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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

mahindra World City
Chennai

Mahindra World City Developers Limited
CIN : U92490TN1997PLC037551
Administrative Block, Central Avenue
Mahindra World City
Chengalpattu Taluk & District
Pincode - 603 004
Tel: +91 44 4940 0000
www.mahindraworldcity.com

Date: 21st May 2025

To,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai – 600008.

Dear Sir/Madam,

Sub: Letter of Undertaking -Mahindra Lakewoods Tower H & I in Mahindra World City, Chengalpattu Survey No.s 142/1 A, B, 2A1, 2A2, 2B, 3A1, 3A2, 3B1, 3B2, 143, 144/1, 2, 3, 4, 145/1, 2A, 2B, 2C, 147/1, 2, 3, 148/1, 2, 149, 150/1, 2, 3, 151/1, 2, 3, 4, 5, 6, 152/1, 2,153, 154/1, 2, 3, 4, 155/1, 2, and 160 of Paranur Village, Chengalpattu Taluk, Chengalpattu District.

Ref: Application No. TNRERA/PBF/0436/2025 for approval dated 15th May 2025 bearing Ref. No. TNBF07182025.

We have applied for the grant of registration of our project to be set up at Mahindra World City, Chengalpattu Taluk, Chengalpattu District, Tamil Nadu.

We have submitted our application through TNRERA portal on 15th May 2025 and uploaded all the required documents for registration our project **"Mahindra Lakewoods Tower H & I"** at Mahindra World City, Chengalpattu.

We have obtained following approval/ NoC for the entire project.

Date	Type of Approval	Ref No.
25.01.2018	Fire NoC	PP NOC.No. 07/2018
16.08.2017	Airport NoC	CHE/SOUTH/B/072717/234937
27.06.2018	Environmental Clearance	SEIAA/TN/F.No.6411/2017/EC/8(a) 585/2018

With reference to the office memorandum of MOEFCC dated 13.12.2022 the validity of E.C. has been extended till 26.06.2028 due to Covid 19 Pandemic. We will be renewing the approvals and NoC's forthwith.

We hereby confirm that no apartment has been sold in Project "Mahindra Lakewoods Tower H & I".

We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Yours faithfully,
For Mahindra World City Developers Limited

T. Vijaya Kumar
Authorised Signatory

F.No. 1A3-22/28/2022-1A.111 [E 181584]
Government of India
Ministry of Environment, Forest and Climate Change
Impact Assessment Division
***

Indira Paryavaran Bhawan
3rd Floor, Vayu Wing, Jor Bagh Road
Ali Ganj, New Delhi-110003

Dated: 13th December, 2022

OFFICE MEMORANDUM

Subject: **Clarification on the amendment to EIA Notification 2006 issued vide S.O. No. 1807(E) dated 12/04/2022 with regard to validity of Environment Clearance - regarding.**

The Ministry of Environment, Forest and Climate Change (MoEF&CC) vide notification no. S.O. No. 1807(E) dated 12/04/2022 amended the provisions of EIA Notification, 2006 regarding validity of Environment Clearance as mentioned below:

Type of Project	Earlier EC validity (Years) (A)	Further extendable for (Years) (B)	Increased EC validity (Years) (C)	Further extendable for (Years) (D)
River Valley projects	10	3	13	2
Nuclear projects	7	3	15	5
Projects other than River Valley, Nuclear and Mining Projects	7	3	10	1
Mining Projects	30		30 (Subject to adequacy of EIA/EMP to be reviewed every 5 years after 30 Years)	20

2. The Ministry is in receipt of representations from different stakeholders seeking clarification on the validity of Environment Clearance for different developmental projects in pursuance to the aforementioned Notification. The matter has been examined and it is to clarify that the applicability of the Notification is as under:

i. The validity of the Environmental Clearances, which had not expired as on the date of publication of Notification i.e. 12/04/2022, shall stand automatically extended to respective increased validity as mentioned at para no. 1 column (C) above:

Provided that the period of validity of Environmental Clearance with respect to the type of Projects and Activities listed at Para 1 above may be extended in respect of valid Environmental Clearance, by the regulatory authority concerned, by a maximum period of years as indicated at Para No. 1 Column (D) above, if an application is made in the laid down proforma to the regulatory authority by the applicant as per the provisions of EIA Notification 2006:
Provided further that the regulatory authority may also consult the concerned Expert Appraisal Committee before grant of such extension.

ii. The Environment Clearances for which the project proponents have submitted the application for extension of validity as per the provisions of the EIA Notification 2006 as on the date of publication of Notification i.e. 12/04/2022, shall stand automatically extended to respective increased validity as mentioned at Para no. 1 column (C) above.

3. This is issued with the approval of Competent Authority.

13/12/22

(Sundar Ramanathan)
Scientist 'E'

To

1. Chairman, Central Pollution Control Board (CPCB)
2. Chairman of all the Expert Appraisal Committees
3. Chairperson/Member Secretaries of all the SEIAAs/SEACs
4. Chairpersons/Member Secretaries of all SPCBs/UTPCCs
5. All the Officers of IA Division

Copy for information to:

1. PS to Hon'ble Minister for Environment, Forest and Climate Change
2. PS to Hon'ble MoS (EF&CC)
3. Sr.PPS to Secretary (EF&CC)
4. Sr.PPS to AS (TK) / AS (NPG)
5. Sr.PPS to JS (SKB)
6. Website, MoEF&CC
7. Guard file.

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.