs. Vinodhini to Mrs. Shanthi (Doc No. 1367/2025). **Parent Document – 3:** Registered Release Deed Mrs. Vinodhini (Doc No. 20023/2023 at SRO,Thiruporur).
3. Current Patta in the name of Mrs. Shanthi. (Patta Nos: 8663 and 9331).
4. DTCP Approved Letter and Layout plan and Land Flow Chart.

Thanking you,

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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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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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.